

To: Councillor McKenna (Chair)
Councillors Sokale, Duveen, Ennis,
Lovelock, Page, Robinson, Rowland,
Stanford-Beale and J Williams

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Your contact is: **Simon Hill - Committee Services (simon.hill@reading.gov.uk)**

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 2 DECEMBER 2020

A meeting of the Planning Applications Committee will be held on Wednesday, 2 December 2020 at 6.30 pm via Microsoft Teams. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES			7 - 14
2. DECLARATIONS OF INTEREST			
3. QUESTIONS			
4. PLANNING APPEALS	Information	BOROUGHWIDE	15 - 32
5. APPLICATIONS FOR PRIOR APPROVAL	Information	BOROUGHWIDE	33 - 38
6. STREET NAME PROPOSALS LIST ADDITIONS	Decision	BOROUGHWIDE	39 - 46
7. PROCESS FOR LOCAL LISTING OF BUILDINGS AND STRUCTURES	Decision	BOROUGHWIDE	47 - 64

PLANNING APPLICATIONS TO BE CONSIDERED

8.	201420/FUL - 45 CAVERSHAM ROAD	Decision	ABBEY	65 - 92
	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	Permitted subject to Legal Agreement		
9.	182137/FUL - BROAD STREET MALL, BROAD STREET	Decision	ABBEY	93 - 160

GUIDE TO PLANNING APPLICATIONS Agenda Annex

1. There are many different types of applications processed by the Planning Service and the following codes are used to abbreviate the more common types of permission sought:
 - FUL - Full detailed planning permission for development or change of use
 - OUT - Principal of developing a site or changing a use
 - REM - Detailed matters “reserved matters” - for permission following approval of an outline planning application.
 - HOU - Applications for works to domestic houses
 - ADV - Advertisement consent
 - APC - Approval of details required by planning conditions
 - VAR - Significant change to a planning permission previously granted
 - NMA - Insignificant change to a planning permission previously granted
 - ADJ - Consultation from neighbouring authority on application in their area
 - LBC - Works to or around a Listed Building
 - CLE - A certificate to confirm what the existing use of a property is
 - CLP - A certificate to confirm that a proposed use or development does not require planning permission to be applied for.
 - REG3 - Indicates that the application has been submitted by the Local Authority.

2. Officer reports often refer to a matter or situation as being “a material consideration”. The following list tries to explain what these might include:

Material planning considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of daylight/sunlight or overshadowing
- Scale and dominance
- Layout and density of buildings
- Appearance and design of development and materials proposed
- Disabled persons' access
- Highway safety
- Traffic and parking issues
- Drainage and flood risk
- Noise, dust, fumes etc
- Impact on character or appearance of area
- Effect on listed buildings and conservation areas
- Effect on trees and wildlife/nature conservation
- Impact on the community and other services
- Economic impact and sustainability
- Government policy
- Proposals in the Local Plan
- Previous planning decisions (including appeal decisions)
- Archaeology

There are also concerns that regulations or case law has established cannot be taken into account. These include:

- Who the applicant is/the applicant's background
- Loss of views
- Loss of property value
- Loss of trade or increased competition
- Strength or volume of local opposition
- Construction noise/disturbance during development
- Fears of damage to property
- Maintenance of property
- Boundary disputes, covenants or other property rights
- Rights of way and ownerships disputes over rights of way
- Personal circumstances

Glossary of usual terms

Affordable housing - Housing provided below market price to meet identified needs.

Air Quality Management Area (AQMA) - Area where air quality levels need to be managed.

Apartment-hotel - A use providing basic facilities for self-sufficient living with the amenities of a hotel. Generally classed as C1 (hotels) for planning purposes.

Article 4 Direction - A direction which can be made by the Council to remove normal permitted development rights.

BREEAM - A widely used means of reviewing and improving the environmental performance of generally commercial developments (industrial, retail etc).

Brownfield Land - previously developed land.

Brown roof - A roof surfaced with a broken substrate, e.g. broken bricks.

Building line - The general line along a street beyond which no buildings project.

Bulky goods - Large products requiring shopping trips to be made by car: e.g. DIY or furniture.

CIL - Community Infrastructure Levy. Local authorities in England and Wales levy a charge on new development to be spent on infrastructure to support the development of the area.

Classified Highway Network - The network of main roads, consisting of A, B and C roads.

Conservation Area - areas of special architectural or historic interest designated by the local authority. As designated heritage assets the preservation and enhancement of the area carries great weight in planning permission decisions.

Control of Major Accident Hazards (COMAH) Competent Authority - The Control of Major Accident Hazards Regulations 1999 (COMAH) and their amendments 2005, are the enforcing regulations within the United Kingdom. They are applicable to any establishment storing or otherwise handling large quantities of industrial chemicals of a hazardous nature. Types of establishments include chemical warehousing, chemical production facilities and some distributors.

Dormer Window - Located in the roof of a building, it projects or extends out through the roof, often providing space internally.

Dwelling - A single housing unit - a house, flat, maisonette etc.

Evening Economy A term for the business activities, particularly those used by the public, which take place in the evening such as pubs, clubs, restaurants and arts/cultural uses.

Flood Risk Assessment - A requirement at planning application stage to demonstrate how flood risk will be managed.

Flood Zones - The Environment Agency designates flood zones to reflect the differing risks of flooding. Flood Zone 1 is low probability, Flood Zone 2 is medium probability, Flood Zone 3a is high probability and Flood Zone 3b is functional floodplain.

Granny annexe - A self-contained area within a dwelling house/ the curtilage of a dwelling house but without all the facilities to be self contained and is therefore dependent on the main house for some functions. It will usually be occupied by a relative.

Green roof - A roof with vegetation on top of an impermeable membrane.

Gross floor area - Total floor area of the house, including all floors and garage, measured externally.

Hazardous Substances Consent - Consent required for the presence on, over, or under land of any hazardous substance in excess of controlled quantity.

Historic Parks and Gardens - Parks and gardens of special historic interest, designated by English Heritage.

Housing Association - An independent not-for-profit body that provides low-cost "affordable housing" to meet specific housing needs.

Infrastructure - The basic services and facilities needed for the smooth running of a community.

Lifetime Home - A home which is sufficiently adaptable to allow people to remain in the home despite changing circumstances such as age or disability.

Listed building - Buildings of special architectural or historic interest. Consent is required before works that might affect their character or appearance can be undertaken. They are divided into Grades I, II and II*, with I being of exceptional interest.

Local Plan - The main planning document for a District or Borough.

Luminance - A measure of the luminous intensity of light, usually measured in candelas per square metre.

Major Landscape Feature - these are identified and protected in the Local Plan for being of local significance for their visual and amenity value

Public realm - the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces whether publicly or privately owned.

Scheduled Ancient Monument - Specified nationally important archaeological sites.

Section 106 agreement - A legally binding agreement or obligation entered into by the local authority and a land developer over an issue related to a planning application, under Section 106 of the Town and Country Planning Act 1990.

Sequential approach A method of considering and ranking the suitability of sites for development, so that one type of site is considered before another. Different sequential approaches are applied to different uses.

Sui Generis - A use not specifically defined in the use classes order (2004) - planning permission is always needed to change from a sui generis use.

Sustainable development - Development to improve quality of life and protect the environment in balance with the local economy, for now and future generations.

Sustainable Drainage Systems (SUDS) - This term is taken to cover the whole range of sustainable approaches to surface water drainage management.

Tree Preservation Order (TPO) - An order made by a local planning authority in respect of trees and woodlands. The principal effect of a TPO is to prohibit the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the LPA's consent.

Guide to changes to the Use Classes Order in England.

Changes of use within the same class are not development.

Use	Use Class up to 31 August 2020	Use Class from 1 September 2020
Shop - not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop	A1	F.2
Shop	A1	E
Financial & professional services (not medical)	A2	E
Café or restaurant	A3	E
Pub, wine bar or drinking establishment	A4	Sui generis
Takeaway	A5	Sui generis
Office other than a use within Class A2	B1a	E
Research & development of products or processes	B1b	E
For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	B1c	E
Industrial	B2	B2
Storage or distribution	B8	B8
Hotels, boarding & guest houses	C1	C1
Residential institutions	C2	C2
Secure residential institutions	C2a	C2a
Dwelling houses	C3	C3
Small house in multiple occupation 3-6 residents	C4	C4
Clinics, health centres, creches, day nurseries, day centre	D1	E
Schools, non-residential education & training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1	F.1
Cinemas, theatres, concert halls, bingo halls and dance halls	D2	Sui generis
Gymnasiums, indoor recreations not involving motorised vehicles or firearms	D2	E
Hall or meeting place for the principal use of the local community	D2	F.2
Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms	D2	F.2

Present: Councillor McKenna (Chair);
Councillors Sokale (Vice-Chair), Duveen, Ennis, Lovelock, Page, Robinson, Rowland, Stanford-Beale and J Williams

RESOLVED ITEMS

42. MINUTES

The Minutes of the meeting held on 9 September were agreed as a correct record and would be signed by the Chair.

43. QUESTIONS

Councillor Josh Williams asked the Chair of the Planning Applications Committee:

Locally Listed Buildings

One year ago I asked about the process for Local Listing of Reading's important buildings, which at the moment is conducted by officers and decided by the Lead Councillor for Planning. The answer from the Chair was that following a discussion with the Lead Member for Strategic Environment, Planning and Transport a review would be undertaken of the whole local listing process and a report brought back for discussion at Planning Applications Committee. Could the Chair update us on what progress has been made over the last 12 months on making the Local Listing process more proactive, more public facing and part of the democratic work of the Planning Committee?

REPLY by the Chair of the Planning Applications Committee (Councillor McKenna):

'I have provided the answers to the questions you had asked on the 9th October 2019 as an appendix to this answer for the written record. While I will not read those previous responses into the spoken record, I believe they may serve as a helpful reminder to members of the committee and may be of value to members of the public who may view this meeting in the future.

Turning to your direct question, initial conversations and scoping was begun and a named officer assigned who began the main body of work in the review in late February this year. This was to involve liaising with Historic England, the Planning Advisory Service (PAS), interested bodies within Reading, elected members and with a number of other local planning authorities to identify best practice and develop a model for Reading Borough Council that would be fit for the next decade.

This was to have resulted in a report to this committee which provided options and asked for our views on any proposed changes to the current process. A recommendation would then have been made to a constitutionally appropriate committee to formally endorse and enact any required alterations to enshrine a formal role for this committee.

Then our world changed. This is readily evidenced by our virtual meeting this evening. Understandably it became impossible to make good progress.

As you are unfortunately well aware as another serving councillor, councils have seen a decade long squeeze on available budgets. It should therefore be recognised that the staff of the planning service at Reading Borough Council, akin to all other Local planning authorities are often stretched.

This led to a necessary refocus on the 'core business' of determining applications, while at the same time having to develop entirely new ways of processing applications when remote working. This has been achieved at a time of considerable disruption and uncertainty while already in the middle of a long overdue upgrade of our IT infrastructure which was underway in the first few months of 2020.

We can all appreciate the scale of the challenges our new world has laid before us. However, I can easily commend our officers who have been able to adapt to this new and changing world without losing focus on the core function of the planning service. They have, despite the numerous challenges, continued the processing of planning applications within the statutory timeframes. This is evidenced clearly within the performance monitoring report we will come to discuss as Agenda item 6 of tonight's meeting and so I will not speak to it here.

That said, I would like to reassure you that neither I, the Lead Member for Strategic Environment, Planning and Transport, who is a member of this committee, nor officers, have forgotten the commitment to bring a report to this committee.

Indeed, I can report a positive outcome of the initial scoping exercise, which along with the visit of the historic places panel of historic England, identified both the need and opportunity for creation of a new specialist post within the planning directorate. Our first Conservation and Urban Design Officer has joined the authority in mid-September and a refresh of the local listing process is already underway as one of their assigned duties.

As they are still in their onboarding process, I'm afraid I can't provide a definitive timeline at this point and will instead ask your indulgence to return to this discussion in our next meeting on the 4th of November.'

It was agreed at the meeting that Councillor Williams would submit a follow-up question to the next meeting.

(The full text of the question, answer and appendix was made available on the Reading Borough Council website.)

44. PLANNING APPEALS

(i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding

one planning appeal, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

An update report was tabled at the meeting showing the decision of the Planning Inspectorate relating to an appeal for 39 Brunswick Hill (application 191915/FUL).

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the appeal decision on 39 Brunswick Hill be noted.

45. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of eight prior approval applications received, and in Table 2 of 13 applications for prior approval decided, between 27 August and 24 September 2020.

Resolved - That the report be noted.

46. PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE - QUARTERS 1 & 2 2020/2021

The Director of Economic Growth and Neighbourhood Services submitted a report providing information on how the Planning Service had performed over the past six months in terms of meeting government set targets for dealing with planning applications and success at planning appeals. Detail on the types of applications handled and appeal decisions for Quarters 1 & 2 (the period 1 April 2020 - 30 September 2020) were provided with comparison data from the previous year.

The report noted that it been a challenging year for officers with new processes and procedures for working remotely in addition to getting used to a raft of changes introduced by government. However, Reading's Planning Service had still managed to perform well, working with applicants and consultees in similar circumstances, to meet MHCLG's performance criteria as shown on tables set out in the report.

Resolved - That the contents of the report be noted.

47. PLANNING WHITE PAPER AND OTHER NATIONAL PLANNING CHANGES

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The Executive Director of Economic Growth and Neighbourhood Services submitted a report on a Planning White Paper (Planning for the Future) proposing a new planning system, and a government consultation on other proposed changes to the existing planning system. A proposed response to the Planning White Paper was attached to the report at Appendix 1 and a response to the other proposed changes to the existing planning system was attached at Appendix 2.

The report explained that the Planning White Paper had been published on 6 August 2020 for consultation. The main changes proposed had been designed to support key themes of reducing regulation in order to remove barriers to development and creating much greater certainty within the planning process. The White Paper was based around three pillars of Planning for Development, Planning for Beautiful and Sustainable Places, and Planning for Infrastructure and Connected Places, and it was proposed to form a 'zoning system', whereby the use of all land was defined at the plan-making stage. The proposals included nationally-set development management policies, national standard conditions, a nationally-set Consolidated Infrastructure Levy (replacing the Community Infrastructure Levy and Section 106 agreements and including affordable housing), binding nationally-set housing numbers through a standard methodology, a national design guide taking precedence where no design codes were in place, and a national body to support local design codes. As a result, there would be reduced opportunities for democratic oversight and local consultation on developments. The consultation was open until 29 October 2020 and attached to the report at Appendix 1 was a draft response for approval.

The report noted that alongside the White Paper another consultation had been published on changes to the existing planning system, which looked at measures that could be introduced within the existing context in advance of primary legislation to enact the White Paper. This consultation had closed on 1 October 2020 and attached to the report at Appendix 2 was the Council's response, which had been agreed by the Policy Committee at its meeting on 28 September 2020 (Minute 48 refers).

Resolved -

- (1) That the proposed response to the consultation on the Planning White Paper at Appendix 1 be approved;
- (2) That the response to the consultation on changes to the current planning system at Appendix 2 be noted.

48. 191792/FUL - 71-73 CAVERSHAM ROAD

Demolition of former retail warehouse and erection of a mixed-use building comprising 44 residential units consisting of x5 affordable units, 194 sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which summarised a petition against the proposed demolition of the building and two additional letters of

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representation that had been received, and set out written statements from the Reading Conservation Area Advisory Committee, Caversham and District Residents Association and the Bell Tower Community Association. The report also explained that the applicant had agreed to make an Addendum to the original Financial Viability report publicly available, which was attached at Appendix 1. The information had been provided to support the revised affordable housing position and showed that, should permission be granted, the developer was willing to accept a less competitive rate of return on the site. The applicant had also confirmed that the application's CIL obligation and S106 contribution for Open Space and Leisure would not affect the agreed affordable housing offer as set out in Appendix 1.

Comments and objections were received and considered.

Objectors Evelyn Williams (Reading Conservation Area Advisory Committee) and David Neale (Bell Tower Community Association), and Sam Berg the applicant's agent, attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That application 191792/FUL be refused for the following reasons:
 - a) the proposed removal of a building classified as a non-designated heritage asset would cause substantial harm to the special architectural and historical interest of that asset and a reduction in significance of the remaining buildings to the rear resulting in harm to those remaining non-designated heritage assets, contrary to policies EN1 and EN4 of the Local Plan and Section 16 of the NPPF;
 - b) the proposed replacement building would be out of scale with the neighbouring buildings within the adjoining sites on Northfield Road and Caversham Road and the development would therefore fail to appropriately transition down to the more modestly-scaled buildings due to the proximity and the abrupt change in the building height, contrary to Policies CC7, EN1 and EN4 of the Local Plan;
 - c) the lack of a Section 106 agreement;
- (2) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to finalise the reasons for refusal and the informatives, in consultation with the Chair of the Committee and Ward Councillors.

49. 201109/REG3 & 201110/LBC - KATESGROVE PRIMARY SCHOOL, DOROTHY STREET

201109/REG3 - New boiler flue to East elevation of Henry Building. Replacement buttressing to retaining wall of Henry Building.

201110/LBC - Listed Building Consent for the above proposal

The Director of Economic Growth and Neighbourhood Services submitted a report on the above applications. It was reported at the meeting that the applicant had not confirmed the use of materials details and that it was therefore recommended that the relevant pre-commencement conditions be imposed. It was also reported that the Environmental Protection team had confirmed that they had no objections to the proposals.

Comments were received and considered.

Resolved -

- (1) That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the carrying out of the development 201109/REG3 be authorised, subject to the conditions and informatives as recommended;
- (2) That Listed Building Consent for application 201110/LBC be granted, subject to the conditions and informatives as recommended in the report, with the additional pre-commencement conditions regarding use of materials as recommended at the meeting.

50. 201108/FUL - UNIT 1, STADIUM WAY, TILEHURST

Proposed industrial unit to replace existing fire damaged industrial unit. The new building will consist of 4 smaller base build units suitable for class use B1(C), B2 or B8 with flexibility for trade counter fit out (B8). Note, Demolition of existing building has been covered under separate Prior Approval - Demolition of Building Application.

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out additional transport information, comments from Environmental Protection officers and confirmation that there were no objections from the Environment Agency. Eight additional conditions relating to transport and environmental protection were recommended.

Comments were received and considered.

Resolved -

That planning permission for application 201108/FUL be granted, subject to the conditions and informatives as recommended in the original report, with the additional conditions as recommended in the update report.

51. 191265/FUL - ST PAUL'S CHURCH, WHITLEY WOOD LANE

Redevelop the site, creating a new Church Centre building, comprising Cafe, Worship Area, Meeting Rooms, two one bed residential flats and also a Health Centre Building

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 7 OCTOBER 2020

The Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which set out information on a further visual survey of an Ash tree to determine whether it had the potential to host a bat roost, and explained that amended plans had been submitted by the agent which included a reconfigured internal layout. The update report also had appended a written statement in support of the proposal from Alok Sharma MP and a written statement from the applicant's agent, DLK Architects, which had been submitted in lieu of speaking at the Committee. It was reported at the meeting that an additional objection had been received since preparation of the update report but that the issues raised had been covered in the original or update reports.

Comments and objections were received and considered.

Whitley Ward Councillors Rachel Eden and Micky Leng attended the meeting and addressed the Committee on this application.

Resolved -

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 191265/FUL, subject to completion of a section 106 legal agreement by 27 November 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms set out in the original report;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives as recommended in the original report.

(The meeting started at 6.30 pm and closed at 9.00 pm)

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READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND
NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	2 DECEMBER 2020		
TITLE:	PLANNING APPEALS		
AUTHOR:	JULIE WILLIAMS	TEL:	0118 9372461
JOB TITLE:	PLANNING MANAGER	E-MAIL:	Julie.Williams@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To report notifications received from the Planning Inspectorate on the status of various planning appeals.

2. RECOMMENDED ACTION

- 2.1 That you note the appeals received and the method of determination as listed in Appendix 1 of this report.
- 2.2 That you note the appeals decided as listed in Appendix 2 of this report.
- 2.3 That you note the Planning Officers reports on appeal decisions provided in Appendix 3 of this report.

3. INFORMATION PROVIDED

- 3.1 Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 3.2 Please see Appendix 2 of this report for new appeals decided since the last committee.
- 3.3 Please see Appendix 3 of this report for new Planning Officers reports on appeal decisions since the last committee.

4. CONTRIBUTION TO STRATEGIC AIMS

- 4.1 Defending planning appeals made against planning decisions contributes to producing a sustainable environment and economy within the Borough and to meeting the 2018-21 Corporate Plan objective for “Keeping Reading’s environment clean, green and safe”.

5. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

5.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

5.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.

6. COMMUNITY ENGAGEMENT AND INFORMATION

6.1 Planning decisions are made in accordance with adopted local development plan policies, which have been adopted by the Council following public consultation. Statutory consultation also takes place on planning applications and appeals and this can have bearing on the decision reached by the Secretary of State and his Inspectors. Copies of appeal decisions are held on the public Planning Register.

7. EQUALITY IMPACT ASSESSMENT

7.1 Where appropriate the Council will refer in its appeal case to matters connected to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8. LEGAL IMPLICATIONS

8.1 Public Inquiries are normally the only types of appeal that involve the use of legal representation. Only applicants have the right to appeal against refusal or non-determination and there is no right for a third party to appeal a planning decision.

9. FINANCIAL IMPLICATIONS

9.1 Public Inquiries and Informal Hearings are more expensive in terms of officer and appellant time than the Written Representations method. Either party can be liable to awards of costs. Guidance is provided in Circular 03/2009 “Cost Awards in Appeals and other Planning Proceedings”.

10. BACKGROUND PAPERS

10.1 Planning Appeal Forms and letters from the Planning Inspectorate.

APPENDIX 1

WARD: CHURCH
APPEAL NO: APP/E0345/W/20/3258305
CASE NO: 200532
ADDRESS: 3 Modbury Gardens
PROPOSAL: The erection of a two-storey side and rear extension to create 2 x no. 2-bedroom flats.
CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 08.10.2020

WARD: ABBEY
APPEAL NO: APP/E0345/W/20/3250572
CASE NO: 191097
ADDRESS: 173-177 Kings Road, Reading
PROPOSAL: Erection of a 3 storey building to provide 6 (6x2-bed) residential units (Class C3), parking, landscaping and associated works
CASE OFFICER: Claire Ringwood
METHOD: Virtual Hearing
APPEAL TYPE: REFUSAL
APPEAL LODGED: 14.10.2020

WARD: REDLANDS
APPEAL NO: APP/E0345/W/20/3259438
CASE NO: 200123
ADDRESS: "Dental Surgery, Mulberry House", 1a Eldon Road
PROPOSAL: Erection of a 3 to 5 storey building and semi-open basement providing 11 (5x1bed, 3x2bed and 3x3 bed) residential units (Use Class C3), 10 parking spaces, landscaping and associated works.
CASE OFFICER: Jonathan Markwell
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 15.10.2020

WARD: THAMES
APPEAL NO: APP/E0345/D/20/3258165
CASE NO: 200441
ADDRESS: 31 Peppard Road, Caversham, Reading
PROPOSAL: Removal of existing hedging and planting to perimeter boundaries fronting road and erection of new fencing and brick piers (Retrospective)

CASE OFFICER: Nathalie Weekes
METHOD: Householder Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 02.11.2020

WARD: KATESGROVE
APPEAL NO: APP/E0345/W/20/3260978
CASE NO: 191607
ADDRESS: 17 Mount Pleasant
PROPOSAL: Conversion of dwelling to 1x1 bed and 1x2 bed flats, part one, part two storey rear extension, and erection cycle store

CASE OFFICER: Tom Hughes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 09.11.2020

WARD: MINSTER
APPEAL NO: APP/E0345/W/20/3261092
CASE NO: 200571
ADDRESS: 4 Downshire Square
PROPOSAL: Demolition of existing dwelling house and large detached garage and erection of new building comprising of 3 townhouses and 2 flats

CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 09.11.2020

WARD: BATTLE
APPEAL NO: APP/E0345/W/20/3260313
CASE NO: 200429
ADDRESS: 1A Stanley Grove
PROPOSAL: Alterations to a building to create a one bedroom residential dwelling (C3).

CASE OFFICER: Nathalie Weekes
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 10.11.2020

WARD: TILEHURST
APPEAL NO: APP/E0345/W/20/3258434
CASE NO: 200496
ADDRESS: 8 Riley Road
PROPOSAL: Demolition of existing dwellings and erection of 4 attached dwellings including access, parking, landscaping and associated works

CASE OFFICER: Connie Davis
METHOD: Written Representation
APPEAL TYPE: REFUSAL
APPEAL LODGED: 13.11.2020

APPENDIX 2

Appeals Decided:

WARD: NORCOT
APPEAL NO: APP/E0345/W/20/3252851
CASE NO: 200136
ADDRESS: "The Flat", 615 Oxford Road, Reading
PROPOSAL: Second storey rear extension and Change of use from C4 HMO to 4 flats (1 x 2 bedroom, 3 x studio)
CASE OFFICER: Anthony Scholes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 6.10.2020

WARD: REDLANDS
APPEAL NO: APP/E0345/W/19/3243024
CASE NO: 191267
ADDRESS: 69 Northumberland Ave
PROPOSAL: First floor rear / side extension to facilitate 1no additional self-contained flat. Resubmission of 190719
CASE OFFICER: Julie Williams
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 8.10.2020

WARD: TILEHURST
APPEAL NO: APP/E0345/W/20/3247779
CASE NO: 191312
ADDRESS: "Land Adjacent to", 17 Berkshire Drive, Tilehurst,
PROPOSAL: First floor rear / side extension to facilitate 1no additional self-contained flat. Resubmission of 190719
CASE OFFICER: Ethne Humphreys
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 14.10.2020

WARD: KATESGROVE
APPEAL NO: APP/E0345/D/20/3256349
CASE NO: 200465
ADDRESS: 26 Canterbury Road
PROPOSAL: Proposed first floor extension
CASE OFFICER: Natalie Weekes
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 15.10.2020

WARD: ABBEY
APPEAL NO: APP/E0345/D/20/3257587
CASE NO: 200147
ADDRESS: 30 Addison Road
PROPOSAL: Erection of single storey rear extension (part retrospective)
CASE OFFICER: Connie Davies
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 20.10.2020

WARD: PARK
APPEAL NO: APP/E0345/W/20/3253531
CASE NO: 200169
ADDRESS: 35 Norris Rd
PROPOSAL: Change of use from a C3 dwellinghouse to a small HMO (C4).
CASE OFFICER: Alison Amoah
METHOD: Written Representation
DECISION: DISMISSED
DATE DETERMINED: 03.11.2020

WARD: PARK
APPEAL NO: APP/E0345/W/19/3242252
CASE NO: 190160
ADDRESS: Alexander House, 205-207 Kings Road, Reading RG1 4LS
PROPOSAL: Demolition of the existing office building and construction of a new 182 bed student accommodation development over 7 storeys of accommodation plus lower ground floor together with ancillary landscaping, parking and amenity space.
CASE OFFICER: Brian Conlon
METHOD: Hearing
DECISION: DISMISSED
DATE DETERMINED: 19.11.2020

APPENDIX 3

Address Index of Planning Officers reports on appeal decisions.

- 69 Northumberland Avenue
- 35 Norris Road
- Land adjacent to 17 Berkshire Drive

This appeal decision centers on whether the site, down Kings Road, provided a suitable location for purpose-built student accommodation (PBSA) having regard to the Local Plan and national planning policies. Amongst other things, the Local Plan seeks to reconcile the competing demands for new student accommodation with those of general housing, and importantly affordable housing. It is worth noting the appeal site is identified as an allocated housing site for 26-38 dwellings and had an extant permission for 56 dwellings on it.

The Local Plan contains a sequential approach to new student accommodation which stipulates that such accommodation will be provided on or adjacent to existing campuses, or as an extension or reconfiguration of existing student accommodation. Crucially, it states that there will be a presumption against proposals for new student accommodation on other sites unless it can be clearly demonstrated how the proposal meets a need that cannot be met.

During the Hearing, the Council and the Appellant disagreed in relation to the extent of the need for PBSA in the Borough, although all acknowledged that due to the range of complex underlying factors that may affect demand and supply it was challenging to ascertain a precise figure. Furthermore, there is no established standard methodology for calculating such need.

However, in order to constitute a shortfall in PBSA, the Appellant's figures presupposed that all students would prefer PBSA accommodation over a shared House in Multiple Occupation (HMO) which the Council disagreed with. The Inspectors agreed that whilst these figures may reflect a potential demand, they did not clearly demonstrate the need for PBSA in particular. Furthermore, In the absence of a nomination agreement with the UoR, it was not clearly shown that the proposal would directly assist with the acknowledged shortfall of 1000 first year student university bed spaces referred to in the Local Plan.

The Inspector highlighted the differences between this appeal site and that of St Patricks Halls, namely, the decision was made prior to the adoption of Policy H12 of the LP; and unlike the appeal site, it was identified under Policy ER1e of the LP for development to intensify the provision of student accommodation.

In concluding, it is interesting to note that in addition to general economic benefits, the Inspector recognised that the proposal would result in a well-designed building that would be rated as BREEAM Excellent, incorporate landscaping and be sustainably located. But noted that these factors would be required to make the development policy compliant in any event, and therefore, considered these to be neutral in the overall balance. She acknowledged the Local Plan's pressing need for housing and a critical need for affordable housing and that the proposal would displace development for these identified needs coming forward on an allocated site. Furthermore, she identified the proposals conflict with the sequential approach to new student accommodation. She gave significant weight to these Local Plan conflicts and concluded that the moderate benefits of the proposal would not justify a determination other than in accordance with the adopted development plan.

This is viewed as an excellent appeal decision which upholds the Local Plan's approach to student accommodation and constitutes the first major policy test for the policies involved.

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APPEAL DECISION REPORT

Ward: REDLANDS

Appeal No: APP/E0345/W/19/3243024

Application Ref:191267

Address: 69 Northumberland Ave

Proposal: First floor rear / side extension to facilitate 1no additional self-contained flat.

Case officer: Julie Williams

Decision level: Delegated. Refused 4th October 2019

Method: Written representations. Decision: Appeal dismissed

Date Determined: 8th October 2020

Inspector: Adrian Hunter BA (hons) BTP MRTPI

1. Background

1.1 The site is located on the corner of Northumberland Avenue and Newcastle Road. The application site has already been subject to a number of planning permissions to allow first the conversion of the shop and then additional residential development with a new house at the rear facing Newcastle Road and flats above the original shop. The grounds for refusal referred to the overdevelopment of the site by this latest application and the harm this would cause to residential amenity and available parking and no S106 for affordable housing.

2 Summary of the decision

2.1 The Inspector considered the main issues to be:

- The effect of the proposed development upon the character and appearance of the area;
- The effect of the proposed development upon the living conditions of nearby residents, with particular regard to overbearing and loss of outlook to 67 Northumberland Avenue;
- The effect of the proposal upon highway safety, in particular respect to vehicular parking; and
- Whether the proposal makes adequate provision for local infrastructure, in particular the provision of affordable housing.

2.2 On the first issue the Inspector found that the proposed development would “substantially reduce the visual separation between the appeal site and surrounding buildings” and “increase the overall scale and amount of built development on the site to such a degree that the extensions would no longer be subservient to the main dwelling. When viewed from the public realm, the development would therefore appear as a cramped form of development, indicative of overdevelopment on the site. As a result, the proposal would be out of keeping and harmful to the character and appearance of the area”.

2.3 On the second issue the Inspector found that “Due to the proximity, design and height of the proposed addition, the proposal would represent a visually intrusive and overbearing form of development, that would create a significant feeling of enclosure to the neighbouring property. This would be detrimental to the living conditions of the occupiers of 67 Northumberland Avenue”.

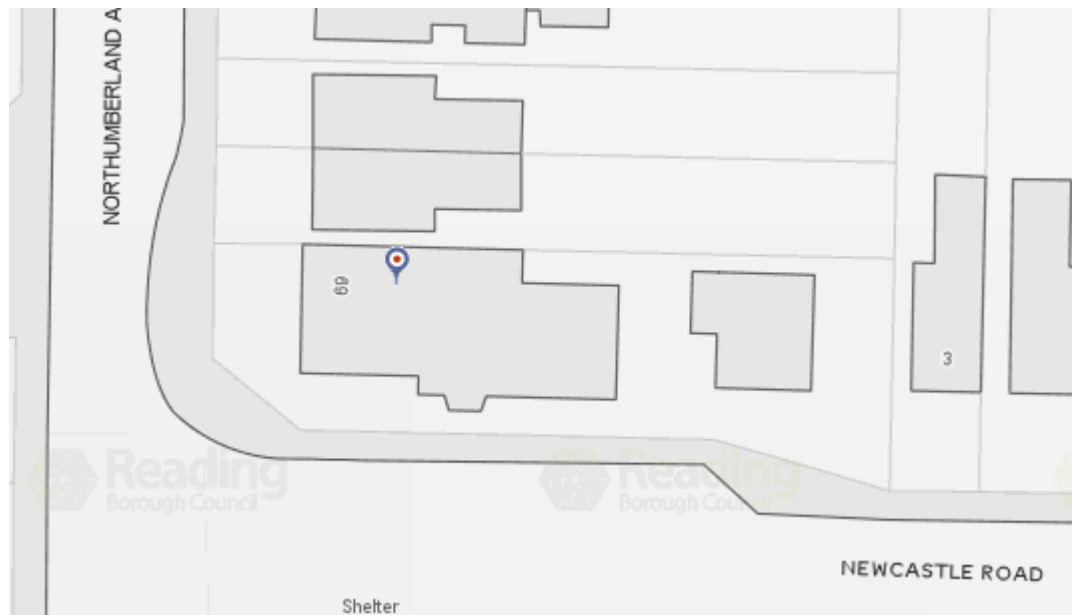
2.4 On the third issue the Inspector was not so persuaded by the Council’s reasons for refusal on parking provision grounds and as a Unilateral Undertaking had been provided to secure an affordable housing contribution the fourth issue had been addressed.

2.5 However, having balanced the issues the Inspector concluded that the Council’s reasons for refusal on the first two issues should be supported and dismissed the appeal.

3 OFFICER COMMENTS

3.1 When reaching the decision to refuse planning permission there were a number of elements (Location and design) that played in favour of the proposal so Officers are very pleased that the Inspector has endorsed the conclusion eventually reached by Officers. In essence, the site had been developed enough and the further development as proposed by the applicant would have been harmful for the amenity of neighbours and would detract from the appearance of the site and character of the area.

LOCATION PLAN



Case Officer: Julie Williams

APPEAL DECISION REPORT

Ward: PARK

Appeal No: APP/E0345/W/20/3253531

Application Ref:200169

Address: 35 Norris Road

Proposal: Change of use from a C3 dwellinghouse to a small HMO (C4).

Case officer: Alison Amoah

Decision level: Delegated. Refused 7th May 2020

Method: Written representations. Decision: Appeal dismissed

Date Determined: 3rd November 2020

Inspector: Adrian Hunter BA (hons) BTP MRTPI

1. Background

- 1.1 35 Norris Road is a terraced property in the Article 4 area where PD rights have been removed for the change from C3 dwellinghouse to a C4 small HMO. The use change originally took place in approximately June 2019 and came to planning enforcement's attention following the submission of an HMO licence application, which has been required for all HMOs for 5 persons or more since 1st October 2018.

2 Summary of the decision

- 2.1 The application was refused due to the detrimental effect on the physical character of the area by increasing the number of HMOs in the area and reducing the number of family houses. With the percentage of HMO properties exceeding the defined threshold of 25%, the proposal was considered to have a negative impact on the mixed and sustainable community contrary to Policy H8 and the Residential Conversion SPD.
- 2.2 The Inspector accepted that the *“purpose for defining a threshold within the development plan...is to maintain a sustainable balanced community within the area...”* and that *“proposals should meet all relevant aspects of Policy H8 to be acceptable.”* The Inspector did not consider the appellant's case, that there had been a lack of objections on highway grounds, living conditions, visual character and appearance, and need for HMOs, provided sufficient justification for the proposal or sufficient material considerations *“so as to overcome the harm caused by the identified conflict with Policy H8”*. As the policy threshold had been breached and the policy not met, the inspector, therefore, dismissed the appeal.

3 OFFICER COMMENTS

- 3.1 The work involved in determining these sorts of applications in the Article 4 area are always a finally balanced exercise working with enforcement and other regulatory service officers. Receiving this appeal decision provides more strength to our policy and helps to reinforce what the Article 4 direction in this area is trying to achieve.

Case Officer: Alison Amoah

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Appeal No: APP/E0345/W/20/3247779

Planning Ref: 191312

Site: Land adjacent to 17 Berkshire Drive, Tilehurst, Reading, RG31 5JJ

Proposal: Demolition of existing garage block and construction of one bedroom dwelling

Case Officer: Ethne Humphreys

Decision level: Delegated. Refused

Method: Written representations.

Decision: Appeal Dismissed

Date Determined: 14th October 2020

Inspector: S. Rennie BSc (Hons), BA (Hons), MA, MRTPI

1. BACKGROUND

1.1 The appeal site comprises land to the rear of 15 and 17 Berkshire Drive comprising 3 garages towards the rearward site boundary. The site is set down from the neighbouring dwellings, whose rear gardens abut the garage site with their fencing appearing at a relative height in excess of 3m. To the rear of the site extends the Sheppard Court flatted development, with large trees located close to the shared boundary. The garages themselves are currently unused.

1.2 The 2019 application received 8 separate neighbour objections and the application was refused planning permission for the following reasons:

1. The proposed development, by reason of its overall scale relative to plot size, uncharacteristically small garden area and the relationship to existing properties, would be overly prominent within its context, result in a cramped arrangement of building and spaces and be an overdevelopment of the site that would not respect the prevailing pattern of development and would be out of keeping with the character and appearance of the street scene. The proposal is therefore contrary to Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policies DM10 and DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015) and Policies CC7, H10 and H11 of the Reading Borough Local Plan (scheduled to be adopted November 2019).

2. The proposed development, by reason of its detailed design and use of materials, would appear as an inappropriate and development that would not be of a sufficient high quality design that maintains and enhances the character and appearance of the area. The proposal is therefore contrary to Policy CS7 of the Reading Borough LDF Core Strategy 2008 (altered 2015), Policy DM11 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015) and Policies CC7 and H11 of the Reading Borough Local Plan (scheduled to be adopted November 2019).

3. The proposed development, by reason of its scale, siting, and extent, number and close proximity of windows to No.15b Berkshire Drive and No.17 Berkshire Drive, would cause unacceptable perceived and actual loss of privacy to the occupiers of these properties, resulting in an overall significant detrimental impact to these occupiers residential amenity, contrary to Policies DM4 and DM11 of the Reading Borough Sites and Detailed Policies Document 2012 (altered 2015) and Policies CC8 and H11 of the Reading Borough Local Plan (scheduled to be adopted November 2019).

4. The proposed development, by reason of its limited outlook (to the south) and inadequate provision of outdoor amenity space, will adversely impact upon the level of amenity and provide an unacceptable quality of living accommodation for future occupants, contrary to Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CC8 of the Reading Borough Local Plan (scheduled to be adopted November 2019).

5. 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, contrary to policy CS9 (Infrastructure, Services, Resources and Amenities) of the Reading Borough LDF Core Strategy 2008 (altered 2015), policies DM3 (Infrastructure Planning) and DM6 (Affordable Housing) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (altered 2015), and the Council's Adopted Affordable Housing Supplementary Planning Document 2013 and Policies CC9 and H3 of the Reading Borough Local Plan (scheduled to be adopted November 2019).

2 SUMMARY OF DECISION

2.1 The Inspector considered the main issues to be:

- The character and appearance of the area
- The living conditions of both neighbour and future occupiers
- The provision of affordable housing in the area

2.2 On the first issue, the Inspector considered that, due to a confined plot largely taken up by the access drive, combined with limited garden space (and no rear garden) that the proposals would appear cramped and out of keeping. The Inspector considered that whilst a modern design approach is not discouraged, this specific design would not relate to the surrounding area moreover that it would appear an incongruous and jarring feature. The Inspector considered the proposed dwelling included elements such as enclosed side balcony that would appear as unsympathetic and negative design features. Overall, the Inspector considered the proposal would be cramped and unsympathetically designed. However, the Inspector did not consider Policy H11 (Development of Private Residential Gardens).

2.3 On the second issue in respect of neighbour amenity, the Inspector considered that the proposal, with three first floor windows facing 15b Berkshire Drive, would result in a perception of overlooking to the occupiers of this property but was not convinced that they would result in actual overlooking to a significantly harmful degree. However, this, combined with an oriel window that would provide clear views to the rear of 15b Berkshire Drive was considered by the Inspector to result in a material loss of privacy. The Inspector did not consider that any material harm would arise to 17 Berkshire Drive.

2.4 On the second issue in respect of future occupiers, the Inspector considered that the small area of garden space proposed at the front of the site, which would be overlooked by 15b Berkshire Drive, would not provide a quality area of amenity space. Furthermore, the Inspector consider that the proposed balcony area, which would be fully enclosed with a glazed roof, would also not provide a good quality external area, given the limited outlook. Overall, the Inspector considered the proposal would lack quality amenity space.

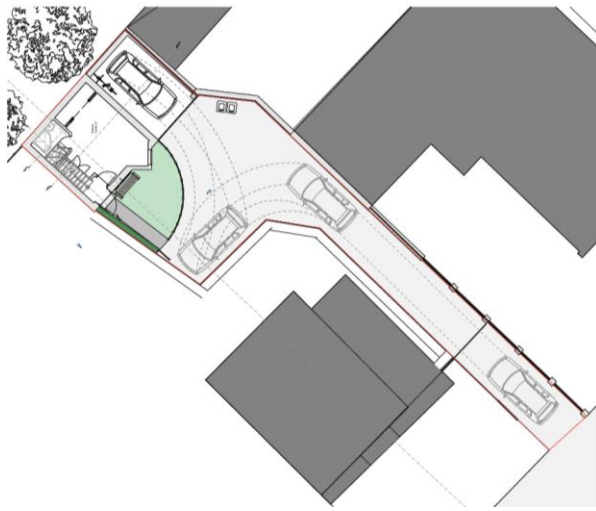
2.5 On the third issue, the Inspector was satisfied that the appellant would have made a financial contribution for affordable housing and considered that should the scheme have otherwise been considered acceptable that the remaining issues on the legal agreement could have been sufficiently addressed. However, on the basis of the above, the Inspector did not consider that a policy compliant financial contribution for affordable housing would have outweighed the harm identified in respect of character and appearance and neighbour and future occupier amenity.

2.6 In overall terms, whilst the Inspector acknowledged that the proposal would contribute a single dwelling towards local housing supply, as well as some economic contribution through construction, he found that the harmful impacts of the scheme outweighed the limited benefits.

Officer Comments:

This appeal decision is very welcome given that the Inspector endorsed all officers concerns in respect of the cramped appearance, unsympathetic design and adverse effect on neighbour amenity and future occupiers.

Site Plan



Proposed Elevations



Case officer: Ethne Humphreys

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**READING BOROUGH COUNCIL
REPORT BY EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD
SERVICES**

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	2 DECEMBER 2020		
TITLE:	APPLICATIONS FOR PRIOR APPROVAL		
AUTHOR:	JULIE WILLIAMS & RICHARD EATOUGH		
JOB TITLE:	PLANNING MANAGER (ACTING) & TEAM LEADER	E-MAIL:	Julie.williams@reading.gov.uk Richard.eatough@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To advise Committee of the types of development that can now be submitted for Prior Approval and to provide a summary of the applications received and decisions taken in accordance with the prior-approval process as set out in the Town and Country Planning (General Permitted Development) Order (GPDO 2015) as amended.

2. RECOMMENDED ACTION

- 2.1 That you note the report.

3. BACKGROUND

- 3.1 At your meeting on 29 May 2013 a report was presented which introduced new permitted development rights and additional requirements for prior approval from the local planning authority for certain categories of permitted development. It was agreed then that a report be brought to future meetings for information and to include details of applications received for prior approval, those pending a decision and those applications which have been decided since the last Committee date.
- 3.2 Since May 2015 more and more changes of use or development have been brought under the prior approval approach in an attempt to give developers more certainty on their proposals by avoiding the typical planning application consultation and assessment process. Section 4 below lists the current types of prior approval applications.
- 3.3 Members have been advised in previous reports of changes to the Use Classes Order and a comparison list of old and new use classes has been added at the beginning of your agenda papers. These changes will have implications for change of use prior approvals going forward. The extract below from the Planning Portal website (the platform for submitting planning applications) tries to explain:

Changes to Use Classes

Wholesale legislative changes determining how uses of buildings and land in England are classified will take effect (with certain transitional procedures and periods) from 1 September 2020.

In making these changes, Government has also introduced a ‘material period’ that runs from 1 September 2020 until 31 July 2021 meaning that, for all the current Permitted Development rights, the Use Classes in place up to the end of August 2020 will remain in effect until the end of this period. This also

applies to any existing direction that restricts these rights.

So, what does this mean for content on the Planning Portal and our application service?

Applications submitted before 1 September 2020 will be determined based on the Use Classes in place up to the end of August 2020.

Based on the ‘material period’ detailed above, our permitted development content and Prior Approval application types will also continue to reference the ‘old’ Classes for the time being, though we will be updating relevant areas to acknowledge this.

For other applications, any reference that needs to be made to the new E & F Use Classes will need to be added as ‘Other’ and have detailed provided. This is an interim measure while we work to update the relevant question sets and our data standard to account for the new classes.

- 3.4 Officers are still unclear how this will all pan out as we start to receive applications for prior approval and I suspect that applicants and their agents will have similar questions to ours. For example, for Class J below some changes from retail to leisure will mean that the use remains in Class E but not all types of leisure uses.
- 3.5 The preparation of the application forms might help as the one published for Part 20 Class A has a checklist of 12 questions to establish if a site is eligible to use this process.

4 TYPES OF PRIOR APPROVAL APPLICATIONS

- 4.1 The categories of development requiring prior approval appear in different parts of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, or amended by the Town and Country Planning (General Permitted Development)(England)(Amendment) Order. Those that are of most relevance to Reading Borough are summarised as follows:

SCHEDULE 2 - Permitted development rights

PART 1 - Development within the curtilage of a dwelling house

- **Householder development - larger home extensions. Part 2 Class A1.**
- **Householder development - upwards extensions. Part 2 Class AA.**

PART 3 – Changes of use

- **Change of use from A1 shops or A2 financial & professional, betting office, pay day loan shop or casino to A3 restaurants and cafes. Class C.**
- **Change of use from A1 shops or A2 financial & professional, betting office or pay day loan shop to Class D2 assembly & leisure. Class J.**
- **Change of use from A1 shops or A2 financial and professional or a mixed use of A1 or A2 with dwellinghouse to Class C3 dwellinghouse. Class M**
- **Change of use from an amusement arcade or a casino to C3 dwellinghouse & necessary works. Class N**
- **Change of use from B1 office to C3 dwellinghouse Class O*.**
- **Change of use from B8 storage or distribution to C3 dwellinghouse Class P**
- **Change of use from B1(c) light industrial use to C3 dwellinghouse Class PA***
- **Change of use from agricultural buildings and land to Class C3 dwellinghouses and building operations reasonably necessary to convert the building to the C3 use. Class Q.**

- Change of use of 150 sq m or more of an agricultural building (and any land within its curtilage) to flexible use within classes A1, A2, A3, B1, B8, C1 and D2. Class R.
- Change of use from Agricultural buildings and land to state funded school or registered nursery D1. Class S.
- Change of use from B1 (business), C1 (hotels), C2 (residential institutions), C2A (secure residential institutions and D2 (assembly and leisure) to state funded school D1. Class T.

PART 4 - Temporary buildings and uses

- Temporary use of buildings for film making for up to 9 months in any 27 month period. Class E

PART 11 - Heritage & Demolition

- Demolition of buildings. Class B.

PART 16 - Communications

- Development by telecommunications code system operators. Class A
- GPDO Part 11.

Part 20 - Construction of New Dwellinghouses

- **New dwellinghouses on detached blocks of flats** Class A
- **Demolition of buildings and construction of new dwellinghouses in their place.** Class ZA

4.2 Those applications for Prior Approval received and yet to be decided are set out in the appended Table 1 and those applications which have been decided are set out in the appended Table 2. The applications are grouped by type of prior approval application. Information on what the estimated equivalent planning application fees would be is provided.

4.3 It should be borne in mind that the planning considerations to be taken into account in deciding each of these types of application are specified in more detail in the GDPO. In some cases the LPA will first need to confirm whether or not prior approval is required before going on to decide the application on its planning merits where prior approval is required.

4.4 Details of any appeals on prior-approval decision will be included elsewhere in the agenda.

5. CONTRIBUTION TO STRATEGIC AIMS

5.1 Changes of use brought about through the prior approval process are beyond the control or influence of the Council's adopted policies and Supplementary Planning Documents. Therefore, it is not possible to confirm how or if these schemes will contribute to the strategic aims of the Council.

6. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

6.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).

6.2 The Planning Service uses policies to encourage developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. As a team we have also reduced the amount of resources (paper and printing) we use to carry out our work.

7. COMMUNITY ENGAGEMENT AND INFORMATION

7.1 Statutory consultation takes place in connection with applications for prior-approval as specified in the Order discussed above.

8 EQUALITY IMPACT ASSESSMENT

8.1 Where appropriate the Council must have regard to its duties under the Equality Act 2010, Section 149, to have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

8.2 There are no direct implications arising from the proposals.

9. LEGAL IMPLICATIONS

9.1 None arising from this Report.

10. FINANCIAL IMPLICATIONS

10.1 Since the additional prior notifications were introduced in May 2013 in place of applications for full planning permission, the loss in fee income is estimated to be £1,358,136.

(Office Prior Approvals - £1,229,819: Householder Prior Approvals - £79,242: Retail Prior Approvals - £14,182: Demolition Prior Approval - £3,965: Storage Prior Approvals - £5716: Shop to Restaurant Prior Approval - £5770: Shop to Leisure Prior Approval - £305: Light Industrial to Residential - £18,270: Dwellings on detached block of flats - £768)

Figures since last report

Office Prior Approvals - £4062: Householder Prior Approvals - £1110

10.2 However it should be borne in mind that the prior notification application assessment process is simpler than would have been the case for full planning permission and the cost to the Council of determining applications for prior approval is therefore proportionately lower. It should also be noted that the fee for full planning applications varies by type and scale of development and does not necessarily equate to the cost of determining them.

11. BACKGROUND PAPERS

- The Town and Country Planning (General Permitted Development) (England) Order 2015
- The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016.

Table 1 - Applications received since 24th September 2020 to 20th November 2020

Type:	How many received since last report:	Loss in possible fee income:
Householder Prior Approvals	10	£1100
Office Prior Approvals	3	£4062
Shop to Restaurant Prior Approval	0	0
Retail Prior Approvals	1	£366
Demolition Prior Approval	1	£366
Solar Equipment Prior Approval	0	0
Light Industrial to Residential Prior Approval	0	0
Prior Notification	1	n/a
Shop to Assembly & Leisure Prior Approval	0	0
Telecommunications Prior Approval	3	n/a
Dwellings on detached block of flats	0	0
TOTAL	8	£5894

Table 2 - Applications decided since 24th September 2020 to 20th November 2020

Type:	Approved	Refused	Not Required	Withdrawn
Householder Prior Approvals	3	1	6	0
Office Prior Approvals	0	0	0	0
Shop to Restaurant Prior Approval	1	0	0	0
Retail Prior Approvals	0	0	0	0
Demolition Prior Approval	1	0	0	0
Solar Equipment Prior Approval	0	0	0	0
Light Industrial to Residential Prior Approval	0	0	0	0
Prior Notification/ Other	0	0	0	0
Shop to Assembly & Leisure Prior Approval	0	0	0	0
Telecommunications Prior Approval	0	0	0	0
TOTAL	5	1	6	0

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READING BOROUGH COUNCIL

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	2nd DECEMBER 2020		
TITLE:	STREET NAME PROPOSALS LIST ADDITIONS		
SERVICE:	GI & Business Systems	WARDS:	BOROUGHWIDE
LEAD OFFICER:	Andy Fisher	TEL:	Ext 72606 (0118 937 2606)
JOB TITLE:	GI & Business Systems Team Leader	E-MAIL:	Andy.Fisher@reading.gov.uk

1. PURPOSE AND SUMMARY OF REPORT

- 1.1 To seek approval for names to be added onto the Street Name Proposals List for future allocation.

