

To: Councillor Lovelock (Chair)
Councillors Yeo, Cresswell, Davies,
Emberson, Ennis, Gavin, Goss, Hornsby-
Smith, Leng, Moore, Robinson, Rowland
and Williams

Direct ☎ : 0118 9372303

13 June 2023

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

NOTICE OF MEETING - PLANNING APPLICATIONS COMMITTEE 21 JUNE 2023

A meeting of the Planning Applications Committee will be held on Wednesday, 21 June 2023 at 6.30 pm in the Council Chamber, Civic Offices, Bridge Street, Reading RG1 2LU. The Agenda for the meeting is set out below.

AGENDA	ACTION	WARDS AFFECTED	PAGE NO
1. MINUTES	-		7 - 12
2. DECLARATIONS OF INTEREST	-		
3. QUESTIONS	-		
4. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS	Decision		13 - 16
5. PLANNING APPEALS	Information		17 - 24
6. APPLICATIONS FOR PRIOR APPROVAL	Information		25 - 30

PLANNING APPLICATIONS TO BE CONSIDERED

7.	220189/FUL - 205-213 HENLEY ROAD, CAVERSHAM	Decision	EMMER GREEN	31 - 194
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CIVIC OFFICES EMERGENCY EVACUATION: If an alarm sounds, leave by the nearest fire exit quickly and calmly and assemble on the corner of Bridge Street and Fobney Street. You will be advised when it is safe to re-enter the building.

Proposal Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

Recommendation Permitted subject to Legal Agreement

8. 220385/FUL - TRINITY HALL, Decision KATESGROVE 195 - 218
SOUTH STREET

Proposal Demolition of existing buildings and erection of 22 apartments.
Recommendation Application Refused

9. 221800/REG3 - VARIOUS Decision KENTWOOD 219 - 228
PROPERTIES AT ROCKBOURNE
GARDENS. CRANBOURNE
GARDENS, AND RIPLEY ROAD

Proposal Property improvement works and Thermal efficiency upgrades to 22 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include:- 1, 3, 4, 6, 7, 9, 10 and 13 Rockbourne Gardens, RG30 6AU. 2, 4, 7, 8, 10 and 11 Cranbourne Gardens, RG30 6TS. 6, 11, 16, 18, 20, 22, 24 and 26 Ripley Road, RG30 6UD.

Recommendation Application Permitted

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GUIDE TO PLANNING APPLICATIONS

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 Lovelock (Chair);
Councillors Yeo (Vice-Chair), Davies, Emberson, Ennis, Gavin, Goss, Hornsby-Smith, Leng, Moore, Robinson, Rowland and Williams

Apologies: Councillor Cresswell

At the beginning of the meeting, the Chair welcomed the new and returning members of the Committee for the new Municipal Year and paid tribute to Councillor Page who had been elected as Mayor for 2023/24 and had stepped down from the Committee. The Committee recorded its thanks to Councillor Page for his many years of diligent service as a member of the Planning Applications Committee.

RESOLVED ITEMS

1. MINUTES

The Minutes of the meeting held on 29 March 2023 were agreed as a correct record and signed by the Chair.

2. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

It was reported at the meeting that officers would trial videoing the next accompanied site visit to see if this would be helpful for members of the Committee who could not attend site visits in person. Updates on the plans for previously agreed site visits were also given as follows:

- 220409 - Caversham Park – accompanied site visit on 31 August 2023 or later if necessary
- 221345 - Curzon Club, 362 Oxford Road – unaccompanied site visit
- 221364 – Central Club, 36-42 London Street – accompanied site visit on 15 June 2023
- 221130 - Fire Station 103 Dee Road – accompanied site visit carried out on 25 May 2023

Resolved –

That the report and position be noted and no additional applications be the subject of site visits.

3. PLANNING APPEALS

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MAY 2023

(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

The Executive Director for Economic Growth and Neighbourhood Services submitted details of four decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(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 outcome of the recently determined appeals, as set out in Appendix 2, be noted.
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted;
- (3) That the reports on the appeal decisions in Appendix 3 and the update report be noted.

4. APPLICATIONS FOR PRIOR APPROVAL

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of twelve prior approval applications received, and in Table 2 of 17 applications for prior approval decided, between 17 March and 17 May 2023.

Resolved – That the report be noted.

5. ANNUAL PERFORMANCE REPORT - PLANNING & BUILDING CONTROL 2022/23

The Executive Director for Economic Growth and Neighbourhood Services submitted a report setting out details of the work and performance in the Planning Development Management, Planning Enforcement, Planning Policy and Building Control teams during 2022/23.

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The report included details of the improvement in dealing with the backlog in the Planning Enforcement team's work and explained how further improvements were being made and staff recruitment was being carried out.

Resolved –

- (1) That the report be noted;
- (2) That a report be submitted to a future meeting of the Committee on the new Planning Enforcement Team structure and plans for handling the backlog of work, and then an interim report be submitted to the Committee after six months, providing an update on planning enforcement.

6. OBJECTION TO A TREE PRESERVATION ORDER - CORNER OF GOSBROOK ROAD & GEORGE STREET, CAVERSHAM

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on an objection to Tree Preservation Order No. 6/22 relating to Land on the corner of Gosbrook Road and George Street, Caversham. A copy of the TPO plan was attached to the report at Appendix 1.

The report stated that, following the land being sold in 2022, tree works had commenced on the site and an emergency Area TPO (ref 3/22) had been served on 8 June 2022 to protect all Poplar trees on site until discussions with the new owner could take place and the condition of the trees established. Following service of the TPO, it had been agreed that one of the Poplar trees could be felled under the 'dead dangerous' exemption and permission had been given to fell three Poplar trees due to their poor condition under tree works application 221187/TPO. Replacements were required for all four trees and were outstanding.

One Poplar tree remained and a new, individual TPO (6/22) had been served on 7 December 2022 to protect that tree, with the Area TPO (3/22) being allowed to lapse, as of 8 December 2022.

The report summarised an objection to the TPO that had been made by the new landowner and set out officer comments in response. It explained that no evidence had been submitted to support the objection that the tree was dangerous. Details of the correspondence between the officer and the objector were attached in Appendix 3 and photographs provided by the objector were attached in Appendix 2.

The report concluded that the new landowner had had since 7 December 2022 to submit evidence to support the concern raised that the tree was dangerous, but none had been forthcoming. The TPO was warranted to protect the one remaining tree on the land until such time as evidence was provided, if at all, to demonstrate that the tree warranted removal and the recommendation was therefore to confirm the TPO.

Resolved –

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MAY 2023

That the Tree Preservation Order be confirmed.

7. 220189/FUL - 205-213 HENLEY ROAD, CAVERSHAM

Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

It was reported at the meeting that a further submission had been received since publication of the report from a nearby resident who had already commented on the application, expressing concerns about the lack of time to consider the application and to respond opposing the application. It was explained that the standard procedures for informing neighbours of the meeting had been followed.

Comments and objections were received and considered.

Resolved –

That consideration of application 220189/FUL be deferred for further information on matters including:

- the poor clarity and visibility of some of the maps and plans within the report
- the loss of trees, effect on tree canopy cover and the form and nature of the proposed trees
- more explanation of how flooding would be prevented
- why the condition regarding the water network infrastructure was pre-occupation not pre-commencement
- an explanation of the different calculations of the financial viability deficit and whether the development was likely to be built given the size of the deficit
- the suitability of the site for over 65s given the number of steps and slopes in the development
- the location and suitability of wheelchair-accessible flats
- the provision of Electric Vehicle charging points and whether they were all within disabled bays

8. 201138/FUL - 12-18 CROWN STREET

Change of use of building from 44 serviced apartments (Class C1) to 44 flats (C3) comprising of 4no studios, 27 x one bedroom and 13 x two bedroom units with associated parking.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MAY 2023

Comments were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission subject to the completion of a Section 106 legal agreement by 30 June 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended.

9. 221130/FUL - 103 DEE ROAD, TILEHURST

Redevelopment of former fire station to provide 54 dwellings, including affordable housing, together with associated access, parking, public open space and landscaping (Amended Description).

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which provided additional information about additional trees to be planted and clarification on pre-commencement conditions. It also corrected a typographical error on the proposed completion deadline for the Section 106 agreement.

It was reported at the meeting that it was proposed that the heads of terms for the Section 106 agreement should include all six of the 3-bed affordable houses being delivered prior to occupation of the 11th market dwelling, and the remaining ten affordable flats being delivered prior to occupation of the 26th market dwelling. It was also proposed that an additional condition should be added to secure the details of solar panels and the air source heat pumps.

Comments and objections were received and considered.

Objector Stuart Newton and Jo Unsworth, the applicant's agent, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission subject to the completion of a Section 106 legal agreement by 24 August 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report, with the

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 31 MAY 2023

additional triggers regarding affordable housing as proposed at the meeting and set out above;

- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, with the additional condition on solar panels and heat pumps proposed at the meeting and an additional informative requesting the developer to ensure that the residents of 26-36 Spey Road had temporary access to Leven Street through the back alley on the site for waste bin collection until completion of the development;
- (4) That the Construction Method Statement be agreed in consultation with Ward Councillors;
- (5) That the hard and soft landscaping details, particularly in relation to the boundary with Gairn Close, be agreed in consultation with Ward Councillors.

10. 230241/FUL - LAND ADJACENT TO 114-116 SCHOOL ROAD, TILEHURST

Change of use of ground floor retail unit to a residential apartment including fenestration alterations.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application.

Comments and objections were received and considered.

Resolved –

- (1) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to grant planning permission subject to the completion of a Section 106 legal agreement by 2 June 2023 (unless a later date be agreed by the Assistant Director of Planning, Transport and Public Protection Services) to secure the Heads of Terms set out in the report;
- (2) That, in the event of the requirements set out not being met, the Assistant Director of Planning, Transport and Public Protection Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended.

(The meeting started at 6.30 pm and closed at 8.27 pm)

Planning Applications Committee

21 June 2023



Title	POTENTIAL SITE VISITS FOR COMMITTEE ITEMS
Purpose of the report	To make a decision
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Not applicable, but still requires a decision
Recommendations	<p>The Committee is asked to:</p> <ol style="list-style-type: none"> 1. note this report and confirm if the site(s) indicated on the appended list are to be visited by Councillors. 2. confirm if there are other sites Councillors wish to visit before reaching a decision on an application. 3. confirm if the site(s) agreed to be visited will be arranged and accompanied by officers or unaccompanied with a briefing note provided by the case officer.

1. Executive Summary

- 1.1. To identify those sites where, due to the sensitive or important nature of the proposals, Councillors are advised that a Site Visit would be appropriate before the matter is presented at Committee and to confirm how the visit will be arranged. A list of potential sites is appended with a note added to say if recommended for a site visit or not.

2. The Proposal

- 2.1. A site visit helps if a proposed development and context is difficult to visualise from the plans and supporting material or to better understand concerns or questions raised by a proposal.
- 2.2. Appendix 1 of this report provides a list of applications received that may be presented to Committee for a decision in due course. Officers will try to indicate in advance if visiting a site to inform your decision making is recommended. Also, Councillors can request that a site is visited by Committee in advance of consideration of the proposal.
- 2.3. However, on occasion, it is only during consideration of a report on a planning application that it becomes apparent that Councillors would benefit from visiting a site to assist in reaching the correct decision. In these instances, Officers or Councillors may request a deferral to allow a visit to be carried out.
- 2.4. Accompanied site visits are appropriate when access to private land is necessary to appreciate matters raised. These visits will be arranged and attended by officers on the designated date and time. Applicants and objectors may observe the process and answer questions when asked but lobbying is discouraged. A site visit is an information gathering opportunity to inform decision making.
- 2.5. Unaccompanied site visits are appropriate when the site can be easily seen from public areas and allow Councillors to visit when convenient to them. In these instances, the

case officer will provide a briefing note on the application and the main issues to assist when visiting the site.

2.6. It is also possible for officers to suggest, or Councillors to request, a visit to a completed development to assess its quality.

2.7. Appendix 2 sets out a list of application sites that have been agreed to be visited at previous committee meetings but are still to be arranged.

3. Contribution to Strategic Aims

4.1 The processing of planning applications contributes to creating a healthy environment with thriving communities and helping the economy within the Borough, identified as the themes of the Council's Corporate Plan.

4. Environmental and Climate Implications

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

4.2. 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.

5. Community Engagement

5.1. Statutory neighbour consultation takes place on planning applications.

6. Equality Implications

6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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.

6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

7. Legal Implications

7.1. None arising from this report.

8. Financial Implications

8.1. The cost of site visits is met through the normal planning service budget and Councillor costs.

9. Timetable for Implementation

9.1. Site visits are normally scheduled for the Thursday prior to committee. Planning Administration team sends out notification emails when a site visit is arranged.

10. Background Papers

10.1. There are none.

Appendices

1. Potential Site Visit List:

Ward: Southcote

Application reference: 230613

Application type: Regulation 3 Planning Approval

Site address: Amethyst Lane, Reading

Proposal: Demolition and redevelopment of the Site at Amethyst Lane to deliver a new respite care facility alongside 21 new homes, landscaping and ancillary works

Reason for Committee item: RBC Application

Ward: Southcote

Application reference: 230612

Application type: Regulation 3 Planning Approval

Site address: Dwyer Road, Reading

Proposal: Redevelopment of the Site at Dwyer Road to deliver 31 new homes comprising 16 two and three storey houses and 15 flats in a 4-storey apartment block, alongside new access, soft and hard landscaping, parking and ancillary works.

Reason for Committee item: RBC Application

2. Previously Agreed Site Visits with date requested:

- 220409 - Caversham Park – agreed by PAC 30.03.22 to be accompanied
- 221345 – Curzon Club, 362 Oxford Road – agreed by PAC 7.12.22 to be unaccompanied
- 221364 – Central Club, 36-42 London Street - agreed by PAC 11.01.23 to be accompanied

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Planning Applications Committee

21 June 2023



Reading
Borough Council
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Title	PLANNING APPEALS
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee on notifications received from the Planning Inspectorate on planning appeals registered with them or decision made and to provide summary reports on appeal decisions of interest the Planning Applications Committee.

2. Information provided

- 2.1. Please see Appendix 1 of this report for new appeals lodged since the last committee.
- 2.2. Please see Appendix 2 of this report for appeals decided since the last committee.
- 2.3. Please see Appendix 3 of this report for new Planning Officers reports on those appeal decisions of interest to this committee.

3. Contribution to Strategic Aims

- 3.1. Defending planning appeals made against planning decisions contributes to creating a sustainable environment with active communities and helping the economy within the Borough as identified as the themes of the Council's Corporate Plan.

4. Environmental and Climate Implications

- 4.1. The Council declared a Climate Emergency at its meeting on 26 February 2019 (Minute 48 refers).
- 4.2. 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

5. Community Engagement

- 5.1. 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.

6. Equality Implications

6.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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.

6.2. It is considered that an Equality Impact Assessment (EIA) is not relevant to the decision on whether sites need to be visited by Planning Application Committee. The decision will not have a differential impact on people with the protected characteristics of; age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex (gender) or sexual orientation.

7. Legal Implications

7.1. 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.

8. Financial Implications

8.1. 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”.

9. Timetable for Implementation

9.1. Not applicable.

10. Background Papers

10.1. There are none.

APPENDIX 1

Appeals Lodged:

WARD: COLEY
APPEAL NO: APP/E0345/W/22/3313574
CASE NO: 211416
ADDRESS: 4 Downshire Square, RG1 6NJ
PROPOSAL: Erection of 1 x detached and 2 x semi detached dwellings following demolition of the existing bungalow and detached garage.
CASE OFFICER: Josh Clayman
METHOD: Written Representation
APPEAL TYPE: Refusal of Planning Permission
APPEAL LODGED: 07/06/2023

APPENDIX 2

Appeals Decided:

None.

APPENDIX 3

Planning Officers reports on appeal decisions.

- 1a Eaton Place - 211424/FUL

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Ward: Abbey

Appeal No: APP/E0345/W/22/3303428

Planning Ref: 211424/FUL

Site: 1a Eaton Place, Reading, RG1 7LP

Proposal: Demolition of existing commercial building (Class E) and erection of residential block comprising of 2 x 1 bed flats (Class C3)

Decision level: Appeal **Method:** Written representations

Decision: Appeal Allowed subject to conditions.

Date Determined: 12/05/2023 **Inspector:** David Reed BSc DipTP DMS MRTPI

BACKGROUND

The appeal site is currently occupied by a single storey building to the rear of 104 Oxford Road, fronting on to Eaton Place. Two of the reasons (and issues below) turn on the location of the site, which falls within the Reading Central Area as defined in the Local Plan. The application was presented to your 1st June 2022 meeting with a recommendation of approval (subject to completion of the legal agreement), but the Committee overturned the Recommendation and resolved to refuse the application for three reasons:

- 1. The proposed development, by reason of its overall scale relative to plot size would result in a cramped arrangement that would fail to provide any private amenity space for both flats, and sufficient internal floor space for the proposed ground floor flat. This would adversely impact upon the level of amenity and provide an unacceptable quality of living accommodation for future occupants, contrary to Policies CC8, H5 and H10 of the Reading Borough Local Plan (2019).*
- 2. The proposed development would locate the first-floor flat's kitchen, bathroom and landing over the bedroom of the ground floor flat. This is considered to be an inappropriate 'stacking' arrangement which, through noise and disturbance of the occupiers of the first floor flat using these areas, will result in an unacceptable level of harm to residential amenity for occupants of the ground floor flat. This would be contrary to policies CC8 and CR6 of the Reading Borough Local Plan (2019).*
- 3. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing and off-site tree planting, the proposal fails to contribute adequately to the housing needs and amenity requirements of Reading Borough, contrary to policies H3 and EN14 of the Reading Borough Local Plan (2019), the Council's Adopted Affordable Housing Supplementary Planning Document (2021) and the Reading Borough Council Tree Strategy (2021).*

SUMMARY OF DECISION

The Inspector used the reasons for refusal as the issues for the appeal decision.

External Amenity Space – Both Flats (Reason for Refusal 1)

The Inspector acknowledged that neither flat would be provided with external amenity space, and that this is contrary to Policy H10 (Private and Communal Outdoor Space) of the Local Plan, however, he referred to paragraph 4.4.83 of the supporting text, which accepts that flats

in central Reading are less likely to be suitable for families requiring private amenity space. Further, he identified local parks which would provide recreational opportunities.

The lack of balcony or roof top garden for the flats is also acknowledged by the Inspector, referring to paragraph 4.4.86 of the Local Plan, which states that in the central area, where communal space is not provided, balconies and roof gardens should be provided. As communal open space would not been provided for the development either, the Inspector concluded that the lack of external amenity space weighed against the proposal in the Planning balance.

Internal Floorspace, Noise and Disturbance – Ground Floor Flat (Reason for Refusal 2)

The Inspector acknowledged the constrained nature of the site, which limits the gross internal area of the ground floor flat to 30.5m², considerably below the nationally described space standard (NDSS) of 37m². The Inspector also acknowledged that the gross internal area of the first floor flat would be 50.5m², which meets the NDSS for a one-bedroom, two person flat. The shortfall in the ground floor flat he found to be within the spirit of Policy H5 and a suitable design response in this central location. The acceptability of the shortfall is on the basis that a planning condition would be in place to restrict the occupancy of the ground floor flat to a single resident.

Although the Inspector agreed that the internal ‘stacking’ of rooms was sub-optimal in terms of the amenity policy (CC8), he again referred to the central Reading situation and considered that this could be suitably mitigated by sound insulation, and he therefore attached a condition in order to insulate between the two flats, including the submission of a verification report to confirm suitable amenity was secured.

Affordable Housing and Off-Site Tree Planting (Reason for Refusal 3)

During the appeal, a Section 106 agreement was signed with obligations to deliver £17,666 towards affordable housing, and £1,800 towards off-site tree planting within Abbey Ward to comply with policies H3: Affordable Housing and EN14: Trees, Hedges and Woodland, thereby overcoming this reason for refusal.

Planning Balance

The Inspector concluded that the development was sustainable, contributed to housing needs, and provided social and economic benefits to the Borough and he reasoned that the shortfalls of the development in terms of residential amenity to future occupants were acceptable due to the flexibility provided in central Reading by the policies in the Local Plan.

AD OF PLANNING, TRANSPORT & PUBLIC PROTECTION SERVICES COMMENT

The benefits and disbenefits of the scheme were considered to be marginal on this application which resulted in the difference of opinion between officers and the Committee. The Inspector clearly agreed that the margins were fine too; but felt that with the contributions, on balance, the development overall was positive. Officers will now seek to ensure that in discharging the planning conditions, the development provides an acceptable form of development in terms of detailed design.

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Planning Applications Committee

21 June 2023



Reading
Borough Council
Working better with you

Title	APPLICATIONS FOR PRIOR APPROVAL
Purpose of the report	To note the report for information
Report status	Public report
Report author	Julie Williams, Development Manager (Planning & Building Control)
Lead Councillor	Councillor Micky Leng, Lead Councillor for Planning and Assets
Corporate priority	Inclusive Economy
Recommendations	The Committee is asked: 1. To note the report.

1. Executive Summary

- 1.1. To advise Committee of the types of development that can 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. Prior Approval

- 2.1. There are a range of development types and changes of use that can be carried out as permitted development but are subject to the developer first notifying the planning authority of the proposal, for it to confirm that “prior approval” is not needed before exercising the permitted development rights. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant Parts in Schedule 2 to the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application.
- 2.2. If the decision is that approval is required, further information may be requested by the planning authority in order for it to determine whether approval should be given. The granting of prior approval can result in conditions being attached to the approval. Prior approval can also be refused, in which case an appeal can be made
- 2.3. The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is because seeking prior approval is designed to be a light-touch process given that the principle of the development has already been established in the General Permitted Development Order. The government is clear that a local planning authority should not impose unnecessarily onerous requirements on developers should not seek to replicate the planning application system.
- 2.4. However, this means that large development schemes, often involving changes of use to residential, can proceed without meeting many of the adopted planning policies; such as contributing towards affordable housing, and the application fees for these “light touch” applications are significantly less than the equivalent planning application fee.
- 2.5. For this reason, at the Planning Applications Committee meeting on 29 May 2013, it was agreed that a report be brought to future meetings to provide details of applications received for prior approval, those pending a decision and those applications which have

been decided since the last Committee date. It was also requested that a rolling estimate be provided for the possible loss in planning fee income.

3. 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. Estimates of the equivalent planning application fees are provided.
- 4.3 The planning considerations to be taken into account when deciding each of these types of application are specified in more detail in the GDPO. In some cases the LPA first needs 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 appeals on prior-approval decisions will be included elsewhere in the agenda.

4. Contribution to strategic aims

- 4.1. 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 contribute to the strategic aims of the Council.
- 4.2. However, the permitted development prior approval process allows the LPA to consider a limited range of matters in determination of the application. These are: transport and highways impacts of the development, contamination risks on the site, flooding risks on the site, impacts of noise from commercial premises on the intended occupiers of the development and the provision of adequate natural light in all habitable rooms of the dwellinghouses. Officers will refuse to grant approval or will seek conditions in those cases where a proposal fails to satisfy on these matters thereby contributing to the themes of the Corporate Plan.

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 encourages developers to build and use properties responsibly by making efficient use of land and using sustainable materials and building methods. The Prior Approval process facilitates the re-use of existing buildings and in most cases the refurbishment will be required to comply with current building regulations which seek improved thermal performance of buildings.

6. Community Engagement

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

7. Equality Implications

- 7.1. Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, 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.
- 7.2. There are no direct implications arising from the proposals.

8. Legal Implications

- 8.1. None arising from this Report.

9. Financial Implications

- 9.1. Since the additional prior notifications were introduced in May 2013 in place of applications for full planning permission, the loss in fee income is now estimated to be £1,881,521.

(Class E (formally office) Prior Approvals - £1,699,346:

Householder Prior Approvals - £90,242:

Retail Prior Approvals - £16,840:

Demolition Prior Approval - £5,795:

Storage Prior Approvals - £5716:

Shop to Restaurant/Leisure Prior Approval - £6331;

Light Industrial to Residential - £20,022:

Dwellings on detached block of flats - £2048:

Additional storey on dwellings - £206:

New dwellinghouses on terrace/detached buildings - £17,483.

Demolition of buildings and construction of new dwelling - £128;

Prior approval to mixed use including flats - £2484.

Figures since last report:

Householder Prior Approvals - £0;

Class E (formally office) Prior Approvals - £0.

- 9.2. However, it should be noted that the prior approval application assessment process is simpler than 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. Finally, it should not be assumed that if the prior approval process did not exist that planning applications for the proposed developments would come forward instead.

10. Timetable for Implementation

- 10.1. Not applicable.

11. Background Papers

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

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

Appendices

Table 1 - Applications received since 17th May 2023 to 8th June 2023

Type:	How many received since last report:	Loss in possible fee income:
Householder Prior Approvals	0	0
Class E Prior Approvals	0	0
Demolition Prior Approval	0	0
Solar Equipment Prior Approval	0	n/a
Prior Notification	0	n/a
Telecommunications Prior Approval	0	n/a
Dwellings on detached block of flats	0	0
Householder Additional Storey	0	0
New dwellinghouses on terrace/detached buildings	0	0
Demolition of buildings and construction of new dwelling	0	0
Prior approval to mixed use including flats	0	0
TOTAL	0	£0

Table 2 - Applications decided since 17th May 2023 to 8th June 2023

Type:	Approved	Refused	Not Required	Withdrawn	Non Determination
Householder Prior Approvals	1	0	1	0	0
Class E Prior Approvals	1	0	0	0	0
Demolition Prior Approval	0	0	0	0	0
Solar Equipment Prior Approval	0	0	0	0	0
Prior Notification/ Other	0	0	0	0	0
Telecommunications Prior Approval	0	2	0	0	0
Dwellings on detached block of flats	0	0	0	0	0
Householder Additional Storey	0	0	0	0	0
New dwellings on terrace buildings or New dwellings on detached buildings	0	0	0	0	0
Demolition of buildings and construction of new dwelling	0	0	0	0	0
Prior approval to mixed use including flats	0	0	0	0	0
TOTAL	2	2	1	0	0

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UPDATE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 21st June 2023

Ward: Emmer Green

Application No.: 220189/FUL

Address: 205-213 Henley Road & land to the rear of 205-219 Henley Road, Reading, RG4 6LJ

Proposal: Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

Applicant: Henley Road Ltd

Date Valid: 17/05/2022

Application target decision date: Originally 16/08/2022, but an extension of time has been agreed until 05/07/2023

26 week date: 14/11/2022

RECOMMENDATION

Delegate to the Assistant Director for Planning, Transport and Regulatory Services (AD PTRS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by the 5th July 2023 (unless officers on behalf of the AD PTRS agree to a later date for completion of the legal agreement).