2. RECOMMENDED ACTION

- 2.1 That Committee approve the names listed in section 4.3 be added to the Street Names Proposals List.
- 2.2 That names added to the list be available for selection by Committee for future street name allocation.
- 2.3 If approved, Barnes to be allocated in Tilehurst or Caversham only.

3. BACKGROUND

- 3.1 The “Street Names Proposals List” contains names previously approved by Committee that can be offered to be assigned to new developments. It is occasionally appropriate to suggest that additional names be added.
- 3.2 There have been five suggestions over the last three years for new street names and these are now proposed to be added to the list.
- 3.3 The existing list is included in Appendix 1.

4. THE PROPOSAL

- 4.1 That Committee approve all or some of the names listed below be added to an updated Street Names Proposals List.
- 4.2 Names on the “Streets Names Proposals List” are then available for selection by Committee to be assigned to new developments when a street name is required.

- 4.3 Checks have been undertaken against the Council’s Local Land and Property Gazetteer (LLPG) for duplicate or similar names in Reading.
- 4.4 Of the suggested names, only “Barnes” has been found to have similar existing street names. If Barnes was to be approved by Committee, it is suggested that it could be used in either Tilehurst or Caversham localities to avoid duplication or confusion with existing streets.

5 FINANCIAL IMPLICATIONS

- 5.1 None directly from this report.

6 LEGAL IMPLICATIONS

- 6.1 The creation of street names should follow the guidelines detailed in the “Data Entry Conventions and Best Practice for the National Land and Property Gazetteer”, a reference manual based on Property Addressing Standard BS7666:2006 Parts 1 & 2.

Name	Reason for suggestion	Suggested area	Existing address check.	Suggested by:
Day	Jim Day was a Tilehurst councillor on both County and Borough councils for nearly 40 years, serving twice as Mayor of Reading and once as Chair of the County Council. Also in memory of his wife Paddy who also served for many years as a councillor.	Tilehurst area		Ricky Duveen
Barnes Goldsmith	David Barnes and Neil Goldsmith were fire fighters who died at an incident at Elgar Road, Reading in 1977.	None specified	Barn Close, Reading. Old Barn Close, Emmer Green	Chris Coling
Jones	Selwyn Jones was one of the founders of the annual Reading Pride festival and a well-known teacher and Youth Worker in Reading and West Berkshire who passed away in December 2015.	Kennet Island area		Jamie Wake
Hanley	Jim Hanley was a Reading Councillor for Whitley Ward, and Chair of Planning Applications Committee. He was particularly involved in working with the Swallowfield Drive community.	Swallowfield Drive or Whitley area		Jo Lovelock

Appendix 1 - Approved Street List

Street Name	Reason for suggestion	Preferred area / site
Alderney	Channel Island	None specified
Ambleside	A place in the lake district	Kentwood
Arlington	Random selection	West Reading
Belvedere	Victorian name for a viewing point on a tall building	None specified
Braunston	UK place name and canal junction	None specified
Brecon	A Welsh town	Bugs Bottom / Caversham
Buckler	Derek Buckler, and Bucklers Of Reading Car company. 1947 - 1964 at 67 Caversham Road	Caversham Road / Caversham Heights
Burns	2001 World Rally Champion who died in 2005, aged 34.	None specified
Byron	Poet	None specified
Coppell	Former Reading Football Manager	None specified
Curtis	Geoff Curtis, Reading Racers Speedway in 1973, part of the British League Division One Championship team. Killed in Sydney on 5th Dec 1973, 40 years anniversary in 2013.	None specified
Depass	Harvey DePass, Reading's first Community Relations Officer	Caversham
Dundas	Canadian town name	None specified
Dunelm	Abbreviation of a latin word	None specified
Eastwood	Random selection	None specified
Elgin	Scottish town name	None specified
Erith	Riverside town name in Bexley Borough London	None specified
Falcon	Name of a bird	None specified
Festival	40+ years of Reading Festival	None specified
Flint	Old Reading street name - lost during building of civic centre & IDR	Katesgrove
Flower	Random selection	None specified
Gardener	Random selection	None specified
Garland	Named after British naval vessel	None specified
Gold	Mineral theme	None specified
Guernsey	Channel Island	None specified

Street Name	Reason for suggestion	Preferred area / site
Hampton	Named after British naval vessel	None specified
Hampshire	Named after British naval vessel	None specified
Harwich	Named after British naval vessel	None specified
Hope	Named after British naval vessel	None specified
Humber	Named after British naval vessel	None specified
Iron	Mineral theme	Katesgrove
Ivory	Random selection	None specified
Jersey	Channel Island	None specified
Jonsson	Per Jonsson. Reading speedway team and World Champion.	Whitley
Kennedy	Phil Kennedy, BBC Radio Berkshire presenter	None specified
Knox	Random selection	None specified
Larose	Random selection	None specified
Ledger	Random selection	None specified
Leicester	Random selection	None specified
Limerick	Celebrating Reading's Irish community.	None specified
Madejski	John Madejski - Reading Football Club owner	None specified
Margate	Random selection	None specified
Matrix	Former Reading nightclub	None specified
Michanek	Anders Michanek. Reading speedway team and World Champion.	Whitley
Monarch	Random selection	None specified
Norwich	Random selection	None specified
Nottingham	Random selection	None specified
Nuneaton	Random selection	None specified
Oban	Random selection	None specified
Pantry	Peoples Pantry restaurant, badly damaged by a bomber on 10th February 1943. 41 people killed and 49 injured.	None specified
Peach	Andrew Peach, BBC Radio Berkshire presenter	None specified

Street Name	Reason for suggestion	Preferred area / site
Perkins	Make of engine used locally	Worton Grange
Presentation	Former school, Presentation College	Southcote
Price	Candle-maker	None specified
Proctor	Make of steam engine used locally	Worton Grange
Pyeatt	Reading Speedway rider from 1981/82 who was killed in July 1982.	None specified
Ransome	Make of steam engine used locally	None specified
Redway	Bernard Redway, Poet, Athlete, expeditioner and mountaineer.	None specified
Rowland	Unknown reason	None specified
Ruston	Make of steam engine used locally	Worton Grange
Sangar	Sangar is a type of look out tower.	Brock Barracks
Sark	Channel Island	None specified
Saunderson	Make of tractor once used locally	None specified
Saxon	Anglo-Saxon tribe, Readingas, who settled the area.	None specified
Sentinel	Make of steam engine used locally	Worton Grange
Signal	Former GWR signal works was located in Reading	None specified
Sprott	Michael Sprott is the former British and Commonwealth Heavyweight champion from Reading.	None specified
Stephenson	Steam engine designer	None specified
Steve Death	Steven Victor Death, former Reading Football Goalkeeper	None specified
Tallow	A form of lubricant once made locally	None specified
Thompson	Make of steam engine used locally	Worton Grange
Thornycroft	Historic firm formerly based on the bank of the Thames	None specified
Tidman	Make of steam engine used locally	Worton Grange
Tilley	Historic type of oil lamp	None specified
Ufton	Local village	None specified
Ullapool	Scottish town	None specified
Vickers	Aircraft manufacturer	None specified

Street Name	Reason for suggestion	Preferred area / site
Vickers	Aircraft manufacturer	None specified
Viking	Norse warriors	None specified
Vulcan	Royal Airforce Bomber	None specified
Watkins	Professor Derek Watkins, Reading pupil, cancer survivor, trumpet player and trumpet designer. Went to school in Whitley.	Whitley
Westray	Scottish island	None specified
Whitchuch	Local village	None specified
Yateley	Local village	None specified
Yattendon	Local village	None specified
Zenith	Random selection	None specified

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READING BOROUGH COUNCIL

REPORT BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

TO:	PLANNING APPLICATIONS COMMITTEE		
DATE:	2 December 2020		
TITLE:	PROCESS FOR LOCAL LISTING OF BUILDINGS AND STRUCTURES		
LEAD COUNCILLOR:	TONY PAGE	PORTFOLIO:	STRATEGIC ENVIRONMENT, PLANNING AND TRANSPORT CULTURE, HERITAGE AND RECREATION
	KAREN ROWLAND		
SERVICE:	PLANNING	WARDS:	ALL
LEAD OFFICER:	JULIE WILLIAMS	TEL:	0118 937 2461
JOB TITLE:	ACTING PLANNING MANAGER	E-MAIL:	Julie.Williams@reading.gov.uk

1. PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 This report seeks approval to revise the process and level of decision making for placing buildings or structures onto the Local List of Reading's important buildings. The current process was agreed by Cabinet on 18 February 2013. A year ago, Planning Applications Committee committed to a review of the process for local listing.
- 1.2 The existing procedure for assessing nominations is made internally by Council staff. However, there is a movement for local community to be more actively involved in the planning process. A Conservation and Urban Design Officer has recently been appointed and the procedure for adding an item onto the local list has been undertaken. Four options are set out below for consideration:
- Option 1: To make the process more inclusive of the community, a sub-committee would assess and decide on local nominations. It would include six representatives: 2 x Councillors (Lead Members for Culture, Heritage and Recreation and Strategic Environment, Planning and Transport); Conservation Officer plus a senior Planning Officer/Manager; 2 x local community representation from Conservation Area Advisory Committee (CAAC). Representations would be invited from landowners, ward Councillors and a relevant local community group prior to decision. Refer to Appendix 3.
 - Option 2: Assessment of the Local Listing nomination application could be done by the Conservation Officer in consultation with CAAC, following a consultation as detailed under Option 1. This would then be reported to PAC for decision. Refer to Appendix 4.
 - Option 3: This would be a combination of Options 1 and 2, in that the panel would make a recommendation for endorsement by PAC.
 - Option 4: The current procedure for listing is set out in Appendix 2. This procedure is handled internally by Council staff, with little input by the local community. which at the moment is conducted by officers and decided by the Lead Councillor for Planning.

2. RECOMMENDED ACTION

- 2.1 That Committee agree the principle of the proposed approach to local listing of buildings and structures in Option 4

3. POLICY CONTEXT

- 3.1 Local listing is a way of recognising the buildings and structures which do not meet the criteria for national listing, but are nonetheless significant to the heritage of the local area. Historic England's website states that:

“Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. Encouraging the use of local lists will strengthen the role of local heritage assets as a material consideration in the planning process.”...

*“Local listing provides an opportunity for communities to have their views on local heritage heard. It recognises that the importance we place on the historic environment extends beyond the confines of the planning system to recognise those community-based values that contribute to our sense of place.”
(Historic England; Local Listing website, 2020).*

- 3.2 The criteria for local listing were first included in the Sites and Detailed Policies Document (SDPD), which was adopted in October 2012, and local listing has operated in Reading since 2013. The criteria were carried forward into the Reading Borough Local Plan, adopted in November 2019. This sets out Reading Borough's approach to heritage assets including locally listing buildings and structures.
- 3.3 Paragraph 4.2.20 of the Local Plan states that *‘The Council has established and maintains a List of Locally Important Buildings. The local significance of assets may become known at any time throughout the duration of this plan and the list will be revised dependent on any new information’*. The criteria against which a local building or structure's significance will be assessed are set out in Appendix 2 of the Local Plan, and paragraph 4.2.20 refers across to these criteria for consideration for inclusion in the list.
- 3.4 Policy EN1 of the Local Plan makes clear that all heritage assets, including assets on the Local List, will be protected and, where possible, enhanced. Policy EN4 then gives more specific guidance on locally-listed buildings and structures, and states that development that causes harm to or loss of a locally-listed building will only be acceptable if the benefits of a development outweigh its significance.
- 3.5 However, appearance on a Local List does not in itself offer any protection against loss or harm. Such protection would generally need to be applied through an Article 4 Direction. An example of this is the Article 4 direction applied to the locally listed building of Dingley House, Craven Road.
- 3.6 There are currently 15 buildings and structures on the local list. The list is available on the Council's website.

4. THE PROPOSAL

Current Position

- 4.1 Anyone can prepare a nomination using the criteria in Appendix 2 of the Reading Borough Local Plan. However, the nominations form is not currently available on the Council's website, and there is therefore limited potential for members of the public to make a nomination. The nominations form, which has been in place since local listing was introduced, and which is not considered to be in need of significant change, is included at Appendix 5. The current procedure (adopted - 18 Feb 2013), for listing is set out in Appendix 2. Most of this procedure is handled internally by Council officers, with little input by the local community, and the only Councillor

involvement is by the Lead Councillor for Strategic Environment, Planning and Transport.

- 4.2 The procedure is currently very reactive. Buildings are usually nominated in response to a potential development proposal. This is largely because the Council has not so far had the officer resources to undertake proactive assessment of potential additions to the list. With the establishment of the Conservation Area Advisory Committee (CAAC) and the appointment of the Conservation and Urban Design Officer, more resources are potentially available, although resource capacity is always likely to be something of a constraint.

Options Proposed

- 4.3 The first consideration is how the nominations process should be improved. A number of nominations for local listing have already been received from the CAAC, but this process would need to be enhanced by making the nominations process more accessible to members of the public. The current form needs to be added to the website, and should be added as a webform which can be filled out and submitted online, with provision made for attaching photographs and illustrations as an attachment. A specific effort could be made every 2-3 years, starting when the new process is in place, to publicise the local listing through press releases, social media etc.
- 4.4 In terms of the process for approval, this report sets out four options as to the process and decision making on adding buildings and structures to the Local List, along with the mechanism that will be used to notify owners that their building or structure has been added to this list.
- 4.5 **Option 1:** To make the process more inclusive of the community a sub-committee could be formed to include six members. The six members could be as follows:
- Two Councillors - Lead Councillor for Strategic Environment, Planning and Transport and Lead Councillor for Culture, Heritage and Recreation (or nominated substitutes);
 - Two officers - Conservation and Urban Design Officer and a senior representative of the Planning section; and
 - Two community representatives - nominated by CAAC.
- The sub-committee would have delegated powers to agree the local listing. The sub-committee could meet quarterly to assess nominations, and would consider representations that had been invited from the owner, the relevant ward councillors and the local community organisation (if relevant) during a four week consultation with those groups. Once a decision has been reached, this would be reported to PAC for information, and the relevant consultees (see above) would be informed, and the local list on the website would be updated.
- 4.6 This process would bring together the Council and community organisations in joint decision-making and would draw on a wider pool of expertise, and it would allow for a more focused discussion without putting additional time demands on PAC. It would also make the decision process more transparent than the existing approach. However, it would require the formation of an additional formal body, with some associated additional resource requirements. In addition, if meetings were held quarterly, there would need to be an exceptions procedure for local listing to be considered where there is an immediate threat that cannot wait until a quarterly meeting for resolution.
- 4.7 **Option 2:** A more straightforward process of assessment of the nomination by the Conservation and Urban Design Officer in consultation with the CAAC could be undertaken, with a recommendation then made to PAC to determine. This could build in the consultation elements of Option 1 (with ward Councillors, local groups and the landowner) as required. This would be an equivalent process to how PAC

until recently dealt with Tree Preservation Orders (TPOs). One of the issues with this approach would be the additional burden on PAC to make decisions, at a time when additional delegations have been made on other matters to avoid this happening. However, the advantage of this approach is that it is the most transparent option in terms of how a decision has been reached, and uses an existing forum for decision-making with a wider range of Councillor input than would be the case for the sub-committee.

- 4.8 **Option 3:** This option would be a variation on Option 1, in that the sub-committee would be established as described, but, rather than making the decisions on the nomination, they would make a recommendation that would then need to be endorsed by PAC. This would have the benefit of a more transparent and publicly visible process than Option 1. However, it would represent a significant amount of duplication of process at a time when resources are constrained, and this duplication is considered to be unnecessary.
- 4.9 **Option 4:** This option would be to continue with current process, as set out in paragraph 4.2 above and in more detail in Appendix 2. However, the decision-making on this is somewhat opaque and does not include community representation, and it is not recommended to continue with it.
- 4.10 The recommended approach is to pursue Option 2, i.e. to use PAC as the decision making body for local listing.

Next steps

- 4.11 Subject to agreement by Committee to pursue Option 2, a more detailed proposed process will need to be brought back to a future Committee meeting for agreement. It is estimated that this could be completed by the February 2021 Committee meeting.
- 4.12 A panel making up the same group as in the sub-committee in Option 1 could still be formulated as a temporary working group to deal with an extensive list of existing suggestions, mainly from the CAAC. This would be established on an informal basis. It is anticipated that there may be a significant number of buildings to consider initially, for which a working group will be valuable, but that after a year or two these would slow down and there would be less need for the group to continue.

5. CONTRIBUTION TO STRATEGIC AIMS

- 5.1 Changes to the local listing process will contribute to achieving the Council's priorities set out in the Corporate Plan through the protection and management of heritage assets that will contribute to 'Keeping the town clean, safe, green and active' and 'Providing infrastructure to support the economy'. It would ensure that the historical and architectural character is preserved and enhanced. It would also ensure that future development, where it does take place, is high quality and that development would not have a detrimental and therefore unsustainable impact.

6. ENVIRONMENTAL AND CLIMATE IMPLICATIONS

- 6.1 The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers). Local listing of buildings and structures, where it leads to the retention of those buildings or structures, can help to address the climate emergency by negating the need for demolition and new development, which are processes that use significant amounts of energy and result in emissions. However, in the long-term, it can be more difficult to achieve high levels of energy performance in older buildings than in new builds. There are therefore potentially either positive or negative effects, and schemes will need to be assessed at the application stage in terms of their compliance with the Council's policies.

7. COMMUNITY ENGAGEMENT AND INFORMATION

- 7.1 Section 138 of the Local Government and Public Involvement in Health Act 2007 places a duty on local authorities to involve local representatives when carrying out "any of its functions" by providing information, consulting or "involving in another way".
- 7.2 The local listing criteria, and the policies setting out the approach to locally listed buildings, have been subject to several stages of public consultation as part of the Local Plan.
- 7.3 The revision proposed to the assessment procedure in this report is designed to give the local community an involvement in protect buildings and items of local significance, through the involvement of the CAAC and other local community groups in the consultation, and through the ability for members of the public to make nominations for buildings to appear on the local list.

8. EQUALITY IMPACT ASSESSMENT

- 8.1 It is not expected that there will be any significant adverse impacts on specific groups due to race, gender, disability, sexual orientation, age or religious belief as a result of this report, which deals only with the process of deciding on local listing. An equality scoping assessment is included in Appendix 1 of this report.

9. LEGAL IMPLICATIONS

- 9.1 The local listing process is not a statutory function and there are no particular legal implications of the proposed change.
- 9.2 There may be a need to impose Article 4 Directions on Items added to the Local List to help protect them from demolition and ensure a planning application is required for demolition or identified alterations. This will need to go through separate approvals and legal processes as and when required.

10. FINANCIAL IMPLICATIONS

- 10.1 Any amended local listing process will need to be funded from within existing budgets. There will undoubtedly be more resource implications in terms of officer time than the existing process, but with the Conservation and Urban Design Officer having been recently appointed, and the involvement of the CAAC proposed, this could be mitigated to a large extent.

11. BACKGROUND PAPERS

- 11.1 Reading Borough Local Plan (Adopted November 2019).
- 11.2 RBC - Report by Director of Environment, Culture and Sport, (18 Feb. 2013).
"Process for producing a list of Locally important Buildings and Structure of Local Heritage Significance"
- 11.3 Historic England - Local Heritage Listing, (11 May 2016)

APPENDIX 1: EQUALITY IMPACT ASSESSMENT SCOPING

Provide basic details

Name of proposal/activity/policy to be assessed:

Process for Local Listing

Directorate: Economic Growth and Neighbourhood Services

Service: Planning

Name: Mark Worringham

Job Title: Planning Policy Team Leader

Date of assessment: 24/11/2020

Scope your proposal

What is the aim of your policy or new service?

To set out a new process for local listing of buildings and structures.

Who will benefit from this proposal and how?

The Council will benefit from having an process that is more transparent in locally listing buildings. Stakeholders, including members of the public and the development industry, will benefit from more certainty.

What outcomes will the change achieve and for whom?

A new process that is fit for purpose in proactively identifying buildings and structures for local listing and which has transparency for stakeholders to understand how decisions have been made.

Who are the main stakeholders and what do they want?

Developers/landowners, the public and community groups. All parties want an Clear process so as to best protect and enhance the historic environment in the area.

Assess whether an EIA is Relevant

How does your proposal relate to eliminating discrimination; promoting equality of opportunity; promoting good community relations?

Do you have evidence or reason to believe that some (racial, disability, gender, sexuality, age and religious belief) groups may be affected differently than others? (Think about your monitoring information, research, national data/reports etc)

Yes No

Is there already public concern about potentially discriminatory practices/impact or could there be? Think about your complaints, consultation, feedback.

Yes No

If the answer is **Yes** to any of the above you need to do an Equality Impact Assessment.

If No you **MUST** complete this statement

An Equality Impact Assessment is not relevant because the updated appraisal is not expected to have equality impacts on particular groups. The document seeks to amend processes so that there is greater transparency around how decisions are made.

Signed (completing officer)	Mark Worringham	Date: 24 th November 2020
Signed (Lead Officer)	Mark Worringham	Date: 24 th November 2020

APPENDIX 2: EXISTING LOCAL LISTING PROCESS

LOCAL LISTING PROCESS

In accordance with process agreed by Cabinet - 18 February 2013

- A Planning Officer will act as case officer throughout the process.
- Detailed records of all correspondence, forms and other documentation to be kept by the Case Officer throughout the process.
- N.B. Local Listing offers no additional protection from demolition or alteration. 19th July PAC report (Item 6) for 3 Craven Road gives delegated authority to the Head of Planning, Development and Regulatory Services in consultation with the Lead Member for Strategic Environment Planning and Transport to serve an Immediate Article 4 direction to prevent demolition of a LL building, if appropriate.

	ACTION	ACTIONED BY	DATE	NOTE
1.	Complete Nomination Form	Case officer / Councillor/ Member of public/Local Amenity Group		
2.	Check Nomination Form in consultation with RBC Heritage Adviser (Conservation Officer or equivalent)	Case Officer		
3	Heritage Adviser to sign their agreement to Nomination Form and provide additional detailed comments as appropriate.	RBC Heritage Adviser		
4	Team Leader/Planning Manager to sign bottom of Nomination Form confirming agreement to proceed.	Planning Manager/Team Leader		
5	Agreed Form and all associated background documents to be emailed to Head of Planning, Development and Regulatory Services (HPDRS)	Case Officer		
6	HPDRS to consult with Lead Member for Strategic Planning Environment, Planning and Transport (SEPT)	HPDRS to email Case officer requesting that they email the Lead Member on behalf of the HPDRS requesting their opinion on the proposed Local Listing. Case Officer to forward HPDRS request, the Nomination Form and all background documents to the Lead Member, requesting their opinion.		
7	(Once Lead Member response received.) Delegated decision to add (or not add) building or structure to the List of Locally Important Buildings and Structures of Local Heritage Significance. Email confirmation to case officer.	HPDRS		
8	Carry out Land Registry Search to determine the landowner(s)	Case Officer		
9	Write to owner and occupier and any known applicant/pre-applicant notifying of the local listing. Including: i) standard template letter in Office Manual ii) LL Information Sheet	Case Officer		

	iii) 1:1250 OS plan with LL building outlined in red. A 6 week consultation period follows, for the owner/occupier to notify the local planning authority of any reason why they believe the building or structure should not have been locally listed.			
	NOTE: The building IS LOCALLY LISTED at this point, subject to review/'appeal'.			
10	Email Land Charges - Local Listing MUST be registered as a Land Charge	Case Officer		
11	Email GIS - Local Listing to be marked on GIS system	Case Officer		
12	Email Berkshire Archaeology for decision to be added to the Historic Environment Record	Case Officer		
13	Email Member Services for them to notify all Cllrs	Case Officer		
14	Decision and relevant documents to be added to the Local Listing section of the RBC website - email web team/discuss with Planning Support Team	Case Officer		
---	'Appeal' Process	(Where representations are received from the owner or occupier)	-----	-----
15	Compile the representations received together with the original decision documents (for reference). Send to HPDRS for review.	Case Officer		
16	HPDRS to consult with Lead Member for Strategic Planning Environment, Planning and Transport (SEPT)	HPDRS to email Case officer requesting that they email the Lead Member on behalf of the HPDRS requesting their opinion on the 'appeal'. Case Officer to forward HPDRS request, representations received and the compiled information to the Lead Member requesting their opinion as to whether a revision to the local listing is justified.		
17	Delegated decision to revise or not revise the previous decision to add the building or structure to the List of Locally Important Buildings and Structures of Local Heritage Significance. Email decision to case officer.	HPDRS		
18	Notification of 'appeal' decision to all those originally notified + amendments to records as appropriate - (refer to stages 9 to 13 above).	Case Officer		

APPENDIX 3: OUTLINE LOCAL LISTING PROCESS UNDER OPTION 1

	ACTION	ACTIONED BY	DATE	NOTE
1.	Complete Nomination Form	Case officer / Councillor/ Member of public/Local Amenity Group		
2.	Check Nomination Form	Conservation and Urban Design Officer		
3.	Conservation and Urban Design Officer or Technical Support Officer to identify owners of building from Land Registry (if necessary)	Conservation and Urban Design Officer/Technical Support Officer		
4.	<p>Consultation to be sent to:</p> <ul style="list-style-type: none"> - Landowner(s) - Ward Councillors - Relevant residents or community association (if any) <p>Include the following in consultation</p> <ul style="list-style-type: none"> - standard template letter - Local listing nomination sheet (redacted if required) - 1:1250 OS plan with proposed locally listed building outlined in red. 	Conservation and Urban Design Officer/Technical Support Officer		
5.	28-day period for responses to be received	Conservation and Urban Design Officer/Technical Support Officer		
6.	Report prepared for quarterly Local Listing Sub-Committee detailing the nomination, consultations received, an assessment against the agreed criteria and a recommendation (locally list/do not locally list)	Conservation and Urban Design Officer		
7.	Local Listing Sub-Committee meets and decides on listing/local listing.	Sub-Committee		
	NOTE: The building IS LOCALLY LISTED at this point/			
8.	Email Land Charges - Local Listing MUST be registered as a Land Charge	Technical Support Officer		
9.	Email GIS - Local Listing to be marked on GIS system	Technical Support Officer		
10.	Email Berkshire Archaeology for decision to be added to the Historic Environment Record	Conservation and Urban Design Officer		
11.	Email Member Services for them to notify all Cllrs	Technical Support Officer		
12.	Notify landowners	Technical Support Officer		
13.	Decision and relevant documents to be added to the Local Listing section of the RBC website.	Conservation and Urban Design Officer		
14.	Regular Part 1 report to PAC detailing buildings added to Local List	Conservation and Urban Design Officer/Planning Policy Team Leader		

APPENDIX 4: OUTLINE LOCAL LISTING PROCESS UNDER OPTION 2

	ACTION	ACTIONED BY	DATE	NOTE
1.	Complete Nomination Form	Case officer / Councillor/ Member of public/Local Amenity Group		
2.	Check Nomination Form	Conservation and Urban Design Officer		
3.	Conservation and Urban Design Officer or Technical Support Officer to identify owners of building from Land Registry (if necessary)	Conservation and Urban Design Officer/Technical Support Officer		
4.	<p>Consultation to be sent to:</p> <ul style="list-style-type: none"> - CAAC - Landowner(s) - Ward Councillors - Relevant residents or community association (if any) <p>Include the following in consultation</p> <ul style="list-style-type: none"> - standard template letter - Local listing nomination sheet (redacted if required) - 1:1250 OS plan with proposed locally listed building outlined in red. 	Conservation and Urban Design Officer/Technical Support Officer		
5.	28-day period for responses to be received	Conservation and Urban Design Officer/Technical Support Officer		
6.	Report prepared for Planning Applications Committee detailing the nomination, consultations received, an assessment against the agreed criteria and a recommendation (locally list/do not locally list)	Conservation and Urban Design Officer		
7.	Planning Applications Committee meets and decides on listing/local listing.	PAC		
	NOTE: The building IS LOCALLY LISTED at this point/			
8.	Email Land Charges - Local Listing MUST be registered as a Land Charge	Technical Support Officer		
9.	Email GIS - Local Listing to be marked on GIS system	Technical Support Officer		
10.	Email Berkshire Archaeology for decision to be added to the Historic Environment Record	Conservation and Urban Design Officer		
11.	Email Member Services for them to notify all Cllrs	Technical Support Officer		
12.	Notify landowners	Technical Support Officer		
13.	Decision and relevant documents to be added to the Local Listing section of the RBC website.	Conservation and Urban Design Officer		

APPENDIX 5: NOMINATIONS FORM FOR LOCAL LISTING

CRITERIA AND CONSIDERATION FOR LOCALLY LISTING BUILDINGS AND STRUCTURES IN READING BOROUGH COUNCIL

Background and explanation: Heritage assets cannot be replaced once lost. They include both nationally and locally listed buildings. Harm to an asset’s significance can cause a loss of value to society and a loss of public benefit.

The criteria for assessment of locally listing buildings/ structures are set out below and are taken from the adopted Sites and Detailed Policies Document. These criteria and the accompanying explanation of how a particular building or structure meets these criteria will be used to assess whether that building or structure merits designation as a locally listed heritage asset.

The assessment will be based purely on the evidence provided with this form (unless the authority has access to further evidence).

Identification of buildings or structures for local listing: Buildings or structures worthy of being locally listed will mainly be identified through the process of considering and determining planning proposals and applications.¹

Exclusions

Buildings and structures will not be considered for the Local List when they are already part of a Conservation Area², Scheduled Monument, or subject to an article 4 direction relating to historical or architectural interest.

Address of building/ structure: _____

Postcode: _____

¹ Buildings or structures identified outside the application process will be considered as resources become available.

² Buildings that warrant local designation in a conservation area are awarded a ‘Buildings of Townscape Merit’ designation. For the purposes of the National Planning Policy Framework (NPPF, 2012), Buildings of Townscape Merit will be considered to warrant conservation and where appropriate enhancement in accordance with the NPPF. **Page 58**

Selection for the Local List

For any building, structure or group of buildings to be included in the Local List it **must** clearly meet the relevant age and integrity criteria:

	Please tick relevant box ³
(a) pre-1840: Any building, structure or group of buildings where its/ their style, form and construction are easily identifiable.	
(b) 1840 - 1913: Any building, structure or group of buildings that is/are substantially complete and unaltered and of definite significance.	
(c) 1914 - 1939: Any building, structure or group of buildings that is/are substantially complete and unaltered and of a high level of significance.	
(d) post 1939: Any building, structure or group of buildings that is/are of exceptional significance and wholly complete and unaffected by inappropriate changes.	

Please provide comments/ further explanation of above:

ranges, the original layout of four single-study bedrooms per floor in each 'house' appears to have survived largely unaltered."

It is considered that the building satisfies criterion (b) as the elements of the building which contribute to its 'substance' or 'essential qualities' which contribute to its heritage significance remain complete and unaltered. The changes that have occurred are generally extensions within the confines of the original collegiate quadrangle/study bedroom model in the case of the additional houses or alterations and remodelling within the existing building envelope in the case of the northern range. The original function, arrangement and ordering of building elements, and character, remain clearly discernible.

³ Note - if none of the above boxes are ticked, the building/ structure will not qualify for consideration as a locally listed building.

In addition it must also be shown that it contributes to the character of an area and is valued by local people in accordance with at least one of the criteria detailed below under the headings of historic interest, architectural interest and townscape value.

Historic interest

Please tick the relevant box/es

<p>(a) Historical Association i. The building or structure has a well authenticated historical association with a notable person(s) or event.</p>	
<p>ii. The building or structure has a prolonged and direct association with figures or events of local interest.</p>	
<p>(b) Social Importance The building or structure has played an influential role in the development of an area or the life of one of Reading's communities. Such buildings/structures may include places of worship, schools, community buildings, places of employment, public houses and memorials which formed a focal point or played a key social role.</p>	
<p>(c) Industrial Importance The building or structure clearly relates to traditional or historic industrial processes or important businesses or the products of such industrial processes or businesses in the history of Reading or are intact industrial structures, for example bridges</p>	

Comments/ further explanation of this should be provided in the box at the end of this section.

Architectural interest

<p>(a) Sense of place i. The building or structure is representative of a style that is characteristic of Reading.</p>	
<p>(b) Innovation and Virtuosity i. The building or structure has a noteworthy quality of workmanship and materials.</p>	
<p>ii. The building or structure is the work of a notable local/national architect/engineer/builder.</p>	
<p>iii. The building or structure shows innovation in materials, technique, architectural style or engineering</p>	
<p>(c) Group Value i. The buildings/structures form a group which as a whole has a unified architectural or historic value to the local area.</p>	
<p>ii. The buildings/structures are an example of deliberate town planning from before 1947</p>	

Comments/ further explanation of this should be provided in the box at the end of this section.

Townscape Value

The buildings/structures have prominence and a landmark quality that is fundamental to the sense of place of a particular locality.	
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Please provide comments/ further explanation of above

Recommendation made by (name of Proposer) :
Date :

General notes and any other relevant information on the building/ structure by Proposer ⁴ making recommendation for local listing including reasons for recommendation ⁵

⁴ The 'Proposer' is anticipated to normally be the Planning Case Officer given that the identification of most buildings or structures will currently be identified through the process of determining planning applications, however, the 'Proposer' could also be a member of the public or another organisation' group.

⁵ Failure to meet the requirements for a building or structure to be locally listed at a particular point in time does not rule out future re-consideration of that building or structure if significant new evidence is produced.

Source of all information and details of any supporting document used to support the recommendation to locally list the building or structure ⁶ .	
Detail of evidence/ document (including photographs)	Source/ reference of information

Continue on separate sheet if necessary

⁶ Any supporting documentation provided cannot be returned and will be kept on file as part of the supporting documentation should the building be locally listed. Please only send photocopies (subject to relevant copyright) should you wish to keep any documentation.

For official use only.

Recommendation **confirmed/rejected** by Conservation Officer:

Date:

Conservation Officer signature confirming recommendation:

Position:

Print name:

Reasons that the recommendation for locally listing the building/ structure have been confirmed/ rejected

Any additional comments regarding the building/ structure

Building/ structure identification :

Grid reference:

UPRN:

Buildings within red line on plan on following page:

Signature of Manager accepting recommendation: _____

Date: _____

Position: _____

Print name: _____

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COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 2nd December 2020

Ward: Abbey

App No.: 201420/FUL

Address: 45 Caversham Road, Reading, RG1 8JA

Proposal: Demolition of existing buildings and construction of 40 flats including provision of 30% of units as affordable housing with associated landscaping and parking

Applicant: Elstree Land Ltd & Swaythling Housing Society Ltd

13 Week Target Date: 25th January 2021

RECOMMENDATION:

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to:

- i) **GRANT** full planning permission, subject to the satisfactory completion of the Section 106 agreement;

The S106 to include the following heads of terms:

- Secure the agreed level of on-site affordable housing (6 x affordable rented units - 6 x 2-bed, 6 x shared ownership - 2 x 2-bed, 4 x 1-bed)
- £84,000 Open Space contribution to improve and extend facilities within the Thames Parks - payable before first occupation;
- £15,000 contribution toward provision of a car club within the locality - payable before first occupation;
- £5,000 contribution to amend the on-street parking bay and Traffic regulation order (TRO) along Great Knollys Street (payable before commencement)
- Offset the remaining tonnes of CO2 not being captured by the redevelopment as per the Council's Sustainable Design and Construction SPD (2019), estimated to be £50,400 (To be finalised based on a post completion review).
- Secure a construction phases Employment Skills and Training Plan or equivalent financial contribution. As calculated in the Council's Employment Skills and Training SPD (2013).

All financial contributions index-linked from the date of permission.

Or;

- i) Refuse full planning permission if sustainability matters not resolved or the S106 agreement is not completed by 25th January 2021 (unless the Head of Planning, Development and Regulatory Services Officers agree to a later date for completion of the legal agreement)

Conditions:

1. TIME LIMIT (STANDARD)
2. APPROVED PLANS
3. DWELLING MIX (RESTRICTION)
4. MATERIALS (TO BE APPROVED)

5. SAP ASSESSMENT MAJOR - AS BUILT (TO BE APPROVED)
6. DETAILS OF PHOTOVOLTAIC ARRAY(S) (TO BE APPROVED, INCLUDING IMPLEMENTATION)
7. SUSTAINABLE DRAINAGE (TO BE IMPLEMENTED)
8. FLOOD PROTECTION MEASURES (AS SPECIFIED)
9. FINISHED FLOOR LEVELS (AS PROPOSED)
10. LANDSCAPING LARGE SCALE (TO BE APPROVED)
11. HABITAT ENHANCEMENT SCHEME (TO BE APPROVED)
12. DETAILS OF PRIVACY SCREENING (TO BE APPROVED)
13. SECURED BY DESIGN (TO BE APPROVED)
14. NOISE MITIGATION SCHEME (AS SPECIFIED)
15. AIR QUALITY MITIGATION (AS SPECIFIED)
16. REMEDIATION SCHEME (TO BE SUBMITTED)
17. REMEDIATION SCHEME (IMPLEMENT AND VERIFICATION)
18. UNIDENTIFIED CONTAMINATION
19. HOURS OF CONSTRUCTION/DEMOLITION
20. CONSTRUCTION METHOD STATEMENT (TO BE SUBMITTED)
21. NO BONFIRES
22. REFUSE AND RECYCLING (DETAILS TO BE APPROVED)
23. VEHICLE PARKING (AS SPECIFIED)
24. VEHICULAR ACCESS (AS SPECIFIED)
25. CYCLE PARKING (TO BE APPROVED)
26. ACCESS CLOSURE WITH REINSTATEMENT
27. PARKING PERMITS 1
28. PARKING PERMITS 2
29. EV CHARGING POINTS
30. ADAPTABLE UNITS
31. EXTERNAL LIGHTING (TO BE APPROVED, IF ANY IS PROPOSED)

Informatives

1. Positive and Proactive Working - approval
2. Pre-commencement conditions
3. Highways
4. S106
5. Terms
6. Building Control
7. Complaints about construction
8. Encroachment
9. Contamination
10. Noise between residential properties - sound insulation of any building
11. Community Infrastructure Levy (CIL)
12. Bats & works to roofs
13. Parking Permits
14. Ongoing information conditions
15. Access construction
16. Canopies and structures overhanging the highway

1. INTRODUCTION

- 1.1 The site for which this application relates is 0.158 hectares located to the northwest of the town centre and west of the railway station. It occupies a prominent corner plot fronting the north/south Caversham Road, part of the town's Inner Distribution Road (IDR). Its north side elevation runs alongside the much quieter east/west Great Knollys Street. The site is directly opposite

“40rty” Caversham Road, and opposite the junction of Stanshawe Road. To the north, across Great Knollys Street, are a block of flats at Regent Court, a Grade II listed Victorian Terrace “Regent Place”. To the immediate south is an unlisted terrace (33-41 Caversham Road) and further South a pair of Grade II listed buildings (29 & 31 Caversham Road ca. 1847).

- 1.2 This application seeks to fulfil part of the requirement of strategic site allocation CR12b, West side major opportunity area, as set out in the Local Plan.
- 1.3 The predominantly hard surfaced site is a noteworthy break in the generally consistent 3 and 4-storey residential uses on the Western side of this portion of Caversham Road.

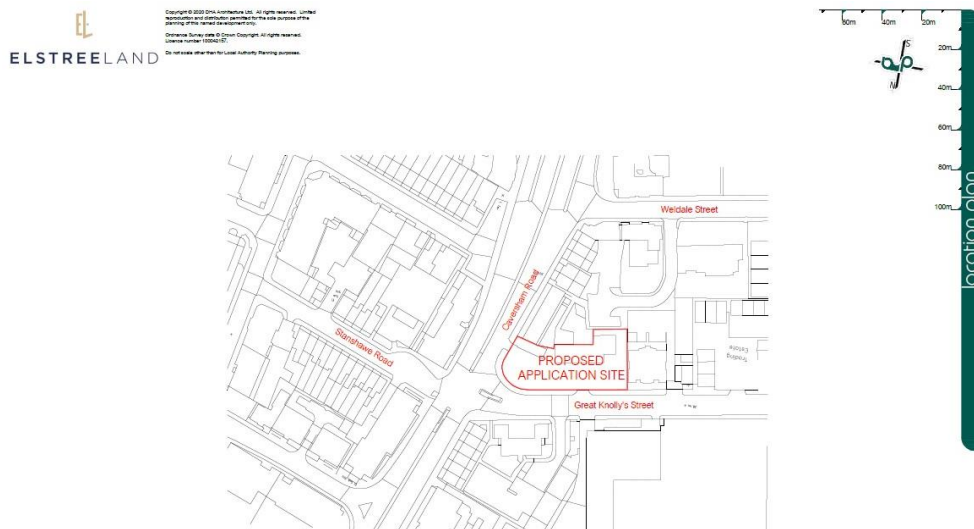


Figure 1 - Site location Plan



Figure 2 - Aerial (Google maps 2020)

1.4 The buildings on site are not Listed nor are they located within a Conservation Area.

1.5 Prior to the submission of this planning application, the applicant undertook extensive pre-application engagement with officers and the scheme was considered by the Design Review Panel.

2. PROPOSAL

2.1 The application seeks permission for the redevelopment of the site to provide a total of 40 residential units (14 x 1-bed, 24 x 2-bed, and 2 x 3-bed flats). The joint applicants (Elstree Land, and Swaythling Housing Society Ltd) have a contractual agreement wherein the site will be acquired by Swaythling upon grant of permission, and Swaythling, as an affordable housing provider will obtain grant funding to provide all 40 units as affordable with a mix of affordable rent (70% market rent as per emerging SPD), and shared ownership. The development will take the form of a predominantly 4-storey building, with a three storey wing adjacent the terrace along Caversham Road, and includes a setback fifth floor behind a parapet wall. The existing buildings on the site are to be demolished. A total of 12 car parking spaces will serve future residents.

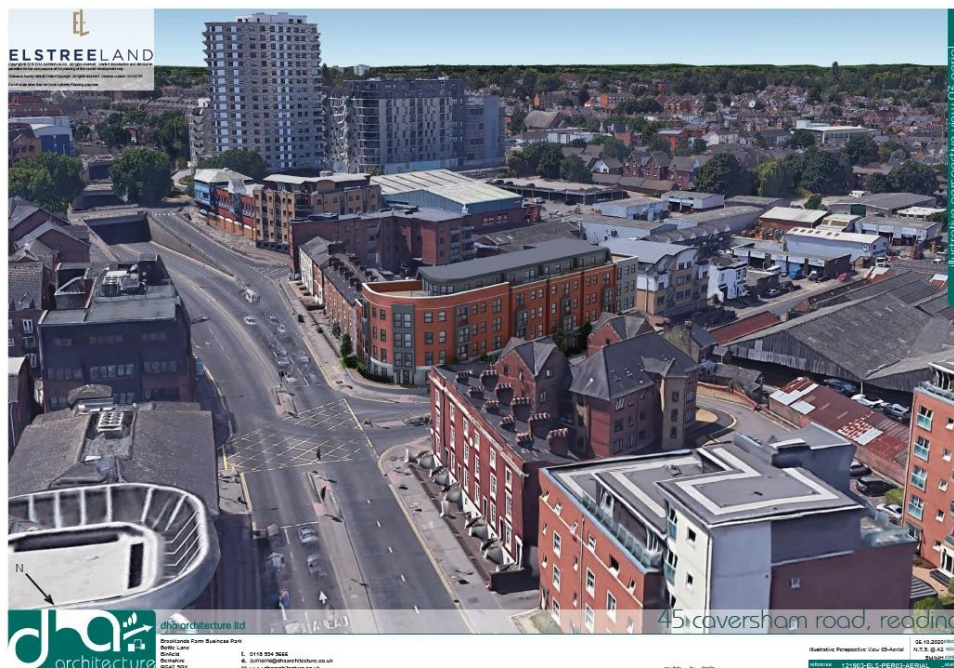


Fig 3 - CGI visual of proposal



Fig 4 - CGI visual of proposal

2.2 In addition, the proposal will provide 22 secure bicycle spaces. The development will provide the majority of the flats with south facing balconies/terraces and will provide an area of communal amenity space to the rear of the site. To the front elevation, the proposal will include ramped access, hedging, and provision of a tree toward the Northern end of the site. The landscaping to the Great Knollys Street frontage is proposed to include spaced trees, hedging, and shrub planting.

2.3 Submitted Plans and Documentation:

Original proposed plans submitted with application on 26 October 2019:

- 121903-ELS-01 Presentation Planning Layout
- 121903-ELS-02 Supporting Planning Layout
- 121903-ELS-03 Location Plan
- 121903-ELS-04 Block Plan
- 121903-ELS-PER01 Perspective 01
- 121903-ELS-PER02 Perspective 02
- 121903-ELS-PER03 Perspective 03
- 121903-ELS-PER04 Perspective 04
- 121903-ELS-PER05 Perspective 05
- 121903-ELS-PER06 Perspective 06
- 120903-ELS-PER01-AERIAL Aerial Perspective 01
- 120903-ELS-PER02-AERIAL Aerial Perspective 02
- 120903-ELS-PER03-AERIAL Aerial Perspective 03
- 121903-ELS-SS01 Street Scene 01
- 121903-ELS-SS02 Street Scene 01
- 121903-APT-E1 Apartment Block - Elevations
- 121903-APT-E2 Apartment Block - Elevations, Section
- 121903-APT-E3 Apartment Block - Elevations
- 121903-APT-P1 Apartment Block - Ground Floor Plan
- 121903-APT-P2 Apartment Block - First Floor Plan
- 121903-APT-P3 Apartment Block - Second Floor Plan

121903-APT-P4 Apartment Block - Third Floor Plan
121903-APT-P5 Apartment Block - Fourth Floor Plan
121903-TEN-P1 Section 106 Affordable Housing Tenure Plan
121903-ELS-CS01 Cycle Store 01 - Plans and Elevations

CIL Form

Application forms

Location plan

Block plan

Market Report

7221/LSP - Landscape strategy plan Rev D

Heritage and Archaeological assessment

Geo-environmental report

Flood risk assessment

Energy statement

Ecological report

Design and access statement (including previous design documents presented through pre-application stage as appendices)

Affordable housing statement

Air quality assessment

Utilities report and plans

Transport assessment

Sustainability report

Daylight/sunlight assessment

Planning statement

Noise assessment

2.4 Revised plans/documents received 12 November 2020

Revised Design and access statement

2.5 Revised plans/documents received 20 November 2020

20-184-SK001 Approach route layout

121903-APT-P1 A - Ground floor plan

121903-CIL-P1 - CIL plan

121903-ELS-01-A - Site plan

121903-ELS-02-A - Site layout

121903-ELS-04-A - Location plan

121903-ELS-05-A - Site plan showing rear walkway at 33-41 Caversham Road

121903-ELS-SS01-A Streetscene 01

7221-LSP-E - Landscape strategy

3. PLANNING HISTORY

90-00627-OUT (900189) - Office building, residential development and associated car parking WITHDRAWN

92-00251-FUL (920189) - Change of use from Builders' Merchants Yard to Vehicle Display and Sales; ancillary offices and storage, valeting, routine maintenance and parking APPROVED

94-00161-FUL (940403) - Single storey, fully glazed, car showroom APPROVED

95-00362-FUL (950065) - Change of use from vehicle display and sales, ancillary offices and workshop to the sales and fitting of tyres and exhausts and offices for car hire with ancillary parking. APPROVED

95-00509-FUL (950475) - Extension to end of existing building and installation of roller shutter doors in front elevation. APPROVED

95-00577-ADV (950558) - Non-illuminated fascia sign and pylon APPROVED

95-00262-FUL (950656) - Change of use from second hand car sales to servicing repairing and M.O.T. testing of motor vehicles and car hire. APPROVED

99-00768-ADV (991439) - Erection of individual non-illuminated lettering to cladded fascia areas. APPROVED

4. CONSULTATIONS

4.1 Transport

No objection subject to conditions and s106 requirements as noted above.

4.2 Environmental Protection

Full comments received on 10th November 2020. These have been summarised as follows:

Noise impact on development

The noise assessment submitted shows that the recommended standard for internal noise can be met, if the recommendations from the assessment are incorporated into the design. It is recommended that a condition be attached to consent to ensure that the glazing (and ventilation) recommendations of the noise assessment (and air quality assessment, where relevant) will be followed, or that alternative but equally or more effective glazing and ventilation will be used.

Noise between flats

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Air Quality - Increased exposure

The air quality assessment submitted with the applications concludes that mitigation measures will be needed due to high NO₂ levels at the lower floors of the Caversham Road façade - mechanical ventilation.

Air Quality - Increased emissions

The air quality assessment concludes that there will not be an impact on air quality as a result of the development therefore a mitigation scheme is not required.

Contaminated Land

Remediation is needed due to presence of ground gas, and lead and minor PAH contamination.

Construction and Demolition

Recommended conditions to control construction management as with any site of this nature.

Bin storage - rats

There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste. I recommend the following condition.

4.3 RBC Ecology

Comments received on 20 November 2020. The ecological assessment and recommendations within are considered appropriate, and subject to a condition regarding ecological enhancements, no objection.

4.4 Natural Environment Team (Landscape)

Final comments received on 23rd November as92020:

Tree officers have indicated that they would object on the basis that there would be limited landscaping to the front, and the green wall would be provided to the rear of the site with “no benefit to the Caversham Road frontage”.

Officer Note: landscaping to frontages, and green wall are addressed in the planning assessment and form part of a balanced consideration.

4.5 RBC Access Officer

Generally in favour of accessible flats subject to suitable ramping from street level, and comments will be provided in any update report.

4.6 Environment Agency

No response has been received at the time of writing.

Officer note: a detailed flood risk assessment has been provided and includes details of Sustainable urban drainage (SUDs) and finished floor levels which would be 300mm above the identified floor levels over the site.

4.7 RBC Leisure Team

No objection received at time of writing.

4.8 Thames Water

No objections.

Non-statutory

4.9 Public representations

No letters of representation have been received at the time of writing.

4.10 Crime prevention design advisor

No objection subject to conditions for crime prevention design considerations/conditions.

4.11 Berkshire Archaeology

No objection.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) which also states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

5.2 The following relevant planning policy and guidance is applicable to the assessment of this application.

5.3 National Planning Policy Framework (NPPF) (Feb 2019)

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 5 - Delivering a sufficient supply of homes
Section 7 - Ensuring the vitality of town centres
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting sustainable transport
Section 11 - Making effective use of land
Section 12 - Achieving well-designed places
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

5.4 Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT
CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
CC3: ADAPTATION TO CLIMATE CHANGE
CC5: WASTE MINIMISATION AND STORAGE
CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT

CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
CC9: SECURING INFRASTRUCTURE

EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN10: ACCESS TO OPEN SPACE
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN14: TREES, HEDGES AND WOODLAND
EN15: AIR QUALITY
EN16: POLLUTION AND WATER RESOURCES
EN17: NOISE GENERATING EQUIPMENT
EN18: FLOODING AND DRAINAGE

EM3: LOSS OF EMPLOYMENT LAND

H1: PROVISION OF HOUSING
H2: DENSITY AND MIX
H3: AFFORDABLE HOUSING
H5: STANDARDS FOR NEW HOUSING
H6: ACCOMMODATION FOR VULNERABLE PEOPLE
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

TR1: ACHIEVING THE TRANSPORT STRATEGY
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

CR1: DEFINITION OF CENTRAL READING
CR2: DESIGN IN CENTRAL READING
CR3: PUBLIC REALM IN CENTRAL READING
CR6: LIVING IN CENTRAL READING

CR12: WEST SIDE MAJOR OPPORTUNITY AREA

5.5. Supplementary Planning Documents

Sustainable Design and Construction (2019)
Planning Obligations under Section 106 SPD (2015)
Employment, Skills and Training SPD (2013)
Residential Conversions SPD (2013)
Affordable Housing SPD (2013)
Revised Parking Standards and Design (2011)

5.6 Other Reading Borough Council Corporate documents

Reading Tree Strategy (2010)
Reading Open Space Strategy Update Note (2018)
Reading Open Space Strategy (2007)
Waste Management Guidelines for Property Developers, Reading Borough Council

5.7 Other material guidance and legislation

National Planning Practice Guidance (2020)
The Community Infrastructure Levy (CIL) Regulations (Amended 2015)
Department for Transport Manual for Streets

Department for Transport Manual for Streets 2
Berkshire (including South Bucks) Strategic Housing Market Assessment -
Berkshire Authorities and Thames Valley Berkshire Local Enterprise
Partnership, Final Report, February 2016, prepared by GL Hearn Ltd
Technical Housing Standards - Nationally Described Space Standard, DCLG,
2015
Site Layout Planning for Daylight and Sunlight: a guide to good practice (BR
209), P. Littlefair, 2011

6. APPRAISAL

The main matters to be considered are:

- 6.1 Principle of development
- 6.2 Design & Heritage
- 6.3 Housing mix and density
- 6.4 Affordable housing
- 6.5 Residential amenity
- 6.6 Natural environment
- 6.7 Sustainability
- 6.8 Transport
- 6.9 S106/Community Infrastructure Levy
- 6.10 Other matters

6.1 Principle of development

6.1.1 Planning law requires that applications for planning permission must have regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the development plan for the area is the Reading Borough Local Plan (2019). At a national level, the National Planning Policy Framework (NPPF) constitutes guidance which the Local Planning Authority (LPA) must have regard to. The NPPF does not change the statutory status of the development plan as the starting point for decision making but constitutes a material consideration in any subsequent determination.

6.1.2 The NPPF sets out a presumption in favour of sustainable development running through both plan-making and decision-taking. The three dimensions to achieving sustainable development are defined in the NPPF as: economic, social and environmental. Paragraph 11 of the Framework indicates that, for decision taking, where Local Plan policies are up to date: development proposals that accord with the Development Plan should be approved without delay. Both the adopted Local Plan and the NPPF require a positive approach to decision-taking to foster the delivery of sustainable development. These three dimensions of sustainable development are also central to the Council's Local Plan core policy CC1. This repeats the aims of the NPPF in approving development proposals that accord with the Development Plan. How this proposal meets the three dimensions to achieving sustainable development will be concluded at the end of this report weighed against the level of Local Plan compliance.

Land use principles

6.1.3 The current existing use of the site is Sui Generis (Car hire, MOT centre and vehicle repairs) use. Policy CR12 states that: "*Development in the West Side*

Major Opportunity Area will ... i) Contribute towards providing a mix of uses including residential". The site is located within sub-area CR12b which states: "This area will be developed primarily for residential. Any development which would result in the loss of small business units should seek to replace as many of those units as possible, preferably on site. There should be a careful transition to the lower density residential areas to the west. Listed buildings and their settings in the area will be conserved and where possible enhanced."

- 6.1.4 Policy EM3 states: *"Within the Core Employment Areas, the overall level of employment land should be maintained."* The site is not located within a Core employment area, and the policy goes on to state: *"In other areas, the following matters will be considered when assessing proposals which would result in a loss of employment land: - (i) Is access by a choice of means of transport, including access to the strategic road network, poor, and likely to remain poor? (ii) Is the continued use of the site for employment, including the potential for redevelopment for employment uses, viable? (iii) Is there a surplus of a similar size and type of accommodation in Reading? (iv) Would continued employment use of the site detrimentally affect the amenity and character of a residential area? (v) Is the need for alternative uses stronger than the need for the retention of employment land? (vi) Would the proposal result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme?"*
- 6.1.5 The NPPF seeks to 'boost significantly the supply of housing' and deliver a wide range of homes, of different types and tenures. This Framework clearly identifies that planning should promote the efficient use and redevelopment of brownfield land.
- 6.1.6 The application seeks the redevelopment of a now vacant Sui Generis Car hire/MOT centre and vehicle repair use to provide 40 no. residential units.
- 6.1.7 The site is located within the 'Reading Central Area' and the 'Office Core' as defined by the Local Plan. As mentioned, it is also located on the edge of allocated site CR12b sub-area which within the policy states: *"Any development which would result in the loss of small business units should seek to replace as many of those units as possible, preferably on site."* The supporting text of the policy goes on to state: *"the balance of uses is weighted more strongly in favour of residential ..."*
- 6.1.8 In this particular instance, the proposed development would seek to provide a wholly residential scheme in lieu of re-providing a similar car-hire or commercial use at ground floor. The abovementioned policy (CR12b) seeks to **"replace as many of those units as possible"**, and must be read in conjunction with policy EM3 (above), which outlines a number of considerations for loss of employment land outside of core employment areas.
- 6.1.9 The applicant has provided a market report which includes reference to the preference of light industrial uses or uses similar to the car hire use favouring out of centre locations (such as retail parks which have much better accessibility for large vehicles).
- 6.1.10 As such, in addition to the market assessment prepared by the applicant, when assessing the proposal against policy EM3, the continued employment use of the site as a car hire use would result in a significant detrimental

impact on residents of the site and the wider area (including re-establishing the previously approved car servicing and repair use). The identified need for affordable housing (which is proposed) including 2-bed and 3-bed dwellings is stronger than the need to retain the existing commercial use. As such, having considered the context of policy CR12b and policy EM3, there is weight in favour of the proposed residential development in this case.

Residential use

- 6.1.11 The proposed development would deliver 40 new homes and therefore based on the proportion of floorspace proposed, would be a residential led scheme. Under core housing Policy H1, housing provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in the Borough up to the end of the Plan period (2036). Furthermore, because of the borough's overwhelmingly urban character, there is a heavy reliance on previously developed land meeting such needs.
- 6.1.12 The site is located approximately 320m from the South entrance of Reading Station, and approximately a 5mins walk from all main services and facilities offered by a central town location.
- 6.1.13 The proposal would therefore contribute to meeting the Borough's housing need through an uplift of 40 units in a highly sustainable location for new residential development. This accords with the aims of Policy CC6 (Accessibility and Intensity of Development) of the Local Plan and is afforded positive weight in the overall planning balance.

Flood risk and drainage

- 6.1.14 Policy EN18 (Flooding) seeks that development should not increase the risk of flooding and that major schemes should include provision of sustainable drainage systems (SuDs).
- 6.1.15 The site is located within Flood Zone 2. As a more vulnerable development in terms of flood risk classification any planning application is required to successfully demonstrate that it has passed the flood risk sequential test. The sequential test seeks to steer new development to areas with the lowest probability of flooding.
- 6.1.16 The Council's latest 'Housing and Economic Land Availability Assessment' (May 2017) (HELAA) notes that 'there are not sufficient sites to meet the objectively assessed need for housing in Reading on sites in Flood Zones 1 and 2'.
- 6.1.17 The HELAA and the submitted Sequential Test are felt to adequately demonstrate that there are no reasonably available, sequentially preferable sites within the surrounding area which are at a lower probability of flooding and that would be suitable for the proposed development proposed. On this basis, it is considered that the Sequential Test has been satisfied.
- 6.1.18 A site specific Flood Risk Assessment has also been submitted with this application. All residential accommodation will be located above the modelled fluvial flood level. Flood resistance and resilience techniques are recommended to be incorporated at ground floor level and this can be secured via condition. Whilst safe access and egress is not available during a 1 in 100 year plus climate change event, it is recommended that site management and residents sign up to receive free flood warnings from the

EA. Officers recommend that a Flood Management Plan is prepared to detail the actions to be taken before, during and after a potential flood event.

- 6.1.19 Overall, it has been demonstrated that the development would be safe, without increasing flood risk elsewhere, and that a positive reduction in flood risk would be achieved through the inclusion of surface water attenuation techniques and constitute an improvement to the site's current drainage performance in accordance with Policy.
- 6.1.20 There have been no comments received from the EA but officers are satisfied that the site is located within an allocated site (as such a sequential test has already been passed), and the floor levels have been proposed to meet the EA guidance (being 300mm freeboard above the specified flood levels).

6.2 Design & Heritage

- 6.2.1 The application site's use/last use is as a car-hire business with a two-storey building immediately adjacent the terrace, and two single storey structures including a vehicle workshop building. The site is located opposite the Grade II listed terrace "Regent Place" which dates from 1847 and is a 3-storey and basement terrace block. Immediately adjacent to the site, is a later terrace (33-41 Caversham Road), which has seen significant alteration to be converted to flats (with major works to the rear), and further south is a Grade II listed pair of semi-detached dwellings (29 & 31 Caversham Road).
- 6.2.2 The surrounding area is mixed in terms of architectural styling and detail, although there is a strong line of 3-storey terraces existing between the newer development at the Corner of Weldale Street (4-storeys) and the application site. The wider area, including the opposite side of Caversham Road range from 4-storeys to 6-storeys. The general material used within the area is red brick, with mixtures of modern variations on newer building which reflect the character of the area, as well as defining the new buildings from the historic buildings. The properties fronting Caversham Road are characterised by shallow setbacks with cast iron railings, and minimal landscaping. In terms of plot coverage and ratios of built form within the area, the residential sites are predominantly covered by their building footprints with most of the space around buildings being converted to car parking/hardstanding.
- 6.2.3 The proposed development is for a curved part 4-storey building, with 5-storey portion along Great Knollys Street, also, a step down to 3-storeys where the site meets the adjacent terrace (33-41 Caversham Road). The overall bulk and scale of the proposal is currently proposed to be of a similar depth as the adjoining terrace of dwellings, and the adjoining Lion Court. The design would incorporate projecting oriel windows, which adds a modern element to a Georgian terrace inspired design. The design includes a grey brick finish at ground floor level, at the end where the proposal steps down to Lion Court, and grey panels for the recessed fifth floor. Along both frontages are recessed guttering sections which serve to break up the otherwise long façade along Great Knollys Street which gives this elevation the feeling of a terrace. The design proposes flat roofs for the building, with a large parapet well to the corner, and parapets along both frontages.
- 6.2.4 The proposed development would provide a 3.7m wide gap between the existing terrace and the proposed 3-storey portion, and a 15.4m gap to the 4-storey portion.

- 6.2.5 Although not within close proximity to the listed buildings the proposed design is required to meet the requirements of policy CC7 and CR2 in design terms, which among other things requires all development be of a high quality which maintains and enhances the character and appearance of the area.
- 6.2.6 The proposed curved brick building follows the unique line formed by the junction of Great Knollys Street and Caversham Road, and is built to the building line of the remainder of the terraces along Caversham Road (including the listed semi-detached properties).
- 6.2.7 The proposed development, by virtue of its plot coverage, plot depth and setback to the footway, would have a layout which is commensurate of its town centre location, and would sit well within the area it is located. The design, would have a massing, including window orientation, location, and hierarchy which would respond to the historic character of Caversham Road, including an overall height which respects and responds to the area in which it is located, and provides a prominent corner design which bookends the properties between the site and Weldale Street. The design is therefore considered to be of sufficiently high quality which would maintain and enhance the area in which it is located, and remove a noteworthy void from the streetscene which is even more noticeable now the site has been vacated by Avis. As such, the proposal is considered acceptable in terms of policies CC7, EN1 and CR2.

6.3 Housing mix and density

Housing mix

- 6.3.1 The NPPF seeks to ‘boost significantly the supply of housing’ and deliver a wide range of homes, of different types and tenures. In terms of housing mix, Policy CR6 (Living in Central Reading) supports this and further seeks that residential developments within the town centre area should incorporate as a guide, a maximum of 40% of 1-bedroom units and a minimum of 5% of 3-bedroom units.
- 6.3.2 A total of 40 new flats are proposed with the following mix:
- 1 bedroom (2 Person): 14no. (typical size 51-54m²)
 - 2 bedroom (3 Person): 19no. (typical size 61m² including 2 x 2 bedroom (accessible flats)(typical size 65m²))
 - 2 bedroom (4 person): 5no. (typical size 71m²)
 - 3 bedroom (4 person): 2no. (typical size 75m²)
- 6.3.4 When considered against the requirements of Policy CR6, the following proportions are calculated:
- 1 bedroom units 17 no. = 35%
 - 2 bedroom units 24 no. = 60 %
 - 3 bedroom units 3 no. = 5%
- 6.3.5 The proposal is therefore compliant in provision of 1-bedroom units (35% compared to the policy guide for a maximum of 40%), and the provides 2 3-bedroom units which meets the 5% policy guidance. Furthermore, the provision of 2-bedroom units is composed of two sizes, 3 or 4 person (19 x 3-

person, 5 x 4 person) occupancy, which includes 2 accessible units in accordance with Building Regulations M4(3). Based on the characteristics of the site and the appropriateness for range of units in such an arrangement, the overall dwelling mix proposed by the development is considered acceptable and in accordance with the requirements of Policy CR6 of the Local Plan.

Density

- 6.3.6 Achieving an efficient use of the land within the context of any central and sustainably located site is a key priority both at a national and local level. The NPPF states that LPAs should actively “*encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value*”. In general terms, officers support those urban design principles which encourage an ambitious approach to density, as this is beneficial in terms of:
- ensuring efficient use of land
 - preventing urban sprawl
 - supporting a range of uses
 - increasing the viability and hence availability of public transport
 - encouraging social interaction.
- 6.3.7 The spatial strategy for Reading identifies Central Reading as the focus for meeting much of the identified development needs at a medium and high density. The Local Plan identifies the fact that there are considerable areas of underused land around the edge of the centre like those existing plots which front onto Caversham Road that offer an opportunity to accommodate a considerable amount of development at higher densities.
- 6.3.8 Policy CC6 ‘Accessibility and the intensity of development’ makes the important link between the scale and density of development and its inherent level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations. This does not override other considerations but is an important element of meeting the borough’s development needs in the most sustainable way. Policy H2 which specifically considers density and mix, requires that the appropriate density of residential development is informed by amongst other things:
- the character and mix of uses of the area in which it is located (including nearby heritage assets);
 - its current and future level of accessibility; and
 - the need to achieve high quality design and the need to maximise the efficiency of land use.
- 6.3.9 Within the Local Plan, indicative densities for different areas are set out in Local Plan extract Figure 4.5 (Below). This indicates such a site located within the Town Centre and in such close proximity to the station, would have an indicative density of above 100 dwellings per hectare. It is important to note, no upper limit is provided for the Town Centre, as each application would be considered on a case by case basis and informed in conjunction with other factors.

Figure 4.5: Indicative density ranges (dwellings per hectare)

Town Centre	Urban	Suburban
Above 100	60-120	30-60

6.3.10 The supporting text goes on to acknowledge that the criteria discussed above may indicate that different densities are appropriate, despite the indicative density range indicating otherwise.

6.3.11 Regarding the proposal in question, a density of 280-510 dwellings per hectare is calculated across the site (indicatively). Whilst this is considered high-density in comparison to the much lower neighbouring commercial sites to the north and south within the Caversham Road transition zone, the plan recognises the opportunities available to increase density to help to meet identified needs in highly sustainable locations like this. Given the proposed format of development such density (266dph) does not represent any significant conflict with policy or departure from the prevailing density of other existing or recently approved developments fronting onto the IDR to the south.

6.4 Affordable housing

6.4.1 Affordable Housing is a key priority within the borough. Policy H3 of the Local Plan (Affordable Housing) seeks to ensure that development proposals of more than 10 dwellings should provide the equivalent of 30% on-site provision of affordable housing.

6.4.2 The Council's current Affordable Housing SPD (2013) requires that new development should include a range and mix of tenures of affordable housing (as appropriate depending on site size) to reflect local needs. This is reflected in the current SPD which identifies a tenure mix of 50% social rent and 50% shared ownership/intermediate housing.

6.4.3 The application was supported by an affordable housing statement which outlines that 6 x 2-bed dwellings will be secured by s106 to be affordable rented (at a maximum of 70% market rent), and 6 flats (2 x 2-bed, 4 x 1-bed) will be shared ownership. As such, the offer would comply with the abovementioned policies.

6.4.4 In addition to the above, the applicants are partnered with a registered provider who intends to bring the site forward with 100% of the flats to be affordable housing, subject to grant funding, which will be included as a caveat within the section 106 agreement.

6.4.5 The registered provider has identified from a management perspective that 40 flats would be considered a viable scheme to implement in this way, and is a minimum number for the scheme, which has informed the choice of unit size and mix (although remaining a policy compliant level).

6.5 Residential amenity

6.5.1 Policies CC8 and CR6 require that all development does not cause a detrimental impact on the living environment of existing residential properties nor create unacceptable living conditions for new residential properties.

- 6.5.2 The site is located on the Inner Distribution Road (Caversham Road) (IDR) and as such, noise pollution, and air pollution are of particular concern when introducing residential uses. As noted in policy CR6, *“proposals for new residential development within the central area will be required to demonstrate how the issue of potential noise disturbance from neighbouring land uses and other sources, and air quality implications of residential development, have been considered and if necessary, mitigated.”*
- 6.5.3 In support of the application, the applicant has provided a detailed air quality assessment, and acoustic assessment. The findings of such report detail methods for mitigation, including mechanical ventilation for flats fronting Caversham Road, and specifications for windows including air tightness. As above, the Council’s environmental protection officers have reviewed and are satisfied that conditions securing implementation in line with these reports would be acceptable and ensure appropriate noise/air quality for the proposed development. Construction hours, control of noise and dust during construction will also be conditioned.

Privacy

- 6.5.4 The site is within a relatively densely built up area with predominantly flatted development (including adjacent terrace and Lion Court). The proposal, by virtue of the shape of the site (being greater than 90° to Caversham Road) would introduce rear facing windows and balconies for flats which would face the rear of the adjoining terrace. To the rear of 33-41 Caversham Road, through the conversion of the terrace to flats, an extension to these flats has been attached to create walkways along the entire rear of the building. Meaning, the rear is predominantly access with front doors, and secondary windows with most front habitable windows to Caversham Road.
- 6.5.5 Due to the orientation of the site, the closest rear facing balcony would be approximately 5.5m from the rear walkway of these flats. This would be an oblique view from both the proposed flats, and the existing flats, and due to the lack of habitable rooms on the existing flats would be unlikely to result in significant privacy concerns in this regard. For the proposed development, particularly the two rear facing balconies closest to these shared access walkways could need additional measures to protect privacy. As such, it is considered necessary to secure by condition, a plan demonstrating provision of some form of privacy screening to these proposed flats. Subject to this condition being met, the scheme would not result in an unacceptable level of privacy concern, with the remainder of the flats having a common relationship compared to a dense town centre location.

Daylight and sunlight

- 6.5.6 The applicant has provided a daylight/sunlight assessment with the application. The report shows that the scheme would not have a significant detrimental impact upon adjoining properties in terms of access to daylight/sunlight. In addition, the proposed development would provide all but 1 bedroom with sufficient daylight/sunlight (with the one bedroom being 0.3% below the specified target for the type of room). In this instance as a secondary room, a bedroom having slightly reduced daylight/sunlight, would not have a significant effect upon future occupants and as such the scheme would be acceptable despite this minor shortfall in this regard.

Private and communal outdoor space

6.5.7 Policy H10 states that “... flats may be provided with communal outdoor space, balconies and/or roof gardens”. In this instance, the proposed development would provide 29 flats with private balconies or terraces, and an on-site communal outdoor space of 80m². A number of flats which do not have private terraces/balconies are located on the Caversham Road frontage, and due to the noise/air quality concerns, further balconies would not be acceptable. The site is well located with access to Victoria Park, and other Thameside parks. The proposal would provide a reasonable amount of private and communal outdoor space for future occupants, however, occupants would be reliant on public open spaces for recreation. As such, it is considered appropriate to seek a contribution of £84,000 for improvement and extension of existing facilities within the Parks which are in close proximity to the development.

Dwelling size

6.5.8 All dwellings have been proposed to meet or exceed the nationally described space standard (as outlined in policy H5) for the type of dwelling/number of bedrooms. As such, all flats are considered acceptable in this regard.

Accessibility and lifetime homes

6.5.9 Policy H5(f) requires that on all developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be ‘wheelchair adaptable’ as defined in Part M, whilst homes where the Council is responsible for allocating or nominating an individual may be ‘wheelchair accessible’.

6.5.10 Officers are satisfied that the accessibility/adaptability of the units can meet these requirements. To ensure these units are provided and maintained as such, a compliance condition is recommended to state that a policy compliant proportion of wheelchair user dwellings are ready prior to first occupation and are retained as such thereafter.

6.5.11 By providing Reading’s residents, particularly those in most need, with access to high quality housing that meets their requirements and safeguards their quality of life, the overall quality and standard of accommodation strongly supports the requirements of Policy H5. Accordingly, the quality of the accommodation provided is a key tangible planning benefit in the overall planning balance of considerations for this proposal.

Crime prevention design

6.5.12 A number of suggestions have been received from the Thames Valley Police Crime Prevention Design Advisor relating to security on the site. These elements are considered necessary and reasonable and could be covered by the recommended condition.

6.6 Natural environment

6.6.1 The Local Plan recognises the importance of natural features, the valuable contribution they can make to a place and to people’s quality of life, especially in a developed urban area like Reading. There is a need for development in such locations to take all opportunities realistically available to integrated additional natural features into the overall design. These include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting etc. This is a key aspect in

demonstrating the Council's ambition and commitment to tackling climate change and supported through the Council's Tree Strategy.

- 6.6.2 The current site is occupied by vacant commercial buildings and hard standing. The site contains no soft landscaping or natural vegetation. Considering the site's size and proximity to the IDR, the opportunities for significantly enhanced greening are currently limited. Whilst acknowledging the absence of any ecological and environmental contribution, there is the need to consider how the site's natural environmental role can be substantially enhanced as part of the development.
- 6.6.3 As described above, as a result of engagement with Officers, tree officers have commented that due to limited opportunity for additional tree planting alternative green wall options should be considered. The applicant has provided an amended plan with provision of a green wall to the rear of the site. Due to the limited space to the front of the property, it is considered in this particular instance that provision of additional green infrastructure on the site would broadly meet, and improve the green coverage of the area, and officers are satisfied that this would meet policy EN14. Tree officers have also expressed concerns that the planting would be limited within the frontage, and that trees would have the possibility to conflict with the building resulting in pressure to prune. The full details of trees will form a condition and all care will be given to ensure that there would be no conflict between landscaping and the proposed building.
- 6.6.4 In considering the level of 'greening' that can be realistically secured on a previously developed site in a central urban location, Officers are now of the view that from a natural environment perspective, the development provides a meaningful contribution to the town's environment and performs a considerably greater role than the existing vacant commercial unit does. The green wall, tree planting and soft landscaping is an innovative and considered package to enhance green infrastructure on this brownfield site in a prominent location on a busy road frontage. This positive contribution is afforded significant weight in the overall balance.

Ecology and trees

- 6.6.5 The Council's Ecologist has raised no objection to the proposal subject to conditions ensuring habitat enhancement measures be secured. Tree planting to the front of the site has been carefully considered, and including a limited amount of tree planting (due to services, functional aspects, and depth of setback) within tree pits to ensure services are not affected. The species selected are also able to grow without any potential for conflict with the building. In line with the forthcoming revised Tree Strategy and Biodiversity Action plan, tree planting can be secured as wildlife friendly (in line with an appropriately worded condition) to achieve compliance with policies.

6.7 Sustainability

- 6.7.1 Local Plan Policy H5 'Standards for New Housing' seeks that all new-build housing is built to high design standards. In particular, new housing should adhere to national prescribed space standards, water efficiency standards in excess of the Building Regulations, zero carbon homes standards (for major schemes), and provide at least 5% of dwellings as wheelchair user units. Policy CC2 (Sustainable Design and Construction) and Policy CC3 (Adaption to

Climate Change) seeks that development proposals incorporate measures which take account of climate change. Policy CC4 (Decentralised Energy) seeks that developments of more than 20 dwellings should consider the inclusion of combined heat and power plant (CHP) or other form of decentralised energy provision.

- 6.7.2 The applicant has submitted a sustainability and energy report as part of the application which follows the relevant policies and Sustainable Design and Construction SPD guidance applying the recognised energy hierarchy of 'be lean', 'be clean' and 'be green'.
- 6.7.3 The information submitted as part of the application demonstrates that through the measures outlined in the energy strategy, it is anticipated that a 35% improvement above Building Regulations Part L compliant baseline. In line with the Council's Sustainable Design and Construction SPD (2019), a S106 contribution will be provided to offset the remaining tonnes of CO₂. This is calculated as £50,400, and will be informed by a post completion review, to determine the actual performance of the building, and therefore an appropriate contribution.
- 6.7.4 In terms of decentralised energy, roof mounted Photo Voltaic cells have been determined to be a suitable technology to support the development in achieving a Zero Carbon strategy.
- 6.7.5 As described, a sustainable drainage strategy (SuDs) has also been submitted as part of the application. No objection is raised by the Local Flood Authority (RBC Transport), subject to conditions to secure a timetable for its implementation and details of management and maintenance of the scheme and its implementation in accordance with the approved details.
- 6.7.6 Officers are satisfied that the proposals demonstrate a good standard of sustainability and in particular the requirement adhering to zero carbon homes standards and therefore the development is policy compliant in this regard.

6.8 Transport

- 6.8.1 Vehicle access to the site is currently provided via Grear Knollys Street. Caversham Road and the surrounding road network all have extensive parking restrictions preventing on-street parking. The development proposes to move the existing vehicular accesses to the end of the site closest to Lion Court.
- 6.8.2 The site is located within Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space per unit and 1 space per 10 units for visitor parking. There are 12 parking spaces proposed within the gated car park. The revised proposal indicates that 2 accessible parking will be provided for the proposed residential element of the development.
- 6.8.3 The proposed parking provision is recognised by the Transport Team as being below the Council's requirements. However, given the site's close proximity to the centre of Reading, and its easy access to public transport connections and the facilities within the town centre, a lower parking provision can be

supported in this location and is consistent with meeting the Council's Climate Change obligations. The surrounding road network all has parking restrictions preventing on-street parking, therefore, a reduction in the parking provision will also not lead to on street parking being detrimental to road safety. Parking permit restriction conditions would be applied.

- 6.8.4 The Council's adopted Parking Standards and Design SPD states that developments of more than 10 residential units in the town centre should provide or support a car club on the site or demonstrate that the development will have access to and the use of a car club on a nearby site. Agreement has been reached for provision or access to a nearby car club to be secured via the S106 agreement.
- 6.8.5 Policy TR5 of the Local Plan states that "*Within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.*" In view of this, the development must provide at least 1no. Electric Vehicle (EV) charging point to promote the use of renewable electric vehicles at time of build. The proposals include the provision of 2no electric vehicle charging points and this could be secured via condition.
- 6.8.6 All the proposed cycle parking will be secure and accessible via pin pad-controlled entry points.
- 6.8.7 Finally, with regard to refuse and waste, the proposed bin store is considered to be conveniently located on the ground floor of the site which will provide easy access for refuse collection from Great Knollys Street, although details of storage of the 1100L bins within 10m of the collection point is yet to be demonstrated, and a condition will cover this. Therefore, from a transport perspective, no objections are raised to the highway safety, access or parking elements of the scheme.

6.9 S106/Community Infrastructure Levy

- 6.9.1 The proposals would be liable for CIL and the liability is projected to be £518,839. Albeit this may decrease in practice as the applicant could apply for relief on the on-site affordable housing units and or deferral of payment as permitted under new legislation enacted because of Covid19.
- 6.9.2 A construction phase Employment Skills and Training Plan would also be secured via the section 106 legal agreement as per the Council's Employment Skills and Training SPD. This could be in the form of a site-specific plan or equivalent a financial contribution. As such, the S106 will secure this in a flexible manner covering both options.
- 6.9.3 With regard to a planning obligation, a Section 106 Agreement would be required to secure the following heads of terms as described in this report:
- Secure the agreed level of onsite affordable housing (6 x affordable rent, and 6 x shared ownership);
 - £84,000 Open Space contribution to improve and extend facilities within the nearby parks;
 - Secure resident access to a car club on the site or demonstrate that the development will have access to and the use of a car club on a nearby site.

- Offset the remaining tonnes of CO2 not being captured by the redevelopment as per the Council's Sustainable Design and Construction SPD (2019), estimated to be £50,400 (To be reviewed based on a post completion certification).
- Secure a construction phases Employment Skills and Training Plan or equivalent financial contribution. As calculated in the Council's Employment Skills and Training SPD (2013).

6.9.4 Policies CC9 (Securing Infrastructure) and DM3 (Infrastructure Planning) allow for necessary contributions to be secured to ensure that the impacts of a scheme are properly mitigated. It is considered that each of the obligations referred to above would comply with the NPPF and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.

6.10 Other matters

Equalities Impact

6.10.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified in the Act have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Representations

6.10.2 No letters of representation have been received at the time of writing.

7. CONCLUSION

7.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), an assessment to be made in accordance with the development plan unless material considerations (which include the NPPF) indicate otherwise.

7.2 The proposed development would see the loss of an employment use outside of a designated core employment area. As above, policy CR12b seeks to ensure that 'where possible' employment uses are re-provided on site, the now vacant commercial unit, is not highly accessible allowing for deliveries from the strategic road network, the potential conflict between continued commercial/industrial use on the site and residential uses, and the significant demand for affordable housing as proposed would weigh heavily in favour of the loss of the employment use and would outweigh the requirements of policy CR12b.

7.3 The site currently appears as a notable gap within the street scene. The proposed design, and redevelopment of this brownfield site with a high quality modern design is considered to positively reflect the character and appearance of the area, and will enhance the appearance of the street with the inclusion of landscaping, and activation of this area without harming the setting of nearby local listed buildings. The proposal would provide a boost

to the housing supply of the borough in a highly sustainable and accessible location.

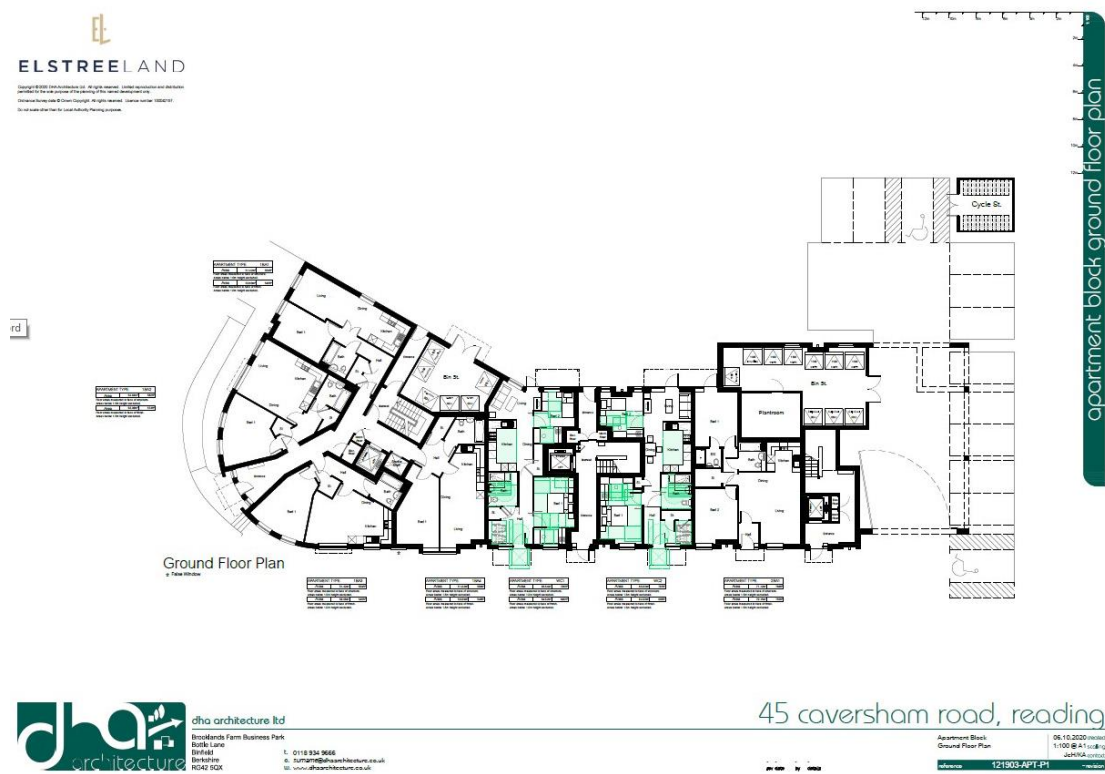
- 7.4 Therefore, when applying an overall critical planning balance of all material considerations presented, the application is recommended for approval, subject to the recommended conditions, completion of a S106 Legal Agreement as set out in this report.

Case Officer: Anthony Scholes

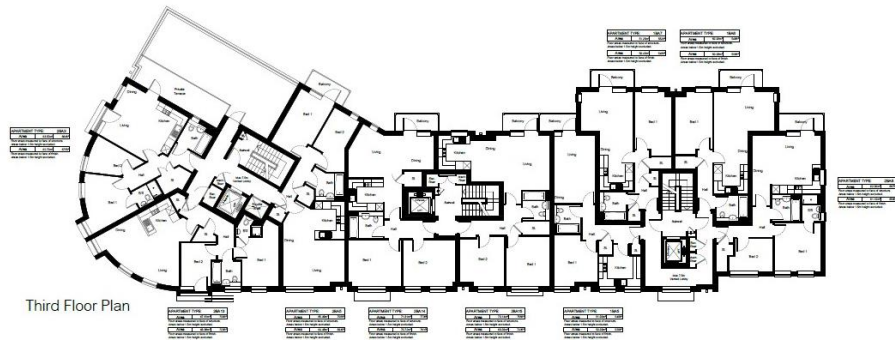
8. Plans



Site Plan



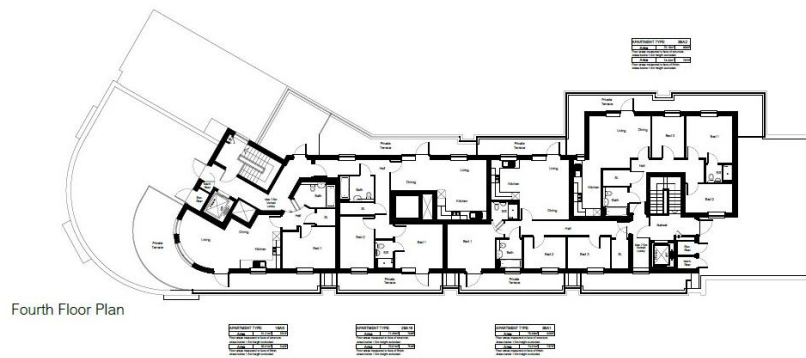
Typical floor plan (ground to third floor)



Third Floor Plan

apartment block third floor plan

Fourth floor plan



Fourth Floor Plan

apartment block fourth floor plan

Fifth floor plan



Great Knollys Streetscene



Great Knollys Street Elevation



Great Knollys Street Elevation



Rear Elevation



Rear Elevation



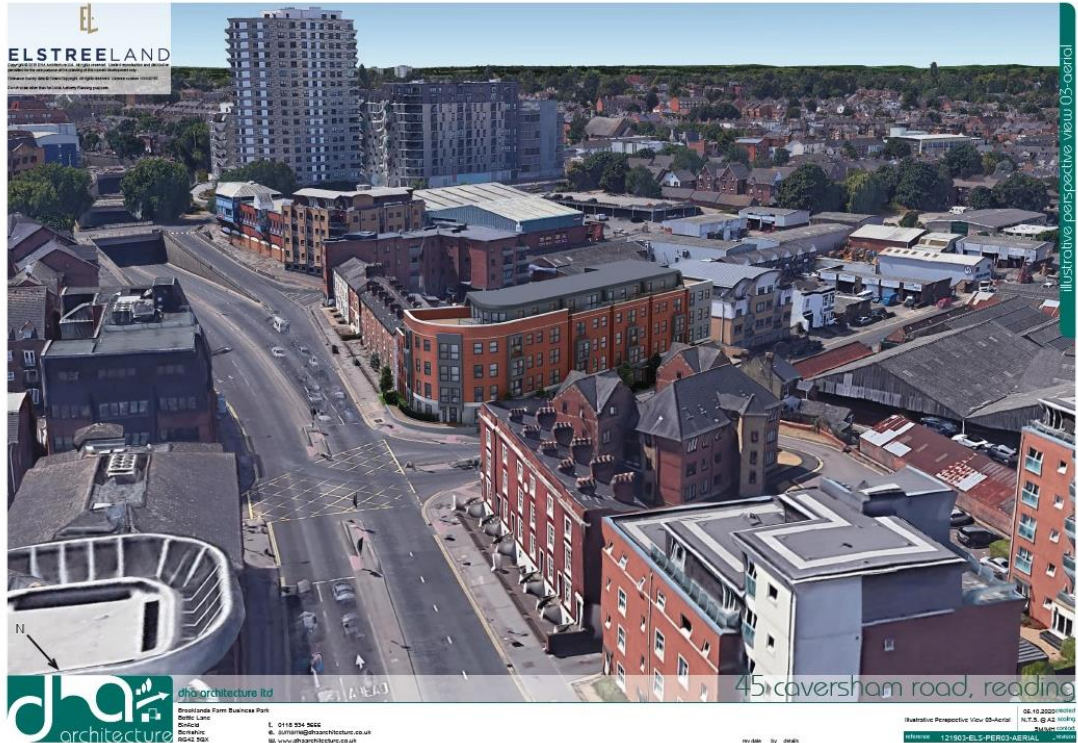
Rear elevation




 dha architecture ltd
 Brighthelm Farm Business Park
 Bode Lane
 Dryfield
 Beckenham
 RM4 5QB

45 caversham road, reading
 Apartment Block
 Elevations
 22.10.2020/rev01
 1:100 @ A1 scaling
 SPR/MS/MS

Caversham Road Elevation and side elevation



Aerial perspective

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 2nd December 2020

Ward: Abbey

Application No.: 182137/FUL

Address: "Broad Street Mall", Broad Street, Reading, RG1 7QG

Proposal: Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity area. **Site C - construction of 16 storeys above Broad Street Mall (total of 18 storeys from ground level on South Court)** ~~Construction of a 16-storey building on South Court~~ comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3), ~~Site C~~ to provide up to 98 units. Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk. All necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

Date valid: 14/2/2019

Application target decision date: 16/5/2019

Extension of time date: 11 February 2021

RECOMMENDATION:

Note the amended description of development as shown above.

Agree the landscaping condition for the car park deck:

The details (plants, structures, installation and planting details and maintenance schedules) for the landscaping of the car park deck shall be submitted for the written approval of the local planning authority before any works commence on the car park deck. The landscaping shall take place, in accordance with the approved details, no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority and thereafter maintained as approved.

1. Introduction

- 1.1 Members resolved to grant planning permission for this development at the Planning Applications Committee meeting held on 4th March 2020. The planning permission was subject to completion of a S106 legal agreement and a number of planning conditions being met (the full report and update report from March are appended to this report).
- 1.2 At the meeting there was discussion on the outlook for residents in the new towers with Members seeking a condition on "*additional roof greening to cover the car park, with that condition to be brought back to the Committee for approval;*" and a request from Councillors that the proposed treatment of the car park deck be brought back to this committee for agreement.
- 1.3 The purpose of this report therefore is to explain why the description of development needs to change and to seek approval of the greening of the car park deck condition.

2. Description of development

- 2.1 It has been noticed that the description of development as originally provide in the March report does not accurately reflect the form of development being proposed for Site C. When talking about the development officers and the developer have had to be mindful of when we are talking about above ground level or above Broad Street Mall car park level when discussing building heights. It was noticed that in respect of Site C the description needs to be clear that this part of the development, unlike the other new blocks, starts from ground level. The amended description is shown highlighted and with through scoring above.

3. Greening of the car park

- 3.1 The March report explains that the car park at upper podium level will be visible from the proposed residential units. There was discussion at the meeting on how this area could be landscaped while retaining parking by the introduction of pergolas and support for climbing plants and freestanding planters.
- 3.2 The applicant has submitted the attached images to show how this would look.

Looking down and north from the 10th floor of Site B



Same view but from 6th floor



Same view from 2nd floor



- 3.3 Officers consider that this would be an acceptable response to the desire to improve the appearance of the area without adding invasive and heavy structural loadings onto the car park deck. It also minimises the loss of car parking spaces, which would be harmful to the retail offer of Broad Street Mall.
- 3.4 If members approve the principle of this landscape solution the condition recommended above would be appropriate to require further details to be submitted at the appropriate times and that these works are carried out as approved before any of the residential units are occupied and are thereafter maintained as approved.
4. **Conclusion**
- 4.1 Members are asked to note the change in description for Site C and agree the principle of the landscaping for the car park deck as illustrated with details to be approved by the recommended planning condition.

Case Officer: Susanna Bedford

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<p>BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 4th March 2020</p>	<p>ITEM NO.8</p>
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Ward: Abbey

Application No.: 182137/FUL

Address: "Broad Street Mall", Broad Street, Reading, RG1 7QG

Proposal: Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide up to 42 units, Site B to provide up to 134 Units and Site A to provide up to 148 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail(Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide up to 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

Date valid: 14/2/2019

Application target decision date: 16/5/2019

Extension of time date: 23rd March 2020

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services, subject to no new substantive consultation responses by 20th March 2020 and satisfactory wind/microclimate verification, to:

- (i) GRANT full planning permission subject to completion of a S106 legal agreement; or
- (ii) to REFUSE permission should the legal agreement not be completed by 23rd March 2020 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement).

The legal agreement to secure the following:

Affordable Housing:

- Provision of at least 42 of the dwellings to be secured as affordable housing.
- Tenure to be Affordable Private Rented, with rents to be no greater than the Local Housing Allowance (LHA).
- Mix of affordable units on site: 10 x 3 bed, 16 x 2-bed and 16 x 1 bed
- Affordable Housing Covenant period - in perpetuity. In the event of a change from Build to Rent tenure all affected Affordable units revert to Affordable Rent tenure with rents set no higher than LHA. The affected units to be offered for sale to a Registered Provider and the Council. In the event that an RP or the Council do not take control of the units an equivalent financial contribution shall be made to the Council to enable AH provision elsewhere in the Borough to be determined by a mutually agreed valuation, or arbitration.
- Service charges - All rents to be inclusive of service charge but exclusive of utility bills and council tax and 'pay for' services - hire of function room etc.

- Assured Shorthold Tenancies offered at 3 years in length. Tenants may opt for shorter tenancy. Include 6 month tenant-only, no fee, break clause (2 month notice)
- Rental growth limited to LHA.
- Nominations agreement to be finalised with the LPA

General Build to Rent Provisions

- 20 year minimum as BTR.
- Assured Shorthold Tenancies offered at 3 years in length. Tenants may opt for shorter tenancy. Include 6 month tenant-only, no fee, break clause (2 month notice). [as per NPPG guidance]. Unless otherwise agreed in writing by the LPA.
- Annual statement to RBC, confirming the approach to letting the affordable units, their ongoing status, and clearly identifying how the scheme is meeting the overall affordable housing level required in the planning permission. [as per NPPG Paragraph: 006 Reference ID: 60-006-20180913]
- Definition and demarcation of all communal facilities on plan. Clarification of nature/function of each to be included in the s106 agreement.

Financial Contribution of £1,092,000 as mitigation to improve the public realm and the setting of the St Marys Butts and Castle Street Conservation Area. Payable prior to commencement of the development and index linked from the date of permission.

(Policy EN3 and National Guidance)

Financial contribution of £633,000 as mitigation to ensure improved capacity at local parks within Abbey Ward, reflective of the substantial increase in residential population. Payable prior to first occupation of any residential unit and index linked from the date of permission.

(Policy EN9)

Carbon Emissions

Submission of an as-built assessment to demonstrate that the residential development achieves a minimum of 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, at the latest six months after first occupation, unless a different timescale is agreed with the Council to reflect the characteristics of the development. This assessment will inform the final contribution of £1,800 per remaining tonne towards carbon offsetting within the Borough (calculated as £60/ tonne over a 30 year period).

(Policy CC2 and CC3)

An Employment Skills and Training Plan (construction phase)

Travel Plan - Provision and operation of a residential travel plan no later than first occupation of the first residential unit. (Policies: CC9)

Management Plan for the operation of the car park, including provision of 22 spaces allocated to new residential units

Conditions to include:

- Time Limit - 3 years
- Approved plans
- Development to be in accordance with the phasing plan
- Pre-commencement (barring demolition) (per phase) details of all external materials to be submitted to the LPA (and sample details to be provided on site) and approved in writing with the LPA. Approved details to be retained on site until

the work has been completed.

- Pre-commencement (barring demolition above ground level) programme of archaeological work in accordance with a written scheme of investigation
- Pre-commencement (barring demolition) security strategy (achieving the 'Security by Design' Award) to be submitted / approved / implemented / retained.
- Prior to commencement of works above slab level, a written strategy for access control throughout the three towers be submitted to and approved by the authority. The development (and subsequent access control system) shall be carried out in accordance with the approved details and shall not be occupied or used until confirmation of that said details has been received by the authority.
- Pre-commencement (including demolition) construction (and demolition) method statement, also including a construction and environmental management plan for biodiversity
- Pre-occupation (per phase) vehicle parking spaces provided in accordance with the approved plans
- Pre-residential occupation (per phase) cycle parking provided in accordance with the approved plans
- Pre-occupation (of any use associated with the relevant phase) visitor / commercial bicycle parking - plans to be approved
- Pre-occupation (per phase) bin storage provided in accordance with the approved plans
- Parking permits - pre-occupation (per phase) notification of postal addresses
- Parking permits - prohibition on entitlement to a car parking permit
- Pre-occupation (per phase) car parking management plan for allocation for staff/residents (including tenure breakdown)/visitor and subsequent management of spaces
- Pre-occupation (per phase) delivery/servicing management plan details to be submitted/approved/maintained as such thereafter
- Implementation of approved noise mitigation scheme
- Pre occupation of Block E report to be submitted to demonstrate of sound insulation of adjacent fan to secure 0db over existing background noise levels.
- No development shall commence on site until an Air Quality Mitigation plan shall be submitted to and approved in writing by Local Planning Authority.
- Implementation of approved noise and dust during demolition and construction measures
- Pre-commencement (including demolition) contaminated land site characterisation assessment
- Pre-commencement (including demolition) contaminated land remediation scheme
- Pre-construction contaminated land validation report
- Reporting of unexpected contamination at any time
- Pre-commencement (including demolition) land gas remediation scheme
- Pre-occupation land gas validation report
- Hours of demolition/construction works
- No burning of materials or green waste on site
- No mechanical plant installed until a noise assessment of such plant has been submitted and approved. Maintained as approved thereafter.
- No kitchen extraction installed until an odour assessment and odour management plan has been submitted and approved. Maintained as approved thereafter.
- Pre-commencement arboricultural method statement and tree protection plan (to safeguard existing tree adjacent to the site)
- Pre-commencement (barring demolition) submission of hard and soft landscaping, services, planting plans, tree pit specifications.
- Implementation of approved soft landscaping prior to occupation of relevant phase or a timetable agreed in writing with the LPA.

- Replacement planting for anything that dies within 5 years of planting.
- Pre-occupation submission of a landscape management plan & implementation
- Pre-occupation (per phase) submission/approval/implementation of details of the biodiversity enhancements
- Pre-occupation (per phase) lighting scheme details to be submitted/approved/maintained as such thereafter
- Development in accordance with the FRA hereby approved.
- Pre-occupation (per phase) completion of the approved sustainable drainage scheme. Subsequent management and maintenance in accordance with the approved details.
- No piling or any other foundation designs using penetrative methods permitted other than with the written consent of the Local Planning Authority (consult the EA at the time of submission)
- No infiltration of surface water drainage into the ground permitted other than with the written consent of the Local Planning Authority (consult the EA at the time of submission)
- Implementation of Energy Statement measures
- (i) Pre-commencement (of the relevant part of the development) final design stage BREEAM assessments to ensure that the retail unit within Block C achieves at least a 'Very Good' rating
- (ii) Within 3 months of occupation final BREEAM certificate retail unit within Block C achieving at least a 'Very Good' rating
- No fixing or installing of miscellaneous items to the external faces or roof of any building without the prior approval in writing of the local planning authority
- Ground floor non-residential units shall retain 'active window displays'
- Hours of Operation (Sunday to Thursday: 9:00- 23:00, Last food order: 21:30 Friday to Saturday: 9:00-23:30 Last food order: 23:00)
- Prior to occupation Security arrangements to be submitted, stating measures to secure the A1/A2/A3 units when closed and street furniture to be brought into building.
- Prior to occupation submission and approval of an external lighting strategy
- Details of street furniture to include bins to be submitted and approved prior to occupation.
- Provision of 22 wheelchair adaptable units within the development
- Pre-occupation provision and retention of lifts to Blocks A, B, C and E
- Provision and Retention of amenity deck for Blocks A, B and C and the roof level amenity for Block E.
- Secure refuse storage from vermin
- Thames Water condition

Informatives:

- Positive and proactive requirement
- S.106 applies
- CIL-liable
- Terms and conditions
- Pre-commencement conditions
- Works affecting the Highway
- Fee for conditions discharge
- Building Regulations - noise between residential units
- Thames Water requirements
- Environment Agency requirements

INTRODUCTION

- 1.1 The 2.42ha application site consists primarily of the Broad Street Mall (BSM); a large shopping centre situated in the south west part of Central Reading, approximately 10 minutes walk from Reading Station. The application site also encompasses the areas of public realm set immediately adjacent to the existing Mall frontages orientated towards Dusseldorf Way (to the south), Queens Walk (to the west), Oxford Road (to the North) and St. Marys Butts (to the east).
- 1.2 The area immediately surrounding the site contains a mix of uses and building heights, styles and time periods. At the time of writing the Eva's nightclub building is set directly to the east of proposed Site C, oriented towards Hosier Street. However, it should be noted that the Eva's site has prior approval for the demolition of the building and planning permission to erect a 7/8 storey hotel. Adjacent to this is a Public House (formerly known as Pavlov's Dog' now The Boundary) a property of townscape merit which is considered to be a non-designated heritage asset; and the existing Army Careers Office. These units are not owned by the applicant and do not form part of the application site. Hosier Street is also a location for Reading Market and contains an existing high-walled electricity substation.
- 1.3 Set further east is St. Mary's Butts, the eastern side of which has a mixed character containing 4/5 storey commercial units with a contemporary appearance (eg Café Nero) and much older gable ended buildings with elements of timber framing with herringbone brick (eg Pizza express). Pizza Express lies within the St. Mary's Butts/Castle Street Conservation Area, which is centred on the Grade I Listed Reading Minster. To the south of Dusseldorf Way (which links Hosier Street to the east, accessible to vehicular traffic) there is existing hard landscaping in the form of pedestrian routes that provide circulation areas and links to Castle Street. This area also contains soft landscaped public space including mature trees formed within large raised planters. These spaces provide separation to the former Civic Office site situated adjacent to the Hexagon Theatre; and the existing Magistrate Court and Thames Valley Police Headquarters fronting Castle Street.
- 1.4 To the west of the site sits the Penta Hotel, Student accommodation (at 15 Queens Walk) and the Hexagon Theatre. These are relatively modern buildings constructed in a range of building materials including concrete, grey metal, red brick and coloured cladding, set within the Inner Distribution Road (IDR). On the western side of the IDR and Howard Street lies the Russell Street/Castle Hill Conservation Area. To the north of the Mall on the opposite side of the Oxford Road retail units are predominantly found at ground floor. No 38 Oxford Road and the 4/5 storey McIlroy Building, set opposite Site E, also contain residential units within the upper floors within buildings constructed in a mix of red and blue/grey brick with buff detailing.
- 1.5 It is important to note the differing man-made land levels within and surrounding the application site. The pedestrian accesses to the BSM entrances on Oxford Road and St Marys Butts are set at ground level. However, the pedestrian access from Dusseldorf Way and Queens Walk are set on a podium which is not natural ground level but accommodates access roads, servicing areas and voids beneath. Within this report this level is referred to as lower podium level. This change in levels is illustrated by the pedestrian entrance to the Hexagon Theatre and community garden on the former civic site that are set at a lower level than Dusseldorf Way and Queens Walk.