The S106 legal agreement Heads of Terms are as set out in the main agenda report to the 31st May Committee meeting.

Conditions as in main agenda report.

EXECUTIVE SUMMARY

This report provides an officer response (including assessment of additional material from the applicant) to the various concerns raised when this application was reported to your previous meeting on 31st May, where it was decided to defer consideration to allow fuller consideration of the below matters.

The officer Recommendation remains to grant full planning permission, subject to conditions and the satisfactory completion of the s106 agreement.

1. INTRODUCTION

- 1.1 This item was considered at the Planning Applications Committee on 31st May 2023. The decision was deferred by the committee to enable officers to clarify a number of questions raised by members. Accordingly, officers have provided responses below, where appropriate, to the matters raised.

1.2 In addition, members also referenced it would have been beneficial to receive responses from the applicant on a number of matters raised. The applicant has duly provided responses, which are included in full (for completeness) at Appendix 2. The officer report to the 31st May committee is attached at Appendix 6.

2. OFFICER RESPONSES TO MATTERS RAISED BY MEMBERS

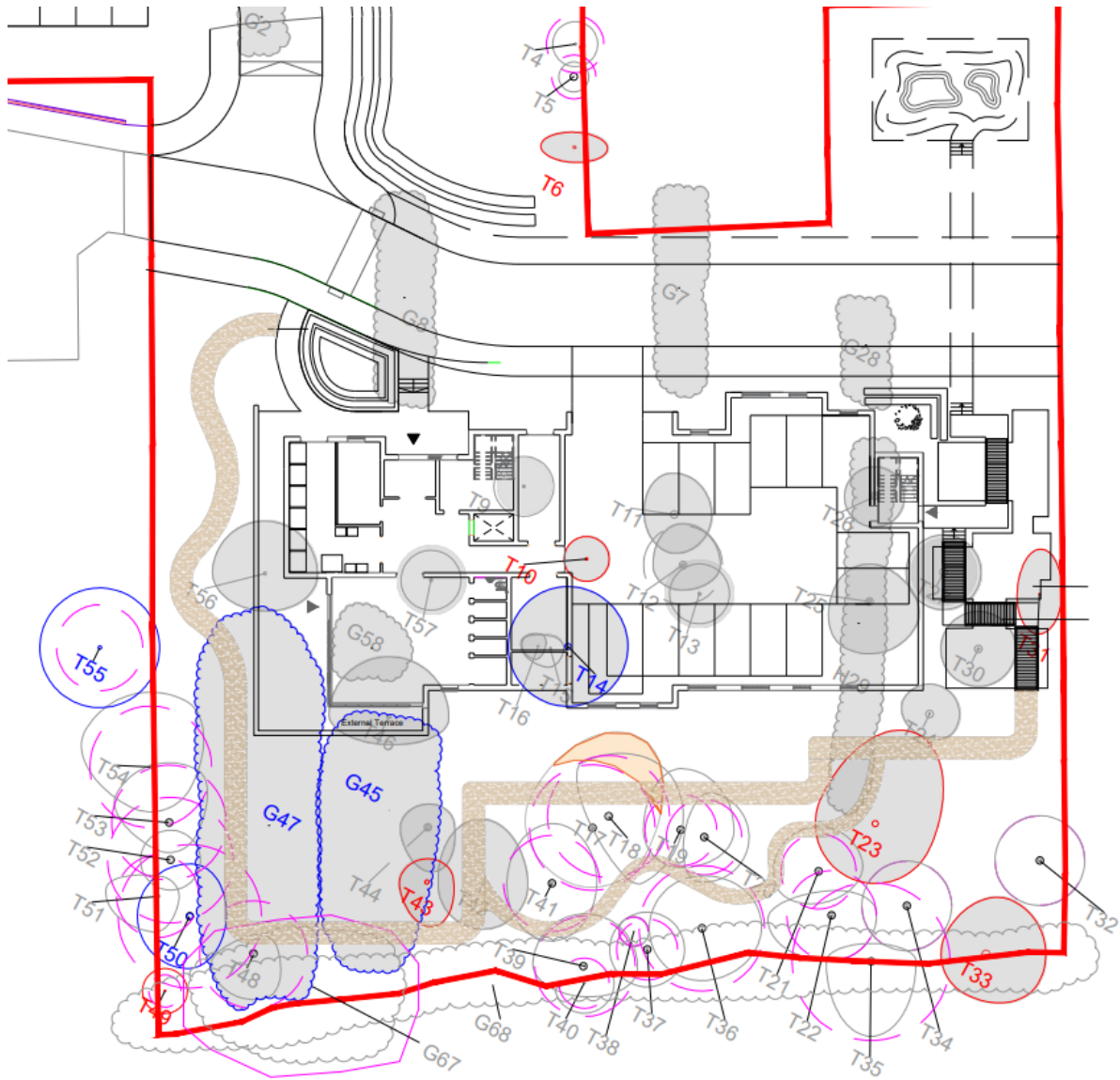
1) Legibility of visual information included in the main report

2.1.1 Appendix 1 provides enlarged or zoomed in extracts of relevant visual elements included in the main report.

2) Loss of trees looking down towards Berry Brook

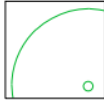

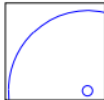

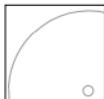
2.2.1 Further to paragraphs 4.3.6, 6.6.1 and 7.2 of the main agenda report, the loss of existing garden trees at the site are acknowledged to be regrettable and a harmful impact of the proposed development. However, when weighed as part of the planning balance of all material considerations of the application, the harmful impacts of the proposals are considered to be outweighed by the benefits (see section 7 of the main agenda report).

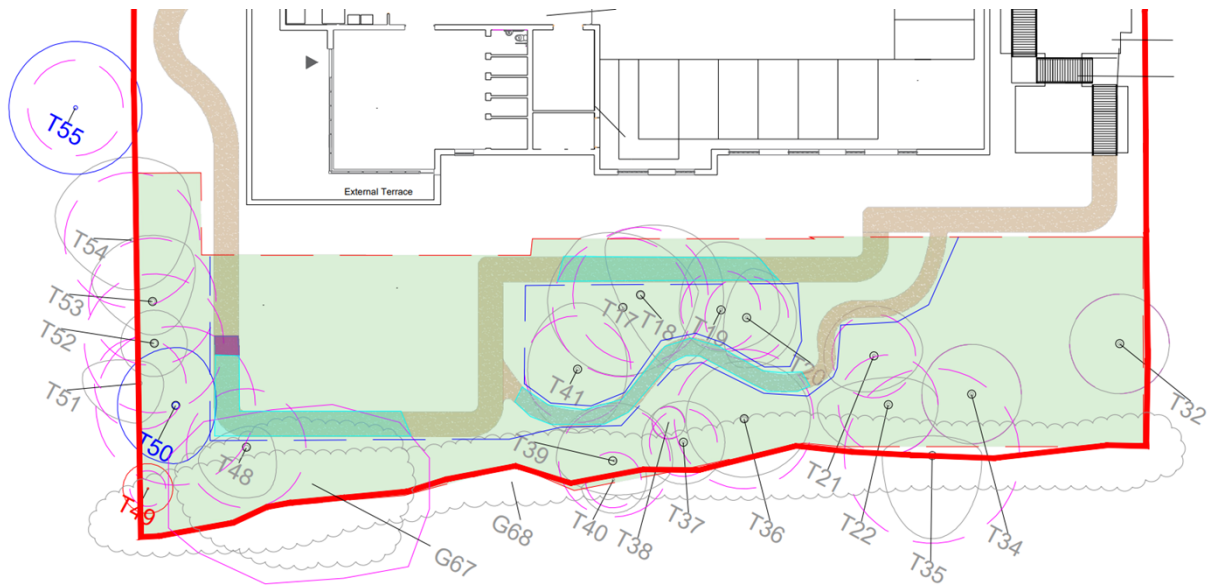
2.2.2 The Arboricultural Report submitted with the application is included in full as Appendix 3 to this report. To assist further, extracts of the existing tree survey (originally at page 104 of the main agenda report) and the proposed tree protection plan (originally at page 105 of the main agenda report) are provided below (the full versions of these plans are within Appendix A of the Arboricultural Report). This shows that whilst a number of trees will be removed, a number of existing trees in the southern part of the site would be retained and protected during the construction period, as referenced in the applicant's separate response provided at Appendix 2 (paragraph A2.1).



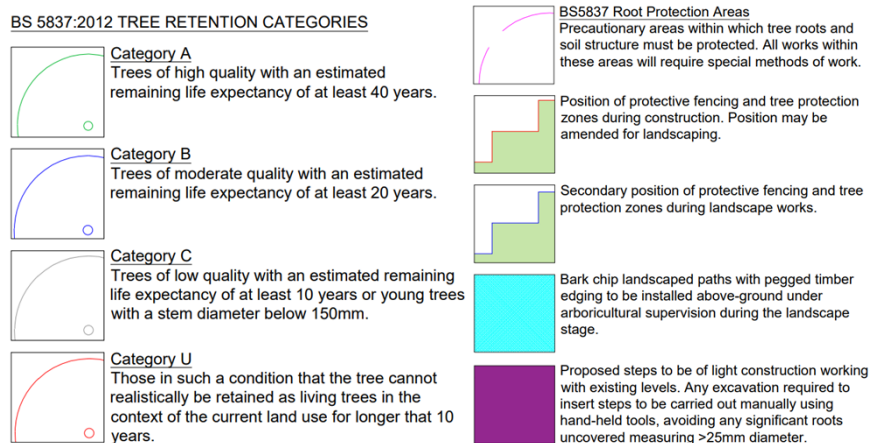
Extract of existing tree survey (southern part of the site) – originally page 104 of the main agenda report

BS 5837:2012 TREE RETENTION CATEGORIES

 <p>Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.</p>	 <p>Category U Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.</p>
 <p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.</p>	 <p>BS5837 Root Protection Areas Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.</p>
 <p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.</p>	



Extract of proposed tree protection plan – originally page 105 of the main agenda report



3) Canopy cover of the 47 trees proposed to be lost

2.3.1 'Canopy cover' is a useful measure of the proportion of an area which is covered by the canopy of a tree. It is fully recognised that the existing trees at the site provide considerable canopy cover (as seen within site photographs at page 103 of the main agenda report – enlarged versions are included in the final two pages of Appendix 1 to this report), with canopies extending beyond the boundary of the site to the east and south. No measurement of the existing canopy cover levels have been provided, with the applicant's response at Appendix 2 (paragraph A2.2) instead focusing on the 'quality' of trees lost. As per section 2.4.3 below, the net gain of 43 trees is expected to achieve a canopy cover gain in overall terms.

4) More information relating to the 90 proposed trees, including information relating to the proposed canopy cover

2.4.1 Further to paragraphs 4.3.8 and 6.6.2 of the main agenda report, the indicative landscaping plan specifies that 90 trees are proposed. Zoomed in extracts of this landscaping plan (figure 15 in the main agenda report) are provided at Appendix 1 of this report. This landscaping plan references 5 indicative species - Acer Campestre (Field Maple); Betula Pendula (Silver Birch); Betula Pubescens (Downy Birch); Juglans Regia (Common Walnut); and Pyrus Calleryana Chanticleer (Ornamental

Pear). As per paragraph 4.3.8 of the main agenda report, these are considered too limited in variety.

- 2.4.2 More specifically, as per the Council's Tree Strategy, the aim is for no more than 30% of any one family, no more than 20% of any one genus and no more than 10% of any one species. 90 trees of 5 different species means 20% of each, so more than 10%. Two different Birch trees are proposed too, hence there is the possibility of exceeding 20% of that genus. Sufficient diversity has therefore not been demonstrated to date; although officers confirm that the species currently shown would be acceptable as part of the overall final landscape scheme.
- 2.4.3 In addition, the Council's Natural Environment Officer notes that of the five species proposed, only one is a large canopy species (Walnut). Contrary to the applicant's response at Appendix 2 (paragraph A2.4), one is actually a 'fastigate' (i.e. tall and narrow) tree species (Ornamental Pear). Officers will seek to secure as many large canopy trees as reasonably possible (in the context of the proposals) and minimise fastigate trees in the further details to be secured via condition. Without the final details of the landscaping plan, it is not possible to specify the proposed canopy cover (which is complex to calculate in any event; hence the use of the simpler net gain in tree number measure). It is fair to assume that the proposed gain in tree numbers will result in canopy gain when final canopy spreads are taken into account, but without a final landscaping scheme how much cannot be confirmed at this point in time. To summarise, when considering the detailed landscape scheme that comes forward, officers will ensure that maximum provision of canopy is provided within the confines of the space available. Officers are content with the information submitted at application stage, with more information secured via condition.

5) Comparison of the proposed landscaping with that at the Signature Care Home

- 2.5.1 An enlarged version of the approved site plan associated with the neighbouring Signature Care Home (figure 9 in the main agenda report) is included within Appendix 1 of this report. Furthermore, enlarged extracts of the proposed landscape masterplan (figure 15 of the main agenda report) are also included at Appendix 1. It is considered that the amount of landscaping is comparable, with the principle of buffer provision towards the southern boundary evident at both sites. In the details to be supplied in order to satisfy the relevant landscaping condition, officers will encourage the applicant to refer to the approved landscaping next door and ensure some species within that are included within their landscape scheme to link the two.
- 2.5.2 The applicant has provided its own response on this matter at Appendix 2 (paragraph A2.5).

6) Flooding / impact on Berry Brook

- 2.6.1 Further to section 4.7 of the main agenda report, the Local Lead Flood Authority (LLFA) reiterate that the drainage scheme has in the main been assessed and agreed by the LLFA, with only minimal alterations required relating to the extent of the adoptable road network. The calculations undertaken by the applicant have confirmed that no flooding would occur and that the water storage within the soakaways, attenuation tanks and bio retention areas is sufficient to accommodate the surface water across the site.
- 2.6.2 The discharge rate from the development into the Berry Brook is limited to a maximum of 1 litre/second and this has also been agreed by the EA. The applicant's separate response on this matter, at Appendix 2 (paragraph A2.6) includes reference

to the EA response in full, which is separately included at Appendix 4 for completeness.

- 2.6.3 A revision to the drainage design is required so that it will align with the final landscaping scheme, but this would not have a material impact on the drainage scheme and is recommended to be appropriately dealt with via conditions 32 and 33 of the main agenda report.
- 2.6.4 Enlarged versions of the SuDS & Surface water drainage layout plan (figure 16 of the main agenda report), showing the proposed strategy, are provided in Appendix 1 of this report.

7) Reptile relocation scheme

- 2.7.1 The reptile relocation strategy has been subject to various revisions during the course of the application, in order to satisfy a number of concerns raised by the Council's Ecology consultants, GS Ecology. GS Ecology are satisfied with the strategy, as per section 4.4 of the main agenda report, where physical relocation of species is agreed as being unavoidable owing to the nature of the proposals.
- 2.7.2 The applicant has provided further detail in this regard at Appendix 2 (paragraph A2.7).

8) Proposed layout

- 2.8.1 Layout matters are discussed primarily as paragraphs 6.2.2 – 6.2.3 of the main agenda report. In summary, officers are satisfied with the proposed layout of development.
- 2.8.2 The applicant has provided a response at Appendix 2 (paragraph A2.8) which explains the various factors which have been taken into account in arriving at the proposed layout for the scheme. These reference and expand on a number of matters discussed within the main agenda report, which cumulatively provides a robust justification for the proposed layout of development. There are inevitable areas where competing demands (e.g. protection of trees versus the developable area) arise, with these being considered to have been suitably balanced to arrive at an appropriate layout.

9) Thames Water development and infrastructure phasing plan

- 2.9.1 It is initially clarified that the exact wording of the Thames Water recommended condition is:

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

- 2.9.2 As such, there are two separate approaches the applicant could take to satisfy the condition, either to submit details demonstrating measures have been completed (whereby work in the background with Thames Water will have occurred to arrive at that point); or securing a development and infrastructure phasing plan. The phasing plan would secure details of matters such as the water connection process, new mains or connection details, disconnection details, diversions, water supply during construction details and provision of water meters. A phasing plan would typically be secured on large-scale, multi-phase developments, so measures/timescales could be detailed on a block-by-block basis so as to not delay the occupation of the early phases of a development. In this instance, a phasing plan could be included to enable the occupation of Block A prior to Block B (or vice-versa).
- 2.9.3 With specific regard to the trigger point of any condition, Thames Water has advised (in correspondence with officers subsequent to Planning Applications Committee on 31st May) that Thames Water do not believe there is a need for this to be a pre-commencement condition. Officers are mindful that paragraph 56 of the NPPF states that, “*Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification*”, with the Government’s Planning Practice Guidance (PPG) continuing that they should be, “*so fundamental to the development permitted that it would otherwise be necessary to refuse the whole permission*” (Paragraph: 007 Reference ID: 21a-007-20180615). Set within this context, officers have considered whether this condition would pass the necessity test of being required pre-commencement; albeit in practice the applicant would naturally need to co-ordinate all servicing requirements, alongside matters such as SuDS and flooding on a site such as this. Accordingly, officers are content for the trigger point being pre-occupation, although in order to actually satisfy the condition the applicant would in practice be required to consider their proposed approach to this matter at an earlier stage, to avoid this delaying occupation.
- 2.9.4 Please see Appendix 2 (paragraph A2.9) for the separate response by the applicant.

10) Residents’ perceptions of the proposed scheme versus the nine unit residential scheme approved under 190887

- 2.10.1 The Local Planning Authority are required to consider the proposals, as with any application, on their own merits and the proposals must be determined in accordance with the development plan unless material considerations indicate otherwise. The implications of the nine unit scheme at part of the site does add an additional layer of complexity to the proposals, with this reported in full at various points within the main agenda report.
- 2.10.2 The applicant has provided a separate response on this matter at Appendix 2 (paragraph A2.10), outlining that the appropriate public consultation has occurred, that this appears to be a non-planning matter and making no further comment. Officers have nothing further to add, except to advise that it is a common situation to have alternative permissions in place for a site and for a developer to decide which one they decide to implement. Each application must be suitable on its individual planning merits and the main agenda report explains how the nine unit residential scheme will not be continued with if this permission is implemented. Equally, it is not the purpose of the planning system to pick and choose a scheme which is preferential over another; if both are suitable, then both can be granted planning permission.

11) Explanation for the differing deficits in the separate viability assessments

- 2.11.1 As per 4.5.1 of the main agenda report, there are various inputs within any viability assessment. Where differences are located within separate assessments of the viability information it can result in significant impacts on the overall conclusions. In this instance, in respect of the original viability submission, there was a different standpoint in terms of calculating the benchmark land value (i.e. the value of the application site land), with the Council's independent reviewers BPS disagreeing with the applicant regarding the value of the gardens and omitting a landowner premium (i.e. the provision of a reasonable incentive to bring the land forward for redevelopment) which the applicant included. Other areas of disagreement related to a separate value being added for each car parking space, the rate of developer profit and private legal fees, which cumulatively resulted in a significant difference in the overall deficit between the two assessments.
- 2.11.2 The further review of scheme viability requested duly narrowed the areas of difference and reduced the variances in the considered deficit, as explained at paragraph 4.5.5 of the main agenda report. Differences are fairly commonplace in viability assessments owing to the sheer number of inputs involved and there are often disagreements as to individual values. The applicant has provided a separate response at Appendix 2 (paragraphs A2.11a, A2.11b and A2.12c), which goes into more specific detail regarding the exact differences. In summary, whilst there are disagreements between the parties regarding the margin of the deficit, the terms of the deferred payment mechanism are considered favourable to the Council's viability assessment (e.g. the deficit at the time of any planning permission is the Council's figure, not the applicant's), which has been agreed by the applicant.

12) Concern about the likelihood of the scheme actually coming forward

- 2.12.1 This matter is beyond the scope of a material planning consideration for officers to comment on, but as per paragraphs 4.5.2 and 4.5.5 of the main agenda report, relatively small changes in costs and values would erode the deficits identified at present. Accordingly, it is a commercial risk for the applicant and, as with any planning permission, there would be a three-year time period for implementation, during which market conditions could change.
- 2.12.2 The applicant has provided a separate response on this matter at Appendix 2 (paragraphs A2.12a and A2.12b) where it is indicated that the scheme is commercially deliverable, but presently would achieve a lower level of profit (11%) than the national guidance references (15-20%). Furthermore, the deferred affordable housing contribution mechanism would provide the Council with a potential additional financial contribution towards affordable housing if a surplus is achieved after the sale or letting of 75% of the units.

13) Suitability of the site for the intended purpose

- 2.13.1 In overall terms, officers are satisfied that a suitable standard of accommodation for future occupiers is provided, as per section 6.3 of the main agenda report. In addition, pedestrian access is specifically referenced at paragraph 4.1.4 of the main agenda report. The slope at the site is acknowledged, but the lift in Block A provides step-free access to Henley Road, which it is assumed could be utilised by future occupiers of both blocks if required. It is also advised that although the proposed accommodation is age-restricted, the mandatory level of care offered on site is not at a level which constitutes a Class C2 care / nursing home use, with the proposed use being Class C3 dwellings.

- 2.13.2 The applicant has separately responded at Appendix 2 (paragraph A2.13), reiterating the continuing need for this type of accommodation in the Borough, which is accepted by officers.

14) Wheelchair accessible units

- 2.14.1 To clarify, as per paragraph 6.3.6 of the main agenda report, the applicant did identify dedicated wheelchair user flats in the original version of the plans, but did not include updated details when revisions to the scheme were made during the course of the application. The applicant has now provided an updated Policy H5 (Standards for new housing) document, included in full as Appendix 5, which confirms that four units at upper ground floor level of Block A will be wheelchair user units, with an example layout provided. Full details of all the proposed wheelchair user dwellings will be secured via condition, as per the main agenda report.
- 2.14.2 The applicant's response is provided at Appendix 2 (paragraph A2.14).

15) Electric vehicle (EV) charging points

- 2.15.1 It was suggested in the discussion at committee that all six charging points will be within the disabled parking bays. To clarify, this is not accurate. The proposal seeks to provide a total of three disabled bays, not six. Three spaces are provided across the development as a whole, two within Block A and one within Block B, not three within each block as paragraph 4.1.8 of the main agenda report could have been interpreted. When the application was considered at committee on 31st May, the three disabled parking bays would all have charging points, leaving the remaining three charging points within non-disabled parking spaces. This adheres to policy requirements.
- 2.15.2 Notwithstanding this, the applicant's response (see Appendix 2 – paragraph A2.15) specifies that the applicant actually intends to now provide EV charging points at all 46 parking spaces across the whole site. This is to adhere to separate Building Regulations (specifically Document S: regulation S1), which took effect on 15th June 2022 (after the application was originally submitted). As such, there is consequently a slight inconsistency between Policy T5 (Car and cycle parking and EV charging – which requires at least 10% charging points) and more recently updated Building Regulations. As such, the applicant's approach would exceed the policy requirements.

3. OTHER MATTERS

- 3.1 In light of the updated Policy H5 (Standards for new housing) statement submitted by the applicant on 05/06/2023, paragraph 2.11 of the main agenda report can be updated as follows:

~~Policy H5 Document by Bowman Riley Ref 8466-BOW-ZZ-XX-RP-0001_
Policy H5 Assessment Rev P1, dated 25/03/2022, as received 12/04/2022~~

Policy H5 Document by Bowman Riley Ref 8466-BOW-ZZ-XX-RP-0001_
Policy H5 Assessment Rev P3, dated 06/06/2023, as received 07/06/2023

- 3.2 The submission of this additional information is not considered to necessitate any further formal public consultation on the application.

3.3 A further extension of time for the determination of the application has been agreed, from 14th June 2023 (as reported in the main agenda report) to 5th July 2023. This is reflected in the recommendation above.

3.4 Further to paragraph 6.8.5 of the main agenda report, the ecology-based pre-commencement conditions will be included as the applicant did not respond within the required legislative timeframes.

4. CONCLUSION, INCLUDING THE OVERALL PLANNING BALANCE

4.1 This remains unchanged from section 7 of the main agenda report. It is considered that the above satisfactorily responds to all matters raised by members.