- 1.6 In relation to the Mall itself, which is wholly retained within the proposed development, the majority of the original structure dates from circa 1970. The existing 3 storey structure, formally known as the Butts Centre is of brutalist design and is considered to be of limited architectural value where aesthetic improvements are welcomed. It is noted that the southern elevation contains a concrete frieze which is a prominent design feature of the building which is to be retained. Due to the differing land levels within the site the structure contains a large basement at lower ground level that houses plant rooms, the main waste storage area and storage facilities to serve the retail units (situated over the 2 floors above). The Mall also contains a public car park with over 700 spaces split between 3 floors, part first, second and on the existing flat roof. This roof area is referred to as the upper podium level within this report. This public car park is leased to Reading Borough Council and operates 24-hours a day, seven days a week. Vehicular access to basement level for deliveries and servicing, and the car park above, is via Castle Street (south) or Caversham Road (A329) to the west. The Mall also house two further office buildings that exceed the upper podium level in height Fountain House (located on northwest corner) and Quadrant House (located on the southeast corner).
- 1.7 The application site also contains areas of public realm with differing characteristics directly adjacent to the Mall Building. Oxford Road and St Marys Butts formed of a mix of tarmac, grey concrete paving slabs and red brick pavements adjacent to busy vehicular roads on prominent bus routes, with St Marys Butts also housing elements of Reading Market. Queens Walk and Dusseldorf Way are primarily pedestrian routes formed of tarmac and grey concrete paving slabs, with existing vegetation currently only in the form of free standing planters on Queens Walk.
- 1.8 In terms of Local Plan designation the BSM is sited in the Reading Central Area and within the West Side Major Opportunity Area (Policy CR12). The proposal also falls within the Tall Buildings Cluster Western Grouping (Policy CR10b) and is considered within the Council's Tall Building Strategy (Adopted 2008, Updated 2018). The application site additionally forms a major element of the Supplementary Planning Document 'Minster Quarter Area Development Framework' (MQADF) adopted in December 2018.
- 1.9 The application site has a number of other designations, including being located within:
- An Air Quality Management Area
 - the Central Core
 - the Office Core
 - the Primary Shopping Area
 - a Primary Shopping Frontage (orientated towards Oxford Road and St Marys Butts)
- 1.10 With regard to heritage assets the application site is not within a Conservation Area but sits adjacent to the St Mary's Butts/Castle Street Conservation Area and Russell Street/Castle Hill Conservation Area as shown on the plan below.

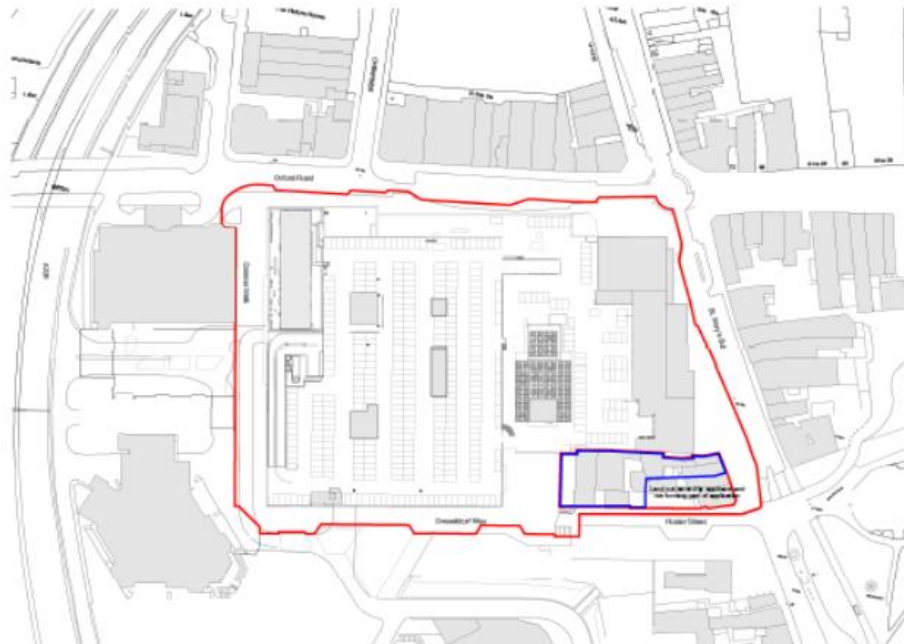
Map to show current Conservation Area Boundaries:



1.11 The St Marys Butts/Castle Street Conservation Area contains a large number of statutory listed buildings (shown with * above) particularly along Castle Street, including:

- Church of St Mary Reading Minster - Grade I
- Church of St Mary, Castle Street - Grade II*
- Sun Inn, Castle Street - Grade II
- Former Cottage at rear of No.8 Castle Street- Grade II
- 8,10 & 12 Castle Street - Grade II
- The Allied Arms Inn - Grade II
- 55 & 55A St Mary's Butts - Grade II
- Queen Victoria Jubilee Fountain - Grade II
- Jubilee Cross - Grade II

Location Plan



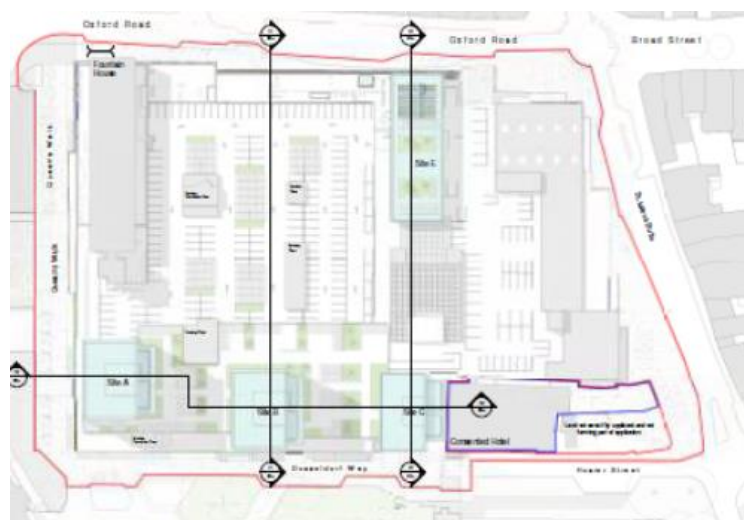
Aerial photograph



2.0 PROPOSALS

- 2.1 The application seeks full planning permission for a new mixed use development containing both retail space (circa 1,500sqm) and Build to Rent residential accommodation (up to 422 units). The proposal consists of the erection of 4 residential blocks, with private upper level amenity space, within and above the existing Broad Street Mall adjacent to Dusseldorf Way, Queens Walk and the Oxford Road. At ground floor the proposal seeks the reconfiguration of existing retail floor space to form 4 retail units in a variety of A1/A2/A3/A4 uses. The proposal also includes associated works throughout the mall site to facilitate the new built form and improvements to the public realm on Dusseldorf Way and Queens walk.

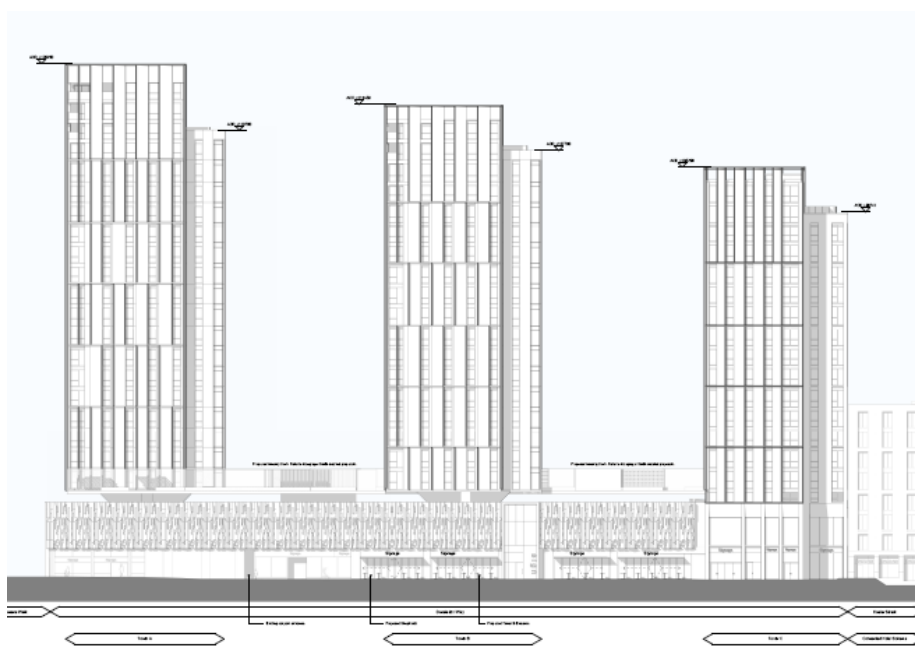
Proposed Site Masterplan



- 2.2 As shown above the residential element of the scheme is housed within 4 separate structures inserted within the existing built envelope of the Broad Street Mall. These are referenced as Site A, Site B, Site C, and Site E. Site D

within the original submission has been deleted from the scheme. The position of these structures was determined by the applicant by the areas where the proposals would meet the existing ground level and allow for residential access whilst maintaining an active retail frontage to the Mall.

Proposed Dusseldorf Way Elevation to show Amended Site A, B and C



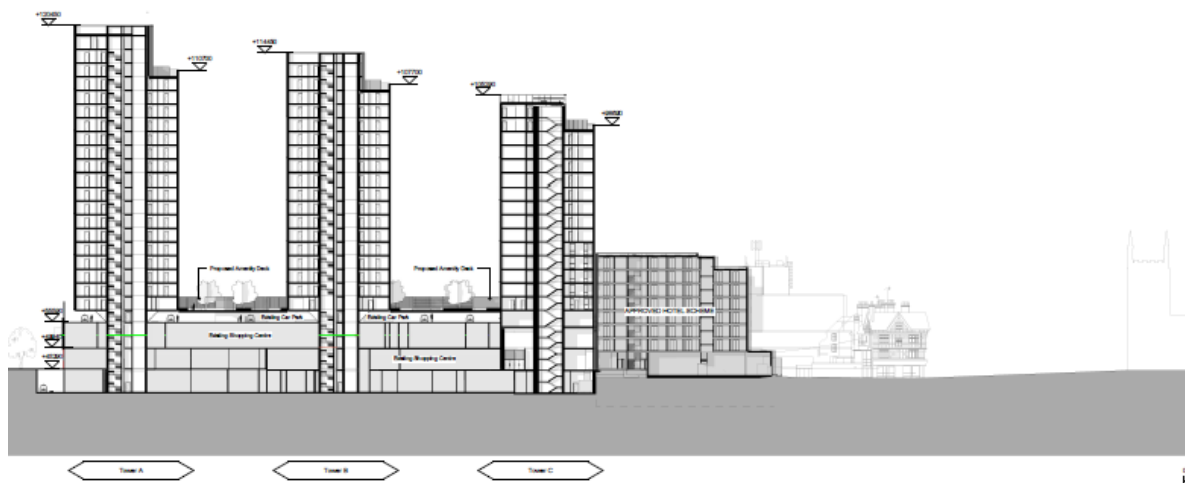
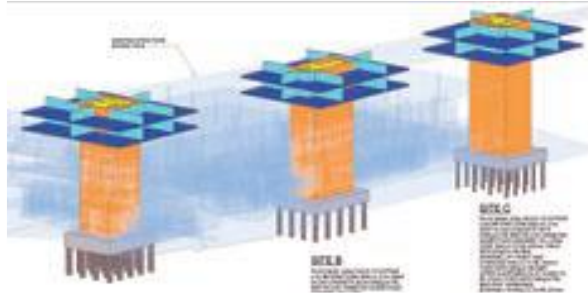
Proposed Oxford Road Elevation to Show Site E (with Amended Site A, B and C to the rear)



- 2.3 In order to erect the residential units within Site A, B and E ‘through’ the existing mall the new structures are proposed to be constructed using ‘Confined space piles’ coming up from the existing basement level. These piles will support each central reinforced concrete circulation core (containing the lift and stairs) which will provide the main support of the upper suspended floors in each block.

Therefore, the residential elements of Sites A and B and the proposed upper level shared amenity area are suspended above the existing roof top car park, which is to be retained.

Diagrammatic illustration of the piles in orange and suspended floors in blue
 Fig from DAS (2018 point 2.12 Structural Constraints)

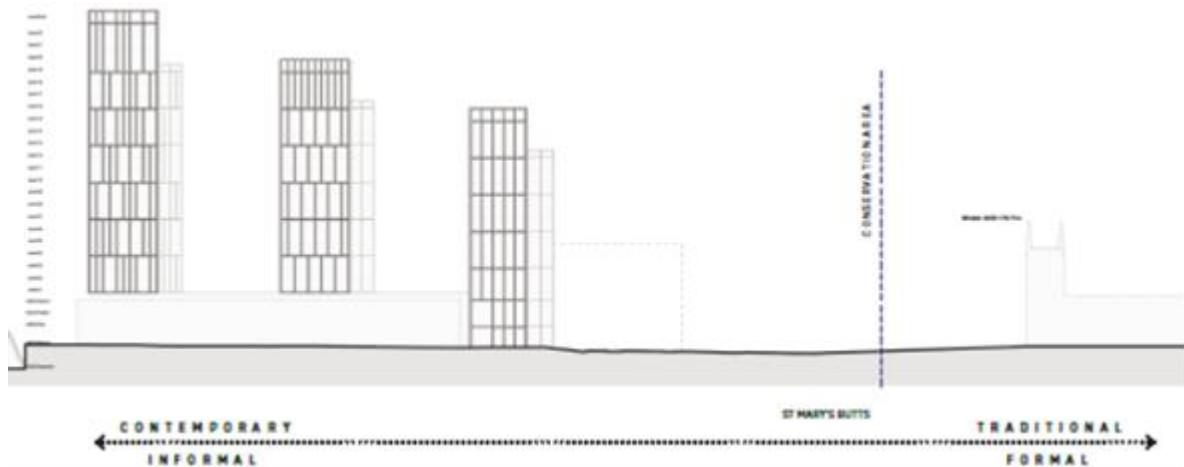


Site section through Dusseldorf Way Elevation

- 2.4 In order to facilitate this reconfiguration at existing lower levels, and new build elements of the scheme, the description of development seeks permission for all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors, associated car park alterations, provision of servicing and refuse storage, cycle parking and other associated works. Amenity space and improvements to the public realm are also sought.
- 2.5 NOTE: In the following sections the term “Above Ordnance Datum (AOD)” is used. For information the AOD level refers to the height of mean sea-level (reference point in Newlyn, Cornwall) and not ground level on site. This is basis of the national height system for Britain.
Site A the tallest of the proposed blocks at AOD+120m with 20 stories of accommodation above the Mall containing 148 residential units (73 x1 bed, 71x 2 bed and 4x 3 bed). This block is located adjacent to the junction of Queens Walk and Dusseldorf Way but is set back 10m from the existing southern elevation of the Mall. The double storey height residential entrance to this block is accessed from Queens Walk. To facilitate construction of the core of the building and the residential entrance, 3 existing units will be refigured with the creation a single 172m² retail unit.
- 2.6 **Site B** is set down in height to AOD +115 forming 18 stories of accommodation above the Mall containing 115 residential units (64x1 bed ,66x 2 bed and 4x 3

bed). This block is located adjacent to Dusseldorf Way, the existing southern elevation of the Mall. The double storey height residential entrance to this block is accessed from Dusseldorf Way. To facilitate the construction of the core and the full height residential entrance existing unit 36 and 37 (which have permission to be amalgamated to form a new food court) will be subdivided into 2 units providing fully glazed ground floor retail frontages.

- 2.7 **Site C** although an 18 storey building is set down in height again, to AOD +103, as this building infills the South Court entrance from lower podium level. It contains 98 residential units of accommodation from 2nd to 17th floor (48x1 bed, 46x2 bed 4x 3 bed). Social space is also located the 2nd floor for communal use by residents. This block is located adjacent to Dusseldorf Way adjoining Hosier Street and is set flush with the existing retail frontage. The full height residential entrance to this block is accessed from Dusseldorf Way. As this block is wholly new build the ground floor re-provides an enclosed access to the interior of the existing Mall. One new retail unit is created at ground floor (190m² retail unit).
- 2.8 **Site E** is AOD 71 in height forming 5 stories of accommodation above the Broad Street Mall orientated towards Oxford Road. This block, as amended, contains 42 residential units (16x1 bed, 16x2 bed and 10x3 bed). The residential access to be provided at ground floor to Oxford Road by utilising existing floor area within the current 'Trespass' retail unit.
- 2.9 In terms of appearance and materiality the scheme has been through a number of design iterations, considered by the South East Design Review Panel and officers, before evolving into the current scheme presented in this report. The tower elements are geometric in form with the eastern side of each structure set down to form a subordinate 'shoulder element' to create a more visually slender building. The submitted DAS sets out that the concept of the materiality of the towers is that they appear as a family of buildings rather than a repetitive, regimented group of blocks. In terms of appearance Sites A, B and C are constructed of metal cladding interspersed with full height glazing with deep reveals to give depth and interest to these elevations. The metal cladding system consist of a primary grid of vertical fins and a secondary layer of metal panels. The application states that metal has been selected as it can achieve a variation in tone and texture to create subtle differentiation across the 'family of buildings'. Metal is also aesthetically lightweight as it is noted there are structural limitations on the weight of the proposed new structures above the Mall. Block C also contains a brickwork cladding system on the lower grounded portion in response to the conservation area, and permitted hotel. The colour palette chosen for the proposed scheme has been inspired by the existing local vernacular which includes red and buff brick along with grey flint.



Elevational treatment fig 4.2 of DAS (note this shows the original height of Site A now reduced)

2.10 Due to the height of the towers the structures are required to have a definitive ‘top, middle and bottom’. In order to achieve this the proposed revised materials for the towers include deep window reveals and the introduction of a bespoke laser cut metal panel with the uppermost floors, inspired by the existing concrete frieze of the Broad St Mall car park. Site A the tallest structure, also incorporates inset glazed balconies at first floor.



Block A Typical Bay Elevation

2.11 Block E is not classified as a tall building and its form and appearance differ to the other elements. This block has been reduced in width from the original submission and is constructed of a Terracotta cladding system proposed in light and dark grey tones to reference the existing local vernacular and the brick used in the McIlroy building opposite.

2.12 For the external amenity space for the residential units the proposal provides 2,085 m² of private amenity space on a newly created deck above car park level shared by and linking residents of Sites A, B and C. There are additional areas provided on the ‘shoulder elements’ as roof top terraces associated to individual

flats. The shared space bounded by a 3m glass balustrade seeks to create a series of ‘urban rooms’ containing timber pergola structures, play space, communal seating and planting to create a green outlook to include trees. Site E incorporates a 226 m2 roof top garden for its residents. The communal amenity space is contained by 1.8m parapet also containing timber pergola structures, communal seating and planting.

- 2.13 In relation to the public realm at ground level the proposals seek to activate the Mall frontages by articulating the proposed entrances into the residential buildings; and creating places for pedestrians to “pause, rest and meet.” (DAS). The indicative works to Queens Walk includes resurfacing the area with red brick paviours, and providing street trees and planters to seek to enhance the comfort at street level, by mitigating wind, and providing seating to promote social interaction and places to relax. There will also be integrated cycle parking and replacement of existing street lights.
- 2.14 Dusseldorf Way is seen as an important connection between the Minister and the Hexagon Theatre. The Applicant states “the proposals therefore seek to link these areas through to Hosier Street to bring a consistent finish enhancing navigation of the streets to connect in with the future Minster Quarter Development Proposals” (Landscape DAS). The indicative works seek to resurface the area with red brick paviours, enhance the concrete frieze through “creative light intervention”, with existing street trees to be retained and area of living wall and seating with a large planted bed provided (to cover a solid brick section of wall beneath the frieze). There will also be integrated cycle parking and public seating.
- 2.15 For the car park at upper podium level, visible from the proposed residential units, this is proposed to be enhanced by the introduction of metal pergolas to support green climbing planters and freestanding planters containing evergreen Jasmine climbers and ornamental grasses.

November ‘DAS 2019 Addendum Landscape and Public Realm’ Fig 3.4 Illustrative Master Plan

The Landscape Proposals
 The landscape proposals can be split into five distinctive areas which are identified on the illustrative masterplan (right) and will be discussed in detail in the following sections.

- 1 Queens Walk
- 2 Dusseldorf Way
- 3 The Amenity Deck (Blocks A-C)
- 4 The Amenity Deck (Block E)
- 5 The Podium Carpark



- 2.16 **Car Parking**
 Given the town centre location of the site no additional car parking is proposed, however 22 wheelchair accessible parking spaces within the existing Broad Street

Mall multi storey car park will be allocated to the development. It is stated there are a total of 787 car parking spaces currently within the multi storey car park with 109 car parking spaces to be displaced to facilitate residential cores, the introduction of accessible spaces and realignment of vehicular routes.

- 2.17 A total of 232 secure cycle parking spaces for resident will be provided within the basement of Broad Street Mall for Blocks A, B and C, whilst secure cycle parking is provided at roof level of the multi-storey car park, immediately adjacent to Block E.
- 2.18 Servicing vehicles will enter the site via the existing basement level accessed from Castle Street in keeping with the existing retail units. Bin stores are located at basement level within the newly constructed retail cores. Building E will have additional service corridors as this Block's bin store is not directly accessible from the existing service road.
- 2.19 During the course of the application a number of changes have been made to the proposals, including the following main changes:
- Block A has been reduced in height by 2 storeys (6 metres overall) with loss of 16 units
 - The number of units Block E has been reduced in order to provide improved unit sizes for individual units in this block
 - Inset balconies have been introduced to the upper floors of Blocks A, B and C to provide articulation and relief to the elevations.
 - Shoulders of Blocks A, B and C have been reduced in height to emphasise the verticality of the buildings.
 - Blocks A, B and C have been revised proposing more slender massing.
 - All north facing single aspect units have been removed.
 - Block D (Quadrant House) has been deleted from the proposals and removed from the planning application.
 - Communal residential amenity deck for Blocks A, B and C have been increased in size and been reconfigured to make better use of the space whilst introducing defensible space around the first floors of the residential buildings.
 - Ground level elevation and base of Block C has been amended to tie in with the existing Broad Street Mall elevation along Dusseldorf Way.
 - Amendments to the materials palette of the public realm and simplifications of the proposals along Dusseldorf Way and Queens Walk.
 - Materiality of Blocks A, B and C have been amended from terracotta cladding to metal rainscreen cladding.
 - Block C shoulder is now brick to accentuate the materiality of the adjacent consented hotel and Conservation Area.
 - Block E elevational treatment has been amended to terracotta cladding from previously tabled brick slip system.
 - Hammerhead to Block E has been removed and overall form rationalised.
 - Block E elevation rhythm redesigned to emphasise horizontality inspired by Fountain House.
 - Inclusion of rooftop communal amenity space for Block E.

Environmental Impact Assessment

- 2.20 The development is EIA Development as defined under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Revisions to the scheme submitted in November 2019 were accompanied by an Environmental Statement Addendum with relevant chapters updated.

- 2.21 The development would be liable for CIL due to the amount of new floorspace proposed. The Council's CIL Charging Schedule sets a base rate of £120 per square metre for residential floorspace. The rate is index linked from the date of adoption of Schedule, and the current rate for 2020 is £157.18 per square metre. Based on the final amended scheme, supplied by the Applicant, the residential units have a proposed GIA of 30,411 m2 resulting in a CIL figure of £4,780,000.
- 2.22 No cross checking of floor area calculation methodology has been conducted to validate the figures supplied. This cross check will need to be conducted post-decision to ensure that all areas have been assigned to the relevant charging schedule.
- 2.23 The usual caveats apply; the buildings must have been in lawful use and exist on the day that planning permission first allows development. Any relief for Social Housing will need to have annotated plans and supplementary floor areas calculations to validate the amount. This gives an indication of the likely CIL outcomes but is provided without prejudice to further examination of the CIL application by the Council.
- 2.24 This application is reported to planning applications committee because it is a major category application. Members also carried out an accompanied site visit on 21st March 2019.

3. PLANNING HISTORY

- 3.1 There have been numerous applications for development within the Broad Street Mall both internal and external to facilitate the use as a shopping centre. There have been no substantial applications for works above the car park podium level.

Of relevance to the scheme under consideration within this report are the following permissions:

180823 at 47 Oxford Road (opposite the Penta Hotel) for Subdivision of three-storey retail unit (Class A1) and change of use to form: 1x retail unit (Class A1) at part basement / part ground floor; 2x flexible retail or restaurant units (Class A1/A3) at ground floor level; and 2x assembly & leisure units (Class D2) - 1 at part basement / part ground floor & 1 at part ground, part first floor level, together with shared access and means of escape; associated replacement shopfront works and associated external alterations on Oxford Road and Queens Walk frontages.

Permitted 13/9/2018 and works commenced.

190099 at Units 36 and 37 Broad Street Mall (adjacent to the South Entrance of the Mall and Proposed Blocks A and B) For Amalgamation of Units 36 and 37 (Class A1) and change of use to form a flexible retail/restaurant/bar unit (Class A1/A3/A4), associated replacement shopfront works and associated external alterations on Dusseldorf Way and South Court frontages.

Permitted 31.7.2019 some works commenced.

182054 at 20 Hosier Street (adjacent to South Entrance of the Mall and Proposed Block A) for Demolition of all existing structures, erection of a part 7, part 8 storey building for use as 101 bed Hotel (Class C1 Use) at Ground - 8th Floor and Restaurant with ancillary Bar (Class A3/A4 Use) at ground floor, with means of access, servicing and associated works.

Permitted subject to a S106 Legal Agreement 4.11.2019

181689 SCO EIA Scoping Opinion

The content of which was agreed on validation of the current planning application.

A pre application submission was reviewed the D:SE Panel on 13.12.2018. The full planning application had been submitted on 5.12.2018. On 23.10.2019 a revised scheme was reviewed by Design South East for a second time to discuss the proposed amendments following the original comments. Further information was formally submitted to officers in November 2019.

4. CONSULTATIONS

Consultation responses are summarised where necessary due to the large scale nature of the proposal and the often lengthy discussions with consultees.

4.1 Environment Agency

The past use of the site presents a potential risk of contamination that could be mobilised during construction to pollute controlled waters which are sensitive in this location. No objection subject to condition to secure a remediation strategy including a preliminary risk assessment, submission of a verification report and control of any piling using penetrative methods.

4.2 Historic England

Historic England has raised concerns regarding the application on heritage grounds and consider that the proposed development would cause less than substantial harm to heritage assets. However, it is recognised that work has been carried out to mitigate harm in the buildings lower and closer to the Minster, and the wider benefits sought in terms of regeneration.

The impacts include harm to the character and appearance of Castle Street/ St Mary's Butts Conservation Area. In particular the area around St Mary's Reading Minster, along St Mary's Butts, where the proposal could compete with the Minster tower in views from the south east of the church, detracting from this important view of the Minster. Also, at points along Castle Street, where the proposal is considered to be an intrusion that would harm the visual quality of the street scape and thus the significance of the conservation area and the individual listed buildings.

It is noted that the site is identified as being suitable for tall buildings in the Minster Quarter Development Framework 2018 but also contains an aspiration to 'leverage value' from heritage assets to provide high quality public spaces. The document makes clear in section 2.2 that development delivered through this document will "need to work harder than most to make financial contributions to the ambitious programme of public realm measures". This echoes Historic England's advice in The Setting of Heritage Assets Advice Note 3 (Second Edition) on maximising enhancement and minimising harm which advocates removing harmful features and replacement with more harmonising elements. The MQDF proposes that the churchyard around Reading Minster is to become the green space for the existing and large number of new residents that would live in the area. In order to meet these aspirations the public realm around the Minster needs to be elevated to a good standard, which will require careful planning and considerable financial contributions to be secured by the Council through this development.

The judgement on whether the heritage harm that arises from the scheme is outweighed by public benefits is one for the Council to make. In our view, the proposals would cause less than substantial harm to a wide range of heritage assets as detailed above. Furthermore, the proposals do not, in our view, offer sufficient enhancements to the Conservation Area and setting of listed buildings that could go some way to ameliorating the extent of harm that would be caused by the prominence of the towers. We strongly encourage the Council to secure these enhancements, should they be minded to approve the scheme. We therefore consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 193, 194, 196 and 200 of the NPPF.

4.3 RBC Historic Buildings Consultant - Final Amended Plans - Revised Site A

The Broad Street Mall is a collection of poor-quality, modern buildings. The existing buildings are of low quality and have no architectural character or interest which particularly detracts from the character of St Mary Butts. The Hosier Street site is also described in the Conservation Area as having an unattractive appearance. The re-development of Hosier Street could represent an opportunity to develop the quality of the built environment in this area, but this necessitates buildings that have an appropriate scale, mass, alignment and materiality. The main potential impacts of the scheme would affect St Mary's Butts/Castle Street Conservation Area as well as longer distance views from the Russell Street/Castle Hill Conservation Area and Market Place Conservation Area.

The proposed building heights are still considered to result in less than substantial harm to the settings of nearby Listed Buildings and Conservation Areas, from visual intrusion, however the scale of the proposals are now within those set out by RBC in its own Minster Framework. Whilst the proposals would not harmonise with views from the Conservation Areas and would be intrusive within views of the many Listed Buildings in the area, it is recognised that the proposals should also be considered against any wider public benefits identified and their conformity with the overarching RBC Planning Framework for the Broad Street Mall.

4.4 Thames Valley Police

Would like to commend the applicant for a design and layout capable of supporting full electronic access control throughout the development, and that secure lobbies have now been designed into the ground floors of Blocks A,B, and C (as requested). To ensure that the opportunity to include a robust access control is incorporated suggest condition be placed upon any approval for this application. Advice to aid achieving this condition; Ref Secured by Design was also provided.

4.5 Berkshire Fire and Rescue - No comments received.

4.6 Housing Officer - Initial comments

The offer is below 30% so this must therefore be assessed against a viability appraisal. Bedsits are not required and ideally more 2 beds and less one beds would be sought but if it is in line with the overall scheme mix this is appropriate. Rents for the affordable units should be limited to LHA and is noted this may be reflecting the number of units that are viable.

4.7 Natural England - No comments to make.

- 4.8 **Thames Water** - No objection subject to condition due to an identified inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water will contact the developer in an attempt to agree a position on water networks but given the time Thames Water request a condition be added to any planning permission.
- 4.9 **Berkshire Archaeology** - No objection - but required that further archaeological work must be secured by an appropriately worded condition should the scheme be permitted. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should *'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'*.
- 4.10 **RBC Transport**

Relevant points should be addressed by way of amended plans or updated information prior to the determination of the application. It is confirmed a Transport Assessment has been submitted.

Pedestrian Access to Residential and Commercial uses

The residential accesses for Sites A, B, C and E are deemed acceptable. This scheme identified an accessible path along the hotel frontage but the current proposals now include steps adjacent to the hotel. It would need to be confirmed that the proposed steps will not negatively impact the surrounding footway improvements secured through the adjacent planning permission. The previously submitted drawings for the hotel identified a potential regrading that would extend 8.9m west of the hotel. It is therefore essential that the applicant assesses these proposed improvements alongside the development to ensure that the proposals do not detrimentally impact the delivery of any scheme.

The proposed units along Dusseldorf Way include the provision of seating to the frontage and this has been deemed acceptable and is consistent with planning consent 190099.

Areas around the Broad Street Mall are to be resurfaced to improve the public realm and this is acceptable in principle, this work is to be undertaken not only on the applicant's own land but also on private Council owned land. These works on private land would need to be licensed by the Council and undertaken to adoptable standards.

The applicant has stressed that the surface finishes will consist of clay brick 200mm long x 100mm wide and depth of circa 80mm which is constructed over a ridged formation to provide a robust external surface for service vehicle access and that detailed drawings will be issued to discharge a planning condition. This is an acceptable approach.

Queens Walk is a pedestrianized area with limited vehicular access with no legal access point is provided from Oxford Road to the north. To aid access to Queens Walk for the current maintenance requirements this application should include the provision of a new vehicular access from the Oxford Road.

Trip Rates

The applicant has undertaken a trip rate analysis using TRICS (Trip Rate Information Computer System), this is the national standard system of trip generation and analysis in the UK and Ireland, and is used as an integral and essential part of the Transport Assessment process.

Table 4.3 below taken from the Transport Assessment confirms the level of vehicular movement that would be generated by the development within the peak periods.

Table 4.3 – TRICS Data – Vehicles, Flats Privately Owned

Peak Hour	Average Vehicle Trip Rates			Residential Trip Generation		
	Arrivals	Departures	Total	Arrivals	Departures	Total
AM	0.022	0.043	0.064	10	19	29
PM	0.054	0.032	0.086	24	14	39

This is not a material increase and within the daily fluctuations on the network and is a substantially inflated trip rate assessment, as such given paragraph 109 of the NPPF which states proposals should only be refused on transport grounds if the residual cumulative impacts are severe, a refusal on traffic generation grounds would be hard to defend at an appeal.

Satisfied that no assessment is required for the commercial uses as they would be linked to existing trips to the town centre area.

Given that the number of trips is not a material increase and those specified in the above table would be an overly robust assessment satisfied that no junction assessments would be required.

Car Parking for the Development

The proposal includes the provision of 22 accessible car parking spaces for the residential units which are located on the top floor of the car park adjacent to the entrances of each Tower. However no details have been submitted confirming how they will be managed in terms of allocation and avoiding abuse by the other users of the multi-storey car park. It has been stated that this would form part of the wider management strategy which would also need to be secured through the S106 as it would require consent from Reading Borough Council as operator of the Broad Street Mall Car Park.

It is noted that drawing 'Site E - Oxford Road - 2nd Floor Plan Rev P03' identifies the location of the pillars for the floors above however it is still believed that on of the pillars will obstruct the parking bays located south of the existing vehicular ramp. This is unacceptable and revised layouts will be required or tracking diagrams will need be provided to demonstrate that a vehicle can enter and exit these spaces. Given that the proposal includes a revised layout these altered parking bays must comply with current design standards.

Cycle Parking

All the cycle parking has been proposed within the basement level of the car park apart from Site C which is located at second floor level within the car park. Access to the cycle parking bicycles would be via a lift. This location would not be ideal for residents especially as no safe access can be gained directly onto the

highway network without use of the lift, as such the cycle parking layout proposed would not comply with the NPPF at para 110 which states

Within this context, applications for development should:

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas;

Notwithstanding the above objection comments on the submitted layout / provision for completeness are provided:

Site A provides a provision of 84 cycle spaces within two separate storage areas. Revised drawing 0400-P-02 Site A Basement Plan and 0404-P-03 Site A Second Floor Plan identifies 58 cycle spaces double stacked within secure basement level cycle store and 26 further cycles double stacked located on Level 2 within secure, covered store. These stores are sufficient to accommodate the number of proposed cycles in the form of an acceptable layout.

Site B provides a provision of 70 cycle parking spaces this is in excess of the required 67 to comply with the Councils parking requirements and is in the form of an acceptable layout.

Site C provides for a provision of 52 cycle spaces this is in excess of the required 49 to comply with the Councils parking requirements and is in the form of an acceptable layout.

Site E provides for a provision of 26 cycle spaces this is in excess of the required 25 to comply with the Councils parking requirements and is in the form of an acceptable layout.

It would appear that cycle storage has been provided for the commercial units, which would be located at the top of the steps on the southern side of Dusseldrof Way. However, this location would obstruct pedestrian access / movement and therefore is unacceptable. The Councils standards require a minimum provision of 1 space per 6 staff and 1 per 300m², clarity is also required that this provision meets the Councils standards.

I should also stress that the cycle store consented for adjacent hotel is located along the southern elevation of Site C, revised plans have now been submitted to identify that these will not obstruct access to the retail unit on Site C and therefore is acceptable.

Servicing

The applicant has submitted an updated plan that identifies a revised routing diagram through the basement servicing area, however the drawing submitted is only for the existing basement plan and not the proposed basement plan and therefore is not acceptable. Given that the routing is being altered to accommodate the development it must be on the proposed plans.

Block A will result in the servicing area reducing in length and results in the removal of the in and out arrangement. This will result in service vehicles reversing back toward the car park exit and would be detrimental to Highway safety, the existing in / out arrangement must be retained. It has also now been confirmed that refuse collection would take place for this block to the east of the core, however this will block the route through the basement given that parking bays are located opposite, which is also unacceptable.

Block B has been revised and is deemed acceptable in principle.

It should also be confirmed how Retail Unit 02 would be serviced given no direct access is provided from the basement.

For Block C it had previously been requested that clarity is required as to how refuse / servicing would take place for this block given that any vehicle parking directly to the frontage of this servicing area will block the route through the basement. This has now been provided for refuse in the form of the Proposed Refuse Strategy Plan 0340-P-00 but this area will obstruct the route through the basement. A servicing zone has been identified and this has been confirmed as being for HV/LV Substation maintenance only but again this will impact the route through the basement and is unacceptable.

Revised service areas along with tracking to ensure that conflict does not occur must be submitted.

The ground floor plan for Block C illustrates a service entrance to the rear of the retail unit adjacent to the proposed hotel to which the applicant has stated on revised drawing 0601-P-04-Site C Ground Floor Plan that servicing will be via the existing service corridor and goods lift within the centre as indicated on drawing. However, looking at the existing basement and ground floor masterplan drawings there would appear to be no goods lift at the location indicated and only steps. This is not an acceptable service route and will result in service vehicles attempting to service the site from Dusseldorf Way which is unacceptable. Revised drawings are therefore required illustrating a service lift for the retail unit.

Block E is acceptable in principle but the carrying distance to a refuse collection vehicle would be in excess of 15m specified within the British Standards. The applicant has stated that refuse storage must be within the residential demise and secure. Drag distance to be agreed once a privately managed waste management strategy to be agreed. I am therefore happy for this to be dealt with by way of a condition.

As I have stated previously, I am aware that cleaning / maintenance of the western elevation of the Broad Street Mall and Fountain House currently takes place along Queens Walk. Clarity has now been provided to confirm that Window cleaning / maintenance for block A via abseiling from the rooftops of towers and this is deemed acceptable.

In addition, the location of the trees would need to be positioned so as to retain a vehicular access and a turning area as well as being spaced away from the lighting columns provided along its length to reduce the introduction of dark spots. Having reviewed the latest landscape masterplan the proposal includes the provision of trees directly adjacent to the lamp columns along Queens Walk which could not be accepted. The applicant has however stated that the details of the external lighting will be developed and fully coordinated with the proposed trees positions. Detailed drawings will be prepared to discharge a planning condition and I am happy that this is an acceptable proposal.

Impact on Multi-Storey car park

It is stated that a provision of 87 spaces would be lost with a further 22 spaces allocated to the residential development resulting in a total reduction of 109 spaces from the multi-storey car park and in principle this is deemed acceptable from a planning point of view.

The introduction of the central core for Block A has resulted in revised exit barriers which are deemed acceptable in principle given that a second barrier has now been re-provided for. However, the new route would require vehicles to travel between pillars and therefore tracking diagrams should be provided to ensure that vehicles can undertake this manoeuvre.

The parking layout will be affected by the provision of the central cores and revised drawings have now been submitted identifying the wider impacts to the car park layout. I have reviewed these and I comment as follows:

Podium Level

- The submitted plans have removed the barriers to the west of Tower B but the submitted drawings still identify the columns that will be located in the centre of the aisle which would be an excessive 11m. This will result in conflict and therefore a revised car parking layout must be provided.
- It is noted that 7 spaces are to be lost around Tower B but to the north of the tower a new aisle width is created which would include the provision of a structural column in the middle. This will result in conflict and therefore is unacceptable.
- It is noted that the proposed route east of Site A has a width of 2.5m but given this route is adjacent to a structure this should be provided with an extra width of 300mm. Please note that this should not encroach on the pedestrian route which is located to the west of the parking bays and is illustrated on the submitted plans.

Second Floor Level

- The submitted plans now illustrate the location of proposed pillars / supports but this is specified as being indicative at this stage. However it is noted that no pillars / supports have been identified along the western elevation which would not only be required for the landscape podium but all of the floors above. This western elevation oversails the ramps to and from the second floor of the car park and as such the lack of information regarding this means that the Highway Authority are unable to determine what impact the development would have to the second floor of the car park. As previously stated this would need to be clarified on revised plans so any implications for car parking can be fully assessed.
- An area is provided surrounding the core of Tower B and this has been confirmed as being an 'area of limited head room due to chamfered structure of proposed tower above'. Given that car parking spaces are located underneath this structure along the western boundary of the core the actual height must be confirmed.

It has previously been asked what implications are proposed to the lighting and drainage of the car park as a result of the layout changes? Given the existing lighting and drainage is designed specifically to the car park layout and is likely to require alterations. However the applicant has stated that this can be dealt with by way of a condition, in planning terms this could be dealt with at a later date but given this will have implications for the car park operator whom would also need to sign this off this would need to be secured through a S106 Agreement.

Further issues have also been raised that should be discussed with the car park operator these have been provided to the applicant.

4.11 RBC Environmental Protection - No objection subject to conditions.

The following matters were considered:

Noise impact on development -The noise assessment concludes that standard thermal double glazing and whole house ventilation will provide suitable noise insulation for the development. Tonal noise from a single fan was noted at monitoring position S1 which may affect block E. A specific condition is therefore required to mitigate this potential impact.

Noise between residential properties - Sound insulation of any building to be required.

Noise generating development - Opening hours of the new commercial units to be conditioned to prevent noise disturbance of residents.

Noise generating development - The noise assessment has stated that the cumulative noise level from plant noise will be 10 dB below pre-existing background level but plant details have not been provided therefore a condition is recommended.

Kitchen Extraction - Cooking odour is often a significant problem in commercial kitchens and therefore the applicants must provide an assessment of the likelihood of odours based on the proposed cuisine and a statement of how the proposals will ensure that odour nuisance will be prevented. Reference must be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005). This can be controlled by condition.

Air Quality - The proposed development is located within an air quality management area that we have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. The submitted air quality assessment has been reviewed which shows that the air quality objective limit values are unlikely to be exceeded at the facades of the new development, therefore no further assessment, or mitigation, is required.

Air Quality - Increased emissions - Reading has declared a significant area of the borough as an Air Quality Management Area (AQMA) for the exceedance of both the hourly and annual mean objectives for nitrogen dioxide. In addition to this, recent epidemiologic studies have shown that there is no safe level for the exposure to particulate matter (PM_{2.5} and PM₁₀). The submitted air quality assessment predicts a slight worsening of air quality at sensitive receptors as a result of the development. Whilst the assessment describes this as negligible, because it is a worsening in an area already exceeding the air quality objective limit values, we would consider this of significance. This is in the context of a considerable amount of effort being undertaken to make improvements in the air quality in the town centre.

Reading Borough Council's Air Quality Policy EN15 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality. Where any increase in emissions is identified a mitigation scheme must be submitted. The mitigation scheme must quantify the emissions saving that it will bring about, in order to prove that the detrimental effect of the development can be offset. This matter can also be addressed by condition.

Contaminated Land -Where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. The development lies on the site of an historic garage which has the potential to have caused contaminated land and the proposed development is a sensitive land use. Therefore, conditions are required to ensure that future occupants are not put at undue risk from contamination.

Construction and demolition phases -We have concerns about potential noise and dust associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). This can be appropriately controlled by condition.

Bin storage -There is a widespread problem in Reading with rats as the rats are being encouraged by poor waste storage which provides them with a food source. Where developments involve shared bin storage areas e.g. flats and hotels there is a greater risk of rats being able to access the waste due to holes being chewed in the base of the large wheelie bins or due to occupants or passers not putting waste inside bins, or bins being overfilled. It is therefore important for the bin store to be vermin proof to prevent rats accessing the waste. This can be controlled by condition.

4.12 RBC Natural Environment Trees

No objection, subject to clarification and conditions.

The retention of the existing mature trees in Dusseldorf Way and Hosier St/St Marys Butts and in Oxford Road is positive. The landscape principles proposed appear to be in line with the Outline Development Framework for the Hexagon Quarter by, for example, the inclusion of landscaping in Queens Walk ('Queens Walk greenstreet), private amenity space for residents, seating, green areas and tree planting in the ground where feasible. The intention to reflect some of Reading's history in the landscaping, e.g. Sutton Seeds, Huntley & Palmer and the Hexagon is noted and will be a positive element. A tree survey of existing trees to be retained is required. Further detailed queries were also raised.

Further information has been submitted that is under review at this time.

4.13 RBC Ecological Consultant -

The ecological report submitted with the EIA scoping application stated that the buildings are unlikely to host roosting bats and there should be no bat related constraints to the proposals. However, the buildings will be used by nesting birds, and, as such works which could potentially affect nesting birds will need to be preceded by a nesting bird check. This should be secured via a planning condition, as below:

Condition: Works to parts of the building where birds may nest are to be preceded by a check by a suitably qualified ecologist for bird nests. If active nests are recorded works that could disturb active nests shall proceed until the nest is no longer in use.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with Policy CS36 of the core strategy and wildlife legislation.

In accordance with paragraph 175 of the NPPF, CS36 of the Core Strategy and EN12 in the emerging local plan, biodiversity enhancements should be provided within the scheme. And for a scheme such as this it would be appropriate to incorporate nesting opportunities for swifts and peregrine falcons both of which are birds of conservation concern that nest on buildings. It is recommended that

this is shown on the revised landscaping plans or secured via a planning condition. The landscaping proposals include elements of roof garden which will be of some value to wildlife however no dedicated biodiverse green roof areas are proposed which could provide significant additional enhancements for wildlife. Artificial turf which are a source of microplastic pollution and which has no benefits for wildlife or climate change adaptation and should be removed.

Revised information has been submitted to remove artificial turf and provide biodiversity green roofs in order to increase biodiversity. This information is under review at this time.

4.14 RBC Emergency Planning

No comment received

4.15 RBC Leisure

No objection subject to a section 106 agreement to secure a financial contribution of for leisure and recreation improvements. The applicant is providing limited play provision within the application site however given the configuration of this large scale development, delivering adequate open space and sports and leisure facilities on site is not possible. In these circumstances it is important to provide high quality facilities close by via a financial contribution secured via s106. It is considered that a sum of £1,500 per unit is appropriate in this location.

4.16 RBC Sustainability - No formal comment.

4.17 RBC Licensing - No objections to the plans in respect of the current and future development of this area.

4.18 Reading UK CIC - Notes that this development falls within the Central Reading Business Improvement District and generally welcomes development that adds to the regeneration work already taking place at Broad Street Mall, driving footfall and creating new investment in the western edge of the town centre. However, we would hope that every step is taken to mitigate the impact of this scale of construction work on the surrounding shops and businesses. Note the scale of the proposed development will call for an employment and skills plan, which we would expect to be confirmed through a S106 agreement.

4.19 CCTV - There is camera in the area which covers the Hexagon and Hosier street area. The building works themselves may disrupt the view for a period but no objection in principle. Further CCTV coverage should be sought in this area.

4.20 SUDS - No objection - Revised information has been submitted to demonstrate that the development does not result in any increase in impermeable area and in fact includes areas of landscaping at the amenity level which would provide a betterment over the existing situation.

4.21 Civil Aviation Authority - Confirmed that no issues are raised with any nearby airports/aerodromes. Due to the distances from the nearest aerodromes, there are not considered to be any safeguarding issues. However due to the height of the proposals advice to the developer is highlighted in relation to construction matters, cranes and lighting.

4.22 Marine Management Organisation - No objection.

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. Activities taking place below the mean high water mark may require a marine licence in accordance with the Marine and Coastal Access Act (MCAA) 2009.

- 4.23 **Sport England** - No objection as the site does not consist a playing field however Sport England would encourage the Council to consider the sporting needs arising from the development as well as the needs identified in its Infrastructure Delivery Plan (or similar) and direct those monies to deliver new and improved facilities for sport.
- 4.24 **Natural England** - No objection.

Public Consultation

- 4.25 February 2019: Neighbouring occupiers at 19-20 St Marys Butt and 21-23 Pavlovs Dog were notified of the application by letter. 6 site notices were also displayed within the area surrounding the application site including 1 adjacent to the entrance at the McIlroy Building. A notice was published in the press.

November 2019: On the submission of revised information all consultees were reconsulted for 21 days. 6 site notices were also displayed within the area surrounding the application site including 1 adjacent to the entrance at the McIlroy Building.

Under the EIA Regulations the submission of amended EIA information required a further notice in the press. To comply with this requirement a further notice was therefore published in the press in February 2020 (consultation period to expire 20th March 2020)

February 2020: A 7 days consult was carried in relation to additional information in relation to Townscape and Heritage matters to Historic England and the third parties who had submitted responses to the development set out below:

- 4.26 4 responses have been received objecting on the following grounds:

Baker Street Area Neighbourhood Association:

- The applicants EIA fails to take into account the Russell Street/Castle Hill Conversation area, despite references within the MQADB. Therefore, seeking further EIA information be provided prior to determination of the application.
- The design of the high rise towers is not bold enough, and that the detailed design of the metal work at the top of the towers will not be visible at street level and should be deleted.
- The proposed blocks are taller than those permitted within the Minster Quarter Area Development Framework Brief; and the height proposed is not justified. Block A casts shadow over Block B and Block C and the specified density is misleading.
- The development does not achieve the 30% affordable housing requirement.
- The proposals do not fully regenerate the public realm and works to all four edges of the site should be undertaken.
- Seeking substantial S106 monies to fund substantial public realm improvements including greening over the top of the Broad Street Mall or towards Decking of the IDR.

- Seek robust fire strategy
- Due to being car free query how visitors will be accommodated
- Impact on GP surgeries and school places

CAAC

Initial comments:

- The Heritage Statement does not address the requirements of Policy EN4, EN5 or EN6.
- The proposal does not demonstrate how it will make a positive contribution to the existing historic townscape.
- Fails to address the impact on Russell Street /Castle Hill Conservation Area
- The development will have an overbearing impact on the RSCH Conservation Area
- In relation to the impact on the St Marys Butts/Castle Street Conservation Area do not consider that the quality of architecture will mitigate the impact and provide a beneficial impact on the Conservation Area.
- The Significant Views with Heritage Interest has not been carried out in relation to view 1 from Mclroy Park and view 2 View Northward on Southampton St from Whitley Street
- The three towers will provide a high density development before the rest of the area redeveloped
- Object to any development taller than Fountain House
- Object to infill of the South Court Entrance
- Concern re the acceptability of the living environment being built.
- The opening up of the Mall frontages on Queens Walk and Dusseldorf Way is an improvement.

Further comments

- Maintain objection: Seek information to protect the view to Mclroys itself; and re-iterate request for a visualisation of this heritage view down Southampton Street.

Other third parties:

- This will change the nature of the area. if the scheme is to be allowed then there should be a compensation and the builder make a park over the dual carriageway as has been previously agreed.
- Object to the poor standard of architecture apparent not least in the insensitive obliviousness to the rights of previously existing buildings. The development does not compensate for the loss of the unique and historic appeal of the Eva's building.

Reading Borough Council as adjacent land owner:

- The Council as owner of the former civic offices site and as a lead partner in the delivery of the Minster Quarter area regeneration notes the principle of the Applicants development in seeking to deliver the aspirations of the Hosier Street area.
- A large element of the SPD and the Council's place making aspirations is the creation of a new sustainable neighbourhood including high quality public realm and the proposed development needs to acknowledge and support this wider vision both financially and in design terms and not prejudice or fetter the ability to deliver the wider comprehensive regeneration of the area.
- The proposed development will also need to address the impact of the proposed development on the multi storey car park, both in terms of legal and practical interference with the Council's rights and the continuing operation of the car park.

5.0 LEGAL AND PLANNING POLICY CONTEXT

- 5.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving the listed building or its setting or any features of special interest which it possesses.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making.
- 5.3 The application proposals are subject to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and are supported by an Environmental Statement issued pursuant to these Regulations. Much of the supporting technical information for the applications is contained in the Environmental Statement which consists of December 2018 documentation and revisions within Updated Addendum documents issued in November 2019.
- 5.4 Following the original planning application submission in 2018 an updated version of the National Planning Policy Framework (NPPF 2019) and Reading Borough Local Plan (2019) have been adopted. The November 2019 revised submission of the development proposals therefore makes reference to, and has been considered against, these documents.

National Planning Policy Framework (NPPF) (2019)

The following NPPF chapters are the most relevant (others apply to a lesser extent):

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 11. Making effective use of land
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment.

Planning Practice Guidance (NPPG)

The Government's Planning Portal advises that local planning authorities should take account of the following practice guidance:

- Assessment of housing and economic development needs
- Conserving and enhancing the historic environment
- Design
- Natural Environment
- Planning Obligations
- Viability
- Build to Rent (13/9/18)

5.5 **Reading Local Plan 2019**

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION
 CC3: ADAPTATION TO CLIMATE CHANGE
 CC4: DECENTRALISED ENERGY
 CC5: WASTE MINIMISATION AND STORAGE
 CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT
 CC7: DESIGN AND THE PUBLIC REALM
 CC8: SAFEGUARDING AMENITY
 CC9: SECURING INFRASTRUCTURE
 EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
 EN3: ENHANCEMENT OF CONSERVATION AREAS
 EN4: LOCALLY IMPORTANT HERITAGE ASSETS
 EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
 EN7: LOCAL GREEN SPACE AND PUBLIC OPEN SPACE
 EN9: PROVISION OF OPEN SPACE
 EN10: ACCESS TO OPEN SPACE
 EN12: BIODIVERSITY AND THE GREEN NETWORK
 EN14: TREES, HEDGES AND WOODLAND
 EN15: AIR QUALITY
 EN16: POLLUTION AND WATER RESOURCES
 EN18: FLOODING AND DRAINAGE
 H1: PROVISION OF HOUSING
 H2: DENSITY AND MIX
 H3: AFFORDABLE HOUSING
 H4: BUILD TO RENT SCHEMES
 H5: STANDARDS FOR NEW HOUSING
 H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
 TR1: ACHIEVING THE TRANSPORT STRATEGY
 TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
 TR4: CYCLE ROUTES AND FACILITIES
 TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
 CR1: DEFINITION OF CENTRAL READING
 CR2: DESIGN IN CENTRAL READING
 CR3: PUBLIC REALM IN CENTRAL READING
 CR5: DRINKING ESTABLISHMENTS IN CENTRAL READING
 CR6: LIVING IN CENTRAL READING
 CR7: PRIMARY FRONTAGES IN CENTRAL READING
 CR10:TALL BUILDINGS
 CR13: EAST SIDE MAJOR OPPORTUNITY AREA

5.6 Supplementary Planning Documents (SPD's)

Minster Quarter Area Development Brief (MQADB - December 2018)
 Supplementary Planning Document: Affordable Housing (July 2013)
 Supplementary Planning Document: S106 Planning Obligations (March 2014)
 Supplementary Planning Document: Parking Standards and Design (October 2011)
 Supplementary Planning Document: Employment Skills and Training (April 2013)
 Supplementary Planning Document: Sustainable Design and Construction
 (December 2019)
 Tall Buildings Strategy 2008

Tall Buildings Strategy Update Note 2018
Reading Open Space Strategy (2007)
Reading Tree Strategy (2010)
St Mary's Butts/Castle Street Conservation Area Appraisal
Russell Street / Castle Hill Conservation Area Appraisal

Other Government Guidance which is a material consideration

Historic England Good Practice Advice in Planning Note 1: Conservation Area Designation, Appraisal and Management (Historic England, 2016)
Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England, 2015b)
Historic England: Advice Note 4 "Tall Buildings" (2015).
English Heritage/CABE: "Guidance on Tall Buildings"
BRE Site Layout Planning for Daylight and Sunlight - A guide to good practice, 2nd edition (2011)
Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management & Assessment, 2013)
Strategic Housing Market Assessment (2016)
Infrastructure Delivery Plan (2017)

6. APPRAISAL

The main issues raised by this planning application are as follows:

- Principle
- Development Density, Unit Mix and Affordable Housing
- Height, Scale and Massing, Appearance and Impact on Heritage Assets
- Public Realm, Trees and Ecology, Recreation and Leisure
- Amenity of Existing and Future Occupiers
- Transport
- Sustainability
- Flooding
- Archaeology, Phasing and Environmental Statement
- S106 and other matters

Principle

- 6.1 The NPPF 2019 (para 85) states that planning policies and decisions should define a network and hierarchy of town centres and promote their long-term vitality and viability - by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters.
- 6.2 The NPPF also encourages the effective use of land by reusing land that has been previously developed; (brownfield land para 118) and seeks that all housing applications should be considered in the context of the presumption in favour of sustainable development. The MQADF sets out that the immediate environs of the Minster Quarter Area represent one of the largest brownfield regeneration opportunities within the IDR. The accessibility of the application site, located within the defined Reading Central Area, is considered to accord with Policy CC6 (Accessibility and Intensity of Development) and the reconfigured commercial units are within an existing retail centre in the Primary shopping area (Policy

CR1). The additional provision of new housing is also in accordance within the broad objectives of Policy H1 (Provision of Housing) to assist in meeting the annual housing targets and CR6 (Living in Central Reading).

- 6.3 In terms of the form of the development Policy CR10 'Tall Buildings' specifies 'areas of potential for tall buildings' defining tall buildings as exceeding 12 storeys of residential accommodation. The application site sits within the Western Grouping of Tall Buildings and identified as sub area CR10b. Sites A, B and C would fit the definition of tall buildings and are acceptable in principle in this location. The Western Grouping is described as a secondary cluster of tall buildings to create a distinctive grouping, to mark the area as the civic heart of Reading and a gateway for the centre. Tall buildings in this area should be subservient to the Station Area cluster; be generally lower in height than the tallest building planned in the Station Area cluster; be linked to the physical regeneration of the wider area; not intrude on the key view between Greyfriars Church and St Giles Church, and a view between the open space in the Hosier Street development and Reading Minster. The policy also sets requirements for all tall building proposals to be of excellent design and architectural quality as these buildings will be visible from a wide area.
- 6.4 The proposals are considered to be subservient to the Station Hill development as this development is formed of 3 tall buildings with comparatively small floor areas with significant separation distance between each dwelling. Each proposed tower is set at a lower height than the tallest building permitted at Station Hill (at 128 AOD), with the proposed tower elements consecutively stepping down in height from Site A to Site C. The application site also encompasses a significant area of public realm improvements and financial contributions that can be utilised for further regeneration of the wider area. The proposed development set within the footprint of the existing BSM so is not considered to intrude on the view stated above. Matters of design and architectural quality are set out sections below.
- 6.5 The site additionally forms part of the West Side Major Opportunity Area Policy CR12. The policy vision for this area seeks to create a "mixed use extension to the west of the centre containing high quality mixed use environments and fostering stronger east-west links into the central core". Within this policy sub site CR12d 'Broad Street Mall' is proposed to be used for continued retail and leisure provision, improving frontages along Oxford Road and St Marys Butts, and improving frontages to Hosier Street and Queens Walk with use including residential on upper floors - development which retains the existing mall with additional development above may be appropriate where it improves the quality of existing frontages. For context, development on Hosier Street is also promoted by Policy CR12e. The mixed use development proposed retains and upgrades the existing retail frontages within the Broad Street Mall whilst incorporating residential development at upper floors.
- 6.6 The proposal is further considered in relation to the Minster Quarter Area Development Framework (The MQADF seeks to set out the "*principles for promoting the development of the area to ensure co-ordinated, high quality, comprehensive development creating a multi-purpose urban quarter for central Reading*"). The indicative Development Framework Master Plan (fig 10 within the MQADF) shows development above the Broad Street Mall with areas of private roof garden allocated for residential use (but not the entirety of the existing roof car park); and the activation of the southern façade along Dusseldorf Way/Hosier Street to provide 'spill out' space for restaurant /cafes.

- 6.7 In relation to the specific guidance on permissible heights within the MQADF it is noted that the adopted document is not consistent in how it refers to ‘podium’ level. Section 5.2 ‘Form, Scale and Height’ refers specifically to new towers on the BSM upper podium level. Further text under the heading ‘Proportion of Towers’ refers to 20 storeys above podium level as an indicative building height limit but also that “It is accepted that buildings above the podium on the Broad Street Mall will increase the overall building heights above this level”. Also, under the heading ‘Tower Set Back and Plinth’ in relation to development along Dusseldorf Way it is stated that the “definition of building plinth (the level up to podium) should be read as a defined retail edge”. It is also noted that Fig 22 ‘Building Parameter Diagrams’ (extract below) clearly shows new built form above the existing Broad Street Mall to a height of 60m. This would equate to approximately 20 stories (at 3m height per floor) above the existing Broad Street Mall plinth.

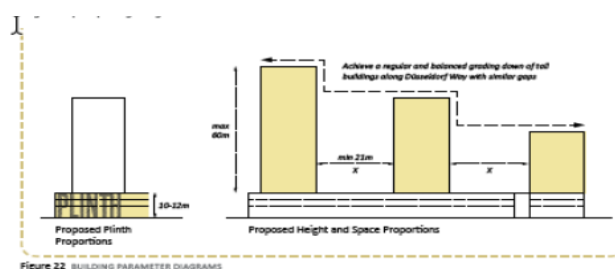


Figure 22 BUILDING PARAMETER DIAGRAMS

- 6.8 Site A has now been reduced in height to 20 storeys (64m) above the existing roof of the BSM (23 stories from lower podium level). Site B is maintained at 18 storeys above the existing roof (21 stories from lower podium level) retaining ‘step down’ in heights of proposed development blocks. The proposal is therefore now akin to the parameters set out within with the MQADF. The reduced height sits beneath the maximum height of the Station Hill proposals, in accordance with Policy CR10. The proposed height sought is also subject to other material planning considerations including detailed design and appearance, impact on the wider area, amenity and public benefits of the scheme. These are set out in the report below.
- 6.9 The MQADF (section 3) describes the importance of the creation of a new public realm for the community. The document seeks significantly enhanced existing routes including Queens Walk and Dusseldorf Way as active multi use spaces with high quality landscape treatment with each especially having its own distinct character. New street trees should be planted into the ground wherever possible but where this is not achievable planted or raised beds can be used. Sustainable material choices should also be capable of replication. The landscaping within the public realm on Queens Walk is formed of Brick pavements and street trees with planters on the western edge to also allow for a pedestrian footway and sitting out areas to the front of the retail units within the Broad Street Mall. Dusseldorf Way contains additional seating and a green wall /planter feature.
- 6.10 Therefore the proposed residential and retail uses, and public realm improvements are considered to be acceptable in principle and in accordance with the applicable elements of the specific sub-area designation. The form of development including Tall Buildings located within a designated Tall Building Cluster is also acceptable in principle subject to its impact on the wider area and other material planning considerations as set out below.

Development Density, Unit Mix and Affordable Housing Provision

- 6.11 The application proposes 422 units at a development density of 175 dwellings per hectare (site area 2.42ha). Although a high density development, it is noted that there is no prescribed local policy density upper limit for town centre sites, with Policy CR12d (BSM) stating an indicative potential of 280-420 dwellings at this site. Policy H2 (Density and Mix) outlines an indicative density of above 100 dph in town centre locations however accepts that the appropriate density may be significantly greater than this in view of the need to make best use of accessible sites. Additionally, the layout of units in 'high rise' form will inevitably result in higher density development which is considered to be acceptable in this location.
- 6.12 In terms of unit mix Policy CR6 (Living in Central Reading) seeks, as a guide, that residential developments within the town centre area should incorporate a maximum of 40% of 1 bedroom units and a minimum of 5% of 3 bedroom units. The application proposes 201 x 1 bedroom units (48%), 199 x 2 bedroom units (47%) and 22 x 3 bedroom units (5 %). The higher percentage of 1 bed units results from the revised scheme providing a more slender Block B, removal of single aspect north facing units and ensuring that the scheme delivers more dual aspect units resulting in fewer 2 bed units. Therefore although not wholly policy compliant in this respect of 1 bed units this ratio is considered to be justified, the number of 3 bed units is policy compliant and the 22 accessible units are welcomed.

Build to Rent and affordable Housing

- 6.13 The entirety of the scheme is to be constructed as Build to Rent units. This is defined in the NPPF Glossary as *“Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.”*
- 6.14 The process for managing affordable private rent units is therefore set out in the section 106 agreement Heads of Terms. This seeks to detail the parameters of the lettings agreement, the rent levels, apportionment of the homes across the development, a management and service agreement, and a marketing agreement setting out how their availability is to be publicised. The national guidance addresses the question of eligibility criteria for occupants and recommends a 3 year minimum tenancy.
- 6.15 Local Plan Policy H3 and H4 both require Affordable Housing at 30% of the total provision for a 'Major' application. Additionally, the supporting text for Policy H4 (at 4.4.31) clarifies that *“The Council will expect rental levels for the affordable housing or Affordable Private Rent housing to be related to Local Housing Allowance (LHA) rate levels (including service charges) and be affordable for those identified as in need of affordable housing in the Borough. The Council will expect such housing to remain affordable in perpetuity”*.
- 6.16 The proposal as finally amended offers the entirety of Block E (42 units) as affordable units at the LHA rate which now equates to 10% of the total scheme. As this falls below the policy complaint level of provision. The applicant submitted a viability appraisal with the revised November proposals. This viability approach has been independently reviewed on behalf of the Local

Planning Authority by BPS Chartered Surveyors who consider that an offer of 9% of 446 units maximises affordable housing delivery on the site. This is primarily due to the structural constraints of building within the existing Mall and keeping the commercial building units operational during the build process. In terms of mix and location the offer of the entirety of Block E (mix as set out above) is acceptable. This is considered to be a good mix of units with the size and layout of units now in accordance with national space standards. Discussions are ongoing between the applicant and the Council's Valuation Manager on the detailed mechanism regarding affordable housing in relation to clawback position - which will be provided in the form of an update report.

Height, scale and massing, appearance and impact on Heritage Assets

- 6.17 The development proposals have been considered on two occasions by the South East Review Design panel and the scheme amended to incorporate suggested comments. The Panel was generally positive about the overall design and provided some guidance on further improvements. The Design and Access Statement Addendum details revisions in relation to the comments of the Panel.
- 6.18 Policy CC7 aims to preserve or enhance the character of the area in which a development is located. Policy CR2's (Design in the Centre) purpose is to secure appropriate relationships between buildings, spaces and frontages within the centre of Reading. Policy CR3 requires proposals to make a positive contribution towards the quality of public realm in the central area of Reading. The historic environment is also specifically sought to be protected under Policy EN1: Protection and Enhancement of the Historic Environment; EN3: Enhancement of Conservation Areas; EN4: Locally Important Heritage Assets; EN6: New Development in a Historic Context.
- 6.19 Additionally as 'Tall Buildings' within the Western Grouping Sites A, B and C are considered against the detailed criteria within Policy CR10 (specific Policy CR10B is considered above) which sets out all tall buildings should:
- be of excellent design and architectural quality advice was sought from South East Review Design Review Panel - *the proposal is considered to comply in this regard, following amendments during the course of the application.*
 - Enhance Reading's skyline, through a distinctive profile and careful design of the upper and middle sections of the building; *The proposed building has a clearly defined base within the existing Broad Street Mall replicated in Proposed Block C; with the middle and upper sections in differing materials becoming more light weight at the highest point to enhance the skyline.*
 - Contribute to a human scale street environment, through paying careful attention to the lower section or base of the building, providing rich architectural detailing and reflecting their surroundings through the definition of any upper storey setback and reinforcing the articulation of the streetscape; *The base of Block C and the proposed residential entrances have been revised to provide improved architectural detailing and the upper floors achieve a degree set back due to the deep window reveals with Site A physically set back from the site frontage*
 - Contribute to high-quality views from distance, views from middle-distance and local views; *The verified views and supporting visualisations sufficiently demonstrate compliance in this regard.*
 - Take account of the context within which they sit, including the existing urban grain, streetscape and built form and local architectural style; *the proposal is located in an area of very mixed urban grain with the proposals seeking to provide a transition from the historic to contemporary development.*

- Avoid bulky, over-dominant massing; *the towers have been reduced in height and width during the course of the application to seek to achieve a slender vertical design considered to avoid bulky, over dominant massing*
 - Preserve and, where appropriate, enhance the setting of conservation areas and listed buildings; *This is considered in detail in the 'effect on heritage assets' section below.*
 - Use high quality materials and finishes; *the proposal complies in this regard, as detailed in the proposals section.*
 - Create safe, pleasant and attractive spaces around them, and avoid detrimental impacts on the existing public realm; *Improvements to the public realm are a requirement and major benefit of the scheme.*
 - Locate any car parking or vehicular servicing within or below the development; *No additional car parking is proposed and the majority of servicing is via the existing Mall basement service area*
 - Maximise the levels of energy efficiency in order to offset the generally energy intensive nature of such buildings;
 - Mitigate any wind speed or turbulence or overshadowing effects through design and siting; *this is generally acceptable with further work being carried out at this time*
 - Ensure adequate levels of daylighting and sun lighting are able to reach buildings and spaces within the development; *This has been assessed as acceptable*
- Avoid significant negative impacts on existing residential properties and the public realm in terms of outlook, privacy, daylight, sunlight, noise, light glare and night-time lighting; *An independent review has identified some daylight and sunlight deficiencies for some occupiers of the McIlroy Building and 38 Oxford Road however officers consider on balance that the identified daylighting deficiencies are not sufficient to warrant the refusal of this application, when applying an overall critical planning balance.*

6.20 It is accepted that not every criterion is met in full but the majority are and there is a suitable policy basis for tall buildings as proposed in this location. It is also noted that the height of Block A has been reduced to 20 stories to accord with the MQADF. It is therefore considered that the amended scheme with the scale of the proposed tower at Site A reduced in height to within 5m of the maximum anticipated by the MQADF has enabled officers to accept that on balance the proposal sufficiently meets policy requirements to be recommended for approval.

6.21 In relation to the scale and massing of the scheme, during the course of the application, as well as the each of the tall blocks being reduced in height, Site B and E have also been reduced in width, with Block D entirely removed from the scheme. The form of the towers incorporates a shoulder element seeking to create a slender vertical form and reduce the overall visual impact of the blocks, particularly within the skyline. The base of Blocks A and B have also been lowered in relation to the existing mall to better integrate with the existing structure.

6.22 In relation to visual appearance and detailed design and materiality of the scheme it is noted this can be a highly subjective issue. The design, in particular the elevational treatment, has evolved in the context of the surrounding Conservation Areas and existing buildings within the site. As required by policy, Blocks A, B and C have a defined 'bottom', 'middle' and 'top'. The bottom level is formed of the current Broad Street Mall retail frontages including the existing concrete frieze. The proposed base of Block C infills the existing recessed South Court and the proportions of the bottom floor have been amended to replicate

the existing mall, with glazing at ground floor; the introduction of vertical bays to break up the façade; and horizontal framing to align within the existing concrete structure. The residential entrances to be created for Block A and B are also the full height within the bottom of the building. The proposal also includes a further amenity deck which is considered to add interest and variety to the building.

- 6.23 The design of the upper floors varies between the blocks due to the differing construction methods, however, Blocks A, B and C have been designed as a family of buildings. The middle section of each block contains alternating window/cladding patterns which becomes less uniform as the buildings step away from the traditional form of the St Marys Butts Conservation Area. The façade details have also been very carefully considered with each block containing recessed windows with deep reveals to provide additional visual interest and highlight the changing grid pattern with the middle section of the building. The proposals are visible on all four elevations so this design is replicated on the main element of each tower.
- 6.24 The concept of the top section of the blocks has evolved throughout the consideration of the application. The upper floors of each block have simplified windows reveals and will be clad in a differing material to the lower floors consisting of a bespoke laser cut metal panel inspired by the appearance of the of the existing concrete frieze at the bottom level. The upper floor of Blocks A and B also contain inset balconies that provide views through the external concrete of the building. This is considered to be an innovative design response and is considered to add additional value to the overall design quality. To ensure the design quality in this instance it is considered essential for all external materials to be secured via condition, including the provision of sample construction panel details being erected on site prior to approval to guarantee the design quality in this sensitive location.
- 6.25 Block E is not classified as a tall building and is set in the context of existing development orientated towards the Oxford Road. This block therefore deliberately differs in form to the other blocks and has been amended, during the application, to remove the former ‘hammer head’ design. The proposed residential access will be within the north facing shopping parade at ground floor. The proposed new build floors are geometric in form with the north elevation lower to meet the existing mall roof, and the rear cantilevered over the existing car park. This is considered to be an appropriate design solution in this location. There is a simplicity to the alternating terracotta cladding and aluminium framed glazing which is appropriate in this location. This block also houses a roof top garden that contains pergolas, these may be visible in some views but are considered to add interest to the building.
- 6.26 It is considered that the proposed design of the buildings achieves the required high quality approach to lift the appearance of the existing mall. The proposals incorporate good quality materials (detailed samples of which are to be secured by way of condition) and successfully provide a cohesive form of development within the family of buildings whilst transitioning between the contemporary and historic character of the site and its surroundings.

Heritage Assets / Views

- 6.27 As noted throughout this report the application site is sensitively located in relation to two Conservation Areas and surrounding listed buildings including the Grade 1 Listed Reading Minster. The application is supported by a Heritage, Townscape and Visual Impact Assessment (HTVIA) that related to the original

submission, an Amended Assessment dated Nov 2019 relation the revised scheme; and a further Heritage and Townscape Response dated January 2020. This documentation includes 23 different views of the development as Blocks A, B and C will be visible in short, medium and longer range views from the surrounding area. Long range views provided include the viewpoint from Balmore Park (referenced as being of importance within the Council's Tall Buildings Strategy (2008)) and the view from Kings Meadow looking south west. These have been reviewed by officers and it has been found that the buildings would not negatively impact upon distant views.

- 6.28 The comments of objectors in relation to the submitted HTVIA in relation to the Russell Street/ Castel Hill Conservation area; and views listed at Policy EN5 'Protection of Significant Views with Heritage Interest; have been fully considered by officers. Within the November 2019 Townscape, Built Heritage and Visual Impact Assessment two views (viewpoints 03 and 09), located on Oxford Road looking east towards the proposed development along the northern boundary of the conservation area have been included. A further verified view from Baker Street looking east out of the Russell Street / Castle Hill conservation area towards the application site was also submitted in January 2020. It is noted that this is the only outward looking view indicated on the Character Area Appraisal map within the Russell Street/ Castle Hill Conservation Area Character Appraisal. It is also noted that Historic England do not raise concerns in relation to the Russell Street/ Castle Hill Conservation Area.
- 6.29 Policy EN5 lists views of acknowledged historical significance including 1. View from McIlroy Park towards Chazey Barn Farm, the Thames Meadow and the Chiltern's escarpment; and 2. View Northwards down Southampton Street from Whitley Street towards St Giles Church, St Marys Church and Greyfriars Church. It is confirmed that the proposals will not appear in View 1, and in relation to View 2 this is addressed by View 17 in the November 2019 Heritage Assessment. Proposed Blocks A, B and C are visible in this view but due their siting within the existing Mall footprint retain this view toward the churches. It is therefore considered that the scope of the submitted information is adequate to assess the impact of the development on Heritage Assets.

The applicant considers that the current Broad Street Mall does not provide a positive setting to the Conservation Area or the listed buildings so the introduction of their proposed high-quality architecture as a back drop should be regarded as an improvement. The applicant concluded the significance of the impact to be of 'beneficial' effect. However, taking into account the independent assessment from Historic England and the Council's Historic Building consultant officers consider that that the scheme would be accurately described as causing 'less than substantial harm' to heritage assets and should be assessed against relevant policy on this basis.

- 6.30 Historic England advised that The Planning (Listed Buildings and Conservation Areas) Act sets out at Section 66 that special regard should be paid to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72 of the same Act sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. The National Planning Policy Framework requires at 190 that LPAs should take into account the significance of any heritage assets that may be affected by proposals so as to avoid or minimise any conflict between conservation of that asset and the proposal. Great weight should be given to the conservation of heritage assets, regardless of whether harm to significance would be substantial or less than this,

as set out at paragraph 193. Clear and convincing justification for any harm must be set out (paragraph 194) and where harm is less than substantial it should be weighed against the public benefits of the scheme (paragraph 196). Finally, paragraph 200 explains that LPAs should look for opportunities for new development within conservation area and within the setting of listed buildings that enhance or better reveal their significance. Specific local plan policies EN1,EN3,EN4 andEN5 are also relevant.

- 6.31 Achieving significant improvements for this area was the intention of the Minster Quarter Area Development Framework. Officers consider that the proposal will hugely improve the visual appearance of this area of the town centre where any harm to the heritage assets is outweighed by the public benefits of the proposal as described in this appraisal. In particular with substantial physical improvements to the public realm around Broad Street Mall and the Minster Quarter which can include the area directly adjacent to Grade I Reading Minster. The proposal also provides a good housing mix including 3 bed units and accessible units. The development has good energy credentials and will increase soft landscaping and the biodiversity of this town centre site. By regenerating the tired BSM site the proposal has the potential to be a catalyst for future development of the wider Minster Quarter Area. It is therefore considered, taking into account National legislation and Local Plan policies in relation to Heritage Assets, that the public benefits of the scheme, including substantial financial contributions secured by S106 in addition to the required CIL monies, outweigh the less than substantial harm to heritage assets.

Public Realm, Trees, Landscaping and Ecology, Recreation and Leisure

Public Realm

- 6.32 Policy CR3 requires proposals to make a positive contribution towards the quality of the public realm in the central area of Reading. Intrinsicly linked to design matters are the open space/public realm and landscaping elements of the proposals that form part of the overall site. At street level the interconnection between the public realm within the application site and the remainder of the Framework Area, adjacent retail frontages and Conservation Areas beyond, is a fundamental consideration for officers.
- 6.33 Within the MQADF the 'Public Realm Parameters' set out that areas of open space and interconnecting public realm are to be well designed, functional, adaptable and capable of effective maintenance. These spaces must also be designed to ensure a vibrant, lively and thriving public realm. Also sought are enhancements to existing routes including Queens Walk and Dusseldorf Way to contain active multi uses spaces with high quality landscape. The application proposes resurfacing of both Queens Walk and Dusseldorf Way with brick pavements, however this material can be subject to condition if an alternative material is considered appropriate within the wider Minster Quarter Development Area. Landscaping in the form of trees, planters and hanging vegetation to enhance the appearance of the area is proposed that allows for pedestrian movement through the site whilst maintaining access for emergency vehicles. Additional active frontages in these areas are also proposed with new glazed shop fronts and on street seating to enliven these areas. The works to the public realm are therefore considered a significant positive enhancement of the scheme.
- 6.34 No specific works are shown to St Marys Butts and Oxford Road at this time. These areas are subject to additional constraints due to vehicular activity and public transport use in this area. The potential to alter the existing change in

gradient of the area adjacent to Block C, where it adjoins Hosier Street, is also sought to be retained within the proposed development. Additionally In relation to the wider public realm with the MQDBF area, including the setting of Reading Minster a further S106 contribution of £1,092,000 has been secured. This to ensure that further necessary works to the public realm can be carried out to mitigate the impact of increase residents which is considered to be a further additional benefit of the proposal.

- 6.35 The upper level amenity deck for proposed residents, and ‘greened’ elements of the car park are also visible and provide a positive contribution to the public realm for future residents and users of the car park at this level. It is noted that there is a requirement at present to retrain this car park and ensure manoeuvrability within it.

Trees, Landscaping and Ecology

- 6.36 Policy EN14 seeks new planting within the site to increase the level of tree coverage within the Borough an to contribute to biodiversity. In terms of the proposed soft landscaping works proposals have been amended in line with comments from our tree officer in particular in relation to appropriate tree species which are proposed within the site. Further comments and conditions in relation to approval of final planting specification details and maintenance details to be provided as an update report.

- 6.37 Policy EN12 seeks that development should provide for a net gain in biodiversity wherever possible. The existing site is of limited due to the existing built form and use of the building. Therefore to secure biodiversity enhancements further information has been submitted in the form of green roofs and mitigation/enhancement measures are being reviewed by the Council’s Ecological Consultant. This will be provided in the form of an update report.

Leisure and Recreation

- 6.38 Policy EN9 (Provision of open space) requires all new development to provide for the open space needs of the occupiers through either on or off-site provision, or through contributions towards the provision or improvement of leisure or recreational facilities. In areas with relatively poor access to open space facilities, Policy EN10 (Access to Open Space) stipulates that new development should make provision for, or contribute to, improvements to access green space. As set out above private amenity space has been provided in the form of upper podium level roof gardens, roof terraces and some balconies, which is welcomed. However due to the constrained nature of the site and number of units proposed the policy compliant levels of on-site play space cannot be accommodated. To mitigate this shortfall of provision against the Policy requirement (Policy EN9) a financial contribution of £633,000 is to be secured by way of a section 106 legal agreement. RBC leisure have identified that this would be put towards maintenance and improvement of existing play facilities / open space for example at Victoria Recreation Ground (to the rear of Great Knollys Street) which is approximately 700m away from the development site, and town centre leisure uses to cater for increased demand for these facilities generated by occupiers of the proposed development.

Amenity of Existing Occupiers

- 6.39 Policy CC8 (Safeguarding Amenity) and CR6 (Living in Central Reading) seeks to protect the amenity of existing surrounding occupiers. Policy EN16 (Pollution and Water Resources) seeks to protect surrounding occupiers from the impact of

pollution. Policy CR10 (Tall Buildings) also seeks that that new development ensures adequate levels of daylight and sunlight are able to reach buildings and spaces within the development and avoid significant negative impacts on existing residential properties and the public realm in terms of outlook, privacy, daylight, sunlight, noise, light glare and night-time lighting.

- 6.40 The proposal site is separated from the majority of existing nearby properties by vehicular roads or Queens Walk which is primarily used by pedestrians. The closest residential relationship adjacent to the site is the McIlroy Building and Site E. Site E will be taller than the McIlroy Building with new upper floor windows orientated toward its frontage however there is a separation distance of approximately 18 m which is not considered to cause undue overlooking or overbearing in this town center site. In relation to Sites A, B and C although the height of these units are noted these are considered to be set a sufficient distance from residential units not to cause undue overlooking also taking into account the proposed roof top terraces. Matters of daylight and sunlight are assessed in detail below.
- 6.41 Sunlight and daylight: In terms of daylight and sunlight matters, the submitted information has been reviewed by independent consultants who agree the methodology and criteria for impact. The submitted daylight and sunlight assessment (within the Environmental Statement) identifies 12 relevant residential neighbouring buildings around the site that are likely to experience a material reduction in daylight and sunlight from the proposed development. St Mary's Episcopal Chapel, to the south, and the Penta hotel contains windows but these are not residential uses and therefore are not considered to require further detailed assessment.
- 6.42 **Daylight Analysis:** 9 of the 12 residential properties considered would meet the BRE criteria for VSC (Vertical Sky Component) and NSL (No Sky Line) resulting in a negligible effect. Therefore 3 properties would experience noticeable effects: McIlroys Building; 59-60 St Mary's Butts and 15 Queens Walk (Queens Court Student Accommodation).
- 6.43 McIlroys Building: The results demonstrate that 42% of the 197 windows serving 67 rooms assessed will not meet the BRE standard for reduction in VSC. However, paragraph 9.99 of the Submitted ES chapter states that of the 83 windows that would experience this minor to moderate adverse alteration in VSC (a 20%-39% reduction) 79 retain a VSC between 19% - 26.9%, with the remaining 4 windows retaining a VSC between 14-15%. Since the Whitechapel Estate appeal (Tower Hamlets London Borough Council, Ref: APP/E5900/W/17/3171437) more emphasis has been placed on retained daylight levels, rather than reductions from baseline figures. In the Whitechapel appeal, the Inspector noted that evidence submitted by the applicant showed that *"a proportion of residual VSC values in the mid-teens have been found acceptable in major developments across London [which] echoes the Mayor's endorsement in the pre-SPG decision at Monmouth House, Islington that VSC values in the midteens are acceptable in an inner urban environment."* A noticeable adverse effect might therefore be considered acceptable if, in an urban area like London, a proportion of retained daylight levels would be in the midteens for VSC, with a smaller proportion in the bands below 15% VSC. It is noted Reading Borough is not London but this town centre application site can be classed as an urban location. The BRE guide specifies in Appendix F.F1 that alternative values may be used 'based on the special requirements of the proposed development or its location' and therefore this approach has been considered by officers and is considered acceptable on this basis.

- 6.44 The NSL results demonstrate that 2 (3%) of the 67 rooms assessed will not meet the BRE standard. These rooms experience reductions of 21% and 22% respectively which is considered to be a minor adverse impact and therefore considered acceptable by officers.
- a. The submitted assessment also considers the potential cumulative impacts caused by the recently consented hotel development on Hosier Street (application number: 182054). The results demonstrate that 1 additional window within McIlroys Building will experience a minor adverse impact in VSC terms. The NSL and sunlight results do not alter.
- 6.45 The impact on 59-60 St Marys Butts is considered to be negligible to minor adverse.
- 6.46 In relation to 15 Queens Walk The results demonstrate that 35 (14%) of the 250 windows assessed will not meet the BRE standard for reduction in VSC. Of these, 33 will experience a minor adverse impact and 2 will experience a major adverse effect. As set above if retained daylight to these rooms is considered this illustrates VSC figures between 15-19% to 19 windows and NSL values of 75% or above to a further 11 rooms. The NSL results demonstrate that all 186 rooms assessed will meet the BRE standard. It is therefore considered that the impact on daylight to this building to be minor adverse with 2 isolated instances of major adverse which is acceptable due to the nature of this building as student accommodation.
- 6.47 **Sunlight Analysis:** 9 of the 12 properties identified above would qualify for sunlight analysis. 5 would meet the BRE criteria for APSH (Annual Probable Sunlight Hours) and experience a negligible effect. Therefore, the following 4 properties would experience noticeable effects: 38 Oxford Road, McIlroys Building, 61-62 St Mary's Butts and 15 Queens Walk (Queens Court).
- 6.48 38 Oxford Road: The results demonstrate that 8 (9%) of the 92 windows assessed will not meet the BRE standard for APSH. Of these, 5 will experience a minor adverse impact and 3 will experience a moderate adverse impact. 25 (27%) of the windows assessed will not meet the criteria for winter sun. Of these, 4 will experience a moderate adverse impact and 21 will experience a major adverse impact. However, it is important to note, that the low levels of existing winter sun lead to magnified percentage reductions when the actual alteration in sunlight is not large. Of the windows experiencing adverse impacts, some are located within kitchens and bedrooms which have a lower requirement for sunlight. In addition, some windows give light to rooms which benefit from multiple windows. Therefore, it is considered that the impact on sunlight to this building to be moderate adverse.
- 6.49 McIlroys Building: The results demonstrate that 19 (10%) of the 197 windows assessed will not meet the BRE standard for APSH. Of these, 7 will experience a minor adverse impact, 6 will experience a moderate adverse impact and 6 will experience a major adverse impact. 11 (6%) of the windows assessed will not meet the criteria for winter sun. However overall, we consider the impact on sunlight to this building to be moderate adverse.
- 6.50 61-62 St Mary's Butts: The results demonstrate that 2 (20%) of the 10 windows assessed will not meet the BRE standard for winter sun and will experience a minor adverse impact. The percentage reduction is magnified by low levels of

existing winter sun with both windows experiencing a change of 1% from the existing condition. All of the windows will meet the criteria for APSH. We consider the impact on sunlight to this building to be negligible to minor adverse.

- 6.51 15 Queens Walk (Queens Court): The results demonstrate that 10 (10%) of the 105 windows assessed will not meet the BRE standard for APSH. Of these, 5 will experience a minor adverse impact and 5 will experience a major adverse impact. All of the windows will meet the criteria for winter sun. Of the windows experiencing adverse impacts, some are located within bedrooms which have a lower requirement for sunlight. In addition, some windows give light to rooms which benefit from multiple windows. We consider the impact on sunlight to this building to be minor adverse but considered to be acceptable due to the student occupation of this building.
- 6.52 Overshadowing: A shadow analysis has been undertaken for the 6 off site amenity spaces that have been identified around the development. The study has been carried out with the consented hotel development on Hosier Street (application number: 182054) in place as a 'worst case scenario' however the hotel itself does not cause any additional impact to the amenity areas highlighted. The results demonstrate that all these areas (areas 1-6) will meet the BRE criteria for overshadowing and will achieve the recommended 2 hours of sunlight to at least 50% of their area.

Amenity of Future Occupiers

- 6.53 Policies H5 (Standards for New Housing) seeks that all new build housing is built to high standards. In particular new housing should adhere to national prescribed space standards, water efficiency standards above building regulations, zero carbon homes standards (for major schemes) provide at least 5% of dwellings as wheelchair user units. Policy EN16 (Pollution and Water Resources) seeks to protect future occupiers from the impacts of pollution. Policy H10 (Private and Communal Outdoor Space) seeks that residential developments are provided with adequate private or communal outdoor amenity space.
- 6.54 The internal layout of the proposed residential units is considered to create a high standard of living accommodation. The scheme, following comments from Design South East has been amended to improve the quality of accommodation by the deletion of all north facing single aspect units and the entirety of the Block D. In relation to the nationally prescribed space standards all of the proposed 1 bed units within Site A, B and C exceed the minimum threshold (39 sq m); the two bed units which do not meet the standard of 61sq m are well laid out with suitable outlook and natural ventilation; and the three bed units are generous in size with a private terrace or balcony. The internal layout of Block E has been amended to reduce the number of units to ensure all accommodation meets the national space standards and the 3 bed units provide the 3bed 5person floor area of 86 sqm. The scheme is also considered in relation to the Build to Rent nature of the units and the high density town center nature of the site. The supporting text of Policy H5 (4.4.39) sets out that there are existing well regarded development schemes in Central Reading that do not meet these space standards therefore the proposals are considered to be acceptable.
- 6.55 Additionally, all of the residential units have been designed to meet Part M requirements with 22 of the residential units designated as fully accessible. Street level access is provided for all sites along with compliant passenger lifts. Level access to the proposed Amenity Deck between Block A, B and C will also be

provided. The proposed amenity deck and roof garden to block E are considered to provide innovative, amenity space consisting of a mix of elements to enable the space to meet the requirements of differing types of residents. The building will create degrees of overshadowing to the amenity deck at differing times of year however this is symptomatic of tall building in an urban context and is considered to be acceptable. All units are linked to suitable supporting facilities (waste storage / cycle storage) in the reconfigured basement area. The proposal is therefore considered to be acceptable in this respect.

- 6.56 In relation to overlooking between the proposed units within the application site, there is a minimum separation distance of 23m between the east and west elevations of Site A-B and Site B-C. There is also a separation distance in excess of 45m between Site C and Site E. Factoring in the relative height of the proposed building this is considered to be acceptable to prevent undue overlooking between the proposed units. In relation to overlooking from existing buildings there is a separation distance of 18m from Fountain House which is in office use to site A (and 80m to Site E) which is considered to be acceptable. In relation to existing buildings to the west of the site (15 Queens Walk and the Penta hotel) and east (St Mary's Butts) due to the separation distance, relative orientation and use are not considered to cause overlooking to Site A.
- 6.57 In relation to day light and sunlight assessments the applicant has undertaken a VSC façade analysis to test for the potential of daylight to the outside face of the proposed Blocks; and APSH façade analysis has also be carried out to assess the potential of sunlight to those elevations facing within 90° of due south. A full ADF and APSH assessment could have been undertaken as this is a fully detailed planning application however the results do suggest that the proposed units will receive good levels of daylight and sunlight and we would expect the majority of units to meet the recommended levels therefore further detail surveys have not been required. As VSC figure in excess of 20/25%, with large areas appearing to receive up to the maximum 40%. This implies that the proposed units will generally receive good levels of daylight. Drawing numbers BRE/436 - BRE/441 indicate that the majority of the proposed south facing elevations will receive at least the minimum recommended 25% APSH and 5% winter sun. A small area on the lower floors of Block C see lower levels due to being located opposite the Hosier Street proposed hotel development, but the assessment implies that the proposed units will generally receive good levels of sunlight. Taking these factors into account the day/sunlight provision in overall terms for future occupiers is considered adequate for the scheme as a whole.
- 6.58 In respect of air quality, noise and disturbance matters; the noise assessment concludes that standard thermal double glazing and whole house ventilation will provide suitable noise insulation for the development which is considered acceptable. Noise from a single existing fan in relation to Block E is noted and can be dealt with by condition as it is within the application site and applicant's ownership. Therefore, officers are content with the information submitted, subject to a pre-commencement construction method statement, including noise and dust measures and applicable to future occupiers owing to the phased nature of the scheme. A number of noise, contaminated land / land gas (reiterated by the Environment Agency) hours of works and no bonfire based compliance conditions are also recommended. Environmental Protection Officers also advise that the assessment submitted in respect of air quality demonstrates that the proposed ventilation scheme would ensure suitable air quality standards within the units. Implementation of both noise and air quality measures detailed are recommended to be secured by conditions.

- 6.59 The impact of the upper podium level car park has also been carefully considered by officers. The proposed residential units and amenity space is suspended above the existing car park with the majority of views from residential units across the proposed amenity space or outward looking from the site. The application proposes green elements and planting with the car park to be retained which is considered to break up and soften its visual impact. It is also characteristic of residential development to have parking in proximity to dwellings which is not considered to result in undue noise and disturbance in this town center location. It is also noted that the proposed layouts propose podium courtyards within each three blocks, which potentially could result in noise and disturbance to future occupiers from activities taking place however this is restricted to use by residents only and is beneficial to the scheme.
- 6.60 In terms of the proximity of future occupiers to non-residential uses, conditions will limit some of the uses proposed (e.g.A4 uses to be ancillary), hours use a delivery/service management plan, the non-provision of plant/kitchen extraction until suitable assessments have been undertaken. With these conditions secured, noise and disturbance will be minimized as far as is reasonable for future occupiers.
- 6.61 Assessment of microclimate / wind impacts of the proposed development on future occupiers (and also nearby occupiers / future users of the area), was submitted by the applicant to assess thoroughfare locations (car park, Queens Walk, Hosier Street and Dusseldorf Way) building entrances and amenity areas such as the amenity deck and terraced in the residential towers.
- 6.62 This information has been subject to independent review by NOVA on behalf of the Local Planning Authority and further clarification has been submitted by the applicant. Following a review of the responses provided, NOVA have confirmed that the conclusions presented in the ES are reasonable and robust within the boundaries of best practice for wind microclimate assessments within the UK and relevant components of the corresponding policies adopted by Reading Borough Council. It should be noted that soft landscaping has been assessed within the wind tunnel and the final landscaping will be secured through a planning condition; and that the applicant has identified that all adverse effects will require mitigation, which is deemed appropriate; and NOVA would reiterate that whilst the assessment of recreational spaces in summer only is common practice for outdoor seating areas, general amenity would more commonly be assessed across spring & autumn as well. Notwithstanding the above, the applicant is current undertaking further wind tunnel testing to address the outstanding issues, including the assessment of the private balconies, and in particular the eight locations where strong winds persist. NOVA would support the recommendation that further wind tunnel testing is conducted to demonstrate that safe and amenable wind conditions can be secured across the site.
- 6.63 With regard to crime and safety issues the proposals have been reviewed by the Thames Valley Police Crime Prevention Disorder Advisor who made a number of recommendations which have been taken on board by the applicant in the proposed plans. This includes a condition in relation to access to the residential units and also approval of a security strategy to cover issues such as CCTV.
- 6.64 Although fire safety is not a material planning consideration, the application includes details of the fire strategy for the development. This sets out that the proposals would accord with the fire safety requirements (Part B) of the Building

Regulations 2010. Along with other measures, due to the height of the Tall buildings and depth of block E sprinklers will be installed.

- 6.65 Future occupiers of the indicative new development to the south of the application site within the MQADF, subject to their detailed design, are not considered to be prejudiced by the proposed development. In overall terms it is considered that the proposals would provide a high standard of amenity for future occupiers.

Transport

- 6.66 Policies TR3 (Access, Traffic and Highway related matters), TR1 (Achieving the Transport Strategy) and TR5 (Car and Cycle Parking and Electric Vehicle Charging) seek to address access, traffic, highway and parking related matters relating to development
- 6.67 Pedestrian Access to Residential and Commercial uses:
The residential accesses for Sites A, B, C and E are deemed acceptable. The application scheme includes improvements to the pedestrian route between Hosier Street and Dusseldorf Way however clarification is sought in relation to proposed scheme to confirm that there is no negative impact the surrounding footway improvements/ future regrading secured through the adjacent planning permission. Further information is sought on this matter.
- 6.68 The proposed units along Dusseldorf Way include the provision of seating to the frontage and this has been deemed acceptable and is consistent with planning consent 190099. The resurfacing works are considered to be acceptable subject to licensed being undertaken to adoptable standards. The applicant has however stated that the details of the external lighting will be developed and fully coordinated with the proposed trees positions. Detailed drawings will be prepared to discharge a planning condition and officers are satisfied that this is an acceptable control. Queens Walk is a pedestrianized area with limited vehicular access with no legal access point is provided from Oxford Road to the north. To aid access to Queens Walk for the current maintenance requirements this application should include the provision of a new vehicular access from the Oxford Road. The provision of this access is feasible and can be required by condition.
- 6.69 Trip Rates: An appropriate TRICS assessment has been undertaken and given that the number of trips is not a material increase no junction assessments would be required and there is no objection on this basis.
- 6.70 Car Parking for the Development: The proposal includes the provision of 22 accessible car parking spaces for the residential units which are located on the top floor of the car park adjacent to the entrances of each Tower. However, no details have been submitted confirming how they will be managed in terms of allocation and avoiding abuse by the other users of the multi-storey car park. Therefore, a management plan would be required and this would also need to be secured through the S106 (as it would require consent from Reading Borough Council as operator of the Broad Street Mall Car Park). Visitor car parking is available within the existing public car park.
- 6.71 It is noted that drawing 'Site E - Oxford Road - 2nd Floor Plan Rev P03' identifies the location of the pillars for the floors above however it is still believed that one of the pillars will obstruct the parking bays located south of the existing

vehicular ramp. This is unacceptable and revised layouts will be required or tracking diagrams will need be provided to demonstrate that a vehicle can enter and exit these spaces. Given that the proposal includes a revised layout these altered parking bays must comply with current design standards. **Further information sought on this matter.**

Cycle Parking: All the cycle parking has been proposed within the basement level of the car park apart from Site C which is located at second floor level within the car park. The scheme has been changed so that to access the cycle parking bicycles would have to be transported up or down the lift. Transport officers raise a concern that this would not be ideal for residents and would not comply the NPPF para 110 that asks that applications for development should:

a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas;

The applicant has stated that the loss of retail space at ground level to accommodate cycle parking is unviable. Retaining commercial use at ground level also helps maintain an active frontage along Dusseldorf Way and Queen's Walk in particular, which are the least active currently. It is considered on balance therefore that the proposed location of the cycle store and access to it for residents is reasonable within the context of the physical and operational constraints of the existing mall. The specification of these cycle parking facilities can be secured by condition to be of a high standard to encourage their use and a condition is needed to manage the provision of cycle parking facilities for the commercial uses.

Servicing: Further technical information is sought to clarify servicing and refuse collection within the basement area and in relation to proposed retail unit 02 and block C to ensure a route through the basement is acceptable.

Impact on Multi-Storey car park: It is now stated that 87 spaces would be lost with a further 22 spaces allocated to the residential development resulting in a total reduction of 109 spaces from the multi-storey car park and in principle this is deemed acceptable from a planning point of view. The parking layout will be affected by the provision of the central cores and revised drawings have now been submitted identifying the wider impacts to the car park layout. These have been reviewed and further detailed information has been sought in order that any implications for car parking can be fully assessed. However the further concerns raised relating to future car park management are matters that need to be resolved between the developer and the car park manager not being a significant material planning consideration.

- 6.72 The proposals are considered to be acceptable in principal terms subject to further technical clarification prior to determination and subsequent recommended conditions and section 106 heads of terms.

Sustainability

- 6.73 Policies H5 (Standards for New Housing) seeks that all new building housing is built to high standards. In particular new housing should adhered to national prescribed space standards, water efficiency standards above building regulations, zero carbon homes standards (for major schemes) provide at least 5% of dwellings as wheelchair user units. Policy CC2 (Sustainable Design and Construction) and CC3 (Adaption to Climate Change) seeks that proposals should incorporate measures which take account of climate change. Policy CC4 (Decentralised Energy) seeks that developments of more than 20 dwellings should

consider the inclusion of combined heat and power plant (CHP) or other form of decentralised energy provision.

- 6.74 The adopted SPD (par 3.34) sets out applicants should use the current Building Regulations methodology for estimating energy performance against Part L 2013 requirements as set out in Policy H5 but with the outputs manually converted for the SAP 10 emission factors. The revised scheme was reassessed on this policy basis and submitted report consider information submitted demonstrates that the proposals would achieve zero carbon homes standards in achieving a 35% improvement over 2013 Building Regulations Standards using carbon factors of SAP 10; and additionally providing a carbon off-setting contribution equivalent to £1, 800 per tonne of carbon. The building regulations improvement would be secured via use of highly efficient building materials as well as a Waste Water Heat Recovery System. The applicant has agreed to the principle of providing the carbon off-setting contribution within the S106.
- 6.75 The supporting information includes a revised Sustainability Statement, (including BREEAM Pre- Assessment); Energy Strategy in relation to the new residential units; and a BREEAM New Construction Pre-Assessment Report for the new build retail element of the scheme (ground level of Block C). This area is less than 1,000 sq m and is therefore required to meet a BREEAM rating of 'Very Good'. These reports follow the most recent policies and Sustainable Design and Construction SPD guidance applying the recognised energy hierarchy of 'be lean', 'be clean' and 'be green'. This has been achieved with the design of the building incorporating high standards of insulation to minimise energy use and using low carbon technologies.
- 6.76 In terms of decentralised energy the applicant has set out that the proposed building services strategy utilises an all electric approach ie for heating and hot water. They have specified therefore that the use of Combined Heat and Power is not feasible as there is no thermal demand; and the use of gas CHP is not considered to offer any carbon savings. The use of decentralised energy is therefore not considered to be suitable, feasible or viable for this form of energy provision.
- 6.77 On balance, with the carbon offset contribution, officers are satisfied that the proposals demonstrate a good standard of sustainability and in particular adhering to zero carbon homes standards is considered to be a positive benefit of the scheme.

Flooding

- 6.78 Local Plan Policy EN18 (Flooding and Sustainable Drainage Systems) notes that development will be directed to areas at lowest risk of flooding in the first instance, and it is confirmed the site is in an area designated as Flood Zone 1 classified as 'low' risk of surface water flooding. However due to the size of the application site the proposal is accompanied by a Flood Risk Assessment in accordance with policy. A sustainable drainage strategy (SuDs) has also been submitted as part of the application. This has been reviewed by the Local Flood Authority and as amended is considered acceptable subject to conditions to secure a timetable for its implementation and details of management and maintenance of the scheme and it implementation in accordance with the approved details. The Environment Agency raises no objection to the proposed development but has required conditions in relation to contaminated land and details of any piling.