Case Officer: Jonathan Markwell

Appendix 1 – enlarged or zoomed in extract versions of selected visual elements of the main agenda report from 31st May



Figure 1: Site Location Plan (not to scale)



Figure 2: Site photograph from Henley Road looking west (June 2022)



Figure 3: Aerial view looking north (Signature care home to the west under construction at this time)



Figure 4 – Aerial view of the application site with the neighbouring development layout outlined



Figure 6 Extract 1 of 2 – Proposed roof level site plan Block A (-1002 Rev P15 received 16/05/23)

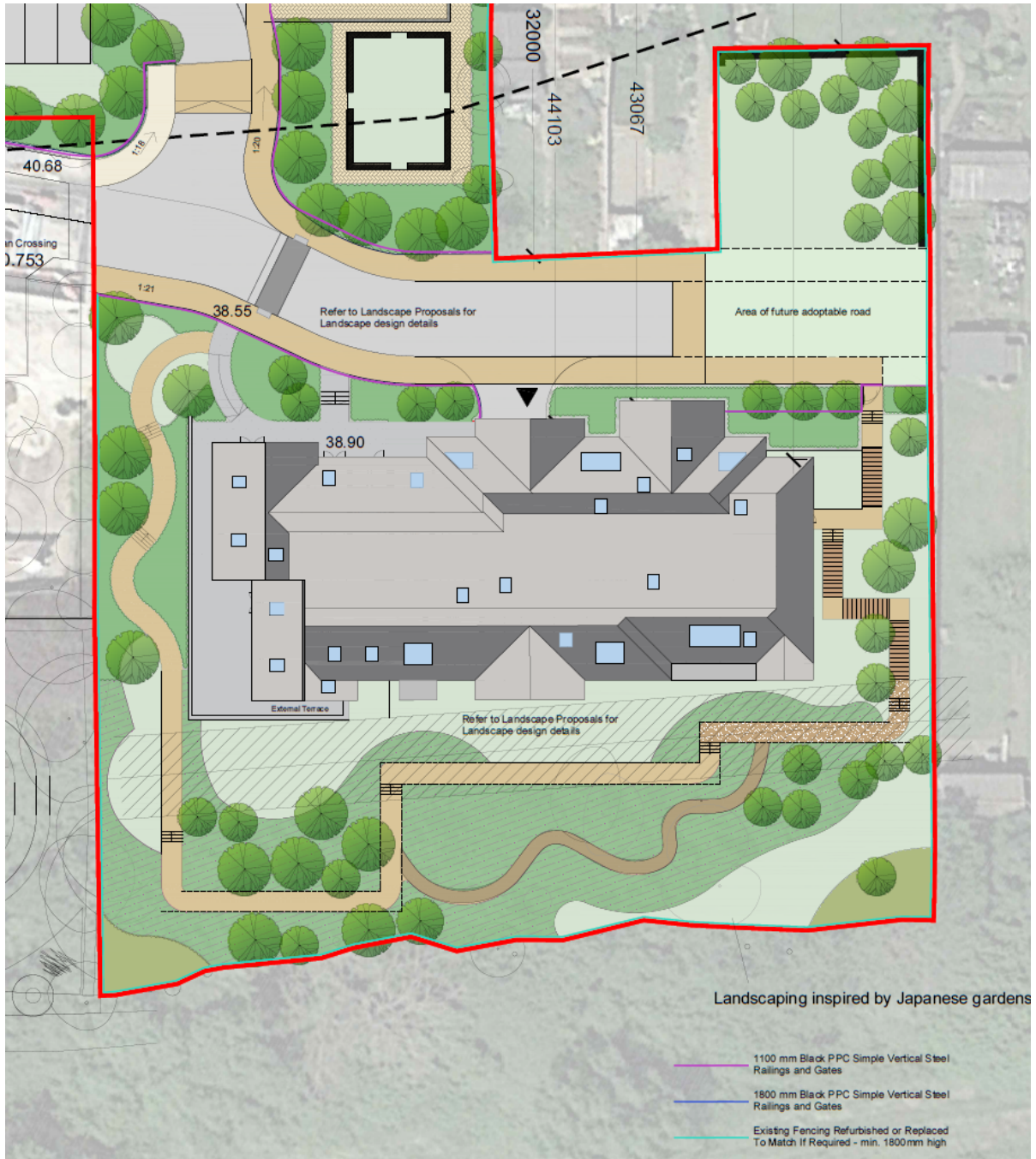


Figure 6 Extract 2 of 2 – Proposed roof level site plan Block B (-1002 Rev P15 received 16/05/23)

Project No: 8466 Drawing No : 8466



Figure 8 – Approved site plan, section & streetscene looking south as part of 190887

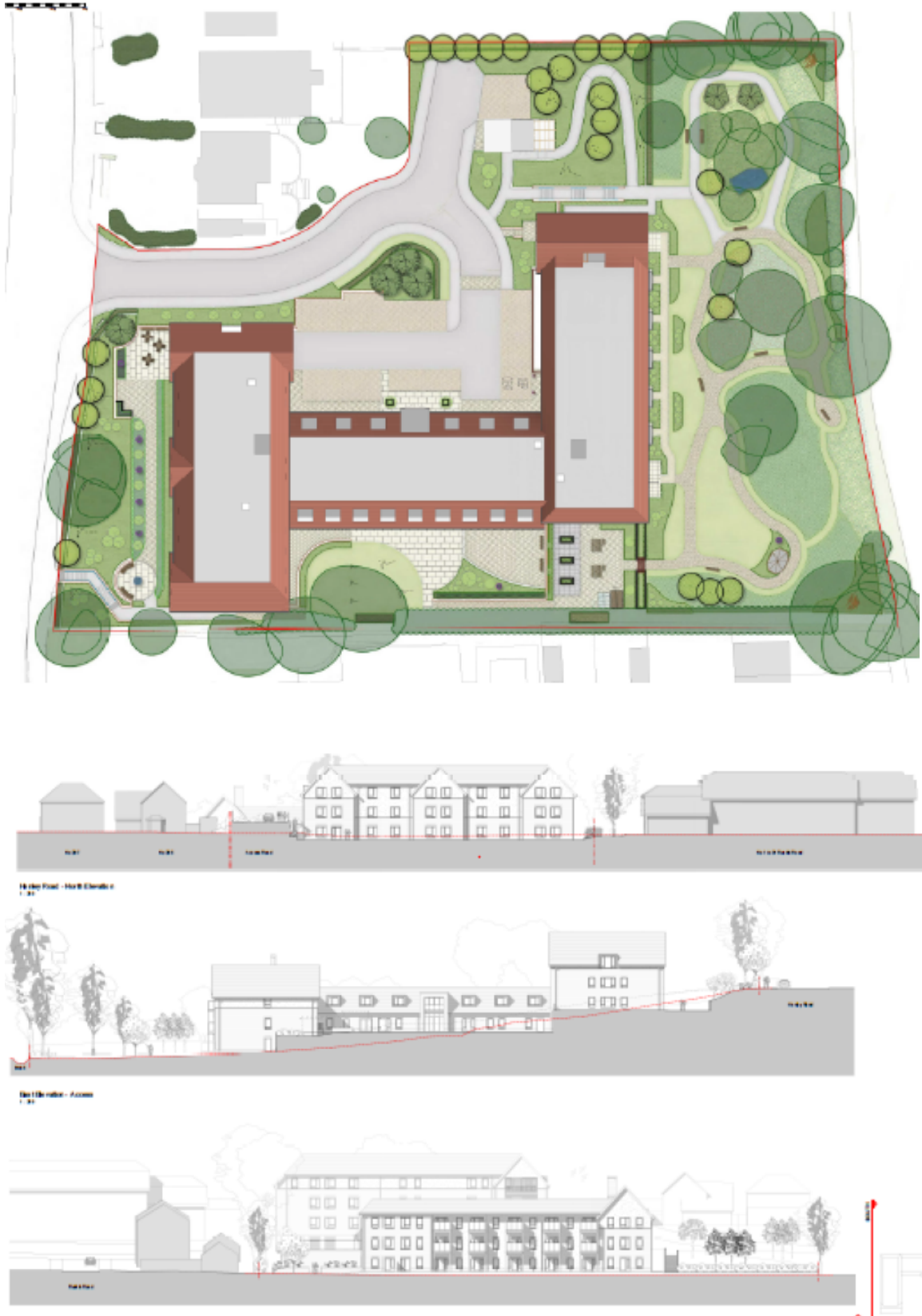


Figure 9 - Approved site plan and elevations as part of permission 190835

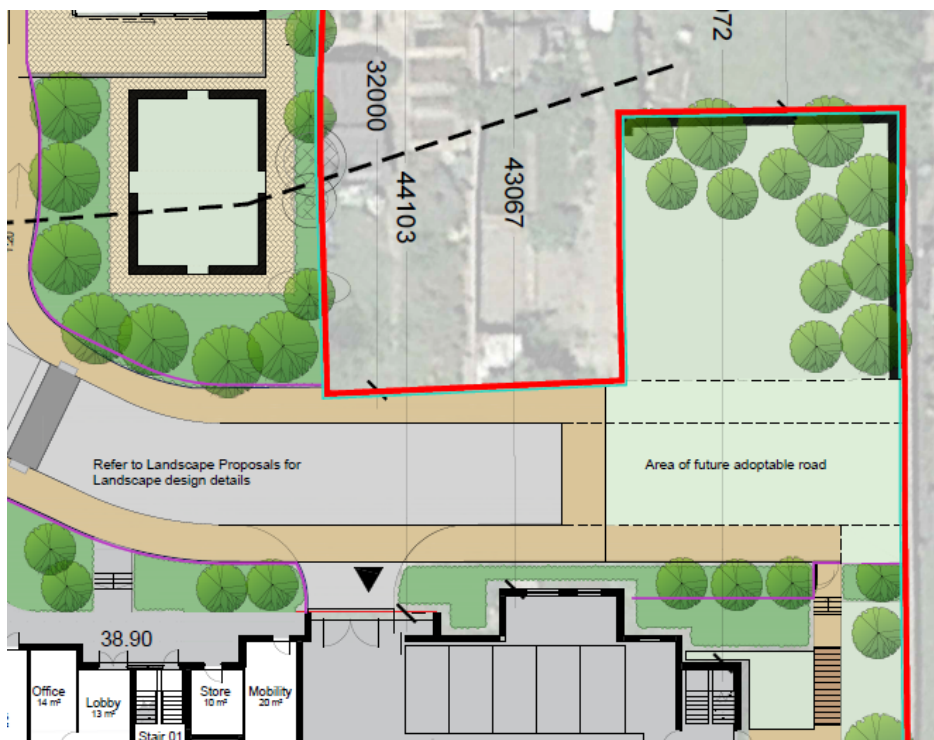
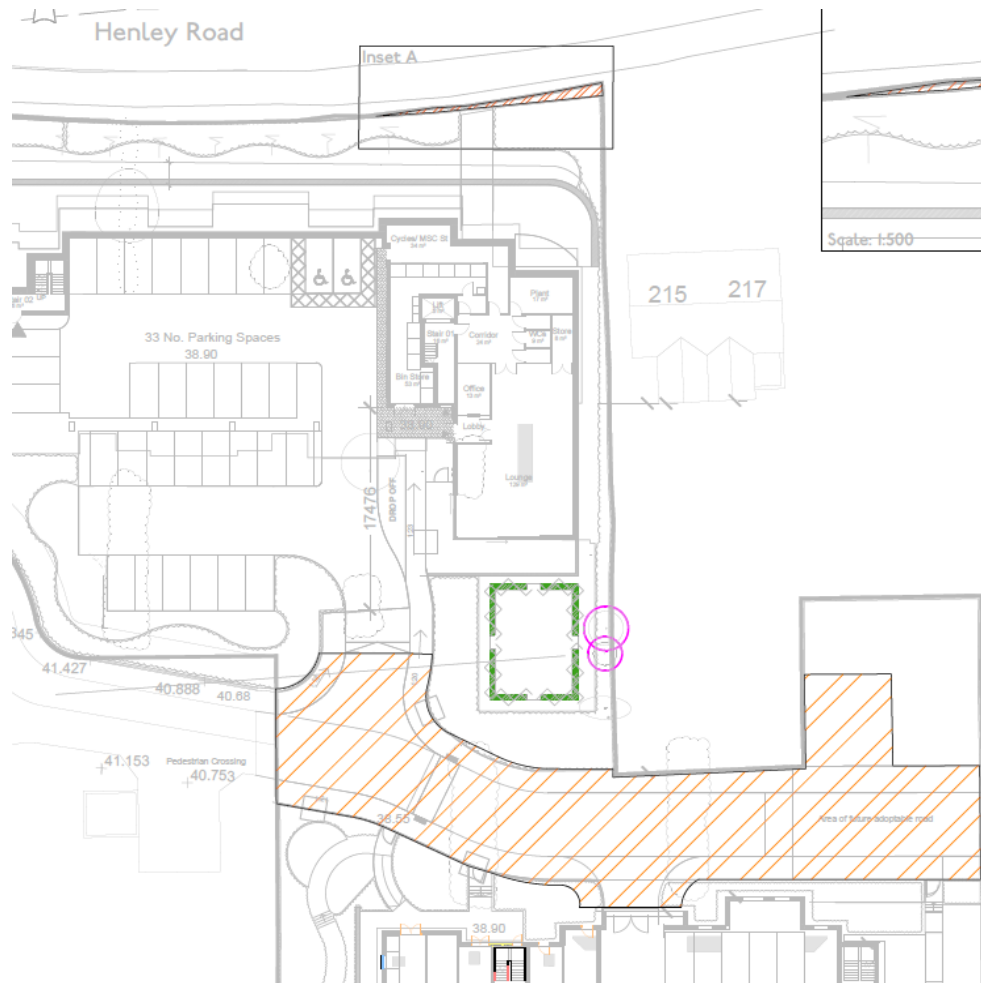


Figure 10 – Left: Extent of carriageway for adoption (left). Right: Extract of site plan until such time development comes forward to the east (if at all)

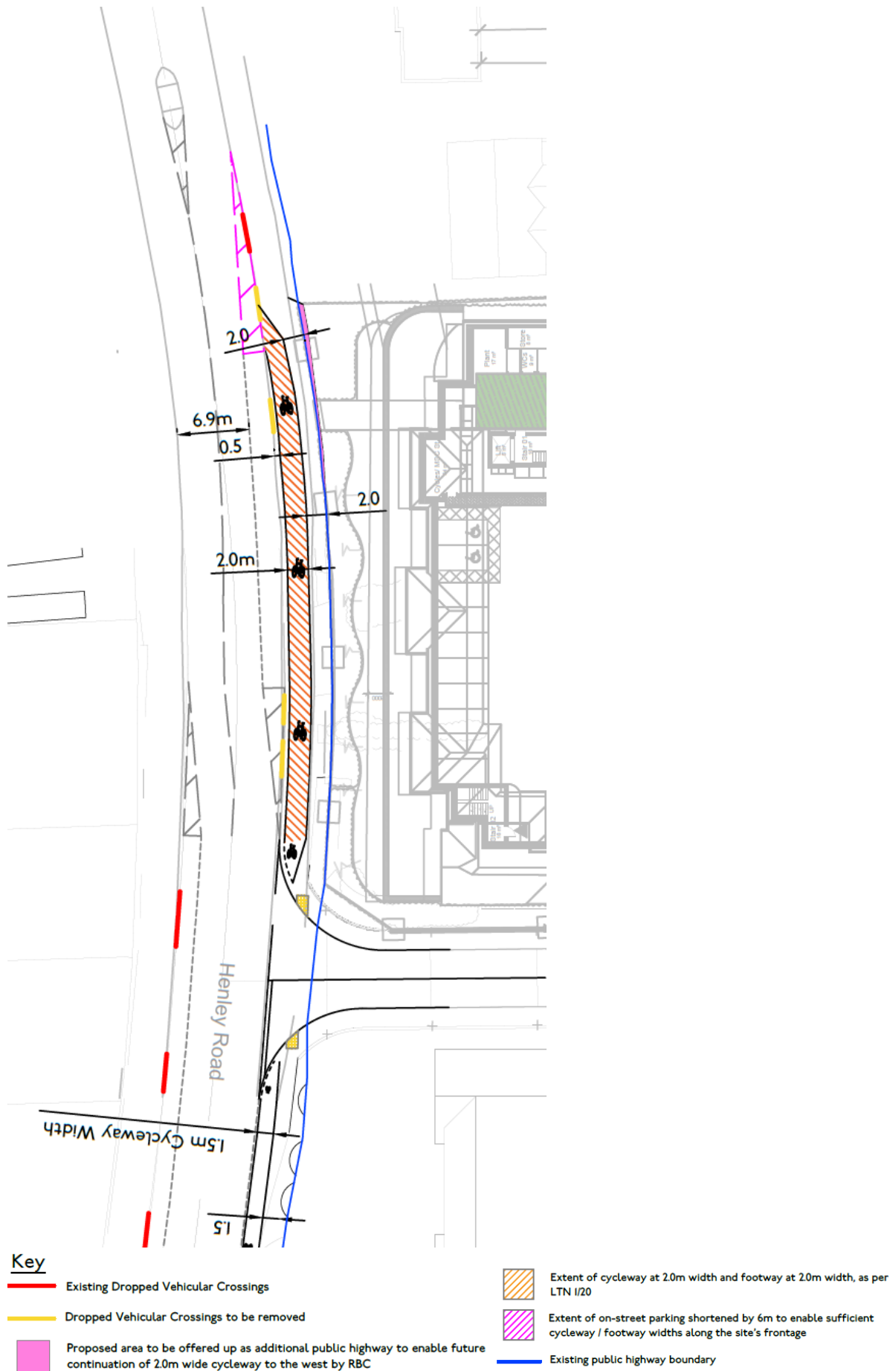


Figure 11 – Proposed footway/cycleway on Henley Road (extract of J32-5410-SK-011)











-  Site Boundary
-  1.8m Close Boarded Timber fence
-  Existing Tree Crown
-  Existing Tree RPA
-  Trees To Be Removed
-  Existing Building Removed
-  Flood Zone Contour (Refer to FRA)
-  Mains Drain Easement

Figure 12 – Permission 190887 approved layout



Figure 12 – Permission 190887 tree protection plan & landscaping details approved under 201019/APC.

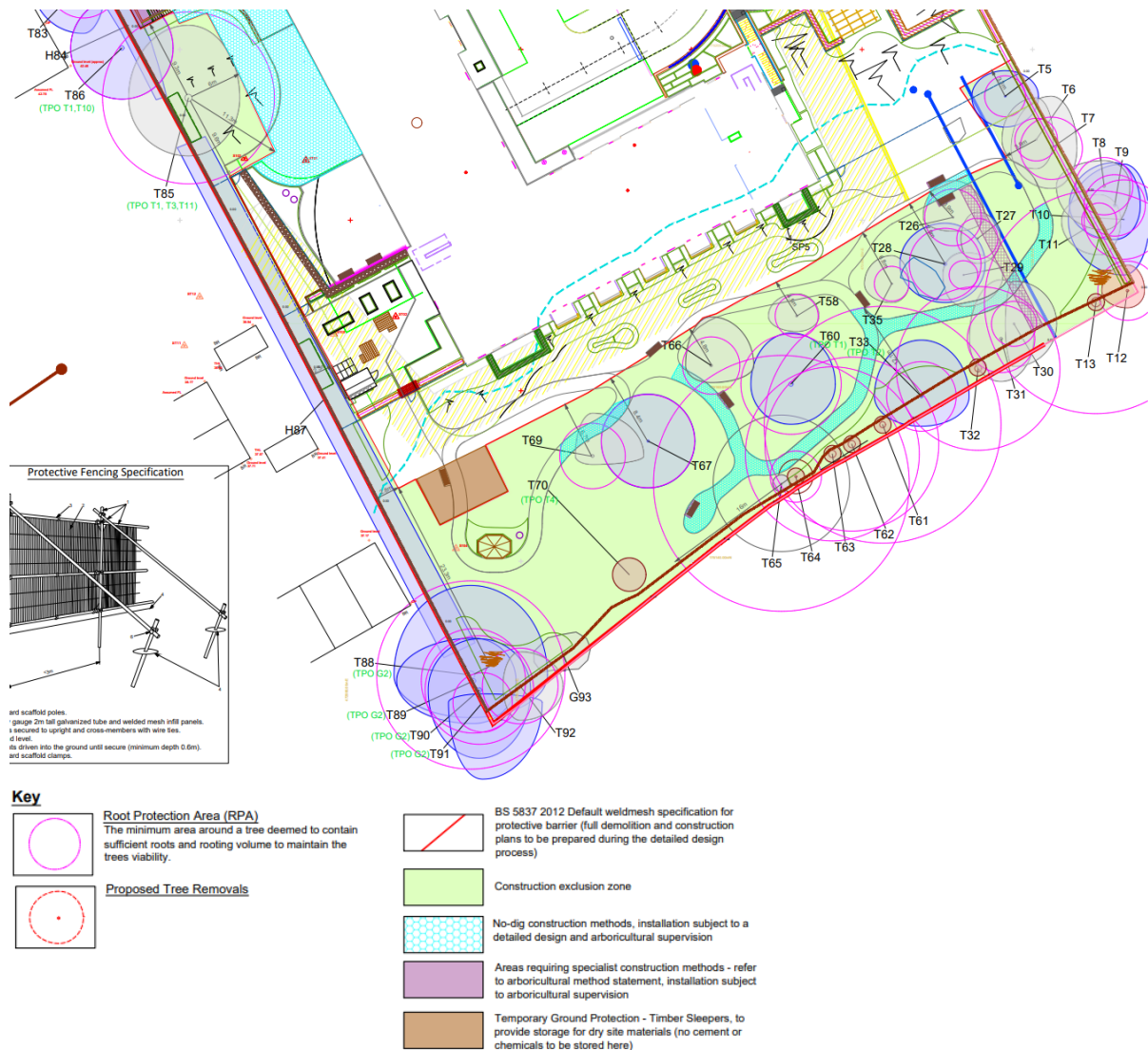
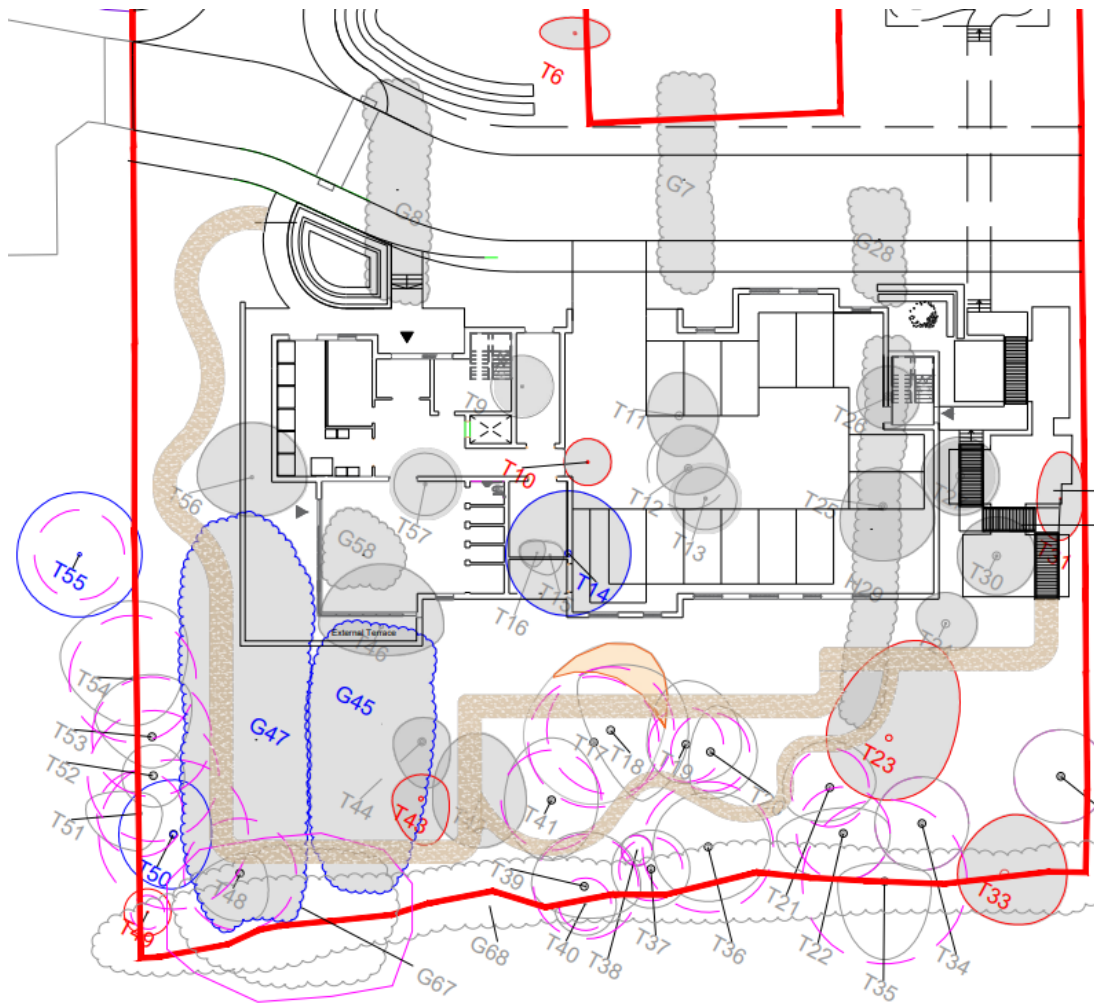


Figure 13 – 190835 approved landscape masterplan & tree protection plan (by 210829)










	BS5837 Root Protection Areas Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.		Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.		Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
	Trees to be removed shown shaded		Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.		Category U Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
	Trees to be pruned shown shaded				



Photo 1: view of the poplar tree T14, distant view of poplar tree T44 and Leyland cypress groups G45 and G47.



Photo 5: crown failure within cypress groups G45 and G47 likely resulting from storms in February 2022.

Figure 14 – Extract of the proposed layout and tree removals plan, with photographs from the Arboricultural Report showing TPO trees T14 (Category B2) and T44 (Category C2) proposed to be removed. The photographs also show the Category B2 groups of G45 and G45, which are also proposed to be removed.

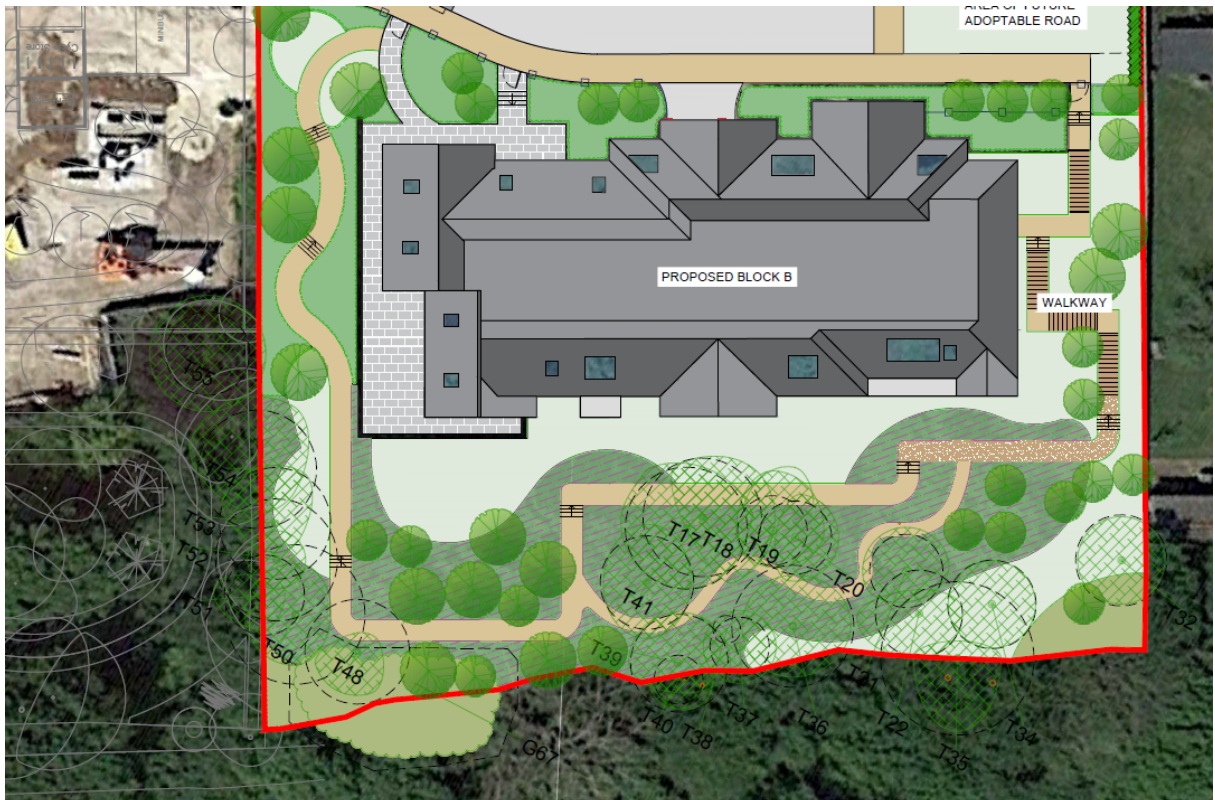


Figure 15 – Extract 1 of 2 - Landscape Masterplan Rev P, received 10/05/2023

LANDSCAPE KEY

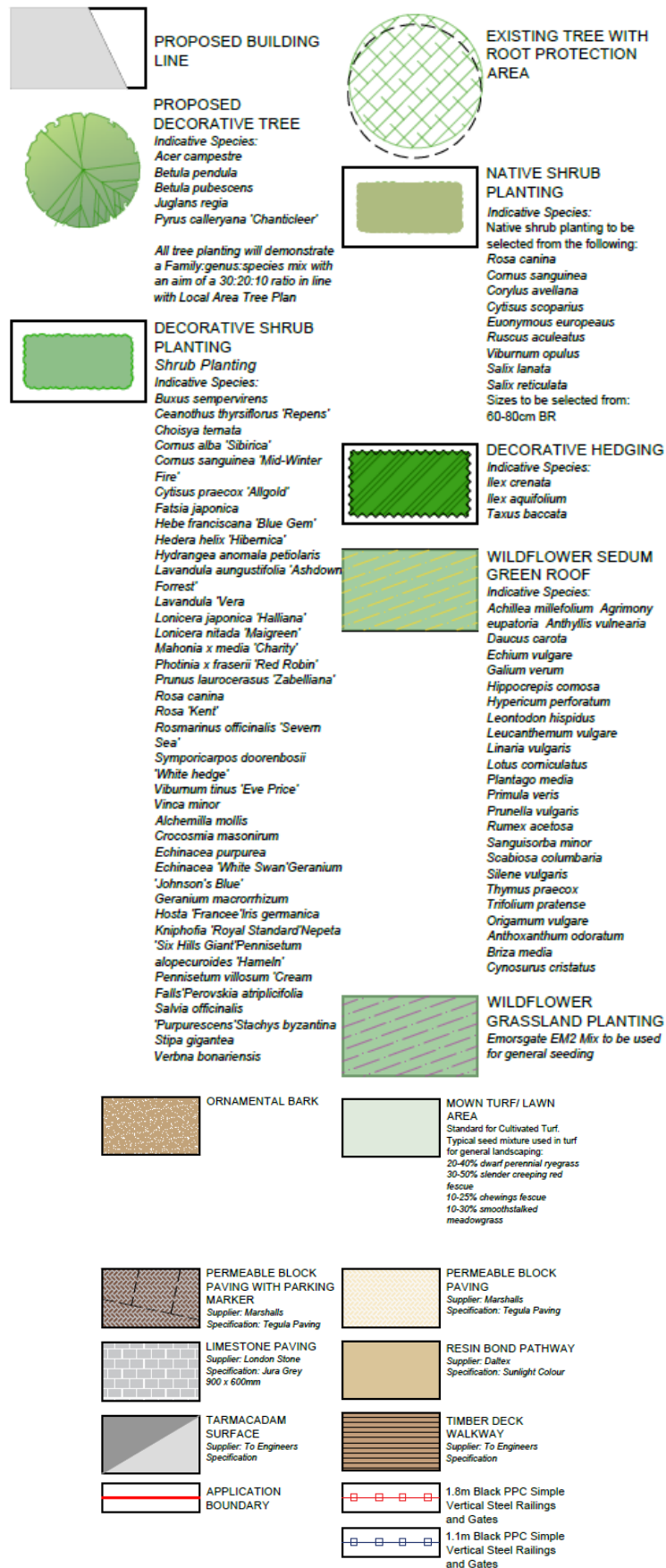


Figure 15 – Extract 2 – Key to Landscape Masterplan Rev P, received 10/05/2023

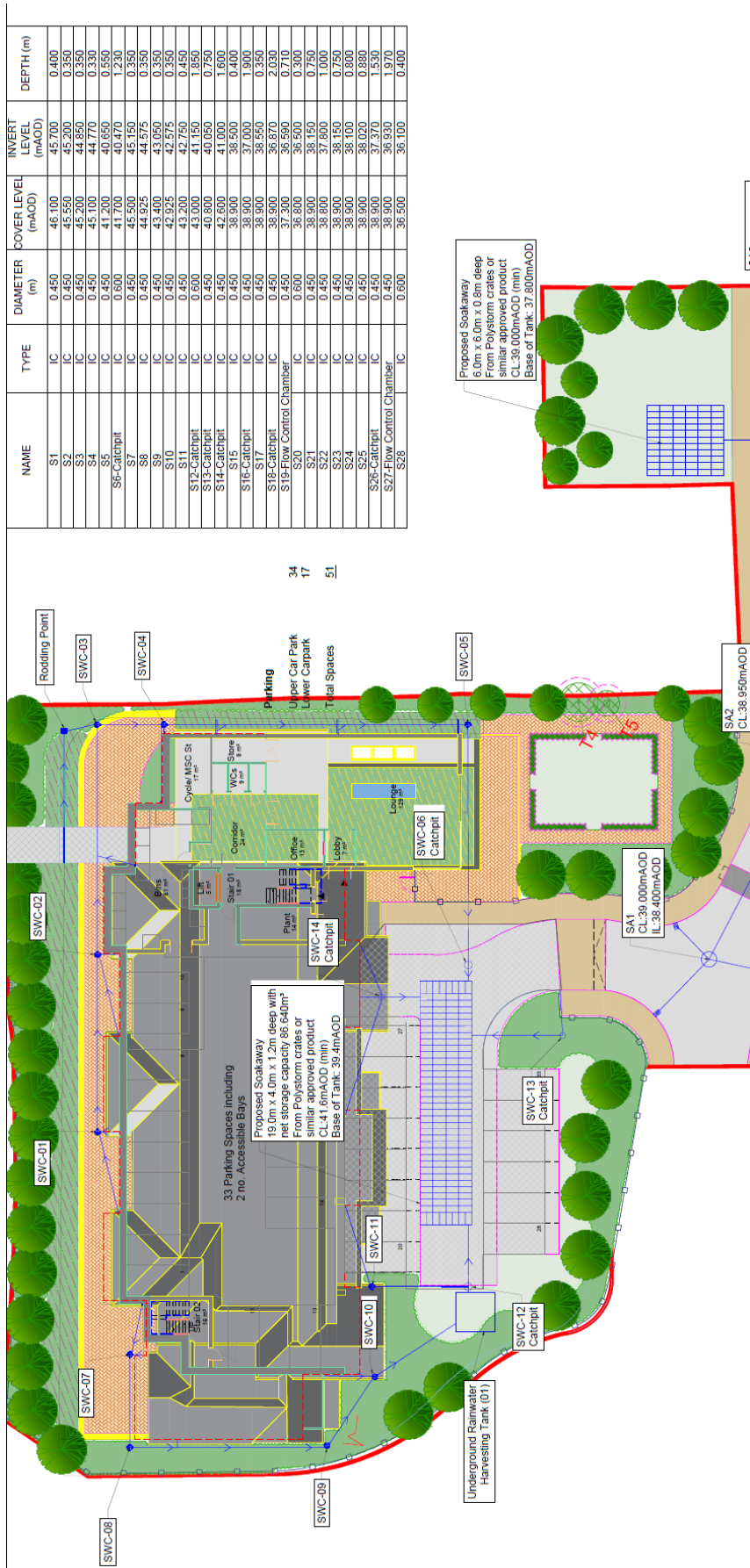


Figure 16 – Extract 1 of 2 - SuDS & Surface water drainage layout plan Block A



Figure 16 -Extract 2 of 2 - SuDS & Surface water drainage layout plan Block B

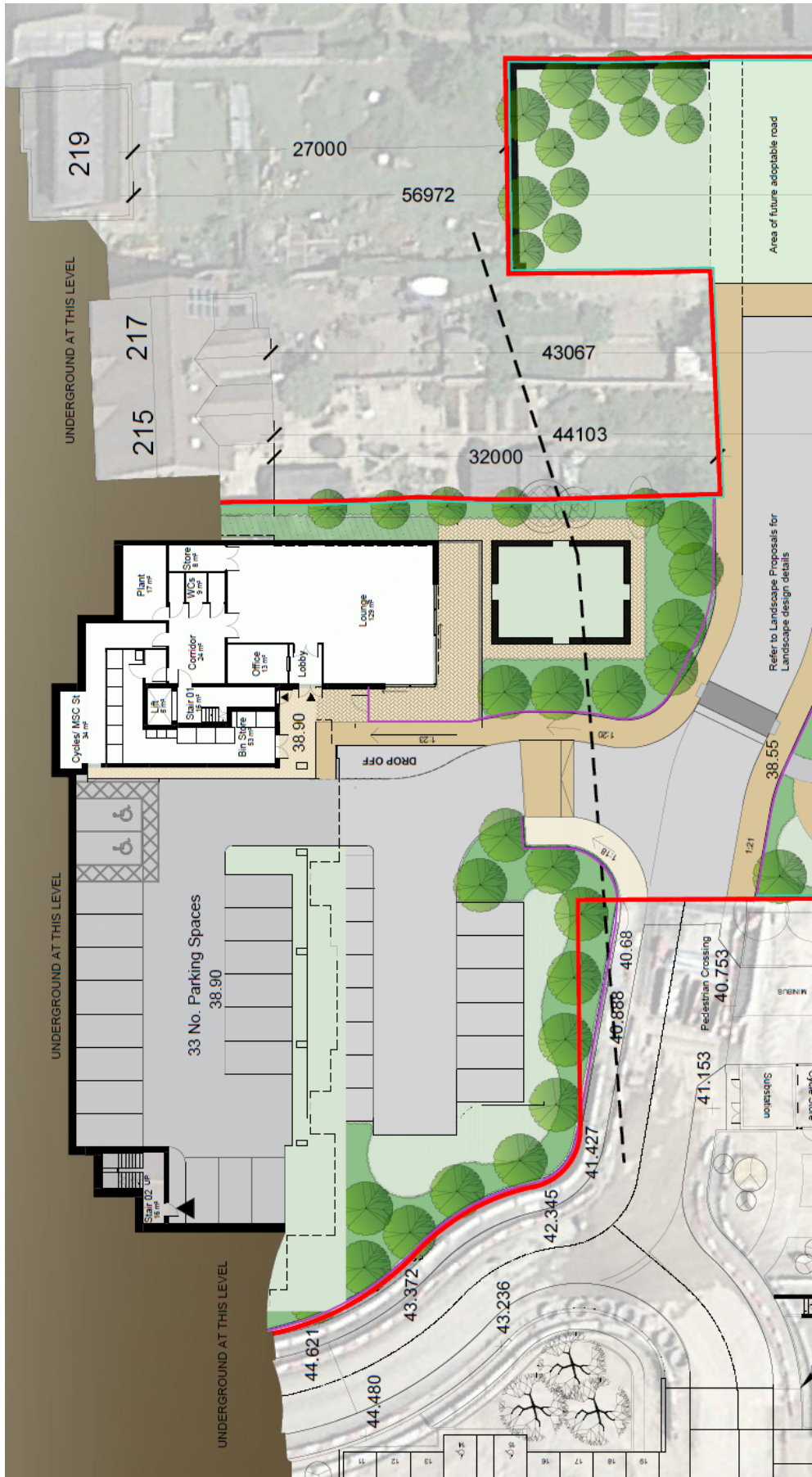


Figure 17 Extract 1 of 2 – The proposed site plan for Block A at car park level (Rev P17)

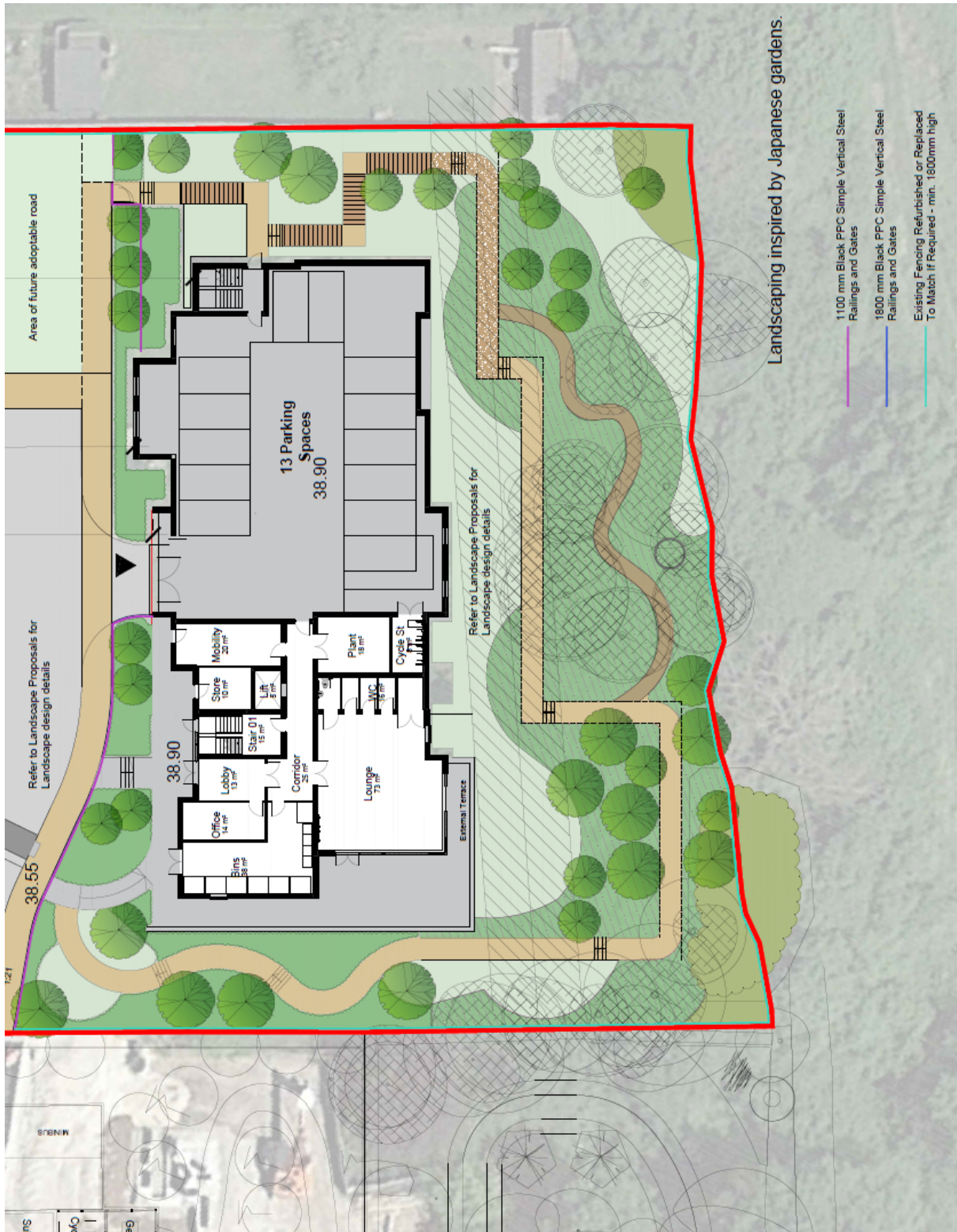


Figure 17 Extract 2 of 2 – The proposed site plan for Block B at car park level (Rev P17)

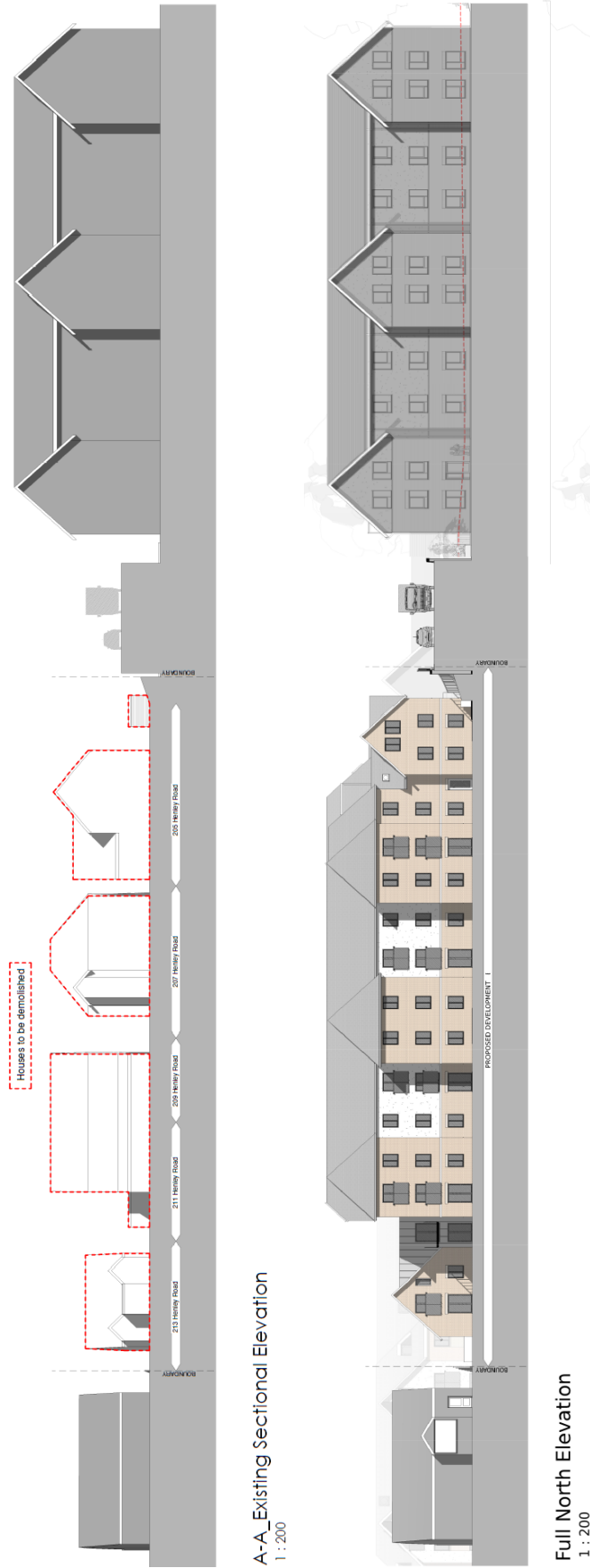


Figure 18 – Part 1/3 - Existing and proposed front elevations (no account of topography)

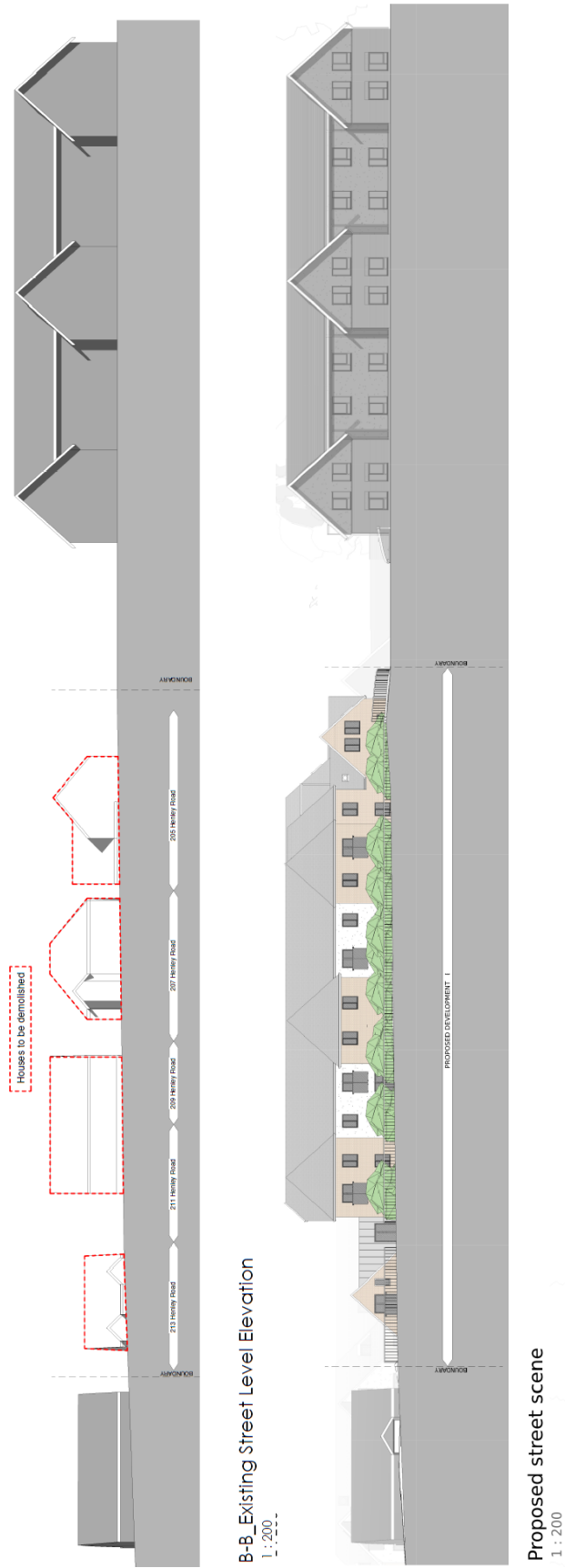


Figure 18 – Part 2/3 - Existing and proposed front full elevations and streetscenes (taking account of topography) within the context of neighbouring buildings

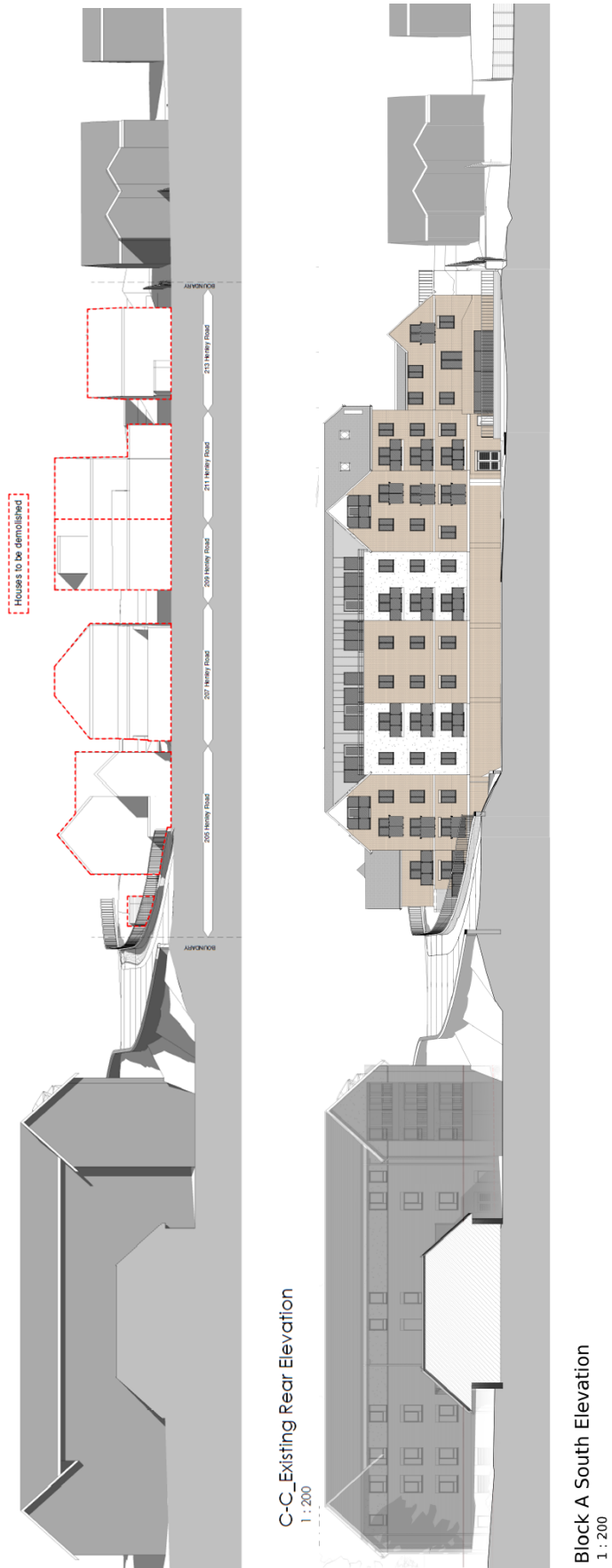
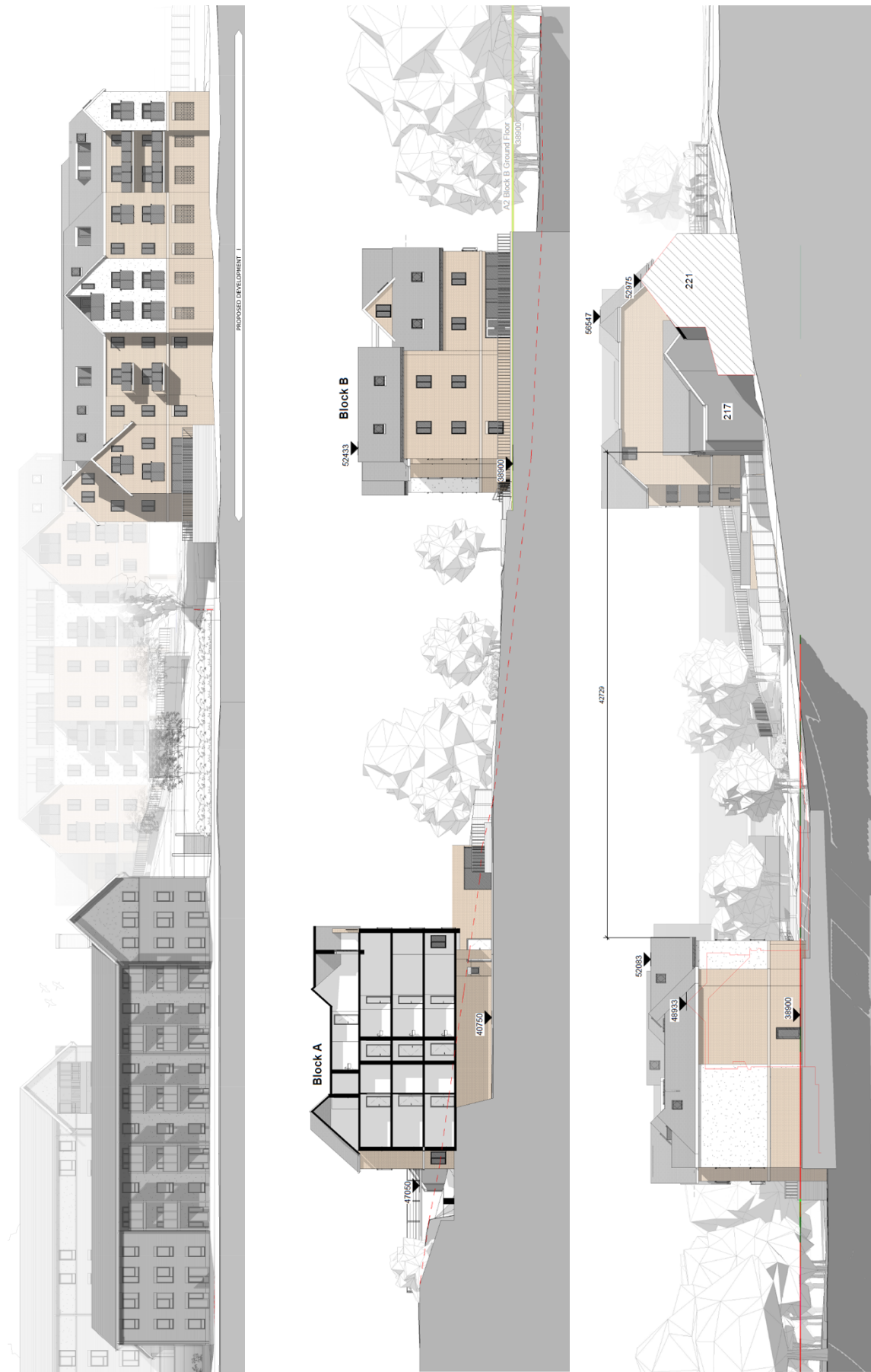