Archaeology, Phasing and Environmental Statement

- 6.79 Berkshire Archaeology is content with the information within the Environmental Statement and recommends a pre-commencement condition. This will require a programme of archaeological work to be secured and implemented on-site, in accordance with the approval of a written scheme of archaeological investigation.
- 6.80 The submitted phasing plan identifies that the retail element of the mall is to remain open and the development constructed in two phases. Phase 1 as Blocks A, B and C and Phase 2 as block E. This will be secured via condition mindful of the provision of affordable housing in Blocks E and can also be referenced in conditions, in relation to the timing of the submission of details.
- 6.81 The application is accompanied by an Environmental Statement which has been assessed as part of this report. The Environmental Statement is considered to be sufficiently comprehensive to allow assessment of the likely impact of the development on the site and its surrounds. In addition to those matters already assessed in this report socio-economic effects have also been assessed by the applicant. Overall the proposal is considered to have a beneficial effect locally on the population and the labour market. The additional demand on social infrastructure including education and health services mitigation can be provided though the CIL contribution generated by the development.

S106 and Other Matters

- 6.82 Policy CC9 provides for necessary contributions to be secured to ensure that the impacts of a scheme are properly mitigated. It is considered that each of the obligations referred to above would comply with the National Planning Policy Framework and Community Infrastructure Levy (CIL) in that it would be: i) necessary to make the development acceptable in planning terms, ii) directly related to the development and iii) fairly and reasonably related in scale and kind to the development.
- 6.83 In addition to the matters referenced above in the appraisal to be secured via s106 legal agreement, it is also considered necessary to secure a construction Employment Skills and Training Plan via s106 . This could be in the form of a site specific plan or equivalent a financial contribution. As such, the s106 will secure this in a flexible manner covering both options. As such, the s106 will secure this in a flexible manner covering both options, to enable post-planning discussions between the applicant and Reading UK CIC.
- 6.84 Equality - In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular application.

Matters Raised in Representations

- 6.85 All matters raised are considered to be covered within the appraisal section above.

7. Conclusion

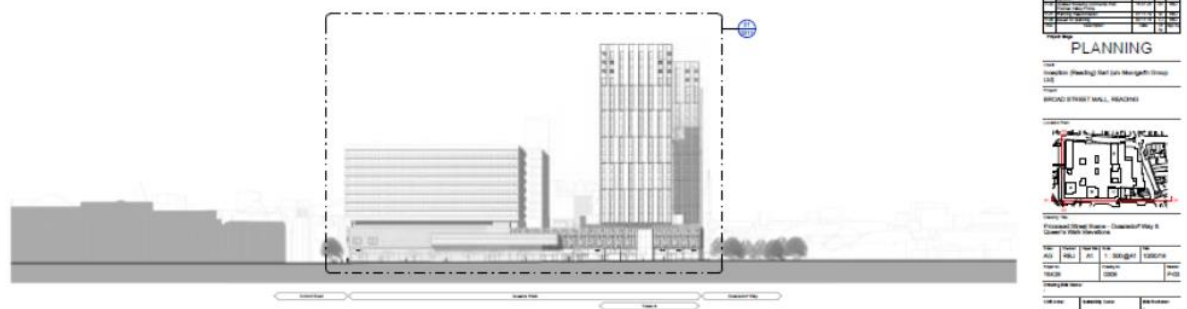
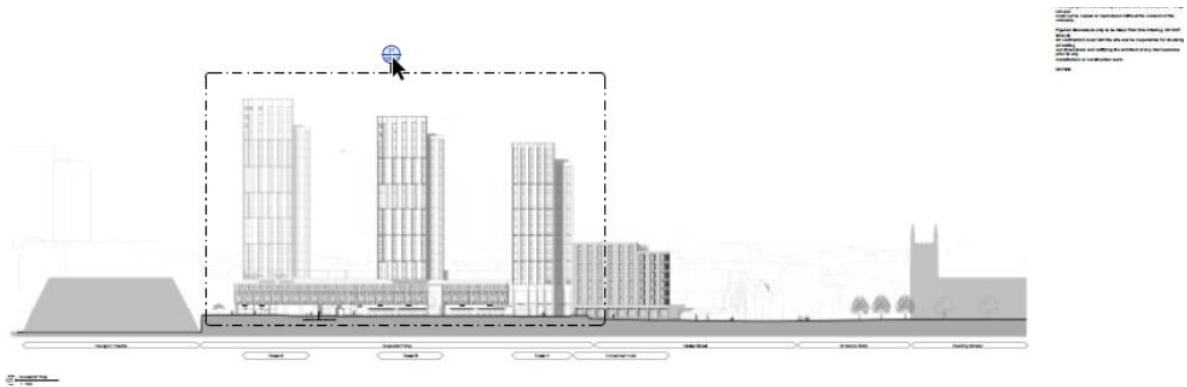
The development proposes tall buildings within the Western Area Tall Building Cluster as designated within the newly adopted Local Plan. The Blocks A, B and C are sited in locations specifically identified for tall buildings at the prescribed maximum height within the adopted Minster Quarter Area Development Framework. The acceptability of any tall building is subject to further detailed design criteria in particular in relation to the impact on Heritage Assets but this impact should be weighed against the public benefits of the scheme. Officers have fully assessed all material considerations and find that the critical planning balance of the benefits outweigh the potential conflicts. As such, you are recommended to grant full planning permission, subject to no substantial new objections following re-consultation and responses on wind mitigation, the recommended conditions and completion of the S106 Legal Agreement.

Drawings and Documents Submitted:

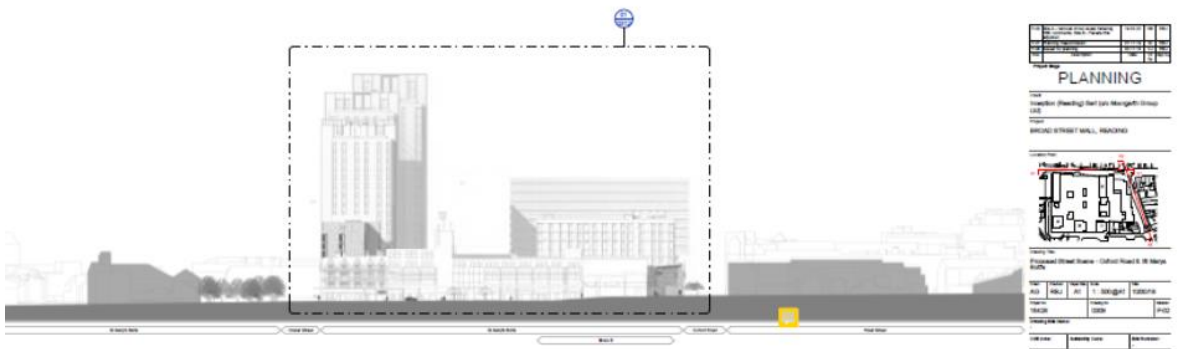
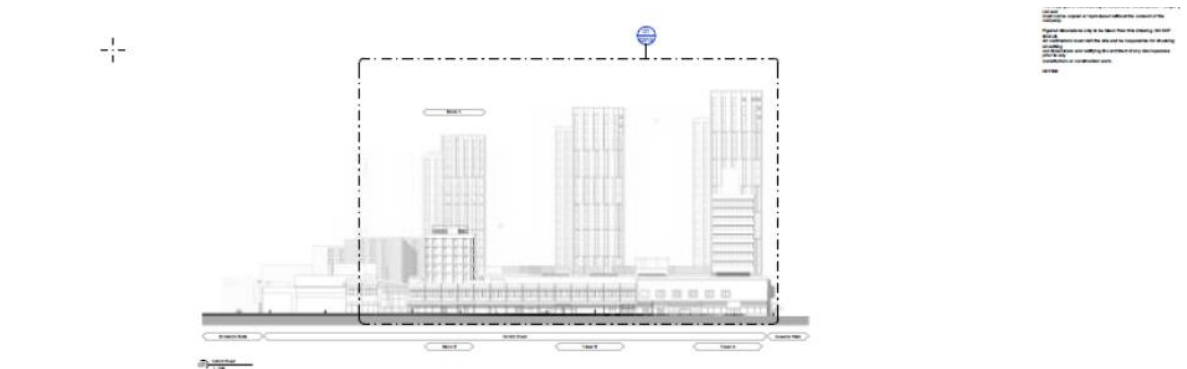
DATE OF ISSUE	DAY	30	12	13	31	01	02	07	15	10	19
	MONTH	11	12	12	01	02	04	11	01	02	02
	YEAR	18	18	18	19	19	19	19	20	20	20
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site Location Plan	A3	0200	P-00			P-01			P-02		
Existing Basement Level	A1	0210	P-00					P-01		P-03	
Existing Ground Level	A1	0211	P-00					P-01			
Existing First Floor Level	A1	0212	P-00					P-01			
Existing Podium Floor Level	A1	0213	P-00					P-01			
Existing Second Floor Level	A1	0214	P-00					P-01			
Existing Dusseldorf Way & Queens Walk Elevations	A1	0215	P-00					P-01			
Existing Oxford Road & St Mary's Butts Elevations	A1	0216	P-00					P-01			
Proposed Masterplan - Site Plan	A1	0300	P-00	P-01		P-02		P-03			
Proposed Masterplan - Basement	A1	0301	P-00			P-01		P-02			
Proposed Masterplan - Ground Floor	A1	0302	P-00			P-01		P-02	P-03		
Proposed Masterplan - First Floor	A1	0303	P-00			P-01	P-02	P-03			
Proposed Masterplan - Podium	A1	0304	P-00			P-01	P-02	P-03			
Proposed Masterplan - Second	A1	0305	P-00			P-01	P-02	P-03			
Proposed Masterplan - Amenity Level	A1	0306	P-00	P-01		P-02		P-03			
Proposed Masterplan - Typical Level	A1	0307	P-00	P-01		P-02		P-03			
Proposed Street Scene - Dusseldorf Way & Queens Walk Elevations	A1	0308	P-00					P-01	P-02		P-03
Proposed Street Scene - Oxford Road & St Mary's Butts	A1	0309	P-00					P-01			P-02
Proposed Elevation - Dusseldorf Way	A1	0310	P-00					P-01	P-02		P-03
Proposed Elevation - Queen's Walk	A1	0311	P-00					P-01	P-02		P-03
Proposed Elevation - St Mary's Butts	A1	0312	P-00					P-01			P-02
Proposed Elevation - Oxford Road	A1	0313	P-00					P-01			P-02
Proposed Site Sections	A1	0314	P-00					P-01			P-02
Proposed Residential Entrances - Tower A	A1	0315	P-00					P-01	P-02		
Proposed Residential Entrances - Tower B	A1	0316						P-00	P-02		
Existing Car Park Layouts	A1	0330									P-00
Proposed Car Park Layouts	A1	0331						P-00			P-01
Site A - Basement Plan	A1	0400	P-00					P-01			P-02
Site A - Ground Floor Plan	A1	0401	P-00				P-01	P-02	P-03		
Site A - First Floor Plan	A1	0402	P-00				P-01	P-02			
Site A - Podium Floor Plan	A1	0403	P-00				P-01	P-02			
Site A - Second Floor Plan	A1	0404	P-00				P-01	P-02			P-03
Site A - 3rd Floor Plan (Amenity Level)	A1	0405	P-00	P-01		P-02		P-03			

DATE OF ISSUE	DAY	30	13	23	01	07	15	10	19		
	MONTH	11	12	01	02	11	01	02	02		
	YEAR	18	18	19	19	19	20	20	20		
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site A - 4th - 21st Floor Plan	A1	0406	P-00	P-01	P-02	P-03	P-04			P-05	
Site A - 24th Floor Plan	A1	0407	P-00	P-01		P-02	P-03			P-04	
Site A - Roof Plan	A1	0408	P-00	P-01		P-02	P-03			P-04	
Site A - Proposed Elevations Sheet 1 of 2	A1	0409	P-00				P-01	P-02		P-03	
Site A - Proposed Elevations Sheet 2 of 2	A1	0410	P-00				P-01			P-02	
Site A - Typical Bay Elevation	A1	0411	P-00				P-01			P-02	
Site A - 22nd Floor Plan	A1	0412					P-00			P-01	
Site A - 23rd Floor Plan	A1	0413					P-00			P-01	
Site B - Basement Plan	A1	0500	P-00				P-01		P-02		
Site B - Ground Floor Plan	A1	0501	P-00			P-01	P-02	P-03			
Site B - 1st Floor Plan	A1	0502	P-00		P-01	P-02	P-03				
Site B - Podium Floor Plan	A1	0503	P-00			P-01	P-02				
Site B - 2nd Floor Plan	A1	0504	P-00			P-01	P-02		P-03		
Site B - 3rd Floor Plan (Amenity Level)	A1	0505	P-00	P-01		P-02	P-03				
Site B - 4th - 18th Floor Plan	A1	0506	P-00	P-01	P-02	P-03	P-04				
Site B - 20th Floor Plan	A1	0507	P-00	P-01			P-02				
Site B - Roof Plan	A1	0508	P-00	P-01		P-02	P-03			P-04	
Site B - Proposed Elevations Sheet 1 of 2	A1	0509	P-00				P-01	P-02		P-03	
Site B - Proposed Elevations Sheet 2 of 2	A1	0510	P-00				P-01			P-02	
Site B - Typical Bay Elevation	A1	0511	P-00				P-01			P-02	
Site B - 19th Floor Plan	A1	0512					P-00				
Site C - Basement Plan	A1	0600	P-00				P-01		P-02		
Site C - Ground Floor Plan	A1	0601	P-00			P-01	P-02	P-03	P-04		
Site C - First Floor Plan	A1	0602	P-00			P-01	P-02				
Site C - 2nd Floor Plan	A1	0603	P-00			P-01	P-02		P-03		
Site C - 3rd Floor Plan (Amenity Level)	A1	0604	P-00	P-01		P-02	P-03				
Site C - 4th - 7th Floor Plan	A1	0605	P-00	P-01	P-02	P-03	P-04				
Site C - 8th - 15th Floor Plan	A1	0606	P-00	P-01	P-02	P-03	P-04				
Site C - 17th Floor Plan	A1	0607	P-00	P-01		P-02	P-03				
Site C - Roof Plan	A1	0608	P-00	P-01		P-02	P-03				
Site C - Proposed Elevations Sheet 1 of 2	A1	0609	P-00				P-01	P-02			
Site C - Proposed Elevations Sheet 2 of 2	A1	0610	P-00				P-01				
Site C - Typical Bay Elevation	A1	0611	P-00				P-01				
Site C - 16th Floor Plan	A1	0612					P-00				

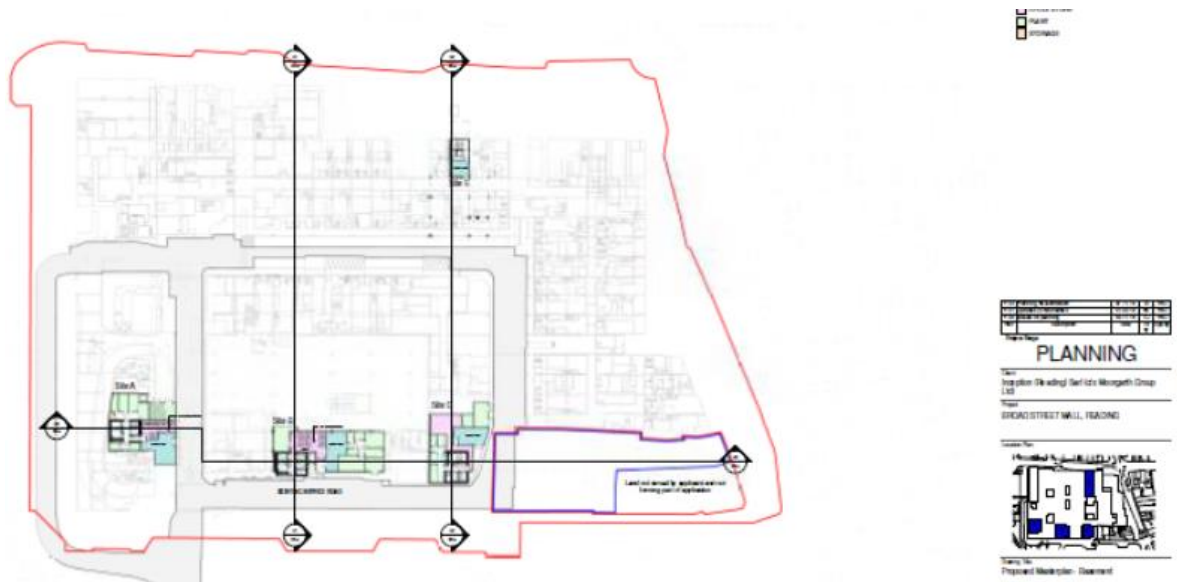
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	MONTH	11	01	02	11	02	02	02	02	
	YEAR	18	19	19	19	20	20	20	20	
DRAWING TITLE	SIZE	DWG No.	REVISION							
Site D - Quadrant House - Basement Level Plan	A1	0700	P-00							
Site D - Quadrant House - Ground Floor Plan	A1	0701	P-00							
Site D - Quadrant House - First Floor Plan	A1	0702	P-00							
Site D - Quadrant House - Second Floor Plan	A1	0703	P-00							
Site D - Quadrant House - Third Floor Plan	A1	0704	P-00							
Site D - Quadrant House - Fourth Floor Plan	A1	0705	P-00							
Site D - Quadrant House - Roof Plan	A1	0706	P-00							
Site D - Quadrant House - Proposed Elevations	A1	0707	P-00							
Site D - Typical Bay Elevation	A1	0708	P-00							
Site E - Oxford Road - Basement Plan	A1	0800	P-00			P-01				
Site E - Oxford Road - Ground Floor Plan	A1	0801	P-00		P-01	P-02				
Site E - Oxford Road - 1st Floor Plan	A1	0802	P-00		P-01	P-02				
Site E - Oxford Road - 2nd Floor Plan	A1	0803	P-00		P-01	P-02	P-03		P-04	
Site E - Oxford Road - 3rd - 6th Floor Plan	A1	0804	P-00	P-01	P-02	P-03			P-04	
Site E - Oxford Road - Roof Plan	A1	0805	P-00		P-01	P-02				
Site E - Oxford Road - Proposed Elevations	A1	0806	P-00			P-01	P-02		P-03	
Site E - Oxford Road - Bay Elevation Details	A1	0807	P-00			P-01			P-02	
Proposed Refuse Strategy Plan	A1	0340					P-00			
Phasing Plan	A1	0341						P-00		



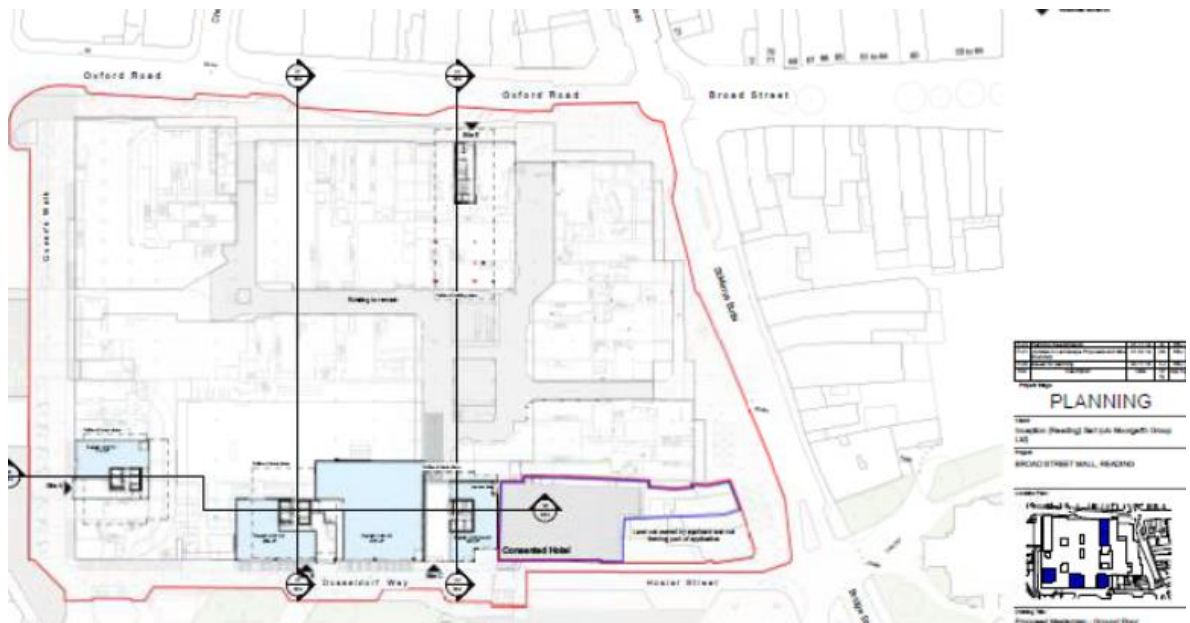
Proposed Dusseldorf Way and Queens Walk Elevations



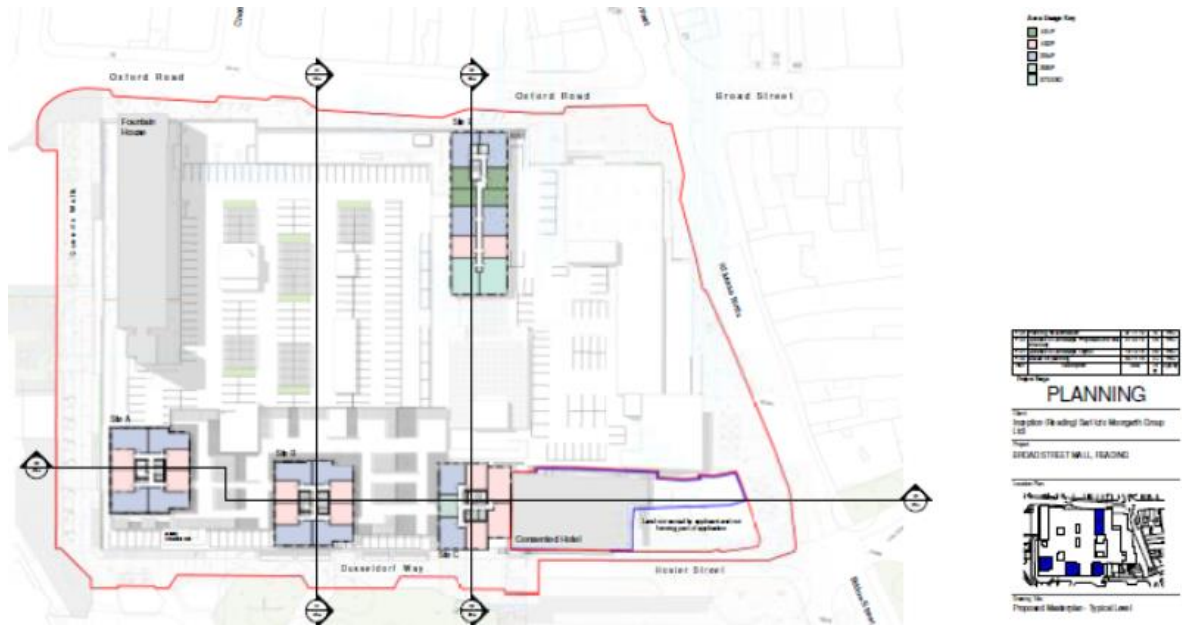
Proposed Oxford Road and St Marys Butts Elevations



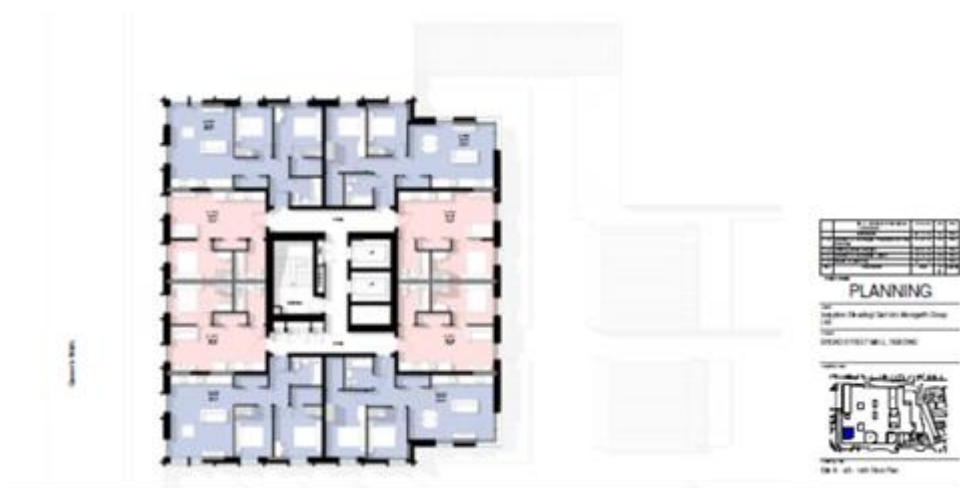
Proposed Master Plan Basement Level



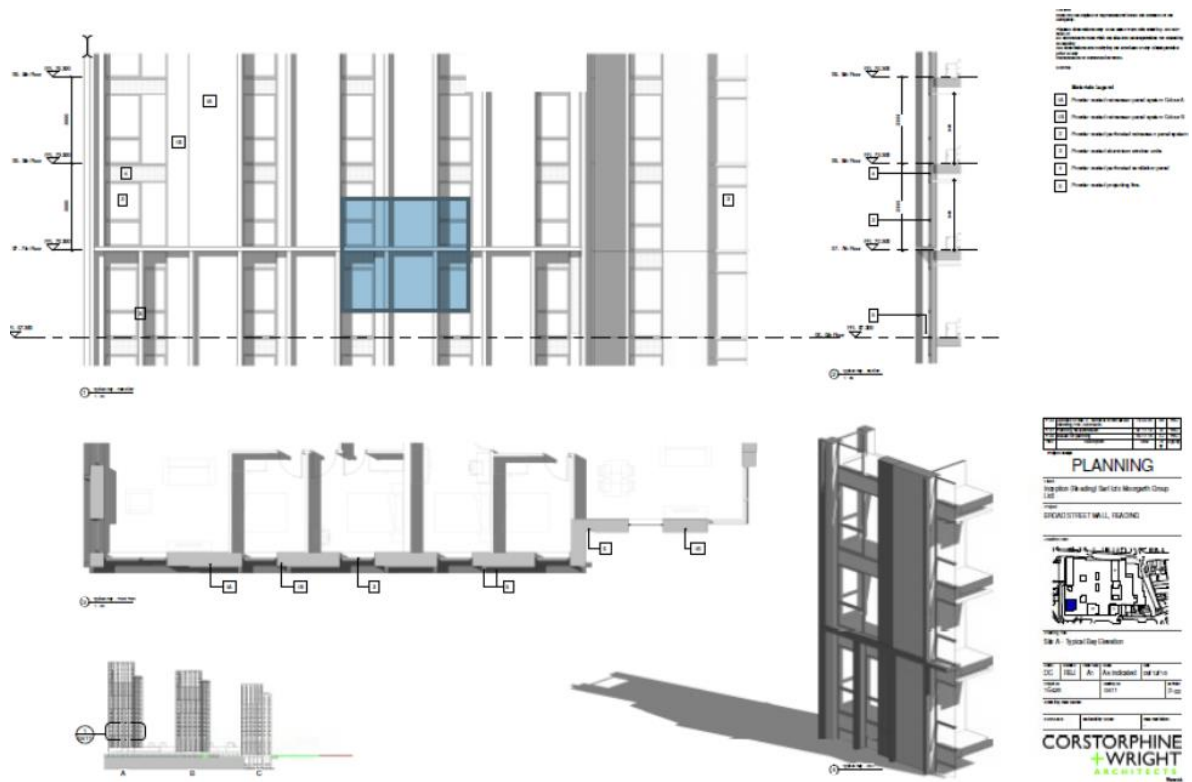
Proposed Master Plan Ground Floor



Proposed Master Plan General Layout



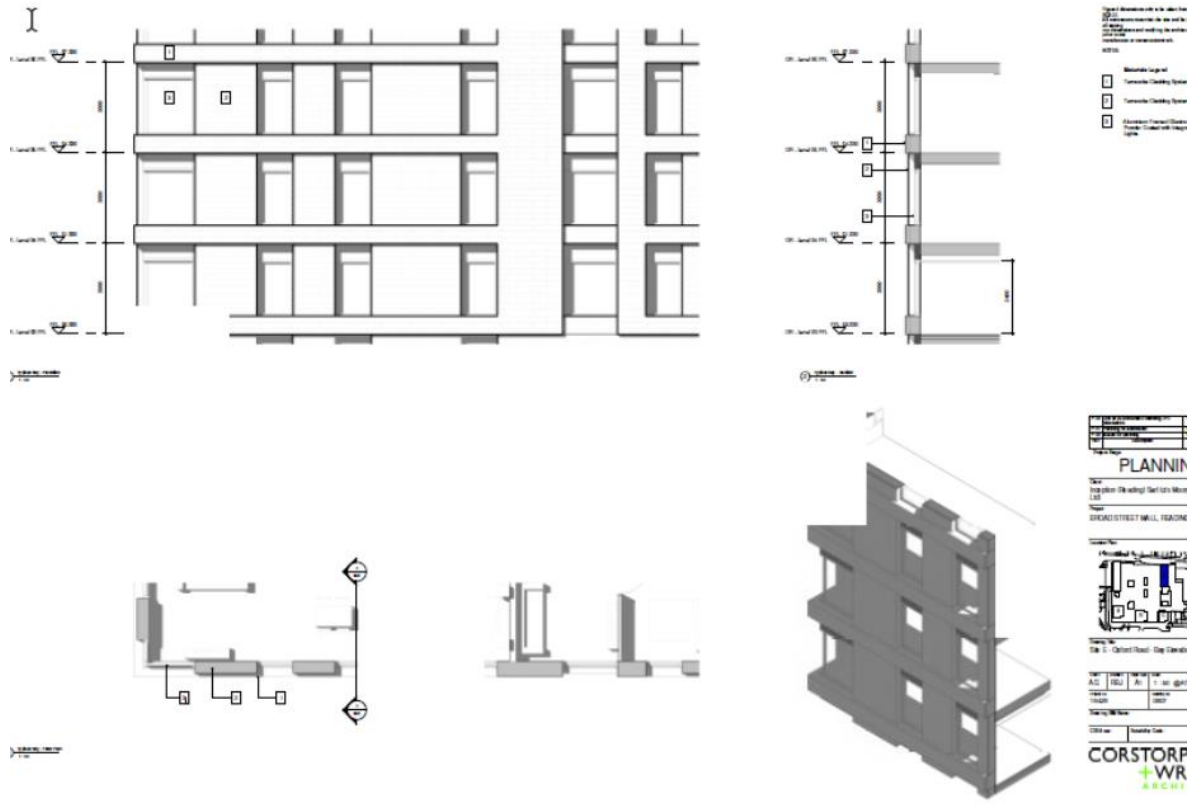
Site A Typical Floor Plan Layout



Site A Typical bay elevation



Site E Typical Floor Plan Layout



Site E Oxford Road Elevation - Bay Elevation Details

<p>BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 4th March 2020</p>	<p>ITEM NO. 8</p>
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Ward: Abbey

Application No.: 182137/FUL

Address: "Broad Street Mall", Broad Street, Reading, RG1 7QG

Proposal: Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide 134 Units and Site A to provide 148 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

Date valid: 14/2/2019

Application target decision date: 16/5/2019

Extension of time date: 23rd March 2020

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services, subject to no new substantive consultation responses by 20th March 2020 and satisfactory wind/microclimate verification, to:

GRANT full planning permission subject to completion of a S106 legal agreement;

or to

REFUSE permission should the legal agreement not be completed by 23rd March 2020 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement).

The legal agreement to secure the following:

- Open book based deferred affordable housing review linked to a trigger threshold of a developer return of 15% profit on GDV.
- Surplus proceeds beyond 15% GDV to be split 50:50 between the Council and the Developer to provide either additional affordable housing units or a financial contribution towards the provision of additional Affordable Housing units elsewhere in the Borough.
- The deferred affordable housing contribution to be capped at the equivalent of 30% policy equivalent provision.
- Conversion of Communal Social Space to additional lettable Market Housing

- floorspace to trigger the deferred affordable housing review for the relevant building or Phase.
- The affordable housing review to be submitted to the Council within 2 months of first Occupation of Market Housing Units for each building or Phase of development.
- Not to Occupy or permit the Occupation of more than 75% of the Market Housing Units in the Development until the Affordable Housing Units have been Practically Completed and are available for Occupation.
- Details of any changes required to the Drainage and Lighting within the Multi Storey Car Park to be approved by the LPA

Additional Conditions

- Landscape in accordance with submitted details
- Replacement planting required for a period of 5 years
- Details of biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011) including details of their management and maintenance has been submitted to and approved in writing by the council. The roofs shall thereafter be installed and managed as per the approved details.
- Details of the Provision of swift boxes. The boxes shall thereafter be installed and managed as per the approved details.
- The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- Prior to occupation plan showing a satisfactory layout of the Multi Storey Car Park submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.
- Prior to commencement vehicular access to be provided from Queens Walk to Oxford Road.

1. Consultation Responses

The main report sets out that information was under review by officers with further comments to be provided. These consultee comments are set out below.

Natural Environment Trees:

The changes as detailed in the Landscape and Public Realm Summary of Changes document and the amended Landscape Plans, received 18 February 2020 have been assessed. It is confirmed that the revised drawing address my concerns in relation to soft landscaping matters. No objection subject to landscaping; and any replacement planting for a 5 year period being secured by condition.

RBC Ecology Consultant:

There are no objections to this application on ecology grounds subject to conditions to secure:

- Full details of the biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011)
- Details of biodiversity enhancements, to include a minimum of 8 swift bricks on and around the buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

RBC Housing Officer:

The revised offer of 42 units within Block E at the size and mix proposed is acceptable. This is subject to the LHA limit including benefitable service charges being secured within the S106.

Valuations

Officers have agreed a ‘clawback’ mechanism based on a detailed Open book cost/value review.

DC Transport

No objection - subject to conditions and S106 matters.
Further information submitted by the applicant has been reviewed to address technical concerns raised in previous comments.

Further assessment is set out in the Appraisal section below.

Emergency Planning Officer

Locations within the Inner Distribution Road are classified as a crowded place. Crowded places are attractive targets for terrorists (Reading is not at risk of specific terrorist threat, but its town centre is a crowded place). Most injuries in a bomb type terror attack come from flying glass. Therefore, suitable glazing is required to mitigate this. However, blasts tend to go “up and outwards” and the effect dissipates the further away you are. It is reasonable to ask developers to install laminated glass and frames to the appropriate British Standard below 5 stories in height (i.e. include laminated glass in the first 4 stories); in this instance it is suggested 4 stories above the car park level.

One further third party objection on the grounds that:

This proposal is a poor design solution in terms of its layout, height, bulk and massing and I feel it would have a significant detrimental impact on the surrounding conservation areas of St Mary's Butts/Castle Street and Russell Street/Castle Hill and on the many nearby Listed Buildings. It would fail to preserve or enhance views in this part of the town centre and will produce a development which is not sympathetic to the character of the area.

2. Further Appraisal

Affordable Housing

As set out in the main report a detailed financial viability assessment has been submitted and independently reviewed and has been found to justify the provision of 10% affordable housing for this scheme. The mix of units is also considered to be acceptable. However, should market conditions alter in the future or in the event of a change in tenure; or phasing of delivery of

the scheme; officers have sought a mechanism to re-evaluate the viability of the scheme and negotiate additional overage payments. To secure this within the S106 Legal Agreement additional heads of terms are now set out in the Recommendation section above.

Landscape and Ecology

The further information submitted (18th February 2020) has been considered by relevant consultees. The proposed tree species at the northern end of Queens Walk which is over natural ground have been amended from smaller scale *Amelanchier canadensis* to larger scale *Betula pendula* and the associated tree pit detail has been increased to provide a continuous pit to support the long success of the trees. The proposed smaller scale *Amelanchier canadensis* at the southern end of Queens Walk cannot be increased into large scale trees due to the loading restrictions of the existing structure.

In relation to ecology matters artificial turf has been replaced with composite timber decking, in response to comments regarding micro plastics, within the amenity areas and areas of biodiversity green roofs have been added.

These matters are therefore considered to be acceptable, subject to the conditions set out in the recommendation section above.

Transport

Amended plans have been submitted in relation to a number of technical matters.

- On the location of pillars to support Block E and the impact on existing car parking spaces, the amended layout is considered to be acceptable.
- For Block C clarity has now been provided for dealing with refuse in the form of the Proposed Refuse Strategy Plan 0340-P-00, management of the services can be dealt with by way of the Waste / Service Management Plan. Revised drawing 16428 0342 P-00 Site C - Retail Servicing Plan shows that servicing will be via the existing service corridor and goods lift. The submitted drawing identifies this as an existing goods lift and this is now identified on the existing and proposed plans so is acceptable.
- An area is provided surrounding the core of Tower B which has been confirmed as being an 'area of limited head room due to chamfered structure of proposed tower above'. However, given that this would only alter the car parking spaces of the existing car park minimally I am happy that this can be dealt with by way of a condition.

It is now stated that 82 parking spaces would be lost with a further 22 spaces allocated to the residential development resulting in a reduction of 104 public parking spaces from the multi-storey car park. It is possible that additional car parking spaces may be lost as a result of the updated layouts specified above. However, in principle, this level of loss of car parking from the multi storey car park is deemed acceptable from a planning point of view.

Highway matters are therefore considered to be acceptable, subject to the conditions set out in the recommendation section above.

Wind/ Microclimate

The applicant's wind consultant submitted a further technical note (20/2/2020) to state that it is expected that the wind mitigation strategy that was developed for the initial application submission in 2018, which successfully dealt with potential strong winds at podium and terrace levels, would also reduce the occurrence of strong winds within the current scheme. Further wind tunnel testing is required and this is scheduled for next week.

It is considered by Officers, on advice of our consultant, that it is reasonable to expect that the reported exceedances of "strong winds" for the current scheme could be mitigated following a similar strategy. However, whilst the technical note does indeed provide an increased level of confidence that an appropriate mitigation solution can be developed, further wind tunnel testing is still required to demonstrate that amenable conditions can be secured and to inform the content of a condition and this is reflected in the recommendation above.

Conclusion

For clarity, this conclusion supersedes the one in the main agenda report. Sufficient information has now been submitted to overcome concerns in relation to the technical highway matters, landscaping and affordable housing. Blocks A, B and C are sited in locations specifically identified for tall buildings by adopted Local Plan Policy CR10 - Tall Buildings but are also close to Heritage Assets. The officer assessment has fully considered the design of the scheme in relation to the impact on Heritage Assets. This impact has been weighed against the public benefits of the scheme and it has been found that the critical planning balance of the benefits outweigh the potential conflicts. As such, you are recommended to grant full planning permission, subject to no substantial new objections following re-consultation and responses on wind mitigation, the recommended conditions and completion of the S106 Legal Agreement.

Drawing List (3/3/2020)

DATE OF ISSUE	DAY	30	12	13	31	01	02	07	15	10	19	28	03
	MONTH	11	12	12	01	02	04	11	01	02	02	02	03
	YEAR	18	18	18	19	19	19	19	20	20	20	20	20
DRAWING TITLE	SIZE	DWG No.	REVISION										
Site Location Plan	A3	0200	P-00			P-01			P-02				
Existing Basement Level	A1	0210	P-00						P-01		P-02		P-03 P-04
Existing Ground Level	A1	0211	P-00										P-01
Existing First Floor Level	A1	0212	P-00										P-01
Existing Podium Floor Level	A1	0213	P-00										P-01
Existing Second Floor Level	A1	0214	P-00										P-01
Existing Dusseldorf Way & Queens Walk Elevations	A1	0215	P-00										P-01
Existing Oxford Road & St Mary's Butts Elevations	A1	0216	P-00										P-01
Proposed Masterplan - Site Plan	A1	0300	P-00		P-01		P-02		P-03				
Proposed Masterplan - Basement	A1	0301	P-00				P-01		P-02				P-03 P-04
Proposed Masterplan - Ground Floor	A1	0302	P-00				P-01		P-02		P-03		
Proposed Masterplan - First Floor	A1	0303	P-00				P-01	P-02	P-03				
Proposed Masterplan - Podium	A1	0304	P-00				P-01	P-02	P-03				
Proposed Masterplan - Second	A1	0305	P-00				P-01	P-02	P-03				
Proposed Masterplan - Amenity Level	A1	0306	P-00		P-01		P-02		P-03				
Proposed Masterplan - Typical Level	A1	0307	P-00		P-01		P-02		P-03				
Proposed Street Scene - Dusseldorf Way & Queens Walk Elevations	A1	0308	P-00						P-01	P-02			P-03
Proposed Street Scene - Oxford Road & St Mary's Butts	A1	0309	P-00						P-01				P-02
Proposed Elevation - Dusseldorf Way	A1	0310	P-00						P-01	P-02			P-03
Proposed Elevation - Queen's Walk	A1	0311	P-00						P-01	P-02			P-03
Proposed Elevation - St Mary's Butts	A1	0312	P-00						P-01				P-02
Proposed Elevation - Oxford Road	A1	0313	P-00						P-01				P-02
Proposed Site Sections	A1	0314	P-00						P-01			P-02	P-02
Proposed Residential Entrances - Tower A	A1	0315	P-00						P-01	P-02			
Proposed Residential Entrances - Tower B	A1	0315	P-00						P-00	P-02			
Existing Car Park Layouts	A1	0330									P-00		P-00 P-01
Proposed Car Park Layouts	A1	0331									P-00		P-01 P-02 P-03
Site A - Basement Plan	A1	0400	P-00						P-01		P-02		P-03 P-04
Site A - Ground Floor Plan	A1	0401	P-00						P-01	P-02	P-03		
Site A - First Floor Plan	A1	0402	P-00						P-01				P-02
Site A - Podium Floor Plan	A1	0403	P-00						P-01				P-02
Site A - Second Floor Plan	A1	0404	P-00						P-01		P-02		P-03
Site A - 3rd Floor Plan (Amenity Level)	A1	0405	P-00		P-01		P-02		P-03				
PURPOSE OF ISSUE				3	3	3	3	3	3	3	3	3	3

DATE OF ISSUE	DAY	30	13	23	01	07	15	10	19	28	
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	YEAR	18	18	19	19	19	20	20	20	20	
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site A - 4th - 21st Floor Plan	A1	0406	P-00	P-01	P-02	P-03	P-04			P-05	
Site A - 24th Floor Plan	A1	0407	P-00	P-01		P-02	P-03			P-04	
Site A - Roof Plan	A1	0408	P-00	P-01		P-02	P-03			P-04	
Site A - Proposed Elevations Sheet 1 of 2	A1	0409	P-00					P-01	P-02	P-03	
Site A - Proposed Elevations Sheet 2 of 2	A1	0410	P-00					P-01		P-02	
Site A - Typical Bay Elevation	A1	0411	P-00					P-01		P-02	
Site A - 22nd Floor Plan	A1	0412						P-00		P-01	
Site A - 23rd Floor Plan	A1	0413						P-00		P-01	
Site B - Basement Plan	A1	0500	P-00					P-01	P-02		
Site B - Ground Floor Plan	A1	0501	P-00			P-01	P-02	P-03		P-03	
Site B - 1st Floor Plan	A1	0502	P-00		P-01	P-02					
Site B - Podium Floor Plan	A1	0503	P-00			P-01	P-02				
Site B - 2nd Floor Plan	A1	0504	P-00			P-01	P-02		P-03		
Site B - 3rd Floor Plan (Amenity Level)	A1	0505	P-00	P-01		P-02	P-03				
Site B - 4th - 18th Floor Plan	A1	0506	P-00	P-01	P-02	P-03	P-04				
Site B - 20th Floor Plan	A1	0507	P-00	P-01			P-02				
Site B - Roof Plan	A1	0508	P-00	P-01		P-02	P-03			P-04	
Site B - Proposed Elevations Sheet 1 of 2	A1	0509	P-00					P-01	P-02	P-03	
Site B - Proposed Elevations Sheet 2 of 2	A1	0510	P-00					P-01		P-02	
Site B - Typical Bay Elevation	A1	0511	P-00					P-01		P-02	
Site B - 19th Floor Plan	A1	0512						P-00			
Site C - Basement Plan	A1	0600	P-00				P-01		P-02	P-03	
Site C - Ground Floor Plan	A1	0601	P-00			P-01	P-02	P-03	P-04		
Site C - First Floor Plan	A1	0602	P-00			P-01	P-02				
Site C - 2nd Floor Plan	A1	0603	P-00			P-01	P-02		P-03		
Site C - 3rd Floor Plan (Amenity Level)	A1	0604	P-00	P-01		P-02	P-03				
Site C - 4th - 7th Floor Plan	A1	0605	P-00	P-01	P-02	P-03	P-04				
Site C - 8th - 15th Floor Plan	A1	0606	P-00	P-01	P-02	P-03	P-04				
Site C - 17th Floor Plan	A1	0607	P-00	P-01		P-02	P-03				
Site C - Roof Plan	A1	0608	P-00	P-01		P-02	P-03				
Site C - Proposed Elevations Sheet 1 of 2	A1	0609	P-00				P-01	P-02			
Site C - Proposed Elevations Sheet 2 of 2	A1	0610	P-00						P-01		
Site C - Typical Bay Elevation	A1	0611	P-00						P-01		
Site C - 16th Floor Plan	A1	0612							P-00		

DATE OF ISSUE	DAY	30	23	01	07	10	12	14	19	28	03
	MONTH	11	01	02	11	02	02	02	02	02	03
	YEAR	18	19	19	19	20	20	20	20	20	20
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site D - Quadrant House - Basement Level Plan	A3	0700	P-00								
Site D - Quadrant House - Ground Floor Plan	A3	0701	P-00								
Site D - Quadrant House - First Floor Plan	A3	0702	P-00								
Site D - Quadrant House - Second Floor Plan	A3	0703	P-00								
Site D - Quadrant House - Third Floor Plan	A3	0704	P-00								
Site D - Quadrant House - Fourth Floor Plan	A3	0705	P-00								
Site D - Quadrant House - Roof Plan	A3	0706	P-00								
Site D - Quadrant House - Proposed Elevations	A3	0707	P-00								
Site D - Typical Bay Elevation	A3	0708	P-00								
Site E - Oxford Road - Basement Plan	A1	0800	P-00			P-01					
Site E - Oxford Road - Ground Floor Plan	A1	0801	P-00			P-01	P-02				
Site E - Oxford Road - 1st Floor Plan	A1	0802	P-00			P-01	P-02				
Site E - Oxford Road - 2nd Floor Plan	A1	0803	P-00			P-01	P-02	P-03		P-04	P-05
Site E - Oxford Road - 3rd - 6th Floor Plan	A1	0804	P-00	P-01	P-02	P-03				P-04	
Site E - Oxford Road - Roof Plan	A1	0805	P-00		P-01	P-02					
Site E - Oxford Road - Proposed Elevations	A1	0806	P-00			P-01	P-02			P-03	
Site E - Oxford Road - Bay Elevation Details	A1	0807	P-00			P-01				P-02	
Proposed Refuse Strategy Plan	A1	0340					P-00			P-01	P-02
Phasing Plan	A1	0341						P-00			
Site C Retail Servicing Plan	A1	0342								P-00	
Site B Undercroft Section Level 2	A3	0343									P-00
PURPOSE OF ISSUE			3		3	3	3		3	3	3

List of submitted documents including :

Original Submission (December 2018)

Design and Access Statement, prepared by Corstorphine + Wright; Planning Statement prepared by DP9 Ltd;

Affordable Housing Statement, prepared by DS2 Ltd;

Transport Statement, Travel Plan and Servicing & Waste Management Plan, prepared by Connect;

Landscape Strategy (inc. Lighting Assessment) & Proposed Drawings, prepared by McGregor Smith;

Sustainability Statement, prepared by Hoare Lea;

Energy Strategy incl. BREEAM Pre-Assessment prepared by Hoare Lea;

Utilities Statement, prepared by Hoare Lea;

Ventilation and Extraction Statement. prepared by BJB;

Foul Water Statement, prepared by BJB;

Flood Risk Assessment and Drainage Strategy, prepared by BJB.

Internal Daylight Assessment, prepared by GVA;

Draft Demolition/Construction Environmental Management Plan, prepared by Stace;

Fire Strategy, prepared by Hoare Lea; and

Statement of Community Involvement, prepared by Four Communications.

Financial Viability Appraisal (FVA) prepared by DS2 Ltd Executive Summary (and detailed Confidential Report)

The planning application is accompanied by an Environment Statement (ES). This document has been prepared and coordinated by Trium, comprises the following:

- Non-Technical Summary
- Volume I: Main Text;
- Volume II: Townscape, Heritage and Visual Amenity; and
- Volume III: Appendices.

Amended Submission November 2019 :

Design and Access Statement Addendum (November 2019), prepared by Corstorphine + Wright;

Amended Landscape Strategy & Proposed Drawings (November 2019), prepared by McGregor Smith;

Planning Statement Addendum (November 2019), prepared by DP9 Ltd;

Amended Transport Assessment (November 2019), prepared by Connect;

Amended Travel Plan (November 2019), prepared by Connect;

Amended Sustainability Statement (inc. BREEAM Pre-Assessment) (November 2019), prepared by Hoare Lea;

Amended Energy Strategy (November 2019), prepared by Hoare Lea;

Amended Ventilation and Extraction Statement (November 2019), prepared by Hoare Lea;

Amended Utilities Statement (November 2019), prepared by Hoare Lea;

Amended Foul Water Statement (November 2019), prepared by BJB;

Amended Fire Strategy (November 2019), prepared by Hoare Lea;

Amended Flood Risk Assessment and Drainage Strategy (November 2019), prepared by BJB.

The application is accompanied by a Financial Viability Appraisal (FVA) prepared by DS2 Ltd

The planning application addendum is accompanied by an amended Environment Statement (ES). This document has been prepared and coordinated by Trium, with input from a number of specialist consultants to assess the environmental effects of the proposed development. The ES comprises the following:

- Non-Technical Summary
 - Volume I: Main Text;
 - Volume II: Townscape, Built Heritage and Visual Impact Assessment;
- and
- Volume III: Appendices.

Additional Information January 2020:

Broad Street Mall - Heritage & Townscape Response - January 2020
produced by KM Heritage

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 2nd 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:

GRANT Planning Permission subject to conditions and informatives and subject to the satisfactory completion of a S.106 legal agreement.

OR Refuse permission should the legal agreement not be completed by 29th January 2021 unless a later date is agreed by the Head of Planning, Development & Regulatory Services.

The Section 106 Legal Agreement to Secure the Following:

Transport - Enter into a Deed of Dedication for the purpose of dedicating the Mass Rapid Transit Land (as illustrated by the hatched markings on Drawing no. 28791-5545-003 dated 13/06/19, received 18th November 2020) to the Council as public highway subject to the Council serving written notice on the Owner within 21 years from the effective date.

Employment Skills and Training Plan - Construction and end user skills - preparation and delivery of an ESP or financial contributions of £36,068 (construction) and £42,423 (end user)

CONDITIONS TO INCLUDE:

- 1) TL1 - 5 yrs
- 2) AP1 - Approved Plans
- 3) M2 - Materials to be submitted and approved
- 4) L2 - Hard and soft landscaping scheme to be submitted and approved (part details relating to services and tree pits)
- 5) L4- Landscape Management and Maintenance Plan to be submitted and approved for a 20 year period.
- 6) L4A - Landscape implementation and replacement of trees
- 7) L7 - Arboricultural Method Statement and Tree Protection Plan
- 8) Measures within the Ecological Mitigation and Management Plan to be

implemented.