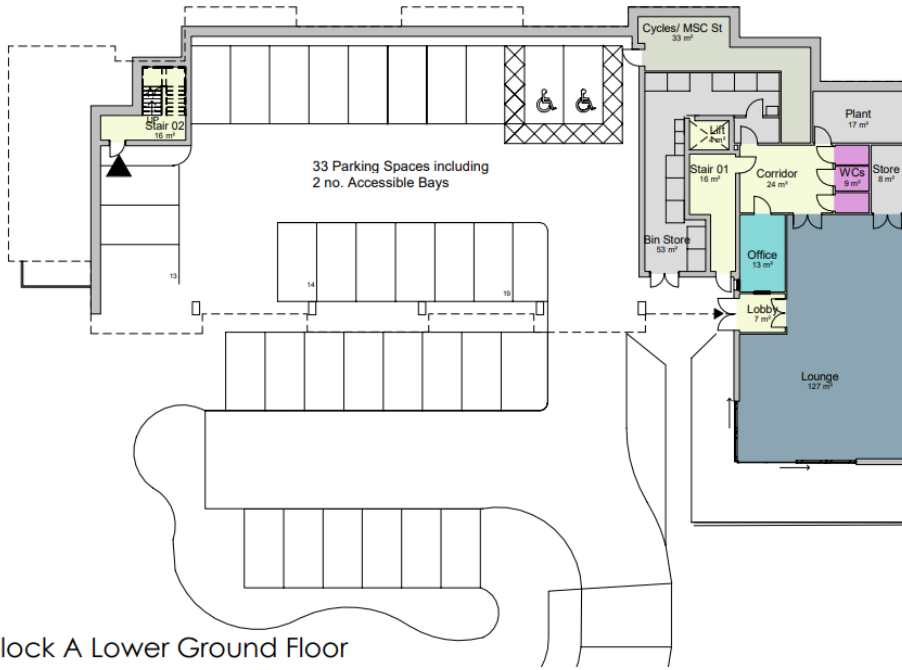
Figure 18 – Part 3/3 - Existing rear and proposed rear of Block A full elevations and streetscenes (taking account of topography) within the context of neighbouring buildings



Section E-E Location

— Outline of approved planning application profile

Left: Figure 19 – South elevation of Block B. Centre: Figure 20 – Site section north to south (also showing existing ground levels) Right: Figure 21 – North to south section looking west.



Block A Lower Ground Floor



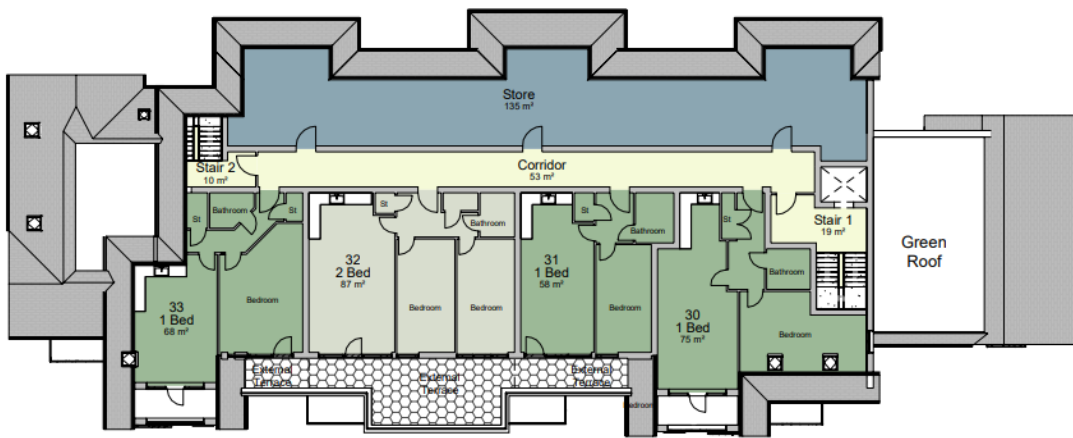
Block A Upper Ground



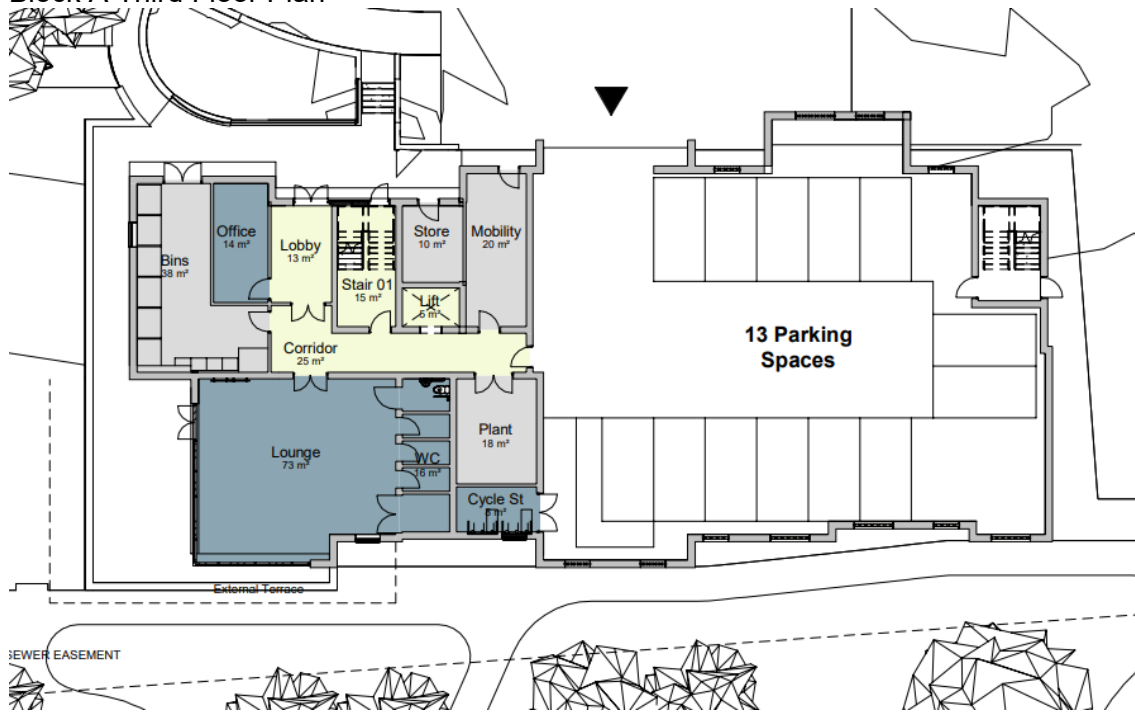
Block A First Floor Plan



Block A Second Floor Plan



Block A Third Floor Plan



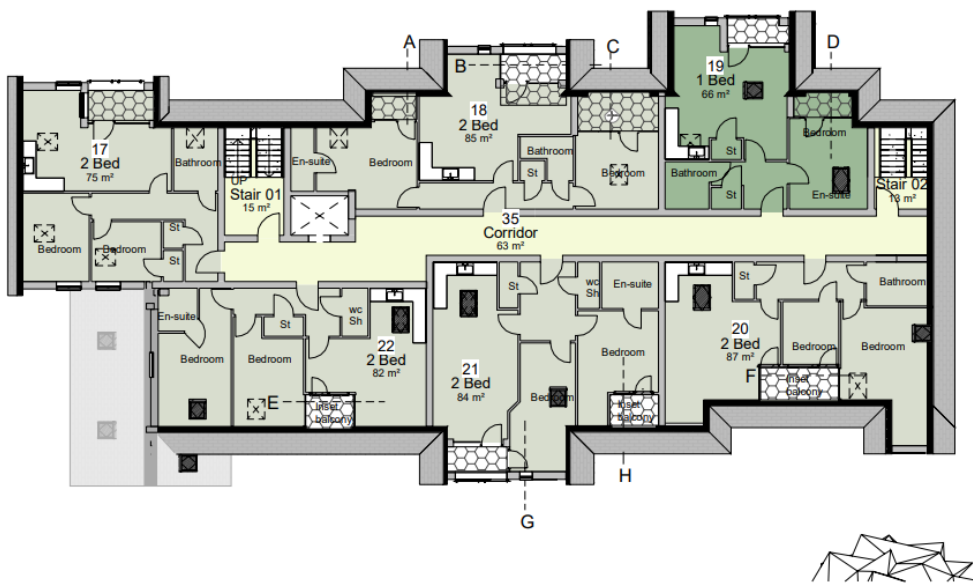
Block B Ground Floor Plan



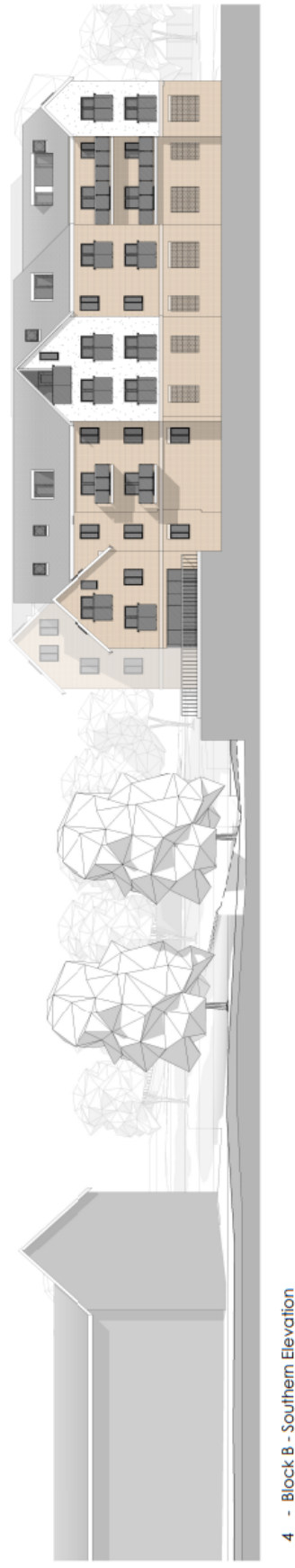
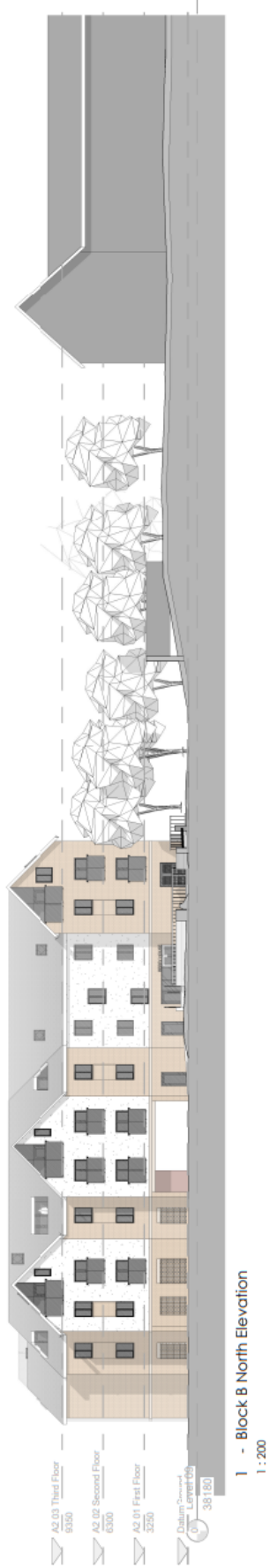
Block B First Floor Plan



A2 02 Second Floor



A2 03 Third Floor



Block B elevations – north (left) and south (right) showing the context of the Signature Care Home



Officer site photos from rear of No. 207 on 16/06/22



Officer site photos from rear of No. 207 on 23/03/23

Appendix 2 – Written responses provided by the applicant in relation to matters raised by members when the application was originally considered at Planning Applications Committee on 31st May 2023.

1) Visibility / clarity of some of the maps included in the report not being legible.

A2.1 We assume that Officers will address this in the update report. All of the reports are available on the portal and the Members can view them there in any case.

2) Concern about the loss of trees looking down towards Berry Brook – would have been beneficial to have seen further details from the Arboricultural report.

A2.2 As far as tree removal goes a large amount of the Berry Brook trees are remaining in place. As shown on the removals/ retentions drawing (220713-P-11) inside the site boundary there are 18No. Retained trees alongside 1No. established scrub grouping. This boundary is then being reinforced with 18no. new trees in an effort to gap fill and reinforce the boundary. All trees outside our application boundary remain untouched and as they currently appear (being outside of our control).

3) More information in relation to the canopy cover provided by the 47 trees proposed to be lost.

A2.3 As per the response above, this information is all part of the initial Arb survey (CtC220713-PD-11 – see Appendix 3) and is shown on the removals/ retentions drawing (220713-P-11) produced as part of this. We are not sure what additional information Members would like to see above and beyond this? Can we suggest that some of this information is replicated in the Officer Update report in order to exemplify the quantum and (lack of) quality of trees to be lost, as well as the replacement planting proposed.

4) More information in relation to the form and nature of the 90 proposed trees and how much they will contribute to canopy cover at the site.

A2.4 These details normally would all be provided via condition as a pre-start request. Indicative species have been provided. As a general note; of the species indicated there are no ‘manicured’ tree forms. We are unclear where the Cllr gets this assumption from. The current list adheres to the clauses of the current Local Authority planting list, density and variation. This list has been discussed and agreed with Officers through the determination period. It would seem unnecessary to provide anything further at this stage – a planning condition on landscape details is entirely appropriate given the extensive discussions that have been held to date.

5) How the proposed landscaping compares with that existing/approved at the Signature care home site?

A2.5 We are not clear exactly what is being asked for here? If unity across the schemes is required then this is usually addressed via the afore mentioned pre-start condition. The scheme has had due consideration of its neighbours, including the care scheme. At this stage the planting list is indicative and is subject to change when detailed work is put forward. There will not be any public access between the two schemes.

6) Flood mitigation – despite the SuDS information at 4.7 of the main agenda report and conditions 32&33, a better understanding as to how flooding would not occur at the site is required, in the context of so much hard landscaping and the proximity of the site to Berry Brook. Is the Brook going to constantly flood with all the overflow?

A2.6 The Officer report dealt with this matter, and the EA responded in July 2022 (see Appendix 4). The discharge rate leaving the site and entering the brook will be restricted to 1 l/s only, and the outlet will have a non return valve fitted, so there will be no back up of flow. It should also be noted that the top half of the site will be dealt with via soakaways, and the southern part of the site will have attenuation and restricted flow, therefore sufficient measures have been proposed to deal with any extreme storm event. These requirements can be secured by condition. We note there are no objections from the LLFA or EA and so we consider that with the use of appropriate planning conditions this matter is acceptably resolved.

7) Concern about the reptile relocation scheme being required in the first place in an untouched area where the proposals seek a lot of hard landscaping and structures.

A2.7 This approach has now been agreed with the Council's ecologist and is common practice, particularly in redeveloping brownfield sites. There seems to be a subjective judgment regarding the extent of hard landscaping – BNG and general biodiversity improvements have been dealt with and agreed with Officers and accords with your adopted policies.

8) Desire to find out from the developer why the position / design of the entire layout of the property exactly the way they did, and why it hasn't perhaps respected more of the overall canopy cover currently there.

A2.8 This application had been lodged for over a year and has been subject to a number of revisions as part of the iterative design process. The scheme has been laid out to ensure maximum number of quality trees are retained, whilst at the same time taking into account the wider site constraints – easements, distances to adjacent properties, access roads, access through the site to the adjacent parcel of land, major level constraints, orientation, parking requirements, raised floor levels from the FRA, relationships to Henley Road frontage and the adjoining care home and neighbours; and the level of impact/importance that each of these constraints has had upon the overall layout. As explained above and in the AIA, no high quality trees are lost, and this neglected garden area would be repurposed and put into productive use for future residents, alongside a high quality new landscaping scheme.

9) What does a development and infrastructure phasing plan (as agreed with Thames Water) mean in effect and why is the condition trigger point pre-occupation, rather than pre-commencement?

A2.9 This we understand, is a standard Thames Water requirement. The condition wording could potentially be amended to make it pre-commencement.

10) There is a feeling amongst residents that they have been a little hard changed in terms of what they were expecting and what they now have in front of them (paragraph 4.16.10 of the main agenda report).

A2.10 The appropriate public consultation has occurred. This appears to be a non planning matter. No further comment.

11) Why are there such wildly different figures in relation to the deficit in the scheme?

A2.11a The primary differences between the applicant's and council's viability assessment were in relation to assigning a separate value for car parking; cost efficiencies suggested by the council's quantity surveyor; and a reduced benchmark land value suggested by the council's consultant removing any landowner premium; and a reduced profit allowance from 18.5% to 17.5%. These are largely quite standard variations for viability negotiations, where the council's consultant aims to achieve best value assessments for the council.

A2.11b The single largest point of variation was the assigning of separate value to the car parking. The applicant's consultant does not necessarily agree this is an appropriate valuation approach as there is danger of 'double counting' value, given the dwellings are valued on the basis of comparable evidence which includes parking, but they have without prejudice adopted the council's consultant's figure in this regard.

A2.11c Overall, it is most appropriate to consider the most recent appraisal by BPS (14 March 2023) shown on p8 (Officer note: included below), as this table summarises the above points well. This represents the final position of the parties. The difference between the parties is a deficit of -£3.273m vs -£1.896m - a difference of £1.377m, which is comprised of the parking value, the profit reduction, and benchmark land value reduction through removal of landowner premium.

Input	S106M	BPS	Position
Private Sales Values	£22,680,000	£22,680,000	Agreed
Ground Rents	£nil	£nil	Agreed
Car Parking	£0	£690,000	Agreed
Build Costs including externals	£13,765,000	£13,109,583	Disagreed – We have not been provided with appropriate evidence for the increase in costs.
Contingency	5%	5%	Agreed
Professional Fees	10%	10%	Agreed
Marketing & Agent Fees	3%	3%	Agreed
Private Legal Fees	£0	£0	Agreed – We consider 3% outlined above sufficient to include marketing, agent and legal fees.
S106	£0	£0	Ambiguous – Subject to Council confirmation.
CIL	£768,076	£768,076	Ambiguous – Subject to Council confirmation.
Finance	7.00%	7.00%	Agreed
Profit (Private)	17.50%	17.50%	Agreed
Pre-construction	0 months	0 months	Agreed
Construction Period	24 months	24 months	Agreed
Sales Period	14 months with no off plan sales	9 months with 40% off plan sales	Disagreed – We consider an allowance should be made for off plan sales.
Benchmark Land Value	£3,375,000	£2,825,000	Ambiguous – We have not been provided with sufficient time to review this element.
Viability Position	-£3,273,000	-£1,896,138	Disagreed – Whilst we agree that the scheme is in deficit, we find the deficit to be lower than S106M's figure.

Extract of page 8 of the BPS independent assessment addendum report, as referenced at paragraph A2.11c above.

12) Following on from the above, a wider question about whether this is actually ever going to get developed, given such a huge deficit is predicted? Like to hear from the developer how they are going to bridge that gap.

A2.12a When we refer to deficit we are referencing a deficit against the targeted profit (rather than a loss), which the council's consultant has set at a target of 17.5% of Gross Development Value. This sits in the middle of the range outlined in national guidance (15-20%). Actual return in the council's consultant's appraisal would be c.11%, suggesting the scheme is commercially deliverable, generating a return and not a loss, if at a sub-target return. The deficit therefore refers to the difference between this 11% actual return and targeted 17.5% return (-6.5%).

A2.12b It should be highlighted to Members that a late review mechanism has been agreed such that any valuation uncertainty regarding sales values or build costs will be resolved by the applicant submitted actual achieved sales information and invoices for build costs at 75% completion of the development. If either sales have been underestimated or costs overestimated at the current date and a surplus is generated at that later date then a further contribution will be made by the development up to the full policy compliant amount - essentially an overage provision securing the council's interests.

13) Questions regarding the suitability of the site for its intended purpose, given the significant slope and number of steps proposed; whilst the proposals go to some lengths to try and make it accessible, over 65's will get older and as they get older they will get frailer.

A2.13 There is a recognised shortfall and need for older persons accommodation in the Borough. We note these comments but consider the scheme entirely appropriate in that regard. All required standards are met – and indeed there is a new care home immediately adjoining this site.

14) Disappointing that the developer was unable to identify which flats would be wheelchair accessible. Would like to know where those wheelchair accessible flats are now and that they are suitable and that they are ready for wheelchair users to use?

A2.14 We have updated the attached 'Policy H5 document' that we issued April 2022 which lists the wheelchair accessible apartments (see Appendix 5). This explains that Block A has direct and accessible links to Henley Road at Upper Ground Floor Level, and as such we have designed apartments 02, 05, 08, 10 to be fully compliant with m4(3). Within block B, due to the siting of the building and access, all the apartments have been designed to comply with m4(2) as m4(3) is not possible.

15) Provision of electric vehicle charging points

A2.15 As per new Building Regulations, which have come in during the determination of this application, we will now be providing 100% EV charging provision. This can be secured via planning condition (as it was included in the Officer report already).

Appendix 3 – Full copy of the Arboricultural Report Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement by Clever Tree Consultants Ref CTC220713-PD-11a dated February 2023, as received on 08/03/2023



Clever Tree
Consultants

Arboricultural Report

Tree Survey,
Arboricultural Impact Assessment &
Arboricultural Method Statement

In relation to the development proposal at:

**205-219 Henley Road
Caversham
Reading
RG4 6LJ**

February 2023

CTC220713-PD-11a

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Section 1: Arboricultural Impact Assessment

1 Summary

1.1 This arboricultural report has been instructed on behalf of Cube Group to provide information to assist all parties involved in the planning process to make balanced judgements with regard to the arboricultural features in relation to the proposed development at 205 - 219 Henley Road (the 'Application Site').

1.2 This report includes:

- an assessment of the trees, their quality and value in accordance with BS 5837:2012 - Trees in relation to design, demolition and construction;
- the site context and observations on the trees;
- local planning policies relevant to the consideration of trees on the site;
- the impact of the proposed development upon the tree population in and around the site;
- methods of reducing impacts on trees; and
- measures to be taken to protect trees during the proposed works.

1.3 It is the conclusion of this report that the proposed development is achievable both in arboricultural terms and in relation to local planning policy regarding trees. The impact of tree removals and the provision of suitable mitigation planting has been assessed, and tree protection measures have been specified in accordance with best practice sufficient to safeguard retained trees during the works.

1.4 The removal of trees, shrubs and hedgerows are required to facilitate the proposed development. The visual impact the loss of these trees and hedgerows will have on the on the character and appearance of the wider local area and landscape is considered to be minimal, due to the majority being located within the rear gardens of the site and therefore with restricted visibility from public areas.

1.5 The proposal includes a significant number of new trees as well as new shrub, hedgerow and wildflower planting that has the potential to improve, formalise and significantly increase canopy cover on site. As the majority of proposed removals are of low quality, the mitigation is provided is considered sufficient and the development sustainable in landscape terms.

2 Introduction

Instructions

- 2.1 This arboricultural report has been instructed on behalf of Cube Securities, to provide information to assist all parties involved in the planning process to make balanced judgements with regard to the arboricultural features in relation to the proposed development at 205 - 219 Henley Road, Caversham (the 'Application Site').

Development proposal

- 2.2 The proposed development comprises the "*demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road*".

Qualification and experience

- 2.3 The author of this report, Edward Cleverdon, is an Arboricultural Consultant who deals with trees in relation to all forms of human activity, including the built environment. He is a Professional Member of the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association, a qualified professional tree inspector (LANTRA), a registered user of Quantified Tree Risk Assessment (QTRA) and has a BSc Honours Degree in Arboriculture from the University of Central Lancashire.

Scope and limitations

- 2.4 The survey is not a health and safety inspection of trees; however, trees identified as imminently dangerous will have be highlighted and recommendations made, where appropriate.
- 2.5 The contents of this report are the copyright of *Clever Tree Consultants* and may not be distributed or copied without the author's permission.

Methodology and guidance

- 2.6 The author has referred to *British Standard 5837: Trees in relation to design, demolition and construction (2012)* which provides a methodology for the assessment of trees and other significant vegetation on development sites.

- 2.7 BS 5837:2012 is intended to assist decision making with regard to existing and proposed trees and sets out the principles and procedures to be applied in order to achieve a harmonious relationship between existing and new trees and structures that can be sustained for the long term.
- 2.8 The BS 5837:2012 recommends the National Joint Utilities Group (NJUG) document *Guidelines for the planning, installation and maintenance of utility apparatus in the proximity to trees*. Volume 4, issue 2. London: NJUG, 2007, as a normative reference for guidance on the installation of utilities within proximity to trees.

Supporting information

- 2.9 This report should be read in conjunction with the following supporting documents attached to this report.

Document	Reference	Location
General Arboricultural Method Statement	N/A	Section 2
Tree Survey Plan	220713-P-10	Appendix A
Tree Removals Plan	220713-P-11	Appendix A
Tree Protection Plan	220713-P-12b	Appendix A
Tree Schedule	220713-PD-10	Appendix B
Tree Work Schedule	220713-PD-12	Appendix B

Definitions

- 2.10 **Root Protection Area (RPA)** – a layout design tool indicating the area surrounding a tree that contains sufficient rooting volume to ensure the survival of the tree.
- 2.11 **Tree Protection Zone (TPZ)** – an area based on the RPA in m² identified by an arboriculturist, to be protected during development, including demolition and construction work, by the use of barriers and/or ground protection fit for purpose to ensure the successful long-term retention of a tree.

3 Observations & Context

Site visit

- 3.1 The site was visited by Edward Cleverdon on the 8th August 2022, to survey on and off-site trees and vegetation which may be of significance to the proposed development. The survey was carried out in accordance with BS 5837:2012 and from ground level only.

Site location and description

- 3.2 The application site is located off the A4155 Henley Road which links Reading to the southwest and Henley to the northeast. The site is within Reading Borough Council. It has an area of 6260m² and comprises the house and gardens of No.s 205 - 207 Henley Road which are to be demolished and redevelopment of land to the rear of No.s 205-219 Henley Road.
- 3.3 The surrounding area is distinctly residential to the west and north with areas south and east of the site containing the expansive Caversham Lakes which form a significant wildlife area.
- 3.4 The site specifically abuts the Berry Brook Biodiversity Opportunity area and sits within a 'treed corridor' as defined within the Reading Borough Council adopted Tree Strategy (2021).
- 3.5 The majority of trees and vegetation items on the site are made up of patches of unmanaged low-level shrubs and scrub within the northern half of the site, with larger mature scrub items and individual trees to the south.
- 3.6 There are two Tree Preservation Orders that affect the site, TPO 165-07 which we believe relates to T33 within this survey although the TPO records the tree as *Robinia Pseudoacacia* but was recorded as a dead tree believed to be *Prunus avium* within the survey, and TPO 164-07 which relates to the poplar trees T14, T43 and T44.
- 3.7 The most notable vegetation items on the site include the early-mature poplar tree T14, the mature Leyland cypress tree groups G45 and G47, and the mature mixed vegetation along the southern boundary which provides a nature corridor.



Map 1 (Google 2021): Dashed red line highlighting the location of the site within the local area.

Views of the site and trees



Photo 1: view of the poplar tree T14, distant view of poplar tree T44 and Leyland cypress groups G45 and G47.



Photo 2: view of typical low level scrub vegetation recorded across the northern half of the site.



Photo 3: view of the dead cherry tree T33 believe to be covered by TPO 165-07.



Photo 4: mature southern boundary vegetation.



Photo 5: crown failure within cypress groups G45 and G47 likely resulting from storms in February 2022.



Photo 6: typical site frontage vegetation.

4 National and Local Planning Policy

4.1 Planning policy at national level is set out in the government's National Planning Policy Framework (the 'NPPF')*, published in July 2021.

4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

4.3 In the context of the proposed development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:

- Paragraph 131 - *"Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users."*
- Paragraph 174 - *"Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of ... trees and woodland"*.

4.4 Planning policy at the local level is currently set out in the LPA's Local Plan (the 'LDP'), published in 2019. In the context of the proposed development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- EN12: Biodiversity and the green network, "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.”

- “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.”
- EN13: Major Landscape features and areas of outstanding natural beauty, “Planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature as shown on the Proposals Map”.
- “Development which affects the setting of an Area of Outstanding Natural Beauty (AONB) will be accompanied by a Landscape and Visual Impact Assessment that demonstrates that there is no detrimental impact on the North Wessex Downs or Chilterns AONBs in terms of scale, design, layout or location.”
- EN14: Trees, Hedgerows and woodlands, “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 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, or off-site in appropriate situations, 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. Measures must be in place to ensure that these trees are adequately maintained.”

5 Technical Information

Tree data

- 5.1 The Tree Survey Plan at Appendix B illustrates the location of trees, the extent of the spread of their crowns and their root protection areas. Dimensions, comments and information for each tree are given in the Tree Schedule at Appendix A.

BS5837 (2012) category breakdown

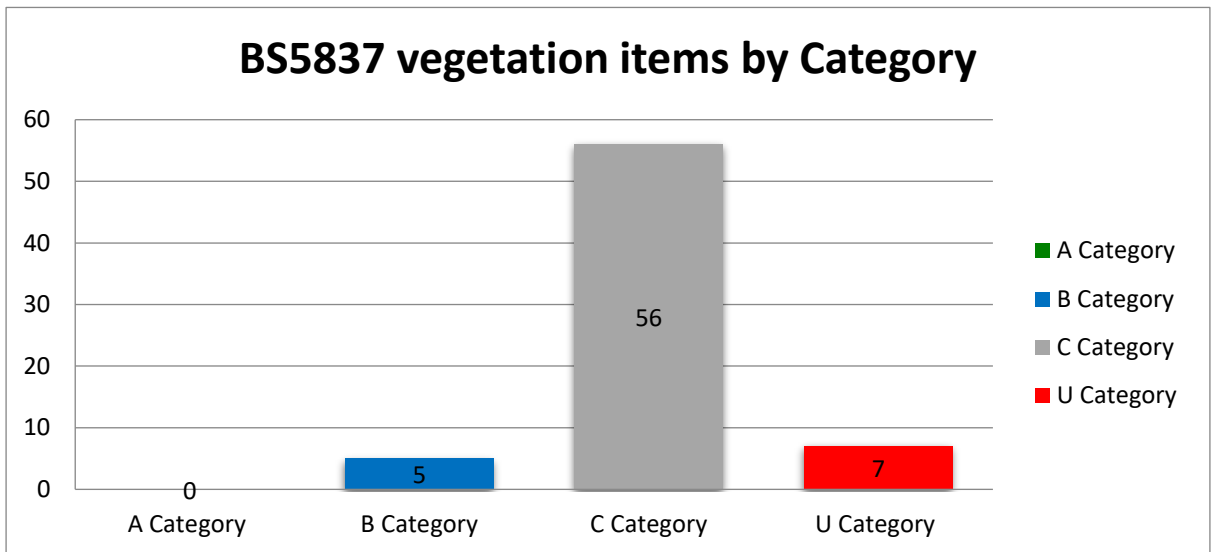


Figure 2: Breakdown of BS5837:2012 categorise of the 68 survey entries recorded on and adjacent to the site. All trees, shrubs and hedgerows are of low quality and value.

6 Analysis of the Proposal in Respect of Trees

Arboricultural Impacts

- 6.1 **Loss of trees** – The proposed development will require the removal of 21 trees, 12 shrub / hedgerow groups, and 2 conifer groups. Further to this, an additional 6 trees are proposed for removal due to failing condition.

Of the 35 survey entries proposed to be removed, one tree and two conifer groups are of moderate quality and value (B Category), albeit noted to be of marginal moderate quality, and 32 trees and groups of small trees, shrubs or hedgerows are of low quality and value (C Category) refer to Figure 3.

Four trees subject to a TPO are to be removed, the poplar tree T14 noted to be in fair to good condition and with lower moderate amenity value; the poplar trees T43 and T44 noted to be in poor condition with limited useful life expectancy; and what is believed to be the dead cherry tree T33, as no *Robinia pseudoacacia* tree was recorded within the location.

Details of the proposed removals are specified within the Tree Work Schedule at Appendix A and shown on the Tree Removals Plan at Appendix B.

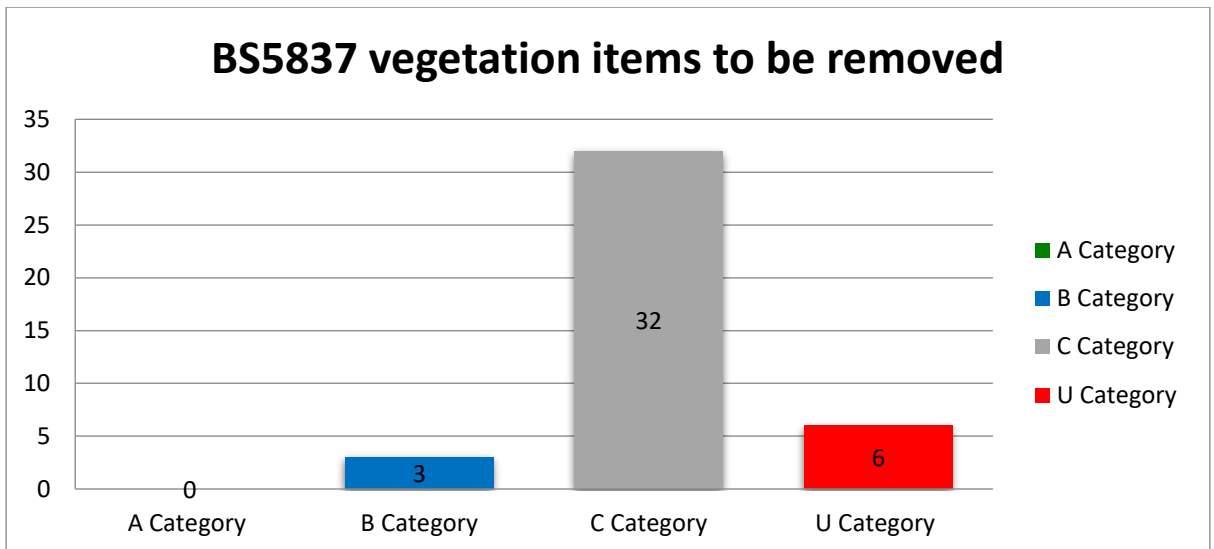


Figure 3: Proposed removals in comparisons to the total number of survey entries recorded and their category in accordance with BS5837.

- 6.2 The proposed loss of trees and hedgerows is part of the development and relandscaping of the site. The majority of removals include low-level shrubs and small trees the removal of which will have limited visual impact on the wider surrounding landscape where replaced with a new planting strategy.
- 6.3 Of the three B Category items to be removed, the poplar tree T14 is not highly visible from the surrounding landscape and was noted to be of lower moderate amenity value, the categorisation owing to high growth potential and future amenity value.
- 6.4 The two B Category Leyland cypress groups G45 and G47 are notable due to their stature however have suffered from various limb failures due to storm damage and are somewhat out of keeping with the location. The size and shading that the trees provide mean there is little or no vegetation growing between the groups and surrounding trees have suppressed or etiolated form. The removal of these trees and replacement with orchard trees and diverse ground flora is likely to have significant ecological benefit to the site.
- 6.5 Even though a large number of vegetation items within the site are required to be removed to facilitate the development, there are only limited items of moderate quality and value, while the remaining are of low and poor quality and value. The mature southern boundary vegetation which adds to the local nature corridor will be retained and site will be replanted as part of an extensive landscape scheme to improve the amenity benefits of the site.
- 6.6 The loss of these trees and hedgerows, where replaced within a comprehensive landscaped strategy, will have an insignificant impact on the character and visual

appearance of the wider surrounding local area due to their limited public amenity value, due to their quality and internal location within the rear gardens of the Application Site.

- 6.7 **Arboricultural mitigation** – A landscape plan has been proposed and will form part of the planning application for the development. This design includes circa 59 new high-quality trees as well as shrub, hedgerow and wildflower meadow planting.
- 6.8 The large number of trees, shrubs, and hedgerows that are proposed will significantly increase canopy cover within the site and local area, formalising planting across the site and including significant improvements to the site frontage. Although canopy cover will initially be reduced following the proposed removals, the new planting will surpass the existing canopy cover in the short to medium term.
- 6.9 Further details could be provided through a carefully developed planting scheme, which would greatly benefit the amenity values of the area long into the future. Such a scheme needs to be followed up with good quality planting and aftercare in accordance with BS 8545:2014 – Trees: from nursery to independence in the landscape, to ensure the trees have the best opportunity to successfully establish and thrive.
- 6.10 **Site access** – The existing and proposed site access routes can be used to facilitate the development without impacting the retained trees (which are confined to the south of the site), provided tree protection measures are installed as specified.
- 6.11 **Compound area** – The proposed site compound area has not yet been designed. Prior to works commencing, the site manager must liaise with the arboricultural consultant to locate and agree on a suitable location for the site compound area to avoid impacting retained trees. Given the location of most of the retained trees are to the south of the site, the position and extent of the compound area is not considered to be a little constraint.
- 6.12 **Construction of proposed dwellings** – The construction of the main built elements of the proposal are sufficient distance from retained trees not to warrant specialist construction measures or be considered a constraint on development.
- 6.13 **Daylight and sunlight levels** - Shading by trees is not considered to be a significant issue in relation to this proposal due to the separation between proposed buildings and retained trees.
- 6.14 **Construction of new hard standing** – While bark-chip landscaped paths are included within the RPA of retained trees to the south of the site, no formal hard surfacing has been included that will affect retained trees. Retained trees to the south of the site will

remain within a construction exclusion zone during the development phase, with access only permitted to create paths during the landscape phase. Arboricultural supervision will be required during access within the construction exclusion zone, where paths will be manually installed above-ground using pegged timer edging. Proposed steps within the outside edge of the RPA for T50 and T52 will be of light construction working with the existing levels. Any requirement for excavation to insert steps will be undertaken using hand-held tools and avoid any significant roots uncovered measuring >25mm diameter.

- 6.15 **Drainage and services** – The proposed location of drainage has been designed to avoid the RPA of retained trees. Where proposed underground services are required, these must also avoid the RPAs of retained trees. If avoiding RPAs is not possible, the installation of underground services must adhere to industry best practice. The BS 5837:2012 recommends the National Joint Utilities Group Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees Volume 4, issue 2: NJUG, 2007 as a normative reference in these instances. As the location of proposed underground services are not currently available a specific Arboricultural Method Statement to deal with services be required within planning conditions for the site.
- 6.16 **Tree protection measures** – Retained trees can be successfully protected during the proposed development works by using robust fencing and ground protection measures which comply with the recommendations outlined within BS5837:2012. For details of all tree protection measures required during construction operations, please refer to the Tree Protection Plan located at Appendix B.
- 6.17 The Tree Protection Plan highlights areas within RPAs where no-dig construction is proposed and works to existing hard standing is required. It will be necessary during the main development works, that these areas are sufficiently protected until they are required to be constructed. This can be achieved by installing additional protective fencing as specified on the Tree Protection Plan, or by installing suitable ground protection measures that are in accordance with industry best practice guidance, as stated within Section 6.2.3.3 of BS 5837:2012, refer to Appendix C. All ground protection must be fit for purpose and capable of supporting any traffic using the area without being distorted or causing compaction of underlying soil.

7 Discussion & Conclusion

General Change

- 7.1 Although it is recognised that the loss of vegetation on the site will have some visual impact on the immediate neighbouring properties, the impact on the character and appearance of the wider local area and landscape will be insignificant due to the majority of removals being within areas of restricted visibility.
- 7.2 The proposal provides an opportunity to significantly improve and formalise landscaping on the site with extensive new tree planting and landscape enhancements that will increase the future canopy cover with markedly improved quality specimens.

Proposal in relation to local planning policy

- 7.3 The proposed development complies with local planning policies as they relate to trees. Although tree removals are required to facilitate the development, most of the vegetation items are not considered to be important in terms of the character and appearance of the property or surrounding local area.
- 7.4 The proposed development complies with Local Planning Policy EN:14 in so far as the mature boundary planting to the south has been retained, maintaining nature corridors to the adjacent water course, and the proposed removal of mostly low value vegetation items will be replaced with a net gain in trees and quality of future canopy cover.

Conclusion

- 7.5 The proposal has been assessed in accordance with BS 5837:2012 and retained trees can be successfully protected during the course of the development by following the information provided within this report and adhering to industry best practice.
- 7.7 Provided the recommendations and methods of work, as outlined within this report, are adhered to, the proposed development can be successfully carried out without having a negative impact on the character or appearance of the surrounding landscape and local area.

8 Recommendations

- 8.1 The proposal should be carried out in accordance with the recommendations outlined within this report.

Tree Protection

- 8.2 Tree protective barriers and ground protection should be installed during the construction phase of the development as detailed on the Tree Protection Plan at Appendix B.
- 8.3 The protective fencing measures and ground protection to be installed must comply with the recommendations outlined within BS 5837: 2012 '*Trees in relation to design, demolition and construction – Recommendations*'. Refer to fencing detail on the Tree Protection Plan at Appendix B and ground protection measures at Appendix C.
- 8.4 No materials or equipment other than those required to install tree protection will be delivered to the site until all fencing and ground protection is in place.
- 8.5 Engineering details of the proposed walls and hard surfaces within tree RPAs must be designed in accordance with BS5837:2012. These must be reviewed and agreed in advance of any construction works commencing on site by the arboricultural consultant.
- 8.6 Site supervision should be carried out by an arboricultural consultant at key stages of the project to ensure that retained trees can be successfully protected during the development.

Tree Works

- 8.7 All tree works are required to be carried out in accordance with best working practice BS3998:2010 – *Tree Work Recommendations* and by a reputable arboricultural contractor.

Section 2: Arboricultural Method Statement

Introduction
<p>This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012) which provides a methodology for the assessment and protection of trees and other significant vegetation on development sites.</p>
Sequence of Operations
<ul style="list-style-type: none">• Proposed tree works.• Installation of tree protection measures.• Enabling works, including the installation of a site compound.• Construction, including the installation of drainage and services.• Landscaping. <p><i>Alternative sequences can be discussed and agreed with the local authority and project manager if required.</i></p>
Supervision
<p>All key / critical activities that will affect trees during construction will be inspected and monitored by the approved arboricultural consultant.</p> <ul style="list-style-type: none">• Pre-commencement meeting with the site manager and parks department;• Inspection of tree works and tree protection measures prior to the commencement of works;• Monthly site visits to inspect tree protection measures;• Supervision during the installation of hard surfaces within tree RPAs;• Supervision during the installation of drainage and services within the RPAs of trees;• Supervision during all working operations within tree RPAs; and• Tree inspection upon completion.

Arboricultural Method Statement	
Scope	Methodology
Pre-commencement meeting	<p>Prior to the commencement of works, a meeting between the arboricultural consultant, site manager and Natural Environment Team will be held in order to discuss the tree protection measures and proposed works required in close proximity to trees.</p> <p>Contact details of all parties will be circulated to ensure all team members are able to communicate correctly.</p> <p>The site manager will be responsible for the protection of all retained trees for the duration of the project. Whenever necessary, the site manager will engage the arboricultural consultant to ensure trees are adequately protected.</p> <p>The appointed arboricultural consultant will be available for verbal advice throughout site works.</p>
Tree Works	<p>Please refer to the Tree Work Schedule at Appendix A for a list of all proposed tree works. The location of trees to be removed are highlighted on the Tree Removals Plan at Appendix B.</p> <p>It is the responsibility of the Site Manager to ensure all tree works have been approved by the local planning authority.</p> <p>All tree works will be carried out by a reputable arboricultural contractor in accordance with the recommendations given in BS 3998:2010 – Tree Work Recommendations.</p> <p>All tree works should be carried out in accordance with Section 40 of the Wildlife Act 1976 and Section 46 of the Wildlife (Amendment) Act 2000.</p> <p>It is the responsibility of the arboricultural contractor to ensure that no protected species are harmed whilst carrying out site clearance or tree surgery works.</p>
Tree Protection	<p>The position of tree protection measures are shown on the Tree Protection Plan at Appendix B.</p> <p>Protective fencing will be constructed and installed in accordance with BS5837:2012, please refer to the Tree Protection Plan for the specification. Alternatives to those shown must be agreed in advance by the arboricultural consultant.</p>

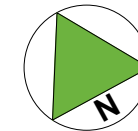
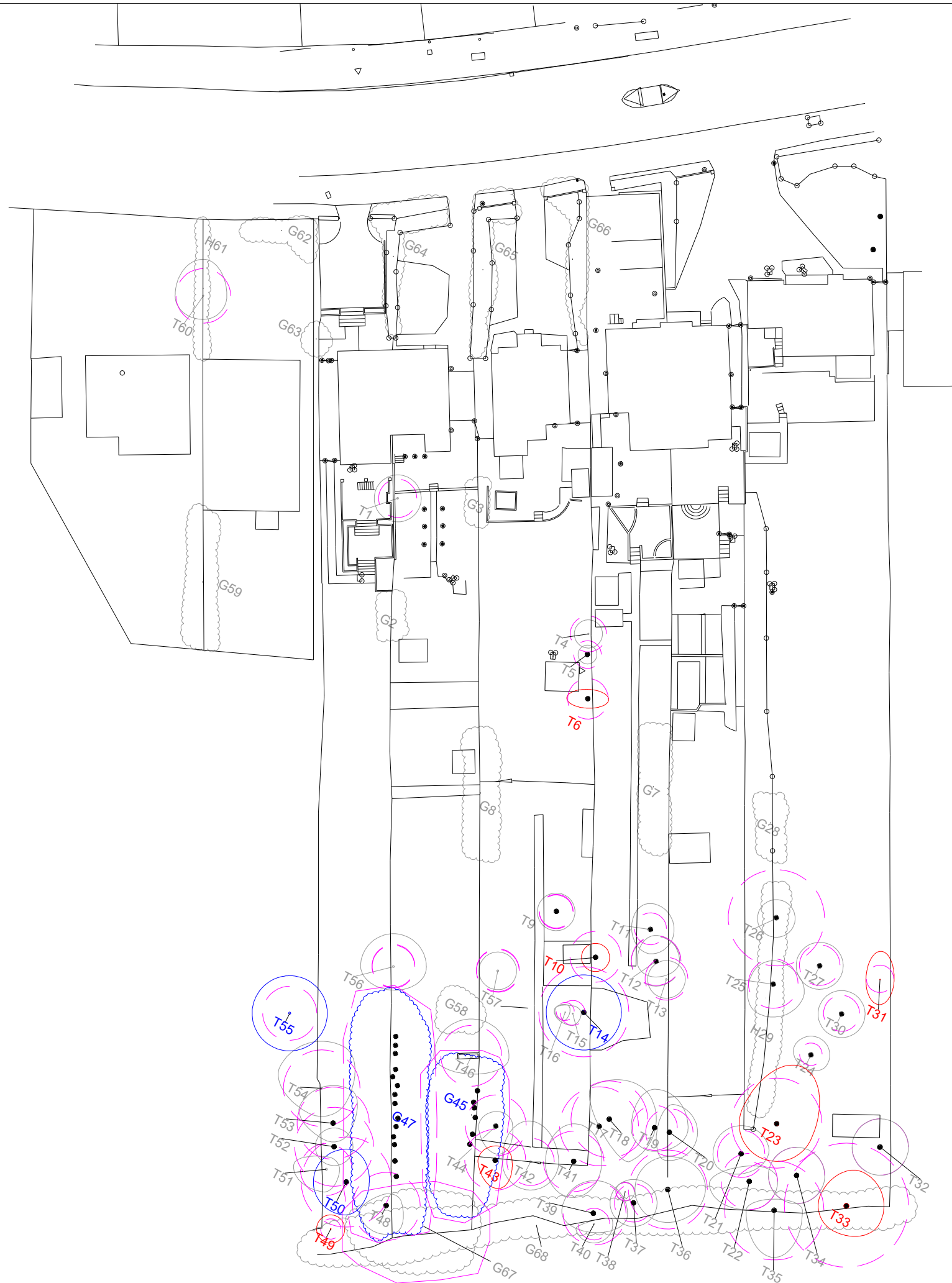
	<p>Ground protection measures are required during the construction of the development. These must be installed in accordance with industry best practice guidance as stated within Section 6.2.3.3 of BS5837:2012. They must be fit for purpose and capable of supporting any traffic entering or using the site without being distorted or causing compaction of underlying soil.</p> <p>Any machinery located within tree RPAs must operate on the appropriate ground protection at all times, this will include the installation and removal of ground protection. Examples of ground protection measures are shown at Appendix C.</p> <p>No materials or equipment other than those required to erect protective fencing will be delivered to the site before the fencing is installed.</p> <p>Signs will be fixed to every third panel stating, <i>'Tree Protection Area Keep Out – Any incursion into the protected area must be with the agreement of the local authority or arboricultural consultant'</i>.</p> <p>The main contractor will inform the arboricultural consultant that tree protection is in place before site clearance works commence.</p> <p>No alteration, removal or repositioning of the tree protection will take place without the prior consent of the arboricultural consultant.</p>
Compound Area	<p>The proposed site compound area has not yet been designed; however, the considerations below must be followed:</p> <p>The site compound must be located outside the designated TPZs as highlighted on the Tree Protection Plan at Appendix B.</p> <p>No excavation works within tree RPAs are permitted to install temporary services for site cabins and facilities. Any temporary services within tree RPAs must be above ground and protected accordingly.</p> <p>No operating generators or toxic liquids will be stored within the RPAs of retained trees during construction.</p> <p>Overhanging tree canopies must be taken into consideration when transporting, installing and removing site cabins near tree crowns. A banksman will be present during this process to ensure that all operations are carried out in a controlled manner and no part of the cabin meets overhanging tree crowns.</p>
Drainage and Service Installation	<p>All methods of work for the installation of drainage runs or services within the RPAs of retained trees will follow the guidance within Table 3 of BS</p>

	<p>5837 (2012), or National Joint Utilities Group (NJUG) <i>Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees</i>. Volume 4, issue 2, London NJUG 2007.</p> <p>Any approved works within the TPZ will be carried out using either hand tools such as an air lance and vacuum excavator or trenchless techniques as outlined within Table 3 of BS5837:2012.</p> <p>For excavation works, all roots greater than 25mm in diameter and large clumps of roots will be retained and will be immediately wrapped in dry hessian to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed.</p> <p>In some cases, individual roots less than 25mm in diameter may be pruned, making a clean cut with a suitable sharp sterile tool (e.g. secateurs or hand saw). Prior to root pruning taking place, the contractor will consult the arboricultural consultant.</p> <p>Trenches should not remain open for more than one day. If this is unavoidable, any exposed roots should be watered and covered with hessian until the area is backfilled with soil.</p> <p>No machinery will be permitted within the TPZ at any time unless ground protection is installed and agreed with the arboricultural consultant beforehand. The requirement for temporary ground protection must be installed in accordance with Section 6.2.3.3 of BS 5837:2012, refer to Appendix C.</p> <p>Prior to drainage or service installation works commencing within RPAs, the arboricultural consultant will be contacted, and a date agreed for a site meeting to run through the proposed methods of work on site with the site manager and relevant site operatives.</p>
<p>General Principals to Avoid Damage to Trees</p>	<p>All tree works will be carried out in accordance with the recommendations given in BS 3998 (2010).</p> <p>No fires will be permitted within 20m of the crown of any tree.</p> <p>No materials, vehicles, plant or personnel will be permitted into the tree protection zones at any time without the prior consent of the arboricultural consultant.</p> <p>Any liquid materials spilled on site will be immediately cleared up and removed from the site. If liquid fuel or cement products are spilled within 2m of the tree protection zone, the contractor will report the incident to the arboricultural consultant immediately.</p>

	<p>The contractor will report any damage to trees or shrubs, whether caused by construction activities or from any other cause, to the arboricultural consultant immediately.</p>
<p>Landscape Operations</p>	<p>All landscape operations within the protected area will be carried out by hand, using hand tools only.</p> <p>No dumping of spoil or rubbish, parking of vehicles or plant, storage of materials or temporary accommodation will be undertaken within the TPZs.</p> <p>All tree roots within the RPAs greater than 25mm diameter will be retained and worked around.</p> <p>Soil levels will not be increased or reduced within the RPAs of trees without prior agreement from the arboricultural consultant.</p>






Appendix A - Plans

Document	Reference	Revision
Tree Survey Plan	220713-P-10	
Tree Removals Plan	220713-P-11	
Tree Protection Plan	220713-P-12	b



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

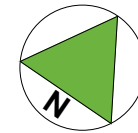
BS 5837:2012 TREE RETENTION CATEGORIES

- 
Category A
 Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- 
Category B
 Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 
Category C
 Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- 
Category U
 Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- 
BS5837 Root Protection Areas
 Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.