- 9) No development shall take place until a scheme for the provision and management of a minimum 8 metre wide buffer zone along the southern side the Kingsley Road Ditch has been submitted to, and approved in writing by, the local planning authority.
- 10) Vegetation clearance outside of nesting season
- 11) CS1 - Hours of Construction
- 12) CS2 - Construction Method Statement to be submitted and approved (including dust control)
- 13) Construction Environmental Management Plan
- 14) C4 - No Bonfires
- 15) CO3 - Contaminated land assessment to be submitted
- 16) CO4 - Remediation scheme to be submitted
- 17) CO5 - Remediation scheme to be implemented and verified
- 18) CO6 - Assessment of previously unidentified contamination
- 19) SU5 - BREEAM Pre construction
- 20) SU6 - BREEAM Post construction
- 21) SU7 - SUDS plan to be approved
- 22) SU8 - SUDS to be implemented
- 23) DC1 - Vehicle Parking as specified
- 24) DC3 - Vehicle Access as specified prior to occupation
- 25) DC5 - Cycle Parking as specified
- 26) DC8 - Refuse and Recycling as specified
- 27) DD3 - Roads, cycle/ footpaths to be provided as specified prior to occupation
- 28) to be provided as specified
- 29) DD6 - Visibility splays to be provided as specified
- 30) DE9 - Submission and approval of a Travel Plan
- 31) DE1- Annual Review of Travel Plan for five years
- 32) DE5 - Delivery and servicing of single units to be approved
- 33) DE6- Provision of Electric Vehicle Charging Points
- 34) Lighting Strategy to be submitted and approved External Lighting to be implemented as approved
- 35) An emergency plan by the developers/construction companies should be put in place such that should there be a radiation emergency during the construction phase they have procedures in place to protect the staff All such plans should be reviewed on at least an annual basis and be available upon request by the planning authority.
- 36) An emergency plan should be put in place for all the commercial units by the management agency to cover the overall approach in advance of any units being accommodated and /or within one month of occupancy by those using the units. All such plans should be reviewed on at least an annual basis and be available upon request by the planning authority.
- 37) Floorspace limit
- 38) PD8 - Use Restriction/Prior approval restrictions

INFORMATIVES TO INCLUDE:

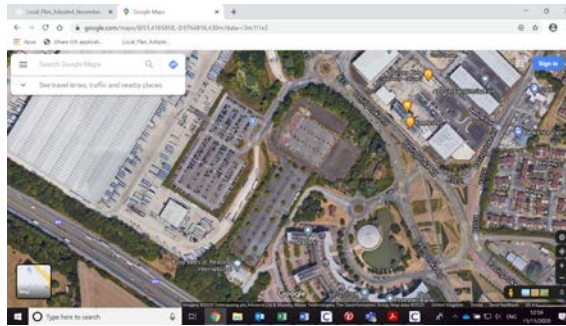
- 1) IF5 - Terms and Conditions
- 2) IF6 - Building Regulations
- 3) IF2 - Pre-Commencement Conditions

- 4) I11 - CIL
- 5) IF4 - S106
- 6) IF3 - Highways
- 7) I29 - Access Construction
- 8) IF7 - Complaints about Construction
- 9) IF1 - Positive & Proactive.
- 10) AWE- All the sites should have a working landline in order to ensure the means of notification of a radiation emergency is available to all.
- 11) Environmental permit from the Environment Agency may be required

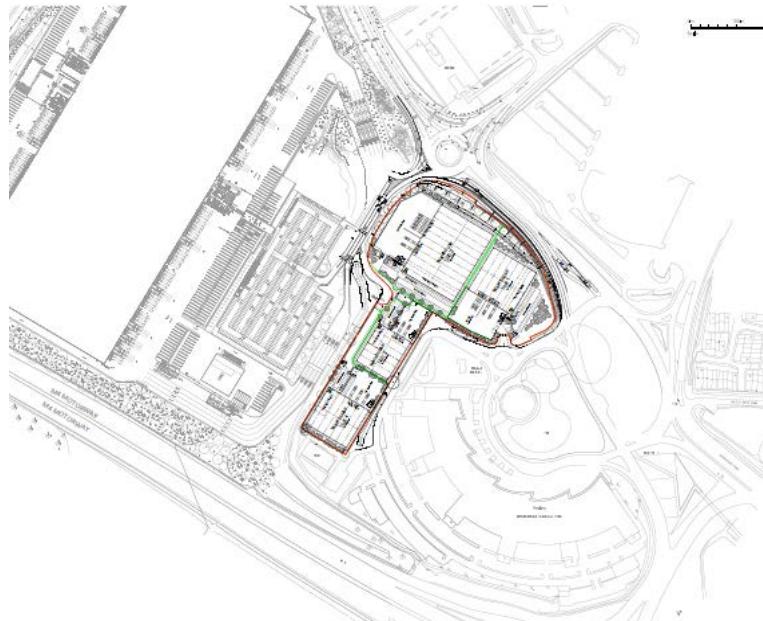
1. INTRODUCTION

- 1.1 The site is 3.46 hectares in area located in south Reading alongside the A33 close to Junction 11, and was previously used as part of the Berkshire Brewery. It is a predominantly commercial area with industrial warehousing to the west (Tesco distribution centre) and to the east a hotel and retail units.
- 1.2 A full planning permission was granted in 2002 (00/01447/FUL) for office development of just under 34,000sqm, in a six storey circular building with plant on the roof. This was subsequently varied (06/00627/VARIAT & 09/00685/VARIAT). The site is part of what was originally known as Phase III of the Reading International Business Park.
- 1.3 Pre-application discussions for the 2009 VARIAT concluded that the demolition of the original warehouse would have comprised a material operation, which would have implemented the 2006 permission. The 2009 permission was the amendment of all the original pre-commencement conditions by inserting the words "with the exception of demolition works" where appropriate. It is therefore considered to be an extant permission and a material consideration in the decision-making assessment for this application.
- 1.4 However, the applicant has advised that there has not been market interest for office development for more than 10 years on this site, but states that there is current market demand for B8 warehousing and distribution.
- 1.5 In terms of specific relevant local planning policies in the Reading Borough Local Plan these are as follows:
 - The site is an allocated employment site (Policy SR4e) within the Core Employment Area (Policy EMP2b);
 - Within the Air Quality Management Area (Policy EN15);
 - Adjacent to the listed Little Lea Cottage (Policy EN1);
 - Subject to a TPO (12/18) (Policy EN14);
 - Adjacent to one of the MRT routes, which runs in front of the site alongside the A33 (Policy TR1, TR2);
 - Includes part of an Existing or Proposed Green Link (Policy EN12).

Aerial view



Location Plan



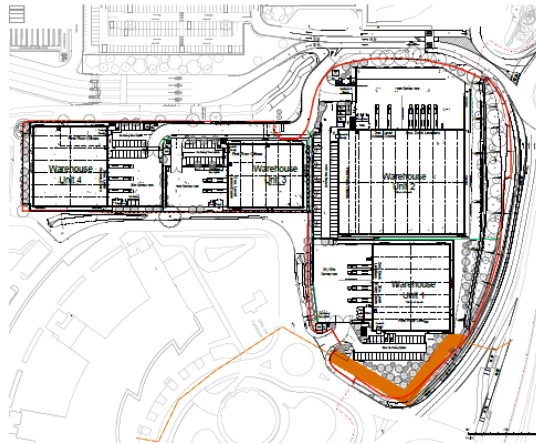
2. PROPOSAL

2.1 The proposal has been amended since application submission and is to develop:

- a total of 15,080 (GEA) (14,427sqm GIA) 4 no. units of flexible B1(c), B2 or B8 use classes of the following sizes. The amendments reduced the size of Units 1 and 2 (by total of 618sqm - overall size was previously 15,045 sqm):
 - Unit 1: 3,278 sqm (originally 3,591), (12m to u/s haunch¹) - 15.1m to top of parapet above finished floor level with 36 car parking spaces
 - Unit 2: 6,112 sqm originally 6,417), (12m to u/s haunch) - 15.6m to top of parapet above finished floor level high with 59 car parking spaces
 - Unit 3: 2,244 sqm, (10m to u/s haunch) - 13.1m to top of parapet with 19 car parking spaces

¹ the part of a beam projecting below a floor or roof slab.

- Unit 4: 2,794 sqm, (10m to u/s haunch) - 13.1m to top of parapet above finished floor level 13m with 28 car parking spaces



- Each unit would have its own service yard and ancillary offices;
- Provision of 142 no. car parking spaces, 10% of which would be with electrical charging;
- 7 no. disabled spaces;
- 44 no. cycle spaces; and
- Two access points - one from the north to serve Units 2, 3 & 4, and one from the south to serve Unit 1.

2.2 Submitted plans and documentation received 27th December 2019 (original submission date), unless otherwise stated (including amended details) are as follows:

- Site Location Plan - Drawing no: 6204-60 Rev A, received 9th January 2020
- Site Layout Plan - Drawing no: 6204-103 Rev C, received 18th November 2020
- Site Sections - Drawing no: 6204-104, received 26th June 2020
- Site Plan Unit 1 - Drawing no: 6204-130, received 13th October 2020
- Unit 1 Building Plan - Drawing no: 6204-105, received 26th June 2020
- Unit 1 Roof Plan - Drawing no: 6204-106, received 26th June 2020
- Unit 1 Elevations and Sections - Drawing no: 6204-107, received 26th June 2020
- Unit 2 Building Plan - Drawing no: 6204-108, received 26th June 2020
- Unit 2 Roof Plan - Drawing no: 6204-109, received 26th June 2020
- Unit 2 Elevations - Drawing no: 6204-110, received 26th June 2020
- Unit 2 Sections - Drawing no: 6204-111, received 26th June 2020
- Unit 3 Roof Plan - Drawing no: 6204-112, received 26th June 2020
- Unit 3 Elevations and Sections - Drawing no: 6204-113, received 26th June 2020

- Unit 3 Building Plan - Drawing no: 6204-69 Rev A, received 9th January 2020
- Unit 4 Building Plan - Drawing no: 6204-72 Rev A, received 9th January 2020
- Unit 4 Roof Plan - Drawing no: 6204-114, received 26th June 2020
- Unit 4 Elevations and Sections - Drawing no: 6204-115, received 26th June 2020
- Planting GA 1 of 5 - Drawing no: 9201 Rev P6, received 21st September 2020
- Planting GA 2 of 5 - Drawing no: 9202 Rev P6, received 13th October 2020
- Planting GA 3 of 5 - Drawing no: 9203 Rev P8, received 13th October 2020
- Planting GA 4 of 5 - Drawing no: RILP-MGS-ZZ-XX-DR-L-9204 Rev P7, received 21st September 2020
- Planting GA 5 of 5 - Drawing no: 9205 Rev P7, received 21st September 2020
- Typical Illustrative Section A-A - Drawing no: 1219 501 Rev P3, received 26th June 2020
- Typical Illustrative Section B-B - Drawing no: RILP-MGS-ZZ-ZZ-DR-L-9502 Rev P02, received 26th June 2020
- Typical Illustrative Section C-C - Drawing no: 1219 503 Rev P3, received 13th July 2020
- Typical Illustrative Section D-DD - Drawing no: 1219 504 Rev P1, received 30th October 2020
- Site Sections C-C & D-D - Drawing no: 6204-124, received 18th November 2020
- Hardworks Plan 1 of 4 - Drawing no: 1219-301 Rev P4, received 26th June 2020
- Hardworks Plan 2 of 4 - Drawing no: 1219-302 Rev P6, received 13th October 2020
- Hardworks Plan 3 of 4 - Drawing no: 1219-303 Rev P6, received 13th October 2020
- Hardworks Plan 4 of 4 - Drawing no: 1219-304 Rev P5, received 26th June 2020
- Proposed Gatehouse - Drawing no: 6204-79
- Proposed Bin and Transformer Enclosure - Drawing no: 6204-78 Rev A
- Tree Constraints Plan - Drawing no: 05197 TCP 28.4.20 Sheet 1 of 2, received 26th June 2020
- Tree Constraints Plan - Drawing no: 05197 TCP 28.4.20 Sheet 2 of 2, received 26th June 2020
- Tree Protection Plan - Drawing no: 05197/TCP 28.4.20 Sheet 1 of 3, received 26th June 2020
- Tree Protection Plan - Drawing no: 05197/TCP 28.4.20 Sheet 2 of 3, received 26th June 2020
- Tree Protection Plan - Drawing no: 05197/TCP 28.4.20 Sheet 3 of 3, received 26th June 2020
- Landscape General Arrangement Plan - Drawing no: 1219-001 Rev P9, received 13th October 2020

- Tree Removal and Retention Plan – Drawing no: 1219-002 Rev P3, received 26th June 2020
- Tree Survey, prepared by Aspect Tree Consultancy, received 26th June 2020
- Typical Cycle Shelter – Drawing no: 6204-77 Rev B, received 18th November 2020
- Typical Paving Details – Drawing no: 1219-403 Rev P3, received 13th July 2020
- External Lighting Layout – Drawing no: RILP-SPE-ZZ-OO-DR-E 3000 Rev P03, received 3rd August 2020
- Reading South MRT Safeguarding Reading International Business Park - Drawing no: 28791-554-003, received 18th November 2020
- Proposed Incoming Services Plan [Draft] RILP-BMP-ZZ-ZZ-DR-C-0012 Rev P3, received 18th November 2020
- Acoustic Environmental Noise Report, Document ref: REP-1010924-RN-AG-MF-20191014-Reading International- Rev 02, dated 21st November 2019, prepared by Hoare Lea
- Arboricultural Impact Assessment, Document ref 05197 AIA Rev A 9/9/20, prepared by Aspect Tree Consultancy, received 21st September 2020
- Design and Access Statement – Landscape Proposals, Document ref: 1219-G506 P5, dated September 2020, prepared by Macgregor Smith, received 21st September 2020
- Eastern Woodland Area Photos, ref: 1219-G509, dated Oct 2020, received 13th October 2020
- Ecological Assessment, Document ref: 7695.ECOAs.vf, dated December 2018, prepared by Ecology Solutions
- Ecological Mitigation and Management Plan, Document ref: 7695-EMMPVf, dated June 2020, prepared by Ecology Solutions, received 26th June 2020
- Letter from Ecology Solutions, ref: 7695/JS/002.let.cl, dated 15th June 2020, received 26th June 2020
- Letter from Ecology Solutions, ref: 7695/JS/003 let.aa, dated 2nd October 2020, received 13th October 2020
- Flood Risk Assessment and Outline Drainage Strategy, Report no: R100, Rev 1.0 dated June 2020, prepared by Baynham Meikle Partnership Limited, received 26th June 2020
- Framework Travel Plan, Document Ref: V1.1, dated 26/11/19, prepared by PBA
- Geoenvironmental and Geotechnical Site Investigation, Document ref: 31468-01 (00), dated February 2019, prepared by RSK
- Letter from Arlington regarding green and brown roofs, dated 2nd October 2020, received 13th October 2020
- Planning Design and Access Statement (Rev A) prepared by aja Architects Ltd, received 26th June 2020
- Proposed Drainage Strategy Plan (site wide) – Drawing no: RILP-BMP-ZZ-ZZ-DR-C-5200 Rev P3, received 26th June 2020
- Planning Statement [related to sustainability], Document ref: RILP-SPE-XX-XX-AR-N-8305, dated 12/12/19, prepared by Clancy Consulting

- Renewable/ Sustainable Energy Report, Document ref: RILP-SPE-XX-XX-RP-N-8306, dated 28/11/19, prepared by Clancy Consulting
- Transport Assessment V1.1, dated 26th November 2019, prepared by PBA, received 31st January 2020
- Utilities Strategy Rev 1.0, Document Ref; 12669-R101, dated June 2020, prepared by Baynham Meikle Partnership Limited, received 26th June 2020
- CIL Additional Information Form
- Tree Survey Report, Document Ref: CBA 11108 V1, dated November 2018, prepared by CBA Trees
- Tree Protection Fencing - Drawing no: 1219-401 Rev P1
- Tree Pit in Soft Detail - Drawing no: 1219-402 Rev P1
- Design and Access Statement - Landscape Proposals, Document ref: 1219-G506 P6, dated October 2020, prepared By MacGregor Smith, received 30th October 2020
- Illustrative Masterplan
- Application Statement, Issue 01, dated December 2019, prepared by Barton Willmore LLP
- Heritage Statement, Rev 03, dated December 2019, prepared by Barton Willmore LLP
- Air Quality Assessment, Rev: Final, dated November 2019, prepared by PBA

2.3 Community Infrastructure Levy (CIL): the applicant has duly completed a CIL liability form with the submission. The proposed B8 use is CIL liable, but not CIL chargeable, as it is one of the uses identified as zero charge within the Council's CIL Charging Schedule.

3 PLANNING HISTORY

00/01447/FUL (Civica Ref: 990690) - Demolition of existing brewery bottling plant and erection of new office (33,910sqm floorspace) with associated leisure facilities, landscaping, servicing and estate roads and provision of car park to provide 969 spaces for the proposal and retention of existing 457 spaces for the brewery - Approved 5/2/2002 subject to legal agreement.

06/00627/VARIAT (Civica ref: 060942) - Variation of Condition 1 of Planning Consent 00/01447/FUL to extend the time limit for the commencement of development for a further 3 years - Approved 22/8/2006 subject to legal agreement.

09/00685/VARIAT (Civica Ref: 090530) - Planning permission for the development permitted by Planning Consent 06/00627/VARIAT dated 22/8/06 namely development of offices with associated leisure facilities, landscaping, service roads and 969 car parking spaces for office development, together with retention of 457 existing car parking spaces for brewery use but without complying with Conditions 3, 4, 6, 7, 8, 9, 11, 12, 14, 16, 18, 21, 22, 23, 24, 25, 26

and 27 of that Consent - Approved 27/7/2009 subject to legal agreement.

190122/PREAPP - Pre-application advice for four units, totalling 15,204sqm for flexible B1(c), B2 or B8 use, with parking and landscaping [following pre-applications meetings this reduced slightly to 15,083sqm] - Observations sent 23/9/2019 - Summary:

The principle of the proposed development would be acceptable, although a greater overall quantum than the range set out in the emerging [at that time] policy. However, this is likely to be considered satisfactory subject to the scheme being able to meet policy requirements including with regard to transport, landscaping, design, ecology, transport and sustainability.

The proposal would be subject to a S106 legal agreement.

4 CONSULTATIONS

Statutory

Environment Agency

- 4.1 The Environment Agency's original comments were: This consultation is incomplete because it lacks the information, we require to make an informed assessment of the proposal.
- 4.2 We cannot advise you on this proposal until we receive the following information.
 1. The development is over 1 ha and adjacent to a main river. A flood Risk Assessment will be required for this site.
 2. The section of Kingsley Close Ditch main river that runs behind warehouse units 1 and 2 is an open channel. You may therefore require an environmental permit to undertake work. We are unsure whether a permit could be issued due to the lack of flood extent and ecological information provided.
 3. The Ecological Assessment and Design and Access Statement acknowledge that Kingsley Close Ditch and associated tree belt, which is to be retained, have the greatest ecological value on the site. However, there is no detail of how this will be protected and enhanced to provide a biodiversity net gain for the project within 8m of the river bank.
 4. The distance of any proposed works to the main river is not provided, please provide this on all appropriate drawings.
 5. We believe there may be an extant planning permission for this site. Please provide the planning application number if this is the case.

- 4.3 Advice for Applicant - The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
- on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
 - in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.
- 4.4 The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
- 4.5 *Planning Officer note:* Following confirmation that the buildings would be at or beyond the 8m stand off and the relevant heights of the proposed buildings, and on further review of the amended information, the EA confirmed that the scheme would be acceptable subject to a condition. They stated:
- 4.6 We have reviewed the following documents:
- Email dated 23 September 2020 containing building heights, author Alison Amoah Reading Borough Council
 - Landscaping General Arrangement Plan, Drawing No. 1219-001 Rev. P7, dated 15 August 2019
 - Flood Risk Assessment & Outline Drainage Strategy: Reading International Business Park - Warehouse Units. Project Ref 12669, Report Ref R100, Revision 1.0 June 2020. Baynham Meikle Partnership Limited.
 - Hardworks Plan 1 of 4. Dated 09.09.19. Drawing No: 1219-301
 - Site Layout Plan. Dated 17.06.20. No: 6204 - 103 Planning.
- 4.7 We have reviewed the additional information sent including the heights of each of the units. We are satisfied with the reduction in size and realignment of units 1 and 2, so that they are now located 8m from the bank top of the Kingsley Close Ditch. Given the increased distance from the watercourse, the buildings should not cast excessive shade across the river corridor. Ecological enhancements that include the removal of non-native plants from the river banks will also allow more light into the watercourse and aid the establishment of the proposed marginal and wildflower planting.
- 4.8 Development that encroaches on watercourses can have a potentially severe impact on their ecological value. The proposed development will therefore be acceptable if a planning condition is included requiring a scheme to be agreed to protect a minimum 8 metre wide

buffer zone along the southern side of the Kingsley Road Ditch that flows through the wooded belt to the north of the site.

- 4.9 ***Planning Officer note:*** A condition was recommended for a scheme for the provision and management of an 8m minimum buffer, which is included above.

Non-statutory

AWE Off Site Emergency Planning Group

- 4.10 Summary of Considerations: The application site is within the Detailed Emergency Planning Zone of AWE (B) site and inside the area where urgent protective actions are necessary - in this case urgent sheltering. Recommendation to Planning Authority: Taking into account all the above points the AWE Off-site planning group considered the impact of the application on the AWE Off-Site Plan. As a result, due to the impact on responding agencies and the potential impact on the occupants of the proposed development, it is recommended that the Planning Authority request that conditions are added to the application.

- 4.11 If approved, the minimum requirements are:
- An emergency plan by the developers/construction companies should be put in place such that should there be a radiation emergency during the construction phase they have procedures in place to protect the staff
 - An emergency plan should be put in place for all the commercial units by the management agency to cover the overall approach in advance of any units being accommodated and /or within one month of occupancy by those using the units.
 - All such plans should be reviewed on at least an annual basis and be available upon request by the planning authority.
 - All the sites should have a working landline in order to ensure the means of notification of a radiation emergency is available to all

Berkshire Archaeology

- 4.12 The applicant has submitted with their application a *Heritage Statement* prepared by Barton Willmore and dated December 2019. This document largely addresses the historic built environment and includes little assessment of the buried archaeological heritage. Paragraph 2.7 notes the multiperiod results of nearby archaeological excavations but there is little assessment of archaeological potential beyond a line in Paragraph 4.7 that states '*...as the area surrounding the cottage [Little Lea Cottage] has largely been developed, the archaeological potential of the surrounding area is likely to be limited*'.
- 4.13 The wider area is of high archaeological potential as exemplified by the results of excavations and investigations in the late 1980s in advance of the construction of Reading Business Park, now Green Park (Moore and Jennings, 1992), to the east of this application site.

These excavations recorded Neolithic (4,000 – 2,000 BC) activity, four Late Bronze Age (1,200 – 800 BC) settlements, revealing what was at the time the largest number (33) of roundhouses from a single excavation project, alongside extensive Late Bronze Age field systems.

4.14 The application area therefore has a high archaeological potential, but it is acknowledged that the site has been previously developed. The geotechnical investigations submitted with this application recorded up to 3m of 'made ground' in the north of the site. Historic Environment Records also note that an archaeological watching brief took place within the site in 1976 and 1977 when the Courage Brewery was constructed but with little archaeological result, although details of this event are hazy.

4.15 Therefore, on balance, it is considered that the site has insufficient potential to warrant further archaeological investigation should this application be permitted and therefore no further action is required as regards the buried archaeological heritage.

Ecology

4.16 Ecology maintain an objection to the proposal. The original comments were as follows: This application is for 4 new warehouse units and their associated parking. Units 2, 3 and 4 are largely located on hardstanding, whilst unit 1 would be located in a block of woodland adjacent to the business park roundabout.

4.17 The woodland to the south and to the east are a "green link" as per the new local plan and fit the description of the priority habitat "lowland mixed deciduous woodland" as defined in the NPPF - The NPPF defines priority species and habitats as:

"Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006." [The NERC Act].

4.18 The Joint Nature Conservation Committee (JNCC) is the public body that advises the UK Government and devolved administrations on UK-wide and international nature conservation. It is constituted under the NERC Act and publishes England's priority habitat descriptions. The priority habitat description for lowland mixed deciduous woodland reads:

"Lowland mixed deciduous woodland includes woodland growing on the full range of soil conditions, from very acidic to base-rich, and takes in most semi-natural woodland in southern and eastern England, and in parts of lowland Wales and Scotland."

4.19 There is a stream that runs through the woodland and unit 2 would be less than 10m from the stream.

4.20 There is an extant permission on the site from 2009 for a smaller development (planning application ref: 09/00685/VARIAT). Planning policy has however changed significantly since the extant permission was issued and the habitats and trees on the site have matured and become more ecologically valuable.

4.21 The applicant has submitted an Ecological Assessment (Ecology Solutions - December 2018). The report is based upon walkover surveys carried out in July 2010 and November 2018. No species specific surveys have been undertaken. The report does not give an accurate assessment of the ecological value of the site for the following reasons:

1. The woodland at the southern end is referred to as "re colonising ground" with "trees" and "scrub" (see Plan ECO2) whilst the woodland along the A33 is referred to as "Tree Belt". Both these areas are woodland and fit the description of the priority habitat "lowland mixed deciduous woodland" (see footnote 1 above).

2. Paragraph 4.2.3 reads:

"The Site is considered to offer limited foraging and dispersal opportunities for any local bat populations as whole."

However, given that it forms part of a wooded belt that runs adjacent to the A33 and the application site side is likely to be unlit, it may well be an important route for commuting bats. This has not been explored. To do determine if this is the case a series of bat activity surveys, to include the deployment of static bat detectors, over the summer months would need to be undertaken.

3. The report states that the site "*supports very limited opportunities for common reptiles*". It also reports there are records of reptiles approximately 300m from the application site and reptiles have been recorded elsewhere along the A33 corridor. The woodland at the southern end of the site is certainly suitable for this group of species and without a reptile survey being undertaken it cannot be determined if the site supports this group of species.

4. Section 4.2.2 reads:

"Two trees within the Site are considered to support potential roosting features (PRF) (see Plan ECO2). An Oak tree on the western boundary has significant Ivy growth together with several rot holes and split limbs that are considered to have low to medium potential to support roosting bats."

These trees have not been subject to further surveys to confirm if they do host a bat roost.

5. Regarding invertebrates the report reads:

“4.8.2 The natural habitats within the Site are expected to support a range of common invertebrate species, although there is no evidence to suggest that any more notable species are likely to be present. It is likely that the tree belt, developed scrub and watercourse hold the most entomological interest in the context of the Site.

4.8.3. In the absence of active management, the Site’s entomological interest is increasing through natural succession, however, the Site has not advanced sufficiently in terms of a brownfield site to offer the heightened entomological interest.”

As the site has been left unmanaged it seems that it may well be of value to this group of species and without an assessment of the site by an entomologist being undertaken the above statement is unsubstantiated. The woodland habitat to the south of the site may be of particular value to invertebrates.

4.22 In addition, the proposals also do not include the enhancement of the woodland belt adjacent to the A33 nor the watercourse that runs through the woodland. This is a missed opportunity. Furthermore unit 2 is less than 10m from the stream.

4.23 The construction of Unit 1 will result in the loss of the southern woodland, which is approximately 0.5ha in area and the fragmentation of the wider green network. Insufficient information has been provided to determine the likely impacts of the proposals on reptiles, bats and invertebrates.

4.24 The proposals therefore do not comply with the following planning policy:

1) Paragraph 174 of the NPPF which reads:

“To protect and enhance biodiversity and geodiversity, plans should: [..]

promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”

[the relevant “plan” in this instance is Reading’s Local Plan and policy EN12 refers to priority habitats and species]

2) Paragraph 175 of the NPPF which reads:

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;”

[The loss of 0.5ha of priority woodland habitat can be considered "significant harm" and no avoidance, mitigation or compensation measures are provided for].

3) Reading Borough Local Plan EN11: Waterspaces which reads:
"Where development in the vicinity of watercourses is acceptable, it will:-

[..]

- Provide a strengthened role for watercourses as important landscape features, wildlife corridors, historic features and recreation opportunities;

- Be set at least ten metres back from the watercourse wherever practicable and appropriate to protect its biodiversity significance;"

[Unit 2 is within 10m of the watercourse and the proposals do not appear to have explored opportunities to enhance the watercourse by for example desilting and re-profiling it.]

4) Reading Borough Local Plan Policy EN12 - Biodiversity and The Green Network which reads:

"a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:

- Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal); and

- Areas with potential for biodiversity value and which stitch the Green Network together - designated Local Green Space and open green spaces, and existing and potential Green Links.

New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable;

.. "

[The woodland at the south and along the east forms part of the identified green network, as it is a green link, a priority habitat, and as the southern woodland will be lost the network will not be maintained, protected, consolidated, extended or enhanced.]

4) Reading Borough Local Plan Policy EN14 - Trees, Hedges and Woodland which reads:

“Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended.”

[The woodland at the southern end will be lost]

4) Paragraph 99 of the government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within The Planning System (this document was not revoked by the National Planning Policy Framework) which reads:

“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. “

[As the extent to which bats and reptiles (which are groups of protected species) and invertebrates (some of which are protected species and many of which are priority species and therefore referred to in the policies above) has not been established the proposals do not accord with this policy.]

4.25 Summary

The construction of Unit 1 will result in the loss approximately 0.5ha of lowland mixed deciduous woodland and the fragmentation of the wider green network. This is contrary to paragraphs 175 and 175 of the NPPF and policies EN12 and EN14 of Reading Borough’s Local Plan.

4.26 Unit 2 is within 10m of the watercourse that runs through the woodland belt adjacent to the A33. There are no plans to enhance the watercourse and the construction of a tall building adjacent to it is likely to adversely affect it. This is contrary to policy EN11 of Reading’s Local Plan.

4.27 No bat, reptile or invertebrate surveys have been undertaken. There is therefore currently insufficient information to determine the likely impact of the proposals on these groups of species. This is contrary to policy Paragraph 99 of the government Circular 06/05.

4.28 **Planning Officer note:** Further information was submitted including:

- Ecological Mitigation and Management Plan;
- Amended layout moving built form from the watercourse to enable an 8m landscaped buffer from the watercourse to be provided.

- Completion of reptile surveys to confirm the absence of this group;
 - Reappraisal of the site and its naturalisation to assess the need for any entomological surveys;
 - Detailed evidence for the area of scrub in the east seeking to demonstrate that this area is not lowland woodland and not a priority habitat;
 - Justification provided for not completing bat activity surveys that the main bat foraging and dispersal corridor would be retained and that the local bat population would be retained at favourable conservation status.
- 4.29 Ecology reviewed the further information submitted, undertook a further walkover survey and maintained their position on all matters as set out in paras. 4.16- 4.27, providing further explanation and photographic information (copied in Appendix 1 below).
- 4.30 *Planning Officer note:* The applicant provided further detail seeking to respond to the Ecology objections, however Ecology maintain their objection. This is set out further in the Landscaping and Ecology section below, but in summary the Ecologist identifies that *“if it has been decided that there are “exceptional circumstances” and the need for the development outweighs the loss of the priority woodland habitat then you should ensure that the application complies with part B of Policy EN12: On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible.”* Conditions are recommended for the submission and approval of a Construction Environmental Management Plan and a lighting strategy.

Environmental Protection & Nuisance (EP&N)

- 4.31 Air Quality - Increased emissions - Reading has declared a significant area of the borough as an Air Quality Management Area (AQMA) for the exceedance of both the hourly and annual mean objectives for nitrogen dioxide. In addition to this, recent epidemiologic studies have shown that there is no safe level for the exposure to particulate matter (PM_{2.5} and PM₁₀).
- 4.32 The proposed development is located adjacent to an air quality management area and has the potential to increase emissions. An assessment should be provided as part of the application.
- 4.33 Where any increase in emissions is identified a mitigation scheme must be submitted. The mitigation scheme must quantify the emissions saving that it will bring about, in order to prove that the detrimental effect of the development can be offset.

Mitigation against increased emissions:

- Provision of cycling facilities / residents cycles
- Parking - consider reducing number of parking spaces,

graduated permit schemes based on euro standards, allocated parking for car clubs / low emission vehicles

- Provision of electric charging bays or low emission fuelling points
- Development / promotion of car clubs
- Improvements to local public transport
- Travel Plans - a travel plan is a set of measures aimed at reducing single occupancy car use, it is important that the effectiveness of the plan is considered
- Mitigation through design, improved air flow around development, alternative plant

- 4.34 It may be appropriate in some circumstances for the developer to fund mitigating measures elsewhere to offset any increase in local pollutant emissions as a consequence of the proposed development. This may be achieved through the use of a s.106 agreement, which may in some circumstances involve the direct funding of a specific scheme or measure, or be in the form of a contribution to the costs of the monitoring network and / or air quality action plan.
- 4.35 Reading Borough Council's Air Quality Policy EN15 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality.
- 4.36 An air quality action plan has been implemented to try and reduce levels of NO₂ in this area. The proposed development will lead to an increase in [NO₂ levels / vehicle movements / HGV movements / Other] directly conflicting with the RBC air quality action plan.
- 4.37 It is therefore necessary for the applicant to demonstrate through an air quality assessment and mitigation plan how they intend to reduce the impact of the proposed development. An assessment has been submitted and it shows they will have to incorporate control measures during the development phase to control dust. This should be done in line with Institute of Air Quality Management (IAQM) guidance on the assessment of dust from demolition and construction (Holman et al, 2014). The assessment shows that the operational phase of the development will have a negligible impact on air quality therefore no mitigation is required.
- 4.38 Contaminated Land - high risk sites - Large / complex developments or sited on former contaminative land use.
- 4.39 The developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action.
- 4.40 An investigation has been carried out and submitted with the application. We are satisfied with the findings of the report and

recommend that further investigation is carried out as specified. Namely:

- Additional gas monitoring during low or falling pressure to establish a 'worst case'.
- Surface water sampling of drainage ditches.
- Further Investigation into the mounded area.

4.41 Investigation must be carried out by a suitably qualified person to ensure that the site is suitable for the proposed use or can be made so by remedial action. Conditions are recommended as follows to ensure that future occupants are not put at undue risk from contamination: Contaminated land assessment to be submitted; Remediation scheme to be submitted; Remediation Scheme to be implemented and verified; and assessment of previously unidentified contamination.

4.42 Construction and demolition phases - We have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses).

4.43 Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be harmful to the aims of environmental sustainability. Recommended conditions are: Construction Method Statement to be submitted; Hours of construction and no burning on site.

RBC (former) Heritage Consultant

4.44 The Listed Buildings potentially affected are:

- Little Lea Cottage- Grade II Listed
- St. Paul's Church Hall- Grade II Listed
- Hartley Court- Grade II* Listed
- Milestone at Three Mile Cross- Grade II Listed

4.45 Little Lea Cottage (formerly listed as Little Lea Farmhouse under Whitley) is Grade II Listed. Early 17th Century, two storeys, ground floor stucco with buttresses. Timber-framed with brick nogging (stucco to south). Gable to left. Three ranges of leaded three light casements (early C19 on 1st floor to right). Projecting lean-to porch off-centre left. Tiled roof with external chimney to right hand gable end. Interior has inglenook fireplace to ground floor, west room.

4.46 The design for this proposes 4 large warehouses on a Business Park plus forming a Logistics centre, located at Junction 11 of the M4.

4.47 The proposed design for the logistics centre consists of 4 large warehouse buildings, around 10m tall with the largest (Unit 2) being around c.80m in length. The proposed buildings would be arranged in a T-shape, to the north and northeast of Little Lea Cottage, around

ca55m from the cottage at its closest point. The area closest to Little Lea would be the service yard, in which lorries would be parked-up, being only c.25m from Little Lea.

- 4.48 Whilst the cottage is located within a Business Park and the setting has been eroded, an area of open land remained to the north and northeast, facing a principal elevation of the cottage. The scale of the cottage is small and domestic and the proposals for the warehouse buildings are vast and alien to the original historic setting of the of the Listed Building. Whilst this setting has been lost, the plans for the warehouse buildings are of a different order of scale and exhibit little design or detailing which could relieve the monotony of their design. In addition, the logistics park will add busy traffic, large-scale illuminated signage and lighting to the setting of the Cottage.
- 4.49 It is also noted that the main entrance to the proposed logistics centre would be directly opposite Little Lea, increasing the impact on the setting from noise, fumes, vibration from additional lorry traffic. As noted in Historic England's *The Setting of Heritage Assets* (HE, 2017):

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

- 4.50 The current setting has been eroded by the existing Business Park and the proposed site is a large area of overgrown hard-standing. However, the addition of the warehouses will dominate the setting of Little Lea, cutting it off from any remaining public views and providing an alien and intimidating back-drop to the cottage, adding to the cumulative impact.
- 4.51 In view of the size and visual intrusion of the proposed warehouse buildings, there is very little that could be envisaged to mitigate the impact of the proposals on Little Lea, even if there was some large-scale planting along the perimeter of the warehouses.
- 4.52 The harm to the significance of the Listed Building from the proposed development within the setting of Little Lea Cottage should be given great weight in the planning balance.

Natural Environment (tree officer)

- 4.53 *The original comments were as follows:* With reference to the Tree Survey Report from CBA trees dated November 2018, Landscape GA Plan 1219-001 P5, Landscape Masterplan 1219-G506 P3 dated November 2019, Tree Removal & Retention Plan 1219-002 P1, Design

and Access Statement - Landscape Proposed document dated November 2019 and the 5 Planting Plans: 2019-201 P4, 2019-202 P3, 2019-203 P4, 2019-204 P5 & 2019-205 P5:

- 4.54 Principle of development - The site is subject to TPO 12/18 which includes a woodland area (wide strip along the A33 frontage and eastern portion of the site within the Business Park) and 5 individually specified trees on the western boundary (alongside the access into Tesco from the A33). Objections to the TPO were considered at Planning Applications Committee on 3 April 2019 where Members appreciated the value of the trees on the A33 frontage and supported confirmation of the TPO in its current form.

- 4.55 I am mindful of the extant permission that the applicant has in place hence it is appropriate to compare this with the current proposal in order to identify any negative changes. In addition, since the extant permission was given in 2009, national and local policies have changed, the Council has adopted a Tree Strategy (2010 - revision due later this year), a Climate Change Action Plan (revision imminent), the revised Biodiversity Action Plan (BAP) is imminent, a Supplementary Planning Document (SPD) on Sustainable Design and Construction has been adopted, the Council had declared a climate emergency and has plans for a carbon zero Reading by 2030 (amongst other things). In other words, multiple changes and thinking have occurred since 2009 which requires the acceptability of any development on the site, regardless of planning history, to be fully considered in light of these changes.

- 4.56 As advised at pre-application stage, there is a significant difference between that approved and that proposed: approved (left), proposed (middle) with tree removal and retention for the existing application (right) in the plan extracts below. The approved drawing shows trees 'assumed for removal' in orange lined areas (including trees within the main, western (bottom) car park area), trees for retention in green and new trees as plain orange circles. It should be noted that the landscaping for the site was never approved hence the 'new' trees are indicative only and it is likely that further tree planting would have been sought within the car parking.



- 4.57 In tree/landscape terms, the new proposals have a greater impact on existing trees, requiring more trees along the northern/A33 boundary and eastern corner to be removed and allow for less new trees by virtue of 4 buildings now being proposed with associated service yards and parking, as opposed to one building on the A33 frontage surrounded by parking. Parking obviously allows new trees within it and around it; the canopies having space to grow, which buildings do not allow.
- 4.58 There is a detrimental change in the south-east portion of the woodland (adjacent to the access into Reading International Business Park) where the green buffer has decreased and a pinch-point created by the proximity of Unit 1 to the A33.



- 4.59 This difference will be visually detrimental when approaching the site from junction 11. Currently the views are of a tree screen, but as shown in the DAS, the views will become dominated by the large warehouse as a result of tree loss and insufficient space for planting. Whilst it is appreciated that the sewer easement affects tree planting ability in this area (easement mentioned in DAS but not plotted), an alternative design would have allowed retention and/or planting of new trees to maintain a suitable green buffer. Existing and proposed views shown below:



- 4.60 The A33 is a 'treed corridor' as defined in our existing and forthcoming, revised Tree Strategy. As such, it is one along which tree retention and planting is a priority (as per the Tesco site to the west). In addition, the A33 will be a high pollution zone, therefore

an effective tree belt to filter pollution will be vital. Importantly it is the gateway into Reading on this main route, hence visually important.

- 4.61 The canopy cover targets of our existing and revised tree strategy require every site to have a net gain in tree number in order to meet the objective of increasing the Borough's tree canopy - this is reiterated in policy EN14. No Arboricultural Impact Assessment has been provided to clarify the required tree removals and impact on retained trees and no number of trees felled against proposed planting has been provided to demonstrate a net gain. Both are required.
- 4.62 The proposal includes 4 large warehouses which, despite the large roof areas, none propose any green or brown roofs and no green wall elements are included. All are supported by Local Plan policies, e.g. CC2, CC3, CC7, EN12, EN15, EN16, EN18, all in turn supported by the Sustainable Design and Construction SPD. The lack of any of these elements will need to be strongly supported, which can't see evidence of - further consideration is required.
- 4.63 Tree removal and retention - As can be seen from the Tree Removal and Retention plan, a large part of the woodland area (in the eastern portion of the site) will require removal along with a strip on the site side of the northern boundary. In addition, a significant number of internal individual trees will be removed along with one TPO Oak on the western boundary. Whilst other trees on the western boundary and outside the site are shown for retention, no Arboricultural Impact Assessment has been submitted to show the potential impact on these. This includes a likely negative impact on an 'A' category Oak on the eastern boundary which is directly adjacent to Unit 3 whose footprint will be within the Root Protection Area (RPA) and which will require pruning of the Oak. I note that the retention of the western TPO Oak will be explored further, this is something that should be fully assessed and determined now, with an aim to retain - it is car parking, not a building, within its RPA hence special construction methods may be feasible.
- 4.64 Landscaping - The DAS has not been updated in relation to tree species since my email exchange with the Landscape Architect in January hence an update is required.
- 4.65 In addition, I don't consider the use of large canopy species has been maximised, e.g. to the south of Units 1 and 2 and west of the car park for Unit 4. Large canopy species provide numerous benefits and should be utilised wherever possible.
- 4.66 Unit 4 is proposed close to the southern boundary (with the nursery) and effectively right up to the eastern boundary. This results in the proposed trees on the southern boundary being confined to a narrow landscape strip directly adjacent to the building hence future pruning

is inevitable. In addition, the Unit is very close to this boundary and is likely to appear dominating to the single-storey nursery to the south, the proposed trees (whilst necessary in the development) adding to this. On the eastern boundary, no buffer is left in which landscaping can be accommodated. Whilst a landscape strip exists off-site alongside the access road, this has very limited planting and is outside the control of the applicant so of little use as screening.

- 4.67 Unit 3 (as per unit 4) is proposed effectively on the eastern boundary with no space for screening landscaping, in addition to the conflict with the off-site Oak (see comments above). Only hedge planting has been allowed for the on the west side of this unit (west of the access road to Unit 4) hence no space is provided for tree planting.
- 4.68 In relation to Units 1 & 2, comments are given above in relation to tree loss and species selection.
- 4.69 I suspect that insufficient landscaping / green buffer will exacerbate the heritage concerns in relation to Little Lea Farmhouse setting.
- 4.70 I note that a tree pit drawing has been provided for trees in soft landscape areas but not for those in hard landscape areas. The latter is a necessity to demonstrate that new trees within and adjacent to hard surfacing will be provided with sufficient soil rooting volume to thrive, i.e. grow successfully to their maximum capacity. I note reference to the use of structure soil for such tree pits within the DAS, however the preference is for the use of root cells, each pit being specifically designed for its location and species proposed.
- 4.71 The Vegetation Management and Maintenance document within the DAS will require amendments but details could be secured by condition (if the development is approved).
- 4.72 Conclusion - Submissions for the application are not sufficient in that an Arboricultural Impact Assessment has not been provided, including confirmation of the net loss or gain of trees on site. The landscape details have not been updated and are not acceptable in terms of large canopy species use. The principle of the development is, in any case, not acceptable due to the overall footprint resulting in loss of woodland, insufficient space for adequate landscaping and resulting harmful impact on visual amenity. Currently the application fails to demonstrate compliance with policies CC2, CC3, CC7, EN12, EN14, EN15, EN16, EN18 and the Sustainable Construction and Design SPD. As such, it is not supportable on trees or landscape grounds.
- 4.73 **Planning Officer note:** Following the receipt of a series of amended plans, at different points during the course of the application, and commentary by the applicant's landscape consultant, the Natural Environment officer provided further comments, which in summary are:

- Trees along the boundary with Unit 2 will now be confined to a smaller spreading tree so as not to conflict with Unit 2.
- pinch point between Unit 1 and the A33 frontage is not improved hence my previous concern in this respect still applies.
- Arboricultural Impact Assessment (AIA) (Rev A) - does not state the number of trees to be removed, and this is required to demonstrate a net gain. From the Landscape DAS, it appears 146 trees are to be planted. The document refers to the need to prune back some retained trees (and off-site trees) to allow for the new buildings. This implies that the buildings are too close and that those trees will thereafter need to be pruned to maintain clearance. Buildings should allow for existing and future canopy spreads of retained trees.
- Landscape Design & Access Statement: detailed comments on topsoil and mulch specification, watering and maintenance regime [resolved with further revision].
- Green/ brown roofs/green walls omitted still and do not agree with the justification provided by the applicant.
- Suggestions to alternative species and that the opportunity for large canopy trees have not been optimised.
- Lighting columns should be as far from trees as possible to avoid future conflict.
- Root barriers will be required to avoid conflict with drainage infrastructure and services.

4.74 However, following some further minor amendments Natural Environment considered that, although objection was maintained with respect to matters relating to green/brown roofs and green walls, enough information had been provided to make the scheme acceptable from a trees and landscaping perspective, subject to conditions as follows: hard and soft landscaping details; landscape management plan, landscape implementation and Arboricultural Method Statement and Tree Protection Plan.

Office for Nuclear Regulation (ONR)

4.75 The scale and location of the proposed development is such that ONR do not advise against this application unless the emergency planners at West Berkshire Council, which is responsible for the preparation of the Aldermaston off-site emergency plan required by the Radiation Emergency Preparedness and Public Information Regulations (REPIR) 2001 do not consider that the proposed development could be accommodated within their off-site emergency planning arrangements. *Planning Officer note:* the emergency planners did not object, subject to conditions as included in the recommendation above.

Reading (UK) CIC

4.76 This is to confirm I have met with the potential developer and their agent to discuss the requirement for a S106 Employment and Skills Plan as part of the planning consent.

- 4.77 This would require both a construction and end use skills plan, which the developers have a clear understanding of, and are now considering a framework for. The creation of four new logistics sites in Reading opens up some issues around skills shortages in this sector - but provides a major opportunity to work with the end users to support training in warehouse skills and routes through supported employment. Ideally this will create good quality permanent work across Reading, but most especially in south Reading.
- 4.78 We understand that issues around traffic management are in full discussion and welcome any moves to mitigate pressures on traffic flow along the A33/M4 Junction 12, particularly commitment to investment in public transport and other sustainable travel options.

SUDS

- 4.79 SUDS commented as follows: The submitted drainage layout identifies a discharge rate of 10l/s which differs from the discharge rate of 62.3 l/s specified within the submitted information and 62.7 l/s as specified in the simulation report. Although all of these would be acceptable as they would represent a reduced run off rate from the existing scenario, until the discharge rate is fully confirmed final detailed designs would be required by way of conditions: sustainable drainage to be approved and then implemented as specified.

Sustainability

- 4.80 The Council's Sustainability Manager commented as follows:
- The scheme includes for limited PV (photo-voltaic cells) on south facing roofs. As the roofs will be shallow form then it would also be beneficial and possible to include PV on east and west facing roofs, and increased PV will contribute to achieving the relevant policy complaint BREEAM standard of 'Excellent'.
 - Insufficient information has been provided on the heating requirements. Reference is made to air source heat pumps, but ground source heat pumps, which are the preference (as set out in the SPD for Sustainable Design and Construction) and provide good efficiency, have been discounted, but for a reason which is unclear. Heat loss can be brought down through fabric improvements too.
 - As a Major scheme the proposal shall consider the inclusion of decentralised energy in line with Policy CC4, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision. No information has been provided in the submission about decentralised energy.
 - A greater level of information on energy including details of the approach to comply with Part L and BREEM requirements is required.
 - Overall the submission says little on energy, habitat and biodiversity, waste and there is no indication of the BREEAM rating likely to be achieved.

- 4.81 *Planning Officer note:* The agent has submitted further information and clarified that the proposal would meet BREEAM 'Very Good'. Any further consultation response form Sustainability will be reported in an update.

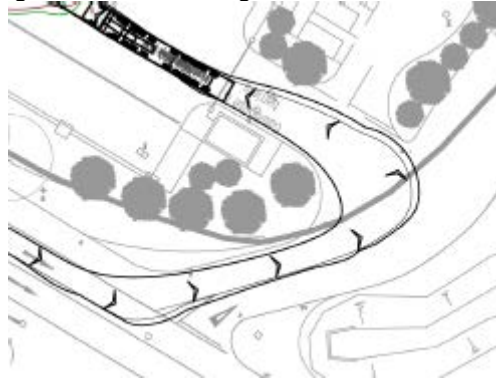
Thames Water

- 4.82 Comments are awaited.

RBC Transport Strategy

- 4.83 The following are the initial comments from Transport: The application site comprises sits within Reading International Business Park approximately 500m north west off Junction 11 of the M4. The site consists of a building demolished to floor level and an associated car park with trees and vegetation.
- 4.84 The proposals are for full planning consent and are an alternative to the extant permission 00/01447/FUL for a development consisting of 33,445 sqm of B1(a) office space and 969 car parking spaces.
- 4.85 This application proposes the development of 4 new flexible B1c/B2/B8 warehouse units with 145 car parking spaces and associated external yards, landscaping, and all related and ancillary works.
- 4.86 Access - There are two vehicular access points that will serve the proposed development. Unit 1 is accessed from the A33 via the Little Lea Gyratory. The vehicle access for Units 2, 3 and 4 for both cars and service vehicles, is from the A33 roundabout with Imperial Way which also serves the Tesco Distribution Centre. The access road into the development will be wide enough to allow two HGVs to pass safely.
- 4.87 Each unit is provided with its own access into the service yard and associated parking areas. The access arrangements are illustrated on Site Layout plan 6204 - 84. However, it requested that junction visibility splays are also demonstrated to ensure vehicles have sufficient visibility exiting the site accesses.
- 4.88 All servicing and deliveries will occur within the service yards of each unit. The Transport Assessment submitted with the application includes vehicle swept path analysis diagrams for 16.5m long articulated vehicle. However, the vehicle access for Unit 2 would not enable an HGV to enter and leave the site simultaneously (see image below). Given that the access road also serves Units 3 and 4, any HGV's waiting on the carriageway would prevent the free flow of traffic to the other units. Therefore, clarification is sought on this point.

Image from Drawing no. 43337/5501/002 Rev C



- 4.89 Plans for the future phase of the Reading Mass Rapid Transport (MRT) corridor are being developed to provide a link between Mere oak Park and Ride and the town centre. Part of the application site frontage onto the A33 is proposed to be transferred to the Highways Authority (RBC), to aid in the completion of the MRT routing, as part of this planning application proposal. The addition of an MRT link would further increase accessibility of bus services from occupiers of the proposed development providing a sustainable travel option. This supports Policy TR1 of the Local Plan. Details of the land area to be safeguarded for the MRT should be submitted and secured as part of the S106 agreement.
- 4.90 Trip Generation - The peak hour trip generation for the B1(a) extant permission was assessed using sites within the database TRICS due to the time that has elapsed since the original application. This was agreed at pre-application stage with the highway authority.
- 4.91 To estimate the multi-modal trip generation for the proposed scheme, TRICS data was also assessed selecting sites based on size, scale, location and access the sustainable modes of transport.
- 4.92 It should be noted that the extant permission provided a total of 969 car parking spaces, therefore, the proposed development represents a net reduction of 824 car parking spaces. Therefore, it is reasonable to assume that the proposed development would generate less vehicle movements throughout the course of the day.
- 4.93 The net difference in trips between the B1(a) extant permission and the proposed B1(c), B2 and B8 land use is illustrated in Table 7.8 of the Transport Assessment. The proposed use would generate 413 fewer arrivals and 43 fewer departures in the AM peak hours and 37 fewer arrivals and 316 fewer departures in the PM peak hours. Again, this is to be expected given the significantly lower parking provision on-site.
- 4.94 The applicant has undertaken an impact assessment on the A33/Imperial Way/ Tesco Roundabout junction; and the A33 Little Lea Gyratory (Northern section only). Traffic surveys undertaken on

27th June 2019 to create a baseline scenario for the junction assessments.