REV	DATE	DESCRIPTION	DRAWN
-	-	-	-
Base Drawing			
-	-	-	-


Title		
Tree Survey		
Client		
Cube Securities.		
Project		
Henley Road, Caversham.		
Date	Drawn by	Checked by
August 2022	EC	-
Drawing No	Rev	Scale
220713-P-10	-	1:500@A3








The original of this drawing was produced in colour - a monochrome copy should not be relied upon.


BS 5837:2012 TREE RETENTION CATEGORIES


- 


Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- 

Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- 

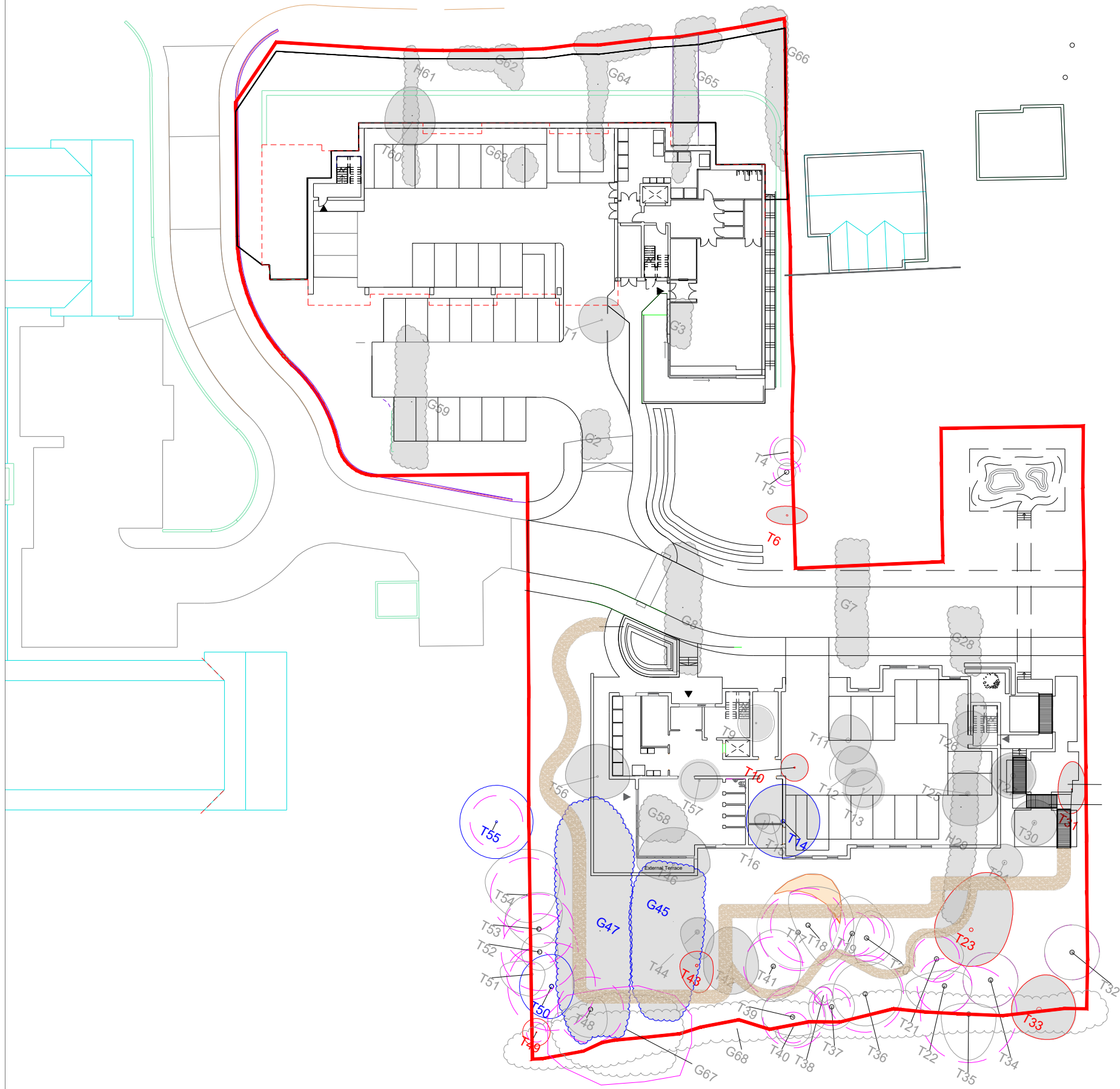
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- 

Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- 

BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- 

Trees to be removed shown shaded
- 

Trees to be pruned shown shaded



REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-

Title
Proposed Layout and Tree Removals

Client
Cube Securities.

Project
Henley Road, Caversham.

Date	August 2022	Drawn by	EC	Checked by	-
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Drawing No	220713-P-11	Rev	-	Scale	1:500@A3
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ARBORICULTURAL METHOD STATEMENT

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the retained arboricultural consultant will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 will also be complied with.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (TPZ). Keep out. Any incursion into this area must be agreed in advance with the retained arboricultural consultant and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the retained arboricultural consultant and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the retained arboricultural consultant), unless otherwise agreed in advance by the retained arboricultural consultant. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the retained arboricultural consultant.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the TPZ, at any time, unless agreed in advance with the retained arboricultural consultant.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the retained arboricultural consultant.

ARBORICULTURAL CLERK OF WORKS

The monitoring of activities at the Site will occur, at the following points:

- To sign-off the tree protection measures;
- To sign-off the tree works;
- At other points as specified within this Report and the TPP.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturalist can confirm attendance.

GENERAL PROTECTION METHODS

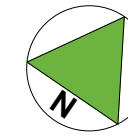
No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the TPZs and RPAs, without agreement in advance with the retained arboricultural consultant.

The TPZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the retained arboricultural consultant.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any TPZ or RPA, the incident will immediately be reported to the retained arboricultural consultant, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the retained arboricultural consultant, to determine the appropriate response.



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Position of protective fencing and tree protection zones during construction.** Position may be amended for landscaping.
- Secondary position of protective fencing and tree protection zones during landscape works.**
- Bark chip landscaped paths with pegged timber edging** to be installed above-ground under arboricultural supervision during the landscape stage.
- Proposed steps to be of light construction working** with existing levels. Any excavation required to insert steps to be carried out manually using hand-held tools, avoiding any significant roots uncovered measuring >25mm diameter.

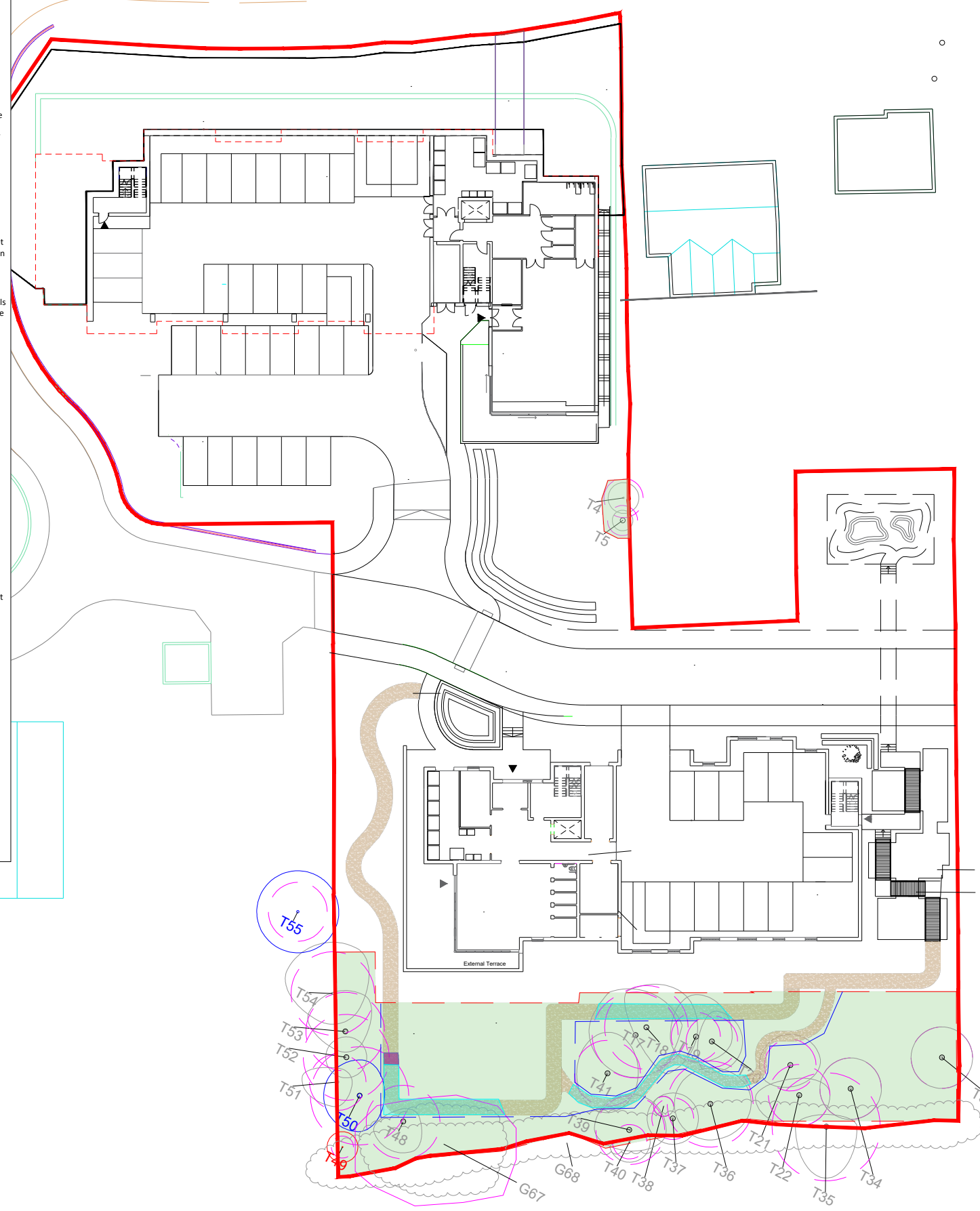
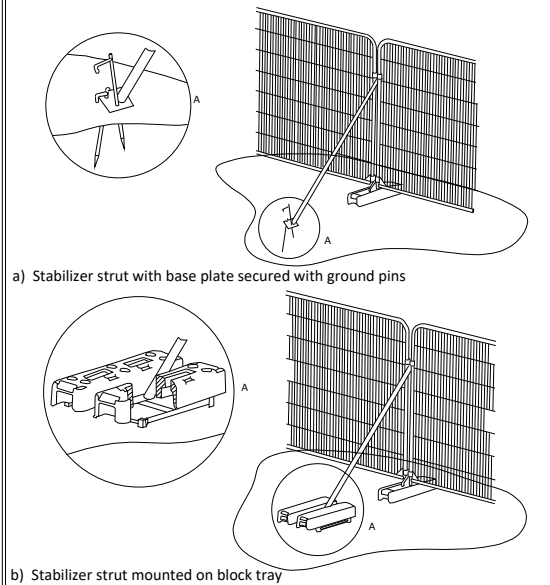


Figure 3 Examples of above-grounds stabilizing systems



REV	DATE	DESCRIPTION	DRAWN
-	-	Base Drawing	-

Title		
Tree Protection Plan		
Client		
Cube Securities.		
Project		
Henley Road, Caversham.		
Date	Drawn by	Checked by
February 2023	EC	-
Drawing No	Rev	Scale
220713-P-12	b	1:500@A3



Appendix B - Schedules

Document	Reference	Revision
Tree Schedule	220713-PD-10	
Tree Work Schedule	220713-PD-12	

220713-PD-10-Tree schedule (BS5837)

Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Picea abies (Norway Spruce)	7.0	17	1	2.5	2.5	2.5	2.5	2.5	2.5	2.5	1.0		Early Mature	Structural condition Fair. Physiological condition Good. Dimensions - Estimated due to inaccessibility. Higher value C category tree, growth potential. Location estimated - not plotted on Topographical Survey. Fell - Ground level.	08/08/2022	13.1	2.0	20-40	C1	
Group G2	1 Prunus spinosa (Blackthorn/Sloe)	4.0	7 AVE	1	1.0	1.0	1.0	1.0	1.0	1.0	0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread and stem diameter estimated as an average for the group. Scrub group. Fell - Ground level.	08/08/2022	2.2	0.8	10-20	C2		
	1 Salix caprea (Goat Willow/Great Sallow)																				
	1 Sambucus nigra (Elder)																				
Group G3	1 Prunus spinosa (Blackthorn/Sloe)	5.0	7 AVE	1	1.0	1.0	1.0	1.0	1.0	0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread and stem diameter estimated as an average for the group. Scrub group. Fell - Ground level.	08/08/2022	2.2	0.8	10-20	C2			
	1 Sambucus nigra (Elder)																				
Tree T4	1 Picea abies (Norway Spruce)	7.0	16	1	1.5	1.5	1.5	1.5	1.5	1.5	0.0		Early Mature	Structural condition Fair. Physiological condition Good. Higher value C category tree, growth potential. Location estimated - not plotted on Topographical Survey.	08/08/2022	11.6	1.9	20-40	C1		
Tree T5	1 Prunus domestica (Plum)	4.0	12 COM	6	1.0	1.0	1.0	1.0	1.0	1.0	1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Regrown.	08/08/2022	6.8	1.5	10-20	C2		

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T6	1 Cerasus avium (Wild Cherry)	6.0	18	1		2.20		1.0		2.25		1.0	1.0		Early Mature	Structural condition Poor. Physiological condition Poor. Dense ivy suppression Limited live growth remaining. Fell - Ground level.	08/08/2022	14.7	2.2	0-10	U
Group G7	3 Corylus avellana (Common Hazel) 1 Pyrus communis (Garden Pear)	5.0	14 AVE	1	2.0		2.0		2.0		2.0		0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Dimensions - Height, spread and stem diameter estimated as an average for the group. Location - Estimated as not plotted on Topographical Survey Fell - Ground level.	08/08/2022	8.9	1.7	10-20	C3
Group G8	1 Corylus avellana (Common Hazel) 1 Fraxinus excelsior (Ash) 1 Laurocerasus lusitanica (Portugal Laurel) 1 Ligustrum sp. (Privet sp.)	4.0	10 AVE	1	1.5		1.5		1.5		1.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Regrown. Location - Estimated as not plotted on Topographical Survey Dimensions - Height, spread and stem diameter estimated as an average for the group. Fell - Ground level.	08/08/2022	4.5	1.2	10-20	C2
Tree T9	1 Cupressocyparis leylandii (Leyland Cypress)	5.0	15	1	2.0		2.0		2.0		2.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Historically reduced to retain hedge form. Fell - Ground level.	08/08/2022	10.2	1.8	10-20	C2
Tree T10	1 Malus sylvestris (Wild Crab)	5.0	22 COM	2	1.5		1.5		1.5		1.5		0.0		Late Mature	Structural condition Poor. Physiological condition Poor. Majority of Crown has failed Dense ivy suppression Fell - Ground level.	08/08/2022	23.2	2.7	0-10	U
Tree T11	1 Malus sp. (Apple sp.)	3.0	14 COM	2		2.5		2.6		2.0		2.75	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Decay / structural defect - Open cavity / cavities. Stems - Sub-dominant. Small orchard tree Fell - Ground level.	08/08/2022	9.0	1.7	10-20	C3

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T12	1 Malus sp. (Apple sp.)	5.0	22	1		2.5		1.66		2.0		2.75	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Decay / structural defect - Open cavity / cavities. Ivy or climbing plant. Stems - Sub-dominant. Suppressed crown - Minor. Small orchard tree Fell - Ground level.	08/08/2022	21.9	2.6	10-20	C3
Tree T13	1 Corylus avellana (Common Hazel)	6.5	19	1	2.0		2.0		2.0		2.0		0.0		Early Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems. Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	16.3	2.3	10-20	C2
Tree T14	1 Populus x canadensis (Hybrid Black Poplars)	11.0	40	1	4.0		4.0		4.0		4.0		3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Ivy or climbing plant. Lower value category B tree, has growth potential. Fell - Ground level.	08/08/2022	72.4	4.8	10-20	B2
Tree T15	1 Malus sp. (Apple sp.)	3.5	11	1	0.80		0.89		1.29		2.0		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Suppressed crown - Minor. Unbalanced crown - Minor. Small orchard tree Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	5.5	1.3	10-20	C3
Tree T16	1 Malus sp. (Apple sp.)	2.5	8	1	0.80		0.48		0.92		1.11		1.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Suppressed crown - Minor. Unbalanced crown - Minor. Small orchard tree Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C3
Tree T17	1 Prunus cerasifera (Cherry Plum (Myrobalan))	9.0	35	1	6.8		4.0		4.0		4.6		4.0		Mature	Structural condition Fair. Physiological condition Fair. Fork - Suspected structurally sound. Stems - Co-dominant. Higher value C category tree, reduced due to life expectancy and stature.	08/08/2022	55.4	4.2	10-20	C1
Tree T18	1 Prunus cerasifera (Cherry Plum (Myrobalan))	8.0	34	1		5.0		5.0		1.31		4.0	3.0		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Fork - Suspected structurally sound. Stems - Co-dominant. Suppressed crown - Major. Unbalanced crown - Major. Triple stemmed at base	08/08/2022	52.3	4.1	10-20	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T19	1 Corylus avellana (Common Hazel)	6.0	20	1		3.54		2.5		2.5		4.10	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems.	08/08/2022	18.1	2.4	10-20	C2
Tree T20	1 Prunus cerasifera (Cherry Plum (Myrobalan))	7.0	21	1	3.0		3.0		3.0		1.32		4.0		Semi Mature	Structural condition Poor. Physiological condition Poor. Dense ivy suppression. Species estimated. Low life expectancy Triple stemmed	08/08/2022	20.0	2.5	0-10	C3
Tree T21	1 Corylus avellana (Common Hazel)	6.0	21	1		3.0		2.10		3.0		3.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Coppice stool - Coppice origin / Mature stems.	08/08/2022	20.0	2.5	10-20	C3
Tree T22	1 Corylus avellana (Common Hazel)	6.0	25	1		3.0		3.0		4.27		1.65	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Coppice stool - Coppice origin / Mature stems.	08/08/2022	28.3	3.0	10-20	C3
Tree T23	1 Corylus avellana (Common Hazel)	6.0	40	1	6.62		4.0		4.0		4.0		0.0		Post Mature	Structural condition Poor. Physiological condition Poor. Coppice stool - Coppice origin / Mature stems. Extensive decay and collapsed stems Dimensions - DBH is an estimated average of all stems. Fell - Ground level.	08/08/2022	72.4	4.8	0-10	U
Tree T24	1 Sorbus aucuparia (Rowan/Mountain Ash)	5.0	10	1	2.0		2.0		1.53		2.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Suppressed crown - Minor. Fell - Ground level.	08/08/2022	4.5	1.2	10-20	C2
Tree T25	1 Sorbus aucuparia (Rowan/Mountain Ash)	6.0	22	1	2.5		3.5		3.5		2.5		1.5		Early Mature	Structural condition Fair. Physiological condition Good. Higher value C category tree, growth potential. Fell - Ground level.	08/08/2022	21.9	2.6	10-20	C1
Tree T26	1 Chamaecyparis lawsoniana (Lawson Cypress)	10.0	42 COM	2	2.0		2.0		2.0		2.0		1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Die-back - Lower crown. Higher value C category tree, reduced due to species and limited amenity value Fell - Ground level.	08/08/2022	82.6	5.1	20-40	C1

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T27	Salix babylonica 'Tortuosa' (Contorted Weeping Willow)	6.0	18 COM	2	2.5	2.5	2.5	2.5	2.5	2.5	2.5	1.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Die-back - Lower crown. Fell - Ground level.	08/08/2022	14.7	2.2	10-20	C2	
Group G28	3 Chamaecyparis lawsoniana (Lawson Cypress) 1 Ligustrum sp. (Privet sp.) 1 Prunus spinosa (Blackthorn/Sloe)	4.0	8 AVE	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Localised group retained flowing partial removal of copies hedge Dimensions - Height, spread and stem diameter estimated as an average for the group. Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C2	
Hedge H29	1 Chamaecyparis lawsoniana (Lawson Cypress)	2.0	7	1	1.0	1.0	1.0	1.0	1.0	1.0	0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Hedgerow - Maintained. Fell - Ground level.	08/08/2022	2.2	0.8	10-20	C2		
Tree T30	1 Fraxinus ornus (Manna Ash)	5.0	16	1	2.5	2.5	2.5	2.5	2.5	2.5	1.0		Semi Mature	Structural condition Fair. Physiological condition Good. Higher value C category tree, growth potential. Fell - Ground level.	08/08/2022	11.6	1.9	20-40	C1		
Tree T31	1 Malus sylvestris (Wild Crab)	4.0	12 COM	3		1.5	2.67	1.5	3.0	3.0	2.0		Semi Mature	Structural condition Poor. Physiological condition Poor. Decline - Evident / observed. Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	6.7	1.5	0-10	U		
Tree T32	1 Corylus avellana (Common Hazel)	7.0	25	1	3.0	3.0	3.0	3.0	3.0	3.0	1.5		Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems.	08/08/2022	28.3	3.0	10-20	C1		
Tree T33	1 Cerasus avium (Wild Cherry)	9.0	55	1	4.0	4.0	3.0	3.0	3.0	3.0	3.0		Post Mature	Structural condition Poor. Physiological condition Dead. Large dead tree rooting within bank Fell - Ground level.	08/08/2022	136.8	6.6	0-10	U		

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Stem **green** Estimated value
 Stem **AVE** Average stem diameter for tree groups
 Stem **COM** Combined stem diameter in accordance with BS5837
 L.B. Height of lowest branch attachment (m) - where relevant