- 4.95 The assessment has demonstrated that the proposals will generate significantly lower levels of trips than would otherwise be generated by the extant development on the site. As noted above, the applicant has agreed to transfer part of the application site frontage to the Highways Authority (RBC), to aid in the completion of the MRT routing which will provide a sustainable travel option with potential to reduce single occupancy car trips to and from the site.
- 4.96 Parking - The site is located within Zone 3, Secondary Core Area, of the Council's adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 1 space per 100sqm of B1(c)/ B2 use and/or 1 space per 150sqm of B8 use.
- 4.97 Table 6.1 of the Transport Assessment illustrates the proposed parking provision based on the GFA of each unit.

Table 6.1: Proposed Development Units

Unit No.	Size (sq. m GIA)	Car Parking		Motorcycle / Moped	Cycle
		Total	Disabled		
1	3,591sq.m	36	2	1	10
2	6,417sq.m	59	3	1	18
3	2,244sq.m	22	1	1	6
4	2,793sq.m	28	1	1	8
Total	15,045sq.m	145	7	4	42

- 4.98 Based on the total GFA of 15,045sqm the parking provision equates to a ratio of 1 space per 103sqm and is acceptable. The extant permission provided a total of 969 car parking spaces, therefore, the proposed development represents a net reduction of 824 car parking spaces. This is because the B1(a) office use generates a higher demand for parking than the proposed uses within this application.
- 4.99 The development provides disabled parking provision in accordance with the Council's adopted Parking Standards. The suggested levels for all zones up to 200 spaces is 5% of total capacity, equating to 7 spaces. The disabled parking spaces are conveniently located close to the building entrances.
- 4.100 In terms of cycle storage, cycle parking is provided at a ratio of 1 space per 350sqm. Each unit is provided with a cycle shelter close to the building entrance. The shelters are equipped with cycle stands. However, the Sustrans Best Practice guidance recommends that 1000mm spacing should be provided between the stands. This is also stipulated in the Council's Parking Standards and Design SPD, therefore, the layout is still to be approved. I am happy to cover this

by condition. *Planning Officer note:* a final plan has been submitted which Transport has confirmed as acceptable.

- 4.101 The Council's Local Transport Plan 3 Strategy 2011 - 2026 includes policies for investing in new infrastructure to improve connections throughout and beyond Reading which include a network of publicly available Electric Vehicle (EV) charging points to encourage and enable low carbon or low energy travel choices for private and public transport. Policy TR5 of the Local Plan also states any developments of at least 10 spaces must provide an active charging point (1 space for every 10 spaces). In view of this, the development must provide at least 14no. Electric Vehicle (EV) charging point to promote the use of renewable electric vehicles at time of build. The proposed site plan illustrates 15no. Electric Vehicle (EV) charging points spread across the 4 units. This will be covered by condition.
- 4.102 In terms of motorcycle parking, a provision of 1 space per unit (4 spaces) has been provided which complies with the Council's requirements for 2% of the total capacity.
- 4.103 A framework Travel Plan has been submitted because there are no known occupiers currently identified. The primary aim of the FTP is to minimise single occupancy car travel being made by staff or visitors travelling to and from the development. Section 6 sets out the Measures & Action Plan of the Travel Plan. A Travel Plan Coordinator should be appointed prior to the first occupation of the site and will be responsible for leading the implementation, monitoring and review of the Travel Plan. However, as the site occupiers are not yet known, a condition is required to ensure that a full travel plan is submitted within 6 months of occupation of each unit.
- 4.104 Suggested conditions are: CMS; vehicle parking as specified; vehicle access as specific; cycle parking to be submitted; refuse and recycling as specified; roads to be provided as specified; visibility splays to be provided as specified; Travel Plan; Annual review of Travel Plan; Delivery and servicing of single unit, to be approved; provision of EV charging points.
- 4.105 *Planning Officer note:* Amended plans were submitted in June 2020, which included an amended site layout plan 6204 - 103 rev B: Site Layout Plan, which amended the service yard access into Unit 2 resulting in a wider access, repositioned cycle store & the loss of a car parking space; addressing turning circles and visibility splays for unit 2. A plan to show the safeguarded MRT strip was submitted and confirmed as acceptable and would be included in the S106 legal agreement. Transport confirmed that the scheme is acceptable subject to the previously suggested conditions and informatives, as set out in para. 4.102 above and included in the recommendation above.

Wokingham Borough Council

4.106 No objection.

Public consultation

4.107 The following addresses were consulted, and a site notice was displayed, and no comments were received:

- Reading International Business Park
- Verizon
- Cybersource Ltd
- Tesco distribution centre
- Unit 2, 3, 3A, 4 Proctor End North
- Imperium, Imperial Way
- Logic Modelling, Imperial Way
- Generale Bank, Imperial Way

5 RELEVANT PLANNING POLICY AND GUIDANCE

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) (2019) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”. The relevant sections of the NPPF are:

National Policy

Section 2 - Achieving Sustainable Development

Section 6 - Building a Strong Competitive Economy

Section 9 - Promoting Sustainable Transport

Section 11 - Making Effective Use of Land

Section 12 - Achieving Well-Designed Places

Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 15 - Conserving and Enhancing the Natural Environment

Section 16 - Conserving and Enhancing the Historic Environment

5.2 The Development Plan is the Reading Borough Local Plan (November 2019) (RBLP). The relevant policies are:

Reading Borough Local Plan (2019)

Policy CC1: Presumption in Favour of Sustainable Development

Policy CC2: Sustainable Design and Construction

Policy CC3: Adaptation to Climate Change

Policy CC4: Decentralised Energy

Policy CC5: Waste Minimisation and Storage

Policy CC6: Accessibility and the Intensity of Development

Policy CC7: Design and the Public Realm

Policy CC8: Safeguarding Amenity

Policy CC9: Securing Infrastructure

Policy EN1: Protection and Enhancement of the Historic Environment
 Policy EN6: New Development in a Historic Context
 Policy EN11: Waterspaces
 Policy EN12: Biodiversity and the Green Network
 Policy EN14: Trees, Hedges and Woodland
 Policy EN15: Air Quality
 Policy EN16: Pollution and Water Resources
 Policy EN17: Noise Generating Equipment
 Policy EN18: Flooding and Drainage
 Policy EM1: Provision of Employment
 Policy EM2: Location of New Employment Development
 Policy TR1: Achieving The Transport Strategy
 Policy TR2: Major Transport Projects
 Policy TR3: Access, Traffic and Highway-Related Matters
 Policy TR4: Cycle Routes and Facilities
 Policy TR5: Car and Cycle Parking and Electric Vehicle Charging
 Policy SR4: Other Sites for Development in South Reading

- 5.3 Relevant Supplementary Planning Documents (SPDs) are:
- Employment, Skills and Training (April 2013)
 - Sustainable Design and Construction (December 2019)
 - Revised Parking Standards and Design (October 2011)
 - Planning Obligations Under Section 106 (April 2015)

6 APPRAISAL

The main matters to be considered are:

- Principle of Development
- Design - scale, layout and appearance and effect on Listed Building
- Transport/ Parking
- Landscaping & Ecology
- Sustainability
- Environmental Matters
- S106 & Community Infrastructure Levy
- Equalities impact

Principle of Development

- 6.1 The NPPF states (para. 10) that *“at the heart of the Framework is a presumption in favour of sustainable development”* and at para. 11 that for decision-taking this means: *“approving development proposals that accord with an up -to-date development plan without delay;”*. The overarching objectives are economic, social and environmental. The proposal would contribute towards helping to *“build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth...”*.

- 6.2 In addition, Chapter 6 states that significant weight should be placed on the need to support economic growth and productivity.
- 6.3 The site is a specific allocation under Policy SR4e of the Reading Borough Local Plan (RBLP) which states:

SR4e PART OF FORMER BERKSHIRE BREWERY SITE

Development for employment uses. The site has an existing permission for 33,910 sq m of offices, but would also be suitable for industrial and warehouse development. Related commercial uses as part of the mix may also be appropriate, although proposals that would involve main town centre uses (excluding offices) will only be appropriate where there is no significant adverse impact on existing centres.

Development should:

- *Enhance the setting of the listed Little Lea Farmhouse;*
- *Provide for a green link along the A33 frontage;*
- *Include a landscaped buffer to the watercourses around the site, with development set back at least 10m from the top of the bank of the river wherever possible;*
- *Address any contamination on site;*
- *Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required; and*
- *Safeguard land which is required for mass rapid transit routes and stops.*

Site size: 3.7 ha 11,000-13,000 sq m of industrial and warehousing

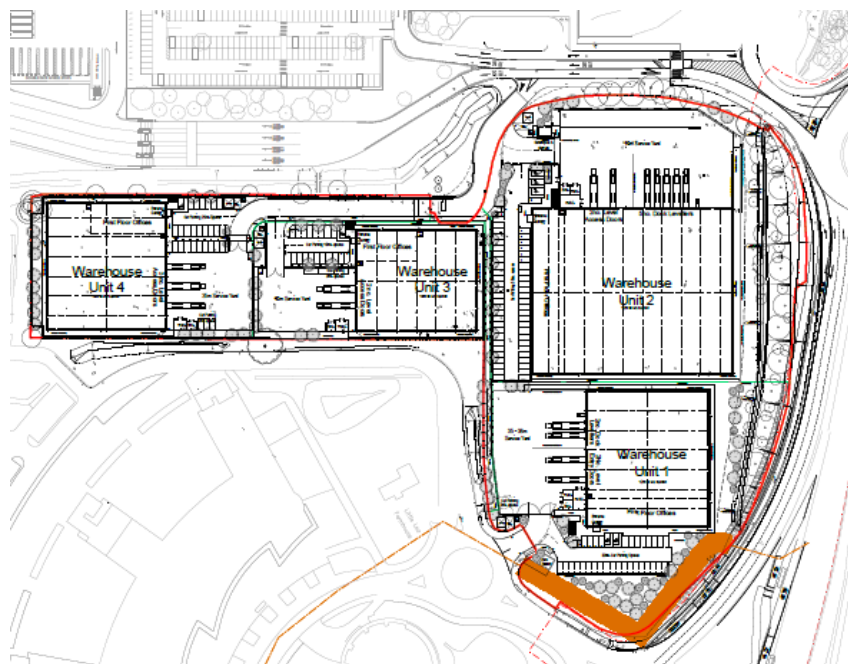
- 6.4 The RBLP also highlights the need to improve and redevelop vacant sites in the areas close to the A33 in south Reading (Para. 3.2.6) stating that *“Many of the sites that could be developed are vacant or underused and of poor visual quality and offer an opportunity to create a high-quality gateway into Reading.”*
- 6.5 It would meet Policy EM1 in contributing towards the provision of employment floorspace during the plan period.
- 6.6 It would also be located along the A33 corridor, as required under Policy EM2, and would include a variety of premises sizes as set out under Policy EM4.
- 6.7 Para 6.1.15 of the RBLP states that *“South Reading represents the largest concentration of deprivation in the Borough, with many neighbourhoods within the 20% most deprived areas in England¹¹⁴. There are particular issues with regard to skills and qualifications.”* The applicant states that the proposed scheme would provide ca 200-400 direct jobs and indirect jobs as well as jobs created through the construction phase. The proposal would therefore enable the delivery of work opportunities for local people. Reading UK CIC also

supports the provision of warehouse-type jobs in this part of the Borough to address acknowledged need.

- 6.8 As described in para. 1.2 above there is an extant permission for 33,445sqm of office floorspace and, although implemented, the applicant has made it clear that there has been no interest from office occupiers and hence the current proposal. Nonetheless, it is still a material consideration in assessing the current proposal.
- 6.9 The principle of the proposed flexible uses for B1 (c), B2 or B8 would therefore be acceptable, but subject to meeting other policy requirements and the matters specifically raised in the policy. These are addressed in the assessment below.

Design - scale, layout and appearance and effect on Listed Building

- 6.10 The NPPF (Para 124) sets out that good design is a key aspect of sustainable development.
- 6.11 Policy CC7: Design and the Public Realm, requires all development to be of a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.” Design includes layout, landscape, density and mix, scale: height and massing, and architectural details and materials.*
- 6.12 This locality is generally characterised by large-format commercial buildings, except for Little Lea Cottage. The proposed scheme includes for four units of varying size each with their own independent serving and parking areas and their layout has been influenced by the shape of the site, immediate context and operational factors.

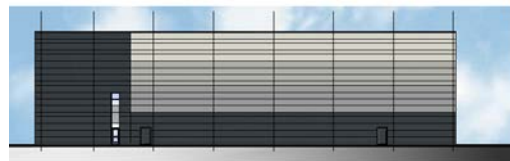


- 6.13 During pre-application discussions, officers raised some concerns over the overall footprint of the buildings, which would be greater than the extant office permission, and greater floorspace than the quantum set out within the allocation, whilst still being to achieve an effective landscaping buffer to the site and landscaping within the scheme generally. The applicants advised that the footprint and overall height were required to maximise the effective use of the site whilst meeting operational requirements for future occupier both in terms of specific internal racking systems, but also HGV loading access.
- 6.14 However, during this application there have been amendments made to the overall footprint of Units 1 and 2 and some adjustments to siting of those units and this has enabled the adequate retention of a landscaping buffer to the east and south of the south and other landscaping within the site.
- 6.15 The overall design of the buildings would be of simple form with shallow pitched roofs using external wall treatment comprising a horizontally spanning composite cladding of different types of silvers and greys with darker shades of grey for emphasis to the office element for each unit. The colour would become lighter in tone from bottom to top to reduce the apparent height of the buildings.
- 6.16 The pedestrian entrance would be double height glazed curtain walling reinforced by a glazed entrance canopy to provide a clearly visible focal point to each building. There would be large areas of glazing to the offices, would assist in breaking up the elevational form.

UNIT 1



Front



Side to A33



Rear



SOUTH WEST ELEVATION

- 6.17 The proposed appearance of the units would generally reflect surrounding industrial and other commercial buildings (see examples of existing buildings below).



- 6.18 Although prominent in views from the A33, the site would be softened by the existing and proposed landscaping/ tree planting to meet the requirements of a treed A33 corridor as set out in Reading's Tree Strategy (2020).
- 6.19 The buildings also need to be considered in the context of existing surrounding buildings, in particular, the Verizon building, which is significant and dominating in the local context, but also the Reading Gateway complex opposite the site, east of the A33. The site would be more also be more screened by landscaping than those sites. Additionally, the consented and extant scheme would have been a 6-storey office building (ca 21+ m high), albeit with much less overall foot print.



CGI view along A33 from south

- 6.20 The application buildings would be immediately to the north and north-west of the Grade II listed building - Little Lea Cottage, although separated from it by an existing access road from the A33.
- 6.21 Listed buildings have statutory protection under sections 16 and 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning authorities to have regard to the desirability of preserving their significance and in the case of listed buildings any contribution made by their setting.
- 6.22 Para. 189 of the NPPF states that *“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”* The LPA should identify and assess the significance of a heritage asset that may be affected by a proposal including development affecting the setting (Para. 190 NPPF) *“and any harm to, or loss of the significance .. or from development within its setting), should require clear and convincing justification.”*
- 6.23 Policy EN1 of the RBLP states: Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. Policy EN6 requires *“in areas characterised by heritage assets, the historic environment will inform and shape new development. New development will make a contribution to the historic character of the area...”*. SR4e requires an enhancement of the current setting of the Listed Building, which to a certain extent has been harmed by the development of large commercial buildings in the locality.
- 6.24 In commenting on the application the Council’s Heritage consultant identified that the harm to the significance of the Listed Building from the proposed development within the setting of Little Lea Cottage should be given great weight in the planning balance.

- 6.25 The Applicant has submitted a Heritage Statement, which is considered to have been undertaken to an acceptable standard. This, along with other policies within national and local policy have been considered.
- 6.26 Officers agree with the conclusion within the Statement that the harm to the significance of Little Lea would be less than substantial and para. 196 of the NPPF states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal”*
- 6.27 It is clear from the Statement how the setting of Little Lea Cottage (formerly called Little Lea Farmhouse) has greatly changed over time, and what was once within a wider agricultural landscape has now been lost as a result of development around the site, combined with the loss of associated farm buildings, and the presence of the M4 within the wider landscape.
- 6.28 The Cottage is adjacent to the existing Reading Business Park and is situated on a small area of green space opposite a roundabout and has an access road wrapping around it on 3 sides. Any previous historical and functional relationship with the application site are considered to have been lost. It is viewed within the context of the A33 with its associated smell, noise and traffic movement, which are all considered to detract from its significance.
- 6.29 Although development on the application site would change how the asset would be experienced, by further exacerbating the industrial and commercial setting, this has to be considered in the context of the site’s previous use as part of Berkshire Brewery, the effect the extant permission would have had, and that there is an allocation for the redevelopment of the site for B uses, which was examined through the Local plan process and was adopted recently. It is not considered that the application site currently provides any significantly positive setting to the Little Lea Cottage.
- 6.30 RBC’s (former) Heritage Consultant’s view is that the *“addition of the warehouses will dominate the setting of Little Lea, cutting it off from any remaining public views and providing an alien and intimidating back-drop to the cottage”*. However, it is not considered that there are current public views which would be detrimentally affected by the development proposal. The main public view is from the A33 either directly facing it (from the east) or on approach from the south. Neither would be affected by the proposed scheme.

Little Lea Cottage (white building to the centre of the image) with Reading International Business Park (Verizon building) to the left and the application site to the right



6.31 The Council's former Heritage Consultant also refers to the existing erosion of the setting of the Cottage from existing surrounding development, but considers that the proposal buildings, entrance, traffic and lighting would detrimentally affect the setting of the Cottage. This does not consider however, that the access road is existing and was also previously used for the Brewery. The reference to Historic England's 'The Setting of Heritage Assets' (2017) refers to the "way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places." Para. 6.26 above makes it clear that the site is already greatly affected by the noise, smell and vibration from the A33.

6.32 Officers consider that the retention of some existing tree screening between the edge of the proposed site and the Listed Building, with the set back of Unit 2 from the site boundary, with a green buffer and service yard, would limit the impact on the setting of the Listed Building. The proposed buildings are also set back from the site boundaries and the landscaping proposals (discussed further below) are considered to provide a sufficient green buffer via existing and

new trees and vegetation, helping to soften the impact of the development on the setting of the heritage asset. The proposed materials would also serve to visually soften the view of the buildings by using a colour palette intended to reduce the appearance of the overall height.

- 6.33 In weighing up whether the impact of harm of the scheme on the significance of Little Lea is acceptable, in accordance with NPPF (para. 196), it needs to be demonstrated that there would be public benefits which balance in its favour. The public benefits include that the scheme would create employment space of a type, especially within the current Covid climate, for which there is specific demand, in contrast to the extant offices, and it would be located within a part of the Borough with high levels of deprivation in terms of employment and skills. It would bring a vacant and untidy site back into effective use, and there would be good quality landscaping and there would be management of the site, creating a new gateway to Reading. It is also considered that the setting of the listed building, would be enhanced to a degree, in accordance with Policy SR4e, by bringing the application site back into use and thereby removing an untidy, overgrown and vacant site.
- 6.34 The proposed scheme would therefore, accord with policies CC7, EN1, EN6 and SR4e.

Transport

- 6.35 Paragraph 109 of the NPPF (2019) states that development should only be refused on highways grounds *“if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”* RBC Transport Strategy has confirmed that overall, the proposal would result in a net reduction in traffic movements compared to the extant permission of offices. Also, there is agreement with the applicant to the transfer of a strip of land, which fronts onto the A33, to RBC, as part of the safeguarding route for the MRT in accordance with Policy TR2, which would fulfil the relevant requirement in Policy SR4e.
- 6.36 The proposed scheme includes two access points, one serving Unit 1 to the south and the other the remaining units from the west. The service yards would provide sufficient manoeuvring space to serve the requirements of the units and would provide safe and efficient access and egress to the development.
- 6.37 The proposal includes for 142 no. car parking spaces of which seven would be disabled spaces. 10% of the spaces would be for electric vehicle charging. A total of 44 no. cycle spaces are proposed. This provision is shared between the units within the unit-specific parking areas and would meet relevant standards.
- 6.38 There is existing footway/cycleway provision along the A33 and there would be paths within the site to provide direct access to each Unit.

- 6.39 The site is also served by several existing local bus routes, including to central Reading and a connection to the Mere oak Park and Ride with bus stops in front of Verizon and at the Tesco Distribution Centre.
- 6.40 Based on the above and no adverse comments from RBC Transport Strategy, officers advise that the scheme would be acceptable in transport terms, subject to attaching a number of conditions (set out in the Recommendation above) and delivery of the MRT route and would therefore accord with requirements of policies TR1-TR5.

Landscaping and Ecology

- 6.41 The relevant RBLP policies to the consideration of the site from a Landscaping and Ecology perspective are summarised as follows:
- 6.42 Policy CC7 requires developments to be assessed to ensure, amongst other things, that they *“Are visually attractive as a result of good high quality built forms and spaces, ... and appropriate materials and landscaping.”*
- 6.43 Policy EN11 reads: *“Where development in the vicinity of watercourses is acceptable, it will:- ... Be set at least ten metres back from the watercourse wherever practicable and appropriate to protect its biodiversity significance....”*
- 6.44 Policy EN12: Biodiversity and the Green Network states that the identified Green Network (as outlined on the proposals map), *“shall be maintained, protected, consolidated, extended and enhanced. Development should not result in a net loss of biodiversity and geodiversity and provide a net gain for biodiversity wherever possible. Development should:*
- *Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
 - *Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.”* The frontage of the site is identified as within the Green Link and Policy SR4e requires for the provision of a green link as part of the allocation.
- 6.45 Policy E14: Trees, Hedges and Woodlands states that *“...trees, hedges and woodlands will be protected from damage or removal where they are of importance. The quality of waterside vegetation will be maintained or enhanced. New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, ... to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for*

biodiversity and to contribute to measures to reduce carbon and adapt to climate change.” The allocation SR4e requires a “landscaped buffer to the watercourses around the site, with development set back at least 10m from the top of the bank of the river wherever possible”

- 6.46 The site is also within an Air Quality Management Area where retention of tree coverage is important.
- 6.47 The site is subject to TPO 12/18 which includes a woodland area (along the A33 frontage and eastern portion of the site within the Business Park) and 5 individually specified trees on the western boundary (alongside the access into Tesco from the A33). Over the period of its vacancy, since the demolition of the previous bottling plant, there has been the establishment of self-seeded trees and other scrub within both original landscaped areas and within areas of hardstanding, which remain. The site also has a watercourse through it (a ditch, known as Kingsley Close).
- 6.48 Under the extant permission for offices the scheme included the removal of TPO trees, as shown in the extracts included in para. 4.58 above. It is evident that over the period of time since that permission the appearance of the site has changed to a degree.
- 6.49 Although the impact of the proposed scheme on the site as it now stands, and current national and local policy is relevant, and clearly has weight in the decision-making process, the extant permission is also a relevant material consideration. Both the Natural Environment Officer and Ecologist raised objection to the initial submission.
- 6.50 The detail of the Natural Environment Officer’s concerns is set out in Paras 4.53 to 4.74 above. In summary, her view was that there was insufficient information regarding overall tree loss and tree gain and an Arboricultural Impact Assessment (AIA) was requested, to make this clear. Additionally, it was considered that the overall footprint of the buildings would have resulted in the loss of woodland and insufficient space for adequate landscaping.
- 6.51 There were a number of amendments made during the course of the application, which have enabled an increase in trees fronting onto the A33, additional planting along the southern boundary and retention of a TPO oak on the north-western boundary by the service yard of Unit 2 resulting from the following:
- Reduction of the size and realignment of the footprints of Units 1 and 2
 - Amending the layout of the car park to Unit 1;
 - Using a no dig construction; and
 - Moving Unit 3.

6.52 These changes and the submission of an AIA have led to the Natural Environment Officer since confirming that the scheme is acceptable in landscape/ tree terms subject to conditions, although maintains an objection with respect to there being no green/brown roofs or green walls.

6.53 However, the Ecologist has maintained their objection summarised as follows (full original consultation response at paras. 4.16 to 4.30 above and further comment, following a walkover, in Appendix 1 below):

- The construction of Unit 1 will result in the loss approximately 0.5ha of lowland mixed deciduous woodland and the fragmentation of the wider green network. This is contrary to paragraphs 175 and 175 of the NPPF and policies EN12 and EN14 of Reading Borough's Local Plan.
- Unit 2 is within 10m of the watercourse that runs through the woodland belt adjacent to the A33. The Construction of a tall building adjacent to it is likely to adversely affect it. This is contrary to policy EN11 of Reading's Local Plan.
- There is insufficient information regarding bats, reptiles and invertebrates to determine the likely impact of the proposals on these groups of species. This is contrary to policy Paragraph 99 of the government Circular 06/05.

6.54 The applicant has provided amendments and further information/clarification over the course of the application which includes the following measures:

- Moving the built form away from the watercourse, which would enable a betterment compared to the existing, so that there would be an 8m landscaped buffer from the watercourse, to achieve Environment Agency stand-off requirements to the watercourse. Native hedgerow, wildflower grassland and marginal planting would benefit biodiversity and ecology;
- Completion of reptile surveys, which the applicant confirms shows an absence of this group;
- Reappraisal of the site and its naturalisation to assess whether there is a need for any entomological survey, concluding that on-site management has prevented such naturalisation and therefore the need for survey;
- Submission of an Ecological Mitigation and Management Plan, which includes various ecological mitigation and enhancement measures, including installing biodiversity features, such as log piles from felled trees on site, placing bat boxes along the woodland as ecological enhancements; creating new habitats of high interest for invertebrates, such as wildflower grassland; Any timber from the removed scrub / trees would be retained as a dead-wood resource to benefit organisms;
- Setting out that the current watercourse supports a narrow band of self-set trees adjacent to the palisade and chain-link fence

and existing hardstanding beyond and that the aim or removing some scrub and self-set trees would be to improve light conditions to the watercourse and seek to improve the overall diversity of the watercourse and associated channel;

- Amendments to the layout of the car park serving Unit 1 to enable an increase in the number of trees fronting onto the A33 to the benefit of ecology;
- Providing justification for not completing targeted bat activity surveys *“on account of the preservation of the current principal opportunities, that would allow any current use and local populations to be maintained at a favourable conservation status”*;
- Further evidence contesting the Ecologist’s view that part of the area, which would be covered by Unit 1, to the east of the site [referred to by RBC Ecologist as south], is lowland woodland and would not meet the criteria as priority habitat. Photos have been provided to demonstrate this point, as described by the applicant as to show *“that tarmac dominates the ground at this location with principally salix scrub having developed on the margins and through the former car park cracks.”* (some examples of photos from their submission are included below).

Area in south-east of the site



Described by applicant as Recolonising ground to the east



Described by applicant as existing watercourse with narrow band of trees (to right to proposed building)



Applicant describes this as fencing marking previous development site and proximity to watercourse and current buffer



6.55 Ecology, however maintain their policy objection to the proposal as they consider that it would lead to the loss of priority woodland and biodiversity, which they consider has not been adequately mitigated or compensated for, and would therefore be contrary to policy.

- 6.56 In reaching a recommendation officers need to take a balanced view, considering all material information, and it is clear, that if it is accepted that the area to the east is a woodland, that this is a relatively recently established area, resulting from the vacancy and lack of management of a former built site. This, it is argued, would have comparatively less significance compared to more well-established areas, which were not former developed sites, and therefore its value would be lower. Nonetheless, its loss needs to be addressed against the requirements of policies EN12 and EN14, which require any loss to be avoided or mitigated or compensated for on site. It is considered that sufficient evidence has been presented of mitigation and enhancement measures, which would be sufficient to offset any losses that would occur. When balanced against the benefits that the scheme would bring, as set out elsewhere, this limited infringement of policy is considered to be acceptable in this instance.
- 6.57 Specifically, with reference to the watercourse, it is worth noting that the Environment Agency removed their original objection, being satisfied that the minimum buffer of 8m next to the watercourse would be secured, and confirmed that the suggested ecological enhancements were welcomed including those to the river corridor. It is recommended that a condition be included to ensure the implementation of measures as identified in the Ecological Mitigation and Management Plan.
- 6.58 Given that there is an extant permission, which is material to the consideration of this proposal, it is considered that the impact on wildlife habitats is not sufficiently harmful and subject to conditions and informatives, as included in the recommendation above, the proposal would accord with relevant Policies, CC7, EN11, EN12, and EN14.

Sustainability

- 6.59 As one of the local authorities which declared a 'climate emergency', the aim is to eliminate carbon dioxide emissions in Reading by 2030. In this context there are several policies within the local plan which are relevant to new development.
- 6.60 Adopted Local Plan Policy CC2 requires new development to reduce the consumption of resources and materials and includes that *"All major non-residential developments meet the most up-to-date BREEAM 'Excellent' standards, where possible"* and that *"Both residential and non-residential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective."*
- 6.61 The supporting text (para 4.1.4) accepts that *"some types of development, such as industrial uses, warehouses and schools might find it more difficult to meet these standards. In these cases,*

developments must demonstrate that the standard to be achieved is the highest possible for the development, and at a minimum meets the BREEAM 'Very Good' standard."

6.62 Policy CC3: Adaptation to Climate Change, requires that *"all developments demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:*

- Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;*
-demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;*
- Use of trees and other planting....; and*
- All development shall minimise the impact of surface water runoff from the development in the design of the drainage system.....*

6.63 Decentralised Energy CC4 states *"Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision".* Supporting text in para. 4.1.19 states that although this policy would mainly apply in Central Reading there would be some potential in South Reading.

6.64 Policy CC5 requires minimisation of waste during construction and the life of the development.

6.65 Following the initial submission, the Sustainability Manager raised a few issues (as set out in para. 4.80 above). Further information has been submitted, and any additional comments from Sustainability will be reported in an update.

6.66 The submitted Renewable and Sustainable Energy Report sets out that consideration has been given to low or zero carbon technologies, which would be feasible for the development in line with BREEAM ENE04² requirements, including: solar thermal; air source heat pumps; ground source heating; biomass heating; gas fired CHP and Photovoltaic system. The applicant does not consider that there are any further opportunities for a decentralised energy system nor that there would be a district heating system, which could be used as part of this system.

² Low carbon design

6.67 The conclusion of the assessment is that photovoltaic panels provide the best solution of energy savings and such technology would suit this type of shell and core proposal. PV is proposed on roofs of all four proposed units.

6.68 Other measures have been incorporated into the design as follows:

- Building material properties have been considered with U and G values in line with the requirements of the thermal modelling, BRUKL and BREEAM. Air Permeability has been improved from a standard rate of 10m³/hr.m² to a targeted 4m³/hr.m².
- The use of Ground Source Heat Pumps has been ruled out due to the high initial installation cost of the buried pipework required.
- The energy strategy includes for the heating systems based on the following:
 - Office heating via the VRF comfort heating and cooling systems.
 - Heat recovery of heated air via Air Handling Units, Thermals or cross flow.
 - Space heating in core and toilet areas via radiant electric heating panels.
 - Domestic water heating is provided by instantaneous electrical point of use water heaters. These remove the need for large water storage facilities and need to continuously maintain the water temperatures within the storage vessels, therefore water is only heated when needed.
 - The strategy also removes the need for gas fired boilers resulting in reducing the pollutants vented to atmosphere.

Other measures of note would be:

- All lighting to be LED.
- Automatic lighting controls included.
- Control of externally lighting via Photocells and Timeclocks.
- Selection of water saving sanitaryware.
- Automatic Monitoring and Targeting.
- Using a balance of cut and fill in the design of the earthworks so as not to import or export material;
- The use of 10% rooflights to increase the natural daylighting to the warehouse building.
- Large areas of glazing to the offices to increase natural daylighting.
- The provision of covered cycle parking to promote alternative means of transport.
- The use of SuDS features.

6.69 The applicant has confirmed that the overall reduction in energy use would be a 35% improvement against national building standards and that the scheme is targeted to achieve BREEAM 'Very Good'. Policy CC2 requires this type of major scheme to achieve BREEAM 'Excellent' the applicant has set out that the criteria set by BREEAM makes it very difficult for warehouse developments to achieve the

minimum standards to achieve 'Excellent', and that in order to achieve such, "*significant changes to the scheme would make it unviable*" the applicant has "*therefore, committed to Very Good and focused on maximising the energy efficiency of the buildings.*"

- 6.70 The Natural Environment Officer also raised concern regarding the proposal not including the provision of either green and/ or brown roofs and/ or green walls, which are possible measure set out in CC3 to adapt to climate change and as a means to achieve biodiversity improvement.
- 6.71 During the application period the applicant provided further detail and justification for not providing them as set out in Appendix 2 below. Such measures form one of a range within Policy CC2, which can be used to respond to climate change, but the cost of one measure and/ or environmental disbenefits should be a material consideration in whether such a measure should be used. The proposal includes PV and a range of other measures which together mean the scheme would secure a BREEAM rating of 'Very Good'. Officers consider that the proposal would be sufficient overall to meet sustainability policy requirements, subject to conditions regarding the submission and approval of pre and post construction BREEAM, as included in the Recommendation above.

Environmental matters

- 6.72 ***Air Quality:*** Policy EN15 requires developments to "*have regard to the need to improve air quality and reduce the effects of poor air quality*". The submitted assessment shows they will have to incorporate control measures during the development phase to control dust. A construction method statement including dust control measures is therefore, recommended. The assessment shows that the operational phase of the development would have a negligible impact on air quality therefore no mitigation is required as accepted by the Environmental Protection and Nuisance Officer.
- 6.73 ***Contaminated land:*** Previous implemented works did not address ground quality issues and in line with Policies EN16 and SR4e further investigation will be required and conditions are recommended above.
- 6.74 ***Drainage & Flood Risk:*** Policy EN18 requires all major developments to incorporate Sustainable Urban Drainage Systems (SUDS) with runoff rates aiming to reflect greenfield conditions or be no worse than existing. The SUDS officer confirmed that although the submitted information shows that reduced run off rates would be achieved that there are discrepancies in the information and therefore, recommends the inclusion of the standard conditions requiring the submission and approval of a sustainable drainage plan and maintenance and management plan in order to accord with Policy EN18.

Section 106

- 6.75 In accordance with Policy CC9 and TR2, the following S106 obligations would be sought:
- Employment, Skills and Training - construction and end user
 - Land transfer of an 8m strip along the A33 to provide an inbound (northbound) lane for MRT.
- 6.76 For both construction and end user skills the applicant will have the option of either developing an Employment Skills Plan in conjunction with Reading UK CIC or providing a financial contribution. Reading UK CIC has confirmed that the applicant has contacted them and have a clear understanding of both requirements and are considering a framework for each. The proposal provides the opportunity for good quality permanent work in the logistics sector in reading and specifically south Reading.
- 6.77 Safeguarding of part of the MRT route specifically accords with the requirements of Policy TR2: Major Transport Projects.
- 6.78 The applicant has confirmed their commitment to these obligations, which will be part of a S106 legal agreement.

Equalities Impact

- 6.79 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7 CONCLUSION

- 7.1 This proposal has been carefully considered in the context of the Reading Borough Local Plan 2019 and previous planning history. It would provide for flexible B1c/B2/B8 (distribution/warehousing) units, and would bring a vacant site back into effective use on a key gateway site on the A33. This would accord with national and local policy in terms of meeting economic objectives by providing a storage and logistics site, and would specifically bring jobs to South Reading, where deprivation, specifically in terms of skills, is high.
- 7.2 The maintained objection to the loss of some trees (considered by the Ecologist as part of a priority woodland), proximity to a watercourse and the 'less than substantial' harm identified for the Grade II listed building, have been weighed against other material considerations. These are the economic benefits of the scheme, the extant permission for office development, a net gain in tree

planting, other enhancements through specific planting, ecological enhancements and mitigation, and overall proposed management of the site. These would ensure some enhancement to the setting of the listed building, compared to its current appearance, and combined with other public benefits, which would outweigh the harm to the significance of the listed building. In addition the ecological enhancements, mitigation and overall landscaping scheme are considered to be adequate to meet policy requirements and the limited infringement of policy is considered to be acceptable in this instance.

- 7.3 Officers have worked positively and proactively with the applicant on this scheme, and amendments have been secured, which are considered to satisfactorily address policy issues and overall officers consider this to be a supportable scheme. It is therefore, recommended for approval subject to conditions and the completion of a S106 legal agreement for the provision of a contribution towards an employment, skills and training plan for construction and end user and the land transfer of a section of the MRT route to ensure it is safeguarded.

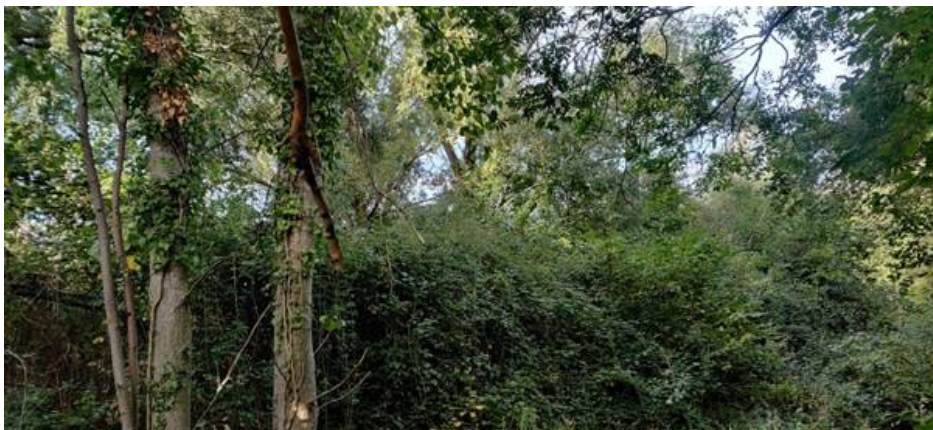
Case Officer: Alison Amoah

APPENDIX 1: Ecologist (on behalf of RBC) further comments 28/9/2020

Woodland at the S/ SE corner

The woodland at the north certainly is a woodland, and in my opinion fits the criteria of the priority habitat “lowland mixed deciduous woodland”. See points below:

1. The woodland is a mix of poplar, willow, scot’s pine, oak and ash. It has a diverse structure with taller trees, open areas, a good understory and a relatively diverse ground flora. The majority of the trees are greater than 5m tall. The woodland has developed on hardstanding with trees growing up between the tarmac creating an interesting woodland that will support a variety of wildlife. The woodland starts at the edge of the hardstanding on the opposite side of the fence and my measurement is that the woodland along the south and south east of the site measures 0.8ha. Some photos of the woodland are provided below:





2. The Joint Nature Conservation Committee (JNCC) defines woodland as: "Woodland is defined as vegetation dominated by trees more than 5m high when mature, forming a distinct, although sometimes open, canopy."
3. Scrub is defined as "Scrub is seral or climax vegetation dominated by locally native shrubs, usually less than 5 m tall, occasionally with a few scattered trees."
4. The applicant's ecologist tries to claim that this is scrub. The significance being that scrub is supposedly less important for wildlife and is not a "priority habitat" - although this is to a certain extent semantics in this case as this is a significant resource for wildlife whether or not one calls it scrub or woodland.
5. The woodland however certainly is woodland.
6. The woodland also fits the description of the priority habitat "Lowland Mixed Deciduous Woodland". The description as given by the JNCC reads: "*Lowland mixed deciduous woodland includes woodland growing on the full range of soil conditions, from very acidic to base-rich, and takes in most semi-natural woodland in southern and eastern England, and in parts of lowland Wales and Scotland.*" although the definition is somewhat ambiguous.
7. Part of the woodland is in the Green Link as per the proposals map.
8. Para 174 of the NPPF reads: "To protect and enhance biodiversity and geodiversity, plans should: [...] **promote the conservation, restoration and enhancement of priority habitats, ecological networks** and the protection and recovery of priority species;"
9. Policy EN12 reads:

"The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:

 - **Sites with identified biodiversity interest** - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, **Priority and Biodiversity Action Plan habitats**, and the River Thames and **all its tributaries** (including the River Kennet and the Kennet & Avon Canal); and
 - **Areas with potential for biodiversity value and which stitch the Green Network together** - designated Local Green Space and open green spaces, and **existing and potential Green Links**.
10. Policy EN14 reads: "Individual trees, groups of trees, hedges and **woodlands** will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended."
11. The proposals, because Unit 1 will be built where the woodland is, do not comply with this policy.

The watercourse

The watercourse is actually better than I expected to be. It has clear water, some in stream vegetation and does not appear to be polluted. It has woody vegetation on either bank. Policy EN11 reads: "Where development in the vicinity of watercourses is acceptable, it will:- [...] Be

set at least ten metres back from the watercourse wherever practicable and appropriate to protect its biodiversity significance;”

Without having seen the sections I cannot comment further on this but it is worth noting that the woodland belt that runs adjacent to the stream is quite wide in places and with this in mind the development would need to be kept further back.

Presumably they have not sent you the sections?

Reptile surveys

The applicant still hasn't provided details of the reptile surveys (this needs to be in the form of a plan showing where the refugia were located and dates, times of the surveys and the weather conditions).

This is important because if they were undertaken during unsuitable weather (either too hot or too cold) or the refugia were placed in the wrong places then the survey may not have recorded reptiles if they are present.

I don't understand why this hasn't been provided.

Bat surveys

The woodland belt that runs along the stream could well be of importance for bats. It is likely to be a dark corridor (even though there are lights the dense vegetation is likely to keep much of the corridor dark). There are records of less common species in this part of Berkshire such as the *Nathusius pipistrelle* and no survey has been undertaken. The applicant has had all summer to do this and has failed to do so as they say that the area will not be affected. Unless there is no impact on this area, it seems that this is an unsubstantiated claim.

Invertebrates

Under Section 41 (S41) of the 2006 NERC Act, the Secretary of State periodically publishes a list of species that are considered to be of principal importance for the conservation of biodiversity in England.

The list currently comprises 943 species, referred to as “priority species” in the NPPF. Paragraph 117 of the NPPF states that: “Planning policies should [...] promote [...] the protection and recovery of priority species populations”.

The list includes 379 terrestrial invertebrates. In our previous response 27 March 2020, we stated that an invertebrate survey should be undertaken. This was not been done and no mention of invertebrates if made in the applicant's response.

Brown field sites such as these with a mosaic of habitats, including woodland, open areas, banks and artificial substrates are can be some of the UK's most important sites for invertebrates (see <https://cdn.buglife.org.uk/2019/08/Planning-for-Brownfield-Biodiversity.pdf>). Despite this no assessment has been undertaken.

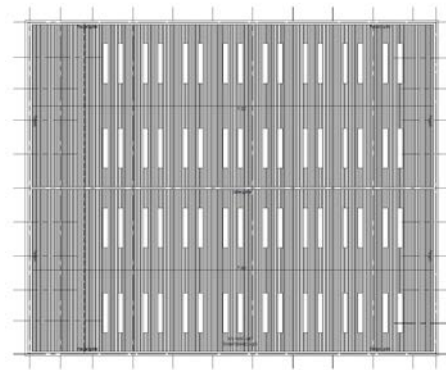
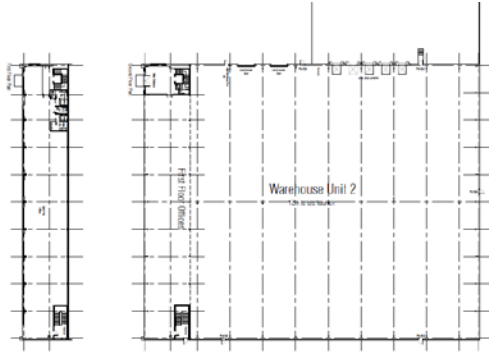
The assessment would need to be undertaken by a specialist entomologist over the summer months. We therefore have no information about the value of the site for invertebrates.

It has therefore not been demonstrated that the development (in particular Unit 1) will not have an adverse impact on priority invertebrate species.

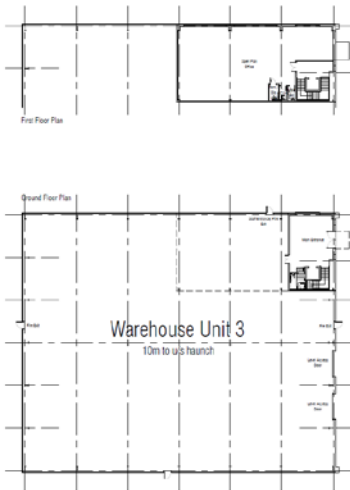
APPENDIX 2: Justification from applicant regarding not using green/brown roofs and/or green walls

- The portal frame structure would need to be strengthened to accommodate the increased roof load and would require additional columns making buildings inflexible and would not meet the needs of potential future occupiers;
- Additional foundations would be required, which would be an environmental dis-benefit; significantly more building materials would be required requiring more existing material to be taken off site for disposal;
- A re-evaluation of structural requirements and resulting increases in steel and concrete would not only increase costs significantly, but would also require significant amounts of energy for the steel and concrete production for the construction of a warehouse. This would be such that the disbenefit to the environment would be greater than the offset of the green roof provided;
- Performance of green roofs for reducing surface water run off is hampered during cold and wet weather;
- The cost of effective maintenance of green roofs dissuades some operators and permanent access provision would be required, which reduces land for employment floorspace.

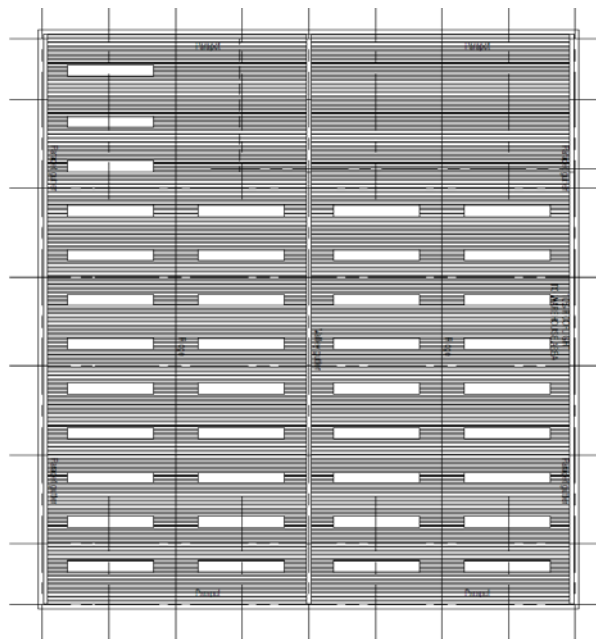
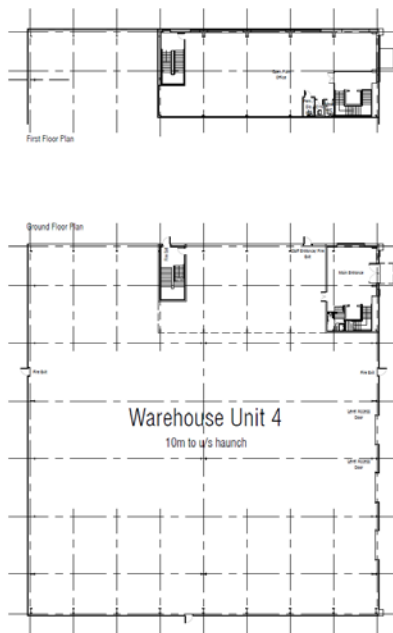
Unit 2



Unit 3

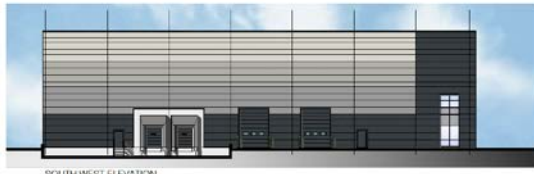


Unit 4

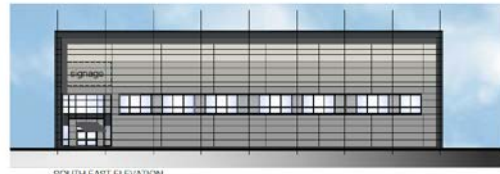


Elevations

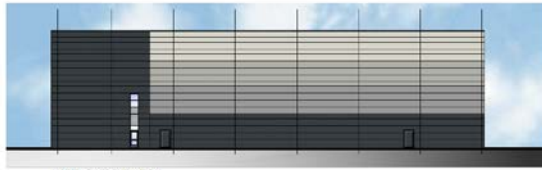
Unit 1



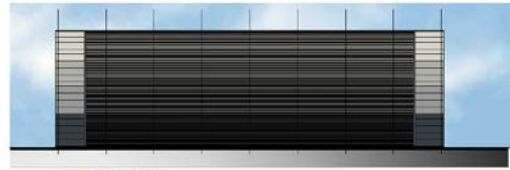
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

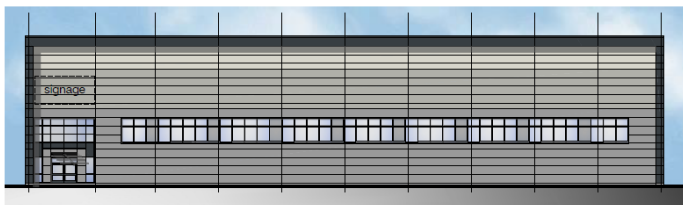


NORTH WEST ELEVATION

Unit 2



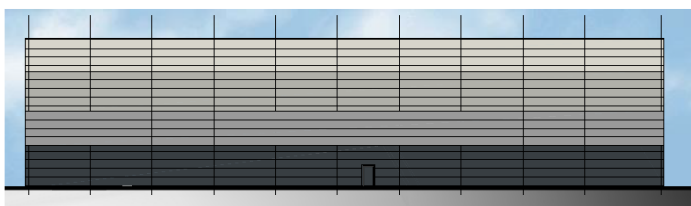
NORTH WEST ELEVATION



SOUTH WEST ELEVATION

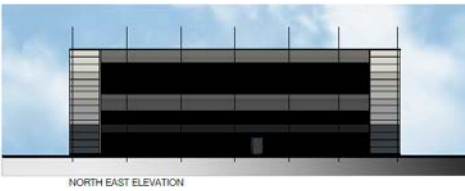
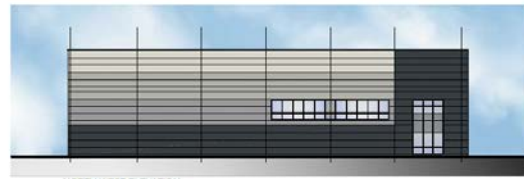


SOUTH EAST ELEVATION

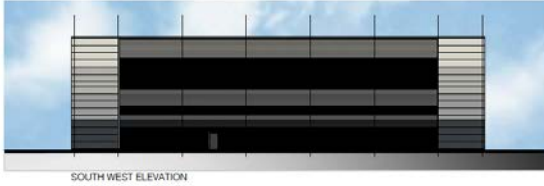


NORTH EAST ELEVATION

Unit 3



Unit 4



Landscape Master Plan

READING INTERNATIONAL LOGISTICS PARK
Design & Access Statement - Landscape Proposals

LANDSCAPE MASTERPLAN



1219-G508 P6 DAS Landscape Section
October 2020

23 / 39

Macgregor - Smith
Landscape Architecture