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T34	Corylus avellana (Common Hazel)	7.0	25	1	3.0		3.0		3.0		3.0		1.5		Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems. Dimensions - Stem diameter estimated average total of stems.	08/08/2022	28.3	3.0	10-20	C1
Tree T35	1 Cerasus avium (Wild Cherry)	9.0	44	1		3.0		5.0		3.0		1.20	4.0		Early Mature	Structural condition Poor. Physiological condition Fair. Suppressed crown - Minor. Unbalanced crown - Minor. Higher value C category tree, reduced due to form and condition. Dense ivy suppression.	08/08/2022	87.6	5.3	10-20	C2
Tree T36	1 Corylus avellana (Common Hazel)	5.0	35	1		4.00		3.5		3.5		3.5	2.0		Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems. Dimensions - Stem diameter estimated average total of stems.	08/08/2022	55.4	4.2	10-20	C2
Tree T37	1 Fraxinus excelsior (Ash)	8.0	17	1	2.5		2.5		2.5		2.5		5.0		Semi Mature	Structural condition Poor. Physiological condition Fair. Crown - Suppressed/drawn up between adjacent trees. High canopy narrow form.	08/08/2022	13.1	2.0	10-20	C2
Tree T38	1 Crataegus monogyna (Common Hawthorn/Quick/May)	4.0	8	1	1.0		1.0		1.0		1.0		2.0		Semi Mature	Structural condition Fair. Physiological condition Poor. Competition - Adjacent trees. Suppressed crown - Major. Location - Estimated as tree not plotted on topographical survey.	08/08/2022	2.9	1.0	0-10	C3
Tree T39	1 Corylus avellana (Common Hazel)	8.0	28 COM	4		3.5		2.03		3.5		3.5	2.0		Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems.	08/08/2022	35.5	3.4	10-20	C2
Tree T40	1 Cupressocyparis leylandii (Leyland Cypress)	4.0	14	1		2.0		2.0		2.0		0.38	0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Location - Estimated as tree not plotted on topographical survey.	08/08/2022	8.9	1.7	20-40	C2
Tree T41	1 Salix caprea (Goat Willow/Great Sallow)	9.0	26 COM	2		3.0		3.84		3.0		4.0	5.0		Early Mature	Structural condition Fair. Physiological condition Fair. Stems - Co-dominant. Crown - Suppressed/drawn up between adjacent trees. High canopy	08/08/2022	32.6	3.2	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T42	1 Pittosporum sp.	8.0	21	1		3.0		3.0		3.0		4.35	3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Ivy or climbing plant. Suppressed crown - Minor. Dimensions - Stem diameter estimated average of stems. Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	20.0	2.5	10-20	C2
Tree T43	1 Populus x canadensis (Hybrid Black Poplars)	13.0	27	1		1.77		3.0		1.84		1.54	7.0		Early Mature	Structural condition Poor. Physiological condition Poor. Base / stems obscured - Vegetation. Die-back - Mid crown. Decline - Evident / observed. Ivy or climbing plant. Fell - Ground level.	08/08/2022	33.0	3.2	0-10	U
Tree T44	1 Populus x canadensis (Hybrid Black Poplars)	13.0	27	1		1.77		3.0		1.84		1.54	6.0		Early Mature	Structural condition Poor. Physiological condition Poor. Base / stems obscured - Vegetation. Die-back - Mid crown. Decline - Evident / observed. Ivy or climbing plant. Fell - Ground level.	08/08/2022	33.0	3.2	10-20	C2
Group G45	6 Cupressocyparis leylandii (Leyland Cypress)	16.0	25 AVE	1	1.5		1.5		1.5			1.5	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Lower category B group, noted due to prominence of the trees but creates dark evergreen space. Fell - Ground level.	08/08/2022	28.3	3.0	20-40	B2
Tree T46	1 Corylus avellana (Common Hazel)	7.0	27	1		4.0		1.87		4.0		4.0	0.0		Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems. Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	33.0	3.2	10-20	C2
Group G47	14 Cupressocyparis leylandii (Leyland Cypress)	16.0	45 AVE	1	3.0		3.0		3.0			3.0	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Lower category B group, noted due to prominence of the trees but creates dark evergreen space. Several branches failed within crown of outermost tree Fell - Ground level.	08/08/2022	91.6	5.4	20-40	B2
Tree T48	1 Corylus avellana (Common Hazel)	8.0	30	1		1.65		3.0		3.0		1.27	4.0		Early Mature	Structural condition Fair. Physiological condition Fair. Coppice stool - Coppice origin / Mature stems. Crown - Suppressed/drawn up between adjacent trees.	08/08/2022	40.7	3.6	10-20	C2

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Stem **green** Estimated value
 Stem **AVE** Average stem diameter for tree groups
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 L.B. Height of lowest branch attachment (m) - where relevant

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T49	1 Sambucus nigra (Elder)	4.0	9	1	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.0		Semi Mature	Structural condition Poor. Physiological condition Poor. Location - Estimated as tree not plotted on topographical survey.	08/08/2022	3.7	1.1	0-10	U
Tree T50	1 Corylus avellana (Common Hazel)	9.0	40	1		2.44	3.5	3.5	3.5	3.5	4.0	4.0		Mature	Structural condition Fair. Physiological condition Good. Coppice stool - Coppice origin / Mature stems. Lower value category B tree, due to form. Notable for mature size. Crown - Suppressed/drawn up between adjacent trees. Dimensions - Stem diameter estimated average of stems.	08/08/2022	72.4	4.8	20-40	B2	
Tree T51	1 Fraxinus excelsior (Ash)	9.0	23	1	1.34	1.41	2.41	3.5			4.0	4.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Suppressed crown - Minor. Location estimated - not plotted on Topographical Survey.	08/08/2022	23.9	2.8	10-20	C2	
Tree T52	1 Populus x canadensis (Hybrid Black Poplars)	11.0	35	1	2.0	2.0	2.0	2.0	2.0	2.0	6.0	6.0		Early Mature	Structural condition Fair. Physiological condition Fair. Crown - Sparse upper crown. Crown - Suppressed/drawn up between adjacent trees. High canopy narrow form. Higher value C category tree, reduced due to form and condition.	08/08/2022	55.4	4.2	10-20	C1	
Tree T53	1 Prunus cerasifera (Cherry Plum (Myrobalan))	8.0	32	1	4.0	2.0	2.0	4.0			2.5	2.5		Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Suppressed crown - Minor.	08/08/2022	46.3	3.8	10-20	C2	
Tree T54	1 Fraxinus excelsior (Ash)	9.0	33 COM	2	5.0	3.0	3.0	5.0			3.0	3.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent trees. Die-back - Mid crown. Fork - Suspected structurally sound. Stems - Co-dominant. Suppressed crown - Minor. Higher value C category tree, reduced due to form and condition. Location estimated - not plotted on Topographical Survey.	08/08/2022	52.1	4.1	10-20	C2	
Tree T55	1 Fagus sylvatica f. purpurea (Purple Beech)	8.0	24	1	4.0	4.0	4.0	4.0			1.0	1.0		Semi Mature	Structural condition Good. Physiological condition Good. Dimensions - Estimated as off-site tree. Location estimated - not plotted on Topographical Survey.	08/08/2022	26.1	2.9	20-40	B1	

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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L.B. Height of lowest branch attachment (m) - where relevant

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T56	1 Malus sp. (Apple sp.)	4.0	19	1		3.5		2.50		3.5		3.5	0.0		Early Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Minor. Unbalanced crown - Minor. Orchard tree Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	16.3	2.3	10-20	C2
Tree T57	1 Malus sp. (Apple sp.)	3.0	19	1		2.0		2.0		2.0		2.0	0.0		Early Mature	Structural condition Fair. Physiological condition Good. Suppressed crown - Minor. Unbalanced crown - Minor. Orchard tree Location - Estimated as tree not plotted on topographical survey. Fell - Ground level.	08/08/2022	16.3	2.3	10-20	C2
Group G58	1 Laurocerasus officinalis (Cherry Laurel)	3.5	20	1	2.0	2.0	2.0	2.0					0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Fell - Ground level.	08/08/2022	18.1	2.4	10-20	C2
Group G59	1 Hedera helix (Common Ivy)	3.0	8 AVE	1	1.0	1.0	1.0	1.0					0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Boundary scrub vegetation Informal hedge Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C2
	1 Prunus spinosa (Blackthorn/Sloe)																				
Tree T60	1 Prunus cerasifera (Cherry Plum (Myrobalan))	5.0	24 COM	3		2.5		2.5		3.0		3.89	1.0		Early Mature	Structural condition Fair. Physiological condition Fair. Base / stems obscured - Vegetation. Ivy or climbing plant. Scrubby form Fell - Ground level.	08/08/2022	26.6	2.9	10-20	C2
Hedge H61	1 Buxus sp. (Box sp.)	1.5	7 AVE	1	0.5		0.5		0.5		0.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Box hedge with some emergent lilac and elm Fell - Ground level.	08/08/2022	2.2	0.8	10-20	C2
	1 Syringa reticulata (Lilac sp.)																				
	1 Ulmus procera (English Elm)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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L.B. Height of lowest branch attachment (m) - where relevant

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G62	1 Acer pseudoplatanus (Sycamore)	4.0	8 AVE	1	1.5		1.5		1.5		1.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Scrub vegetation Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C2
	1 Syringa reticulata (Lilac sp.)																				
	1 Ulmus procera (English Elm)																				
Group G63	1 Betula papyrifera (Paper Birch)	3.5	6	1	1.0		1.0		1.0		1.0		0.0		Young	Structural condition Fair. Physiological condition Fair. Fell - Ground level.	08/08/2022	1.6	0.7	10-20	C2
Group G64 Page 113	1 Acer pseudoplatanus (Sycamore)	3.0	8 AVE	1	1.0		1.0		1.0		1.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Location - Estimated as not plotted on Topographical Survey Scrub vegetation informally managed as boundary group Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C2
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																				
	1 Euonymus sp. (Spindle)																				
	1 Ulmus procera (English Elm)																				

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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L.B. Height of lowest branch attachment (m) - where relevant

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Group G65	1 Acer pseudoplatanus (Sycamore)	3.0	8 AVE	1	1.0		1.0		1.0		1.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Location - Estimated as not plotted on Topographical Survey Scrub vegetation informally managed as boundary group Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C2
	1 Cupressocyparis leylandii (Leyland Cypress)																				
	1 Ligustrum sp. (Privet sp.)																				
Group G66	1 Cupressocyparis leylandii (Leyland Cypress)	4.0	8 AVE	1	1.0		1.0		1.0		1.0		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Location - Estimated as not plotted on Topographical Survey Scrub vegetation informally managed as boundary group Cypress managed as hedgerow Fell - Ground level.	08/08/2022	2.9	1.0	10-20	C2
	1 Ligustrum sp. (Privet sp.)																				
	1 Rhus sp. (Sumach)																				
Group G67	1 Salix fragilis (Crack Willow)	10.0	40	1	5.0		5.0		5.0		5.0		2.0		Late Mature	Structural condition Poor. Physiological condition Fair. Late mature willow tree historically felled and regrown several time now presents large decaying stem growing bank with mass of stems. DBH estimated to give realistic RPA based on historic management.		72.4	4.8	10-20	C2

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Stem **green** Estimated value

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Henley Road

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes Recommendations	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category		
					N	NE	E	SE	S	SW	W	NW											
Group G68	Acer pseudoplatanus (Sycamore)	6.0	12 AVE	1	1.5		1.5		1.5		1.5		0.0		Semi Mature	Structural condition Fair. Physiological condition Fair. Dense area of vegetation running along the southern boundary growing in and amongst drainage ditch.		6.5	1.4	10-20	C2		
	1 Corylus avellana (Common Hazel)																						
	1 Crataegus monogyna (Common Hawthorn/Quick/May)																						
	1 Prunus spinosa (Blackthorn/Sloe)																						
	1 Ulmus procera (English Elm)																						

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Stem **green** Estimated value

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Summary table with retention category

	Group	Hedgerow	Tree	Total
B1	0	0	1	1
B2	2	0	2	4
C1	0	0	10	10
C2	13	2	22	37
C3	1	0	8	9
U	0	0	7	7
Total	16	2	50	68

Summary table with life stage

	Group	Hedgerow	Tree	Total
Early Mature	3	0	23	26
Late Mature	1	0	1	2
Mature	0	0	9	9
Post Mature	0	0	2	2
Semi Mature	11	2	15	28
Young	1	0	0	1
Total	16	2	50	68

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> * Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

CTC220713 Tree Work Schedule

Henley Road

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T1	1 <i>Picea abies</i> Norway Spruce	C1	To facilitate development Fell - Ground level.	Proposed
G2	1 <i>Prunus spinosa</i> Blackthorn/Sloe	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Salix caprea</i> Goat Willow/Great Sallow			
	1 <i>Sambucus nigra</i> Elder			
G3	1 <i>Prunus spinosa</i> Blackthorn/Sloe	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Sambucus nigra</i> Elder			
T6	1 <i>Cerasus avium</i> Wild Cherry	U	Landscape improvement Fell - Ground level.	Proposed
G7	3 <i>Corylus avellana</i> Common Hazel	C3	To facilitate development Fell - Ground level.	Proposed
	1 <i>Pyrus communis</i> Garden Pear			
G8	1 <i>Corylus avellana</i> Common Hazel	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Fraxinus excelsior</i> Ash			
	1 <i>Laurocerasus lusitanica</i> Portugal Laurel			
	1 <i>Ligustrum sp.</i> Privet sp.			
T9	1 <i>Cupressocyparis leylandii</i> Leyland Cypress	C2	To facilitate development Fell - Ground level.	Proposed
T10	1 <i>Malus sylvestris</i> Wild Crab	U	Landscape improvement Fell - Ground level.	Proposed
T11	1 <i>Malus sp.</i> Apple sp.	C3	To facilitate development Fell - Ground level.	Proposed
T12	1 <i>Malus sp.</i> Apple sp.	C3	To facilitate development Fell - Ground level.	Proposed
T13	1 <i>Corylus avellana</i> Common Hazel	C2	To facilitate development Fell - Ground level.	Proposed
T14	1 <i>Populus x canadensis</i> Hybrid Black Poplars	B2	To facilitate development Fell - Ground level.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T15	1 <i>Malus sp.</i> Apple sp.	C3	To facilitate development Fell - Ground level.	Proposed
T16	1 <i>Malus sp.</i> Apple sp.	C3	To facilitate development Fell - Ground level.	Proposed
T17	1 <i>Prunus cerasifera</i> Cherry Plum (Myrobalan)	C1	To allow access End-weight reduction - Specified extent. 2m crown reduction of the extended Northern aspect of the canopy to formalise crown shape.	Proposed
T23	1 <i>Corylus avellana</i> Common Hazel	U	Landscape improvement Fell - Ground level.	Proposed
T24	1 <i>Sorbus aucuparia</i> Rowan/Mountain Ash	C2	To facilitate development Fell - Ground level.	Proposed
T25	1 <i>Sorbus aucuparia</i> Rowan/Mountain Ash	C1	To facilitate development Fell - Ground level.	Proposed
T26	1 <i>Chamaecyparis lawsoniana</i> Lawson Cypress	C1	To facilitate development Fell - Ground level.	Proposed
T27	1 <i>Salix babylonica</i> 'Tortuosa' Contorted Weeping Willow	C2	To facilitate development Fell - Ground level.	Proposed
G28	3 <i>Chamaecyparis lawsoniana</i> Lawson Cypress	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Ligustrum sp.</i> Privet sp.			
	1 <i>Prunus spinosa</i> Blackthorn/Sloe			
H29	1 <i>Chamaecyparis lawsoniana</i> Lawson Cypress	C2	To facilitate development Fell - Ground level.	Proposed
T30	1 <i>Fraxinus ornus</i> Manna Ash	C1	To facilitate development Fell - Ground level.	Proposed
T31	1 <i>Malus sylvestris</i> Wild Crab	U	Landscape improvement Fell - Ground level.	Proposed
T33	1 <i>Cerasus avium</i> Wild Cherry	U	Landscape improvement Fell - Ground level.	Proposed
T42	1 <i>Pittosporum sp.</i>	C2	To facilitate development Fell - Ground level.	Proposed
T43	1 <i>Populus x canadensis</i> Hybrid Black Poplars	U	Landscape improvement Fell - Ground level.	Proposed
T44	1 <i>Populus x canadensis</i> Hybrid Black Poplars	C2	To facilitate development Fell - Ground level.	Proposed
G45	6 <i>Cupressocyparis leylandii</i> Leyland Cypress	B2	To facilitate development Fell - Ground level.	Proposed
T46	1 <i>Corylus avellana</i> Common Hazel	C2	To facilitate development Fell - Ground level.	Proposed

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
G47	14 <i>Cupressocyparis leylandii</i> Leyland Cypress	B2	To facilitate development Fell - Ground level.	Proposed
T56	1 <i>Malus sp.</i> Apple sp.	C2	To facilitate development Fell - Ground level.	Proposed
T57	1 <i>Malus sp.</i> Apple sp.	C2	To facilitate development Fell - Ground level.	Proposed
G58	1 <i>Laurocerasus officinalis</i> Cherry Laurel	C2	To facilitate development Fell - Ground level.	Proposed
G59	1 <i>Hedera helix</i> Common Ivy	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Prunus spinosa</i> Blackthorn/Sloe			
T60	1 <i>Prunus cerasifera</i> Cherry Plum (Myrobalan)	C2	To facilitate development Fell - Ground level.	Proposed
H61	1 <i>Buxus sp.</i> Box sp.	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Syringa reticulata</i> Lilac sp.			
	1 <i>Ulmus procera</i> English Elm			
G62	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Syringa reticulata</i> Lilac sp.			
	1 <i>Ulmus procera</i> English Elm			
G63	1 <i>Betula papyrifera</i> Paper Birch	C2	To facilitate development Fell - Ground level.	Proposed
G64	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Crataegus monogyna</i> Common Hawthorn/Quick/May			
	1 <i>Euonymus sp.</i> Spindle			
	1 <i>Ulmus procera</i> English Elm			
G65	1 <i>Acer pseudoplatanus</i> Sycamore	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Cupressocyparis leylandii</i> Leyland Cypress			
	1 <i>Ligustrum sp.</i> Privet sp.			

ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
G66	1 <i>Cupressocyparis leylandii</i> Leyland Cypress	C2	To facilitate development Fell - Ground level.	Proposed
	1 <i>Ligustrum sp.</i> Privet sp.			
	1 <i>Rhus sp.</i> Sumach			

Tree work analysis (trees and trees in groups)

	Landscape improvement	To allow access	To facilitate development	Total
End-weight reduction - Specified	0	1	0	1
Fell - Ground level	6	0	35	41
Total	6	1	35	42

Appendix 4 – Copy of the consultation response received from the Environment Agency, ref WA/2022/129796/01-L01, dated 11/07/2022

Reading Borough Council
Development Control
PO Box 17
Reading
Berkshire
RG1 7TD

Our ref: WA/2022/129796/01-L01
Your ref: 220189
Date: 11 July 2022

Dear Sir/Madam

Demolition Of Nos. 205-213 Henley Road And Rear Gardens Of Nos. 205-209 Henley Road And Erection Of 2 Retirement Living Apartments Blocks (C3 Use-Age Restricted) Including Communal Spaces With Supporting Car Parking, Open Space Landscaping And Associated Infrastructure. Access Into The Site From The Adjacent Development On Henley Road.

205 - 213 Henley Road And Land To The Rear Of 215-219 Henley Road RG4 6LJ

Thank you for consulting us on the proposed development noted above and thank you for agreeing an additional timeframe for the provision of our comments. We have reviewed the following documents with regards to our planning remit:

- Location Plan Drawing No. 8466-BOW-A0-XX-DR-A-0001 prepared by Bowman Riley Architects dated 24 March 2021
- Flood Risk Assessment and Drainage Strategy prepared by JUDWAA
- Flood Risk Assessment and Drainage Strategy prepared by JUDWAA Addendum No.1
- Flood Risk Assessment and Drainage Strategy prepared by JUDWAA Addendum No.2
- Flood Risk Sequential Assessment prepared by Turley dated February 2022

The proposed development is within 8 metres of a main river, the Berrys Brook. According to our Flood Map for Planning, the application site lies within Flood Zone 2 and 3, which is land defined by the Planning Practice Guidance (PPG) as having a medium and high probability of flooding respectively.

Environment Agency position

In accordance with Policy EN18: Flooding and Sustainable Drainage Systems of the Reading Borough Local Plan 2036 (adopted November 2019) and paragraph 167 of the National Planning Policy Framework (NPPF), the proposed development will only meet

the National Planning Policy Framework's requirements in relation to flood risk if the following **planning condition** is included.

Condition

The development shall be carried out in accordance with the submitted flood risk assessment and addendums and the following mitigation measures they detail:

- Finished floor levels shall be set no lower than 40.75 metres Above Ordnance Datum (mAOD) for Block A and 38.90 mAOD for Block B
- Compensatory storage shall be provided on a level for level basis as shown in Table 2-2: Fluvial Floodplain Compensation and Figures 2-1: Fluvial Floodplain Compensation Plan

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

This condition is sought in accordance with Policy EN18 of the Reading Borough Local Plan 2036 (adopted November 2019) and paragraph 167 of the NPPF, it seeks to reduce the risk of flooding to the proposed development and future users and prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

Environmental permit - advice to 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.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.

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.

Final Comments

Thank you again for consulting us on this application. Our comments are based on the best available data and the information as presented to us.

Should you require any additional information, or wish to discuss these matters further, please do not hesitate to contact me. Please quote our reference number in any future correspondence.

Yours faithfully

Miss Chloe Alma-Daykin
Planning Advisor

Direct dial 0203 025 9872

E-mail Planning_THM@environment-agency.gov.uk

End

Appendix 5 – Copy of Policy H5 Document by Bowman Riley Ref 8466-BOW-ZZ-XX-RP-0001_ Policy H5 Assessment Rev P3, dated 06/06/2023 and received 07/06/2023

Policy H5 Document

Knowles Retirement Living – Henley Road, Caversham

Document no: 8466-BOW-ZZ-XX-RP-0001_ Policy H5 Assessment

Revision: P3

Issued for: Planning

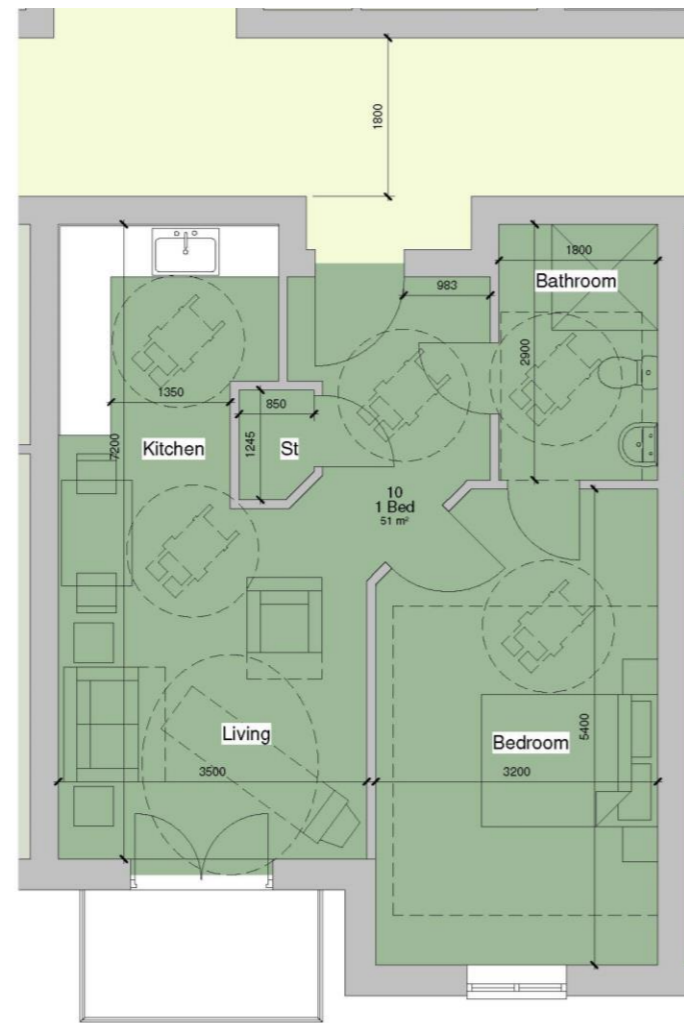
Issue date: 06/06/2023

Reviewed by: A Marsden

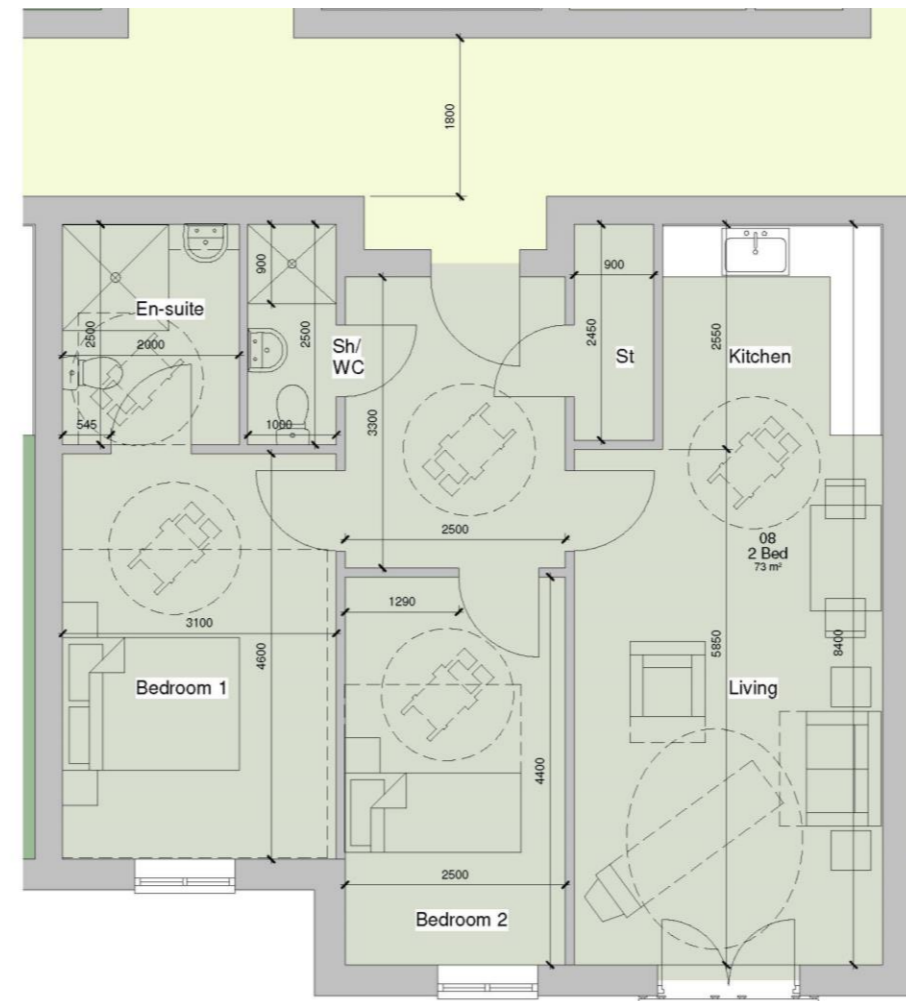
A: All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally described space standards (NDSS)

All of the apartments across block A and B have been designed to comply with Nationally Described Space Standards This allows for

- A dwelling with two or more bedspaces has at least one double (or twin) bedroom;
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5 sq m and is at least 2.15m wide.
- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 sq m
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 sq m within the Gross Internal Area
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.



Block A - Typical 1 Bedroom Layout



Block A - Typical 2 Bedroom Layout

B: All new build housing will be built to the higher water efficiency standard under Regulation 36 (3) of the Building Regulations 79.

High water efficiency standards will be achieved through the careful specification of all fixtures and fittings; from taps to baths to washing machines, as well as green roofs and other landscaping measures taken across the site.

C: All major new-build residential development should be designed to achieve zero carbon homes

From specifying local materials with low embodied carbon/high recycled content, we will look to achieve a low value of embodied carbon, this goes hand-in-hand with recycling waste from the site and during construction, local workforces (low carbon footprint) and CSR matters such as how the project can positively impact the local community through education and employment. Furthermore, by specifying high levels of insulation, airtightness, A+ rated whitegoods, LED lighting and renewable energy sources etc. we can ensure net zero carbon upon completion and operationally.

D: All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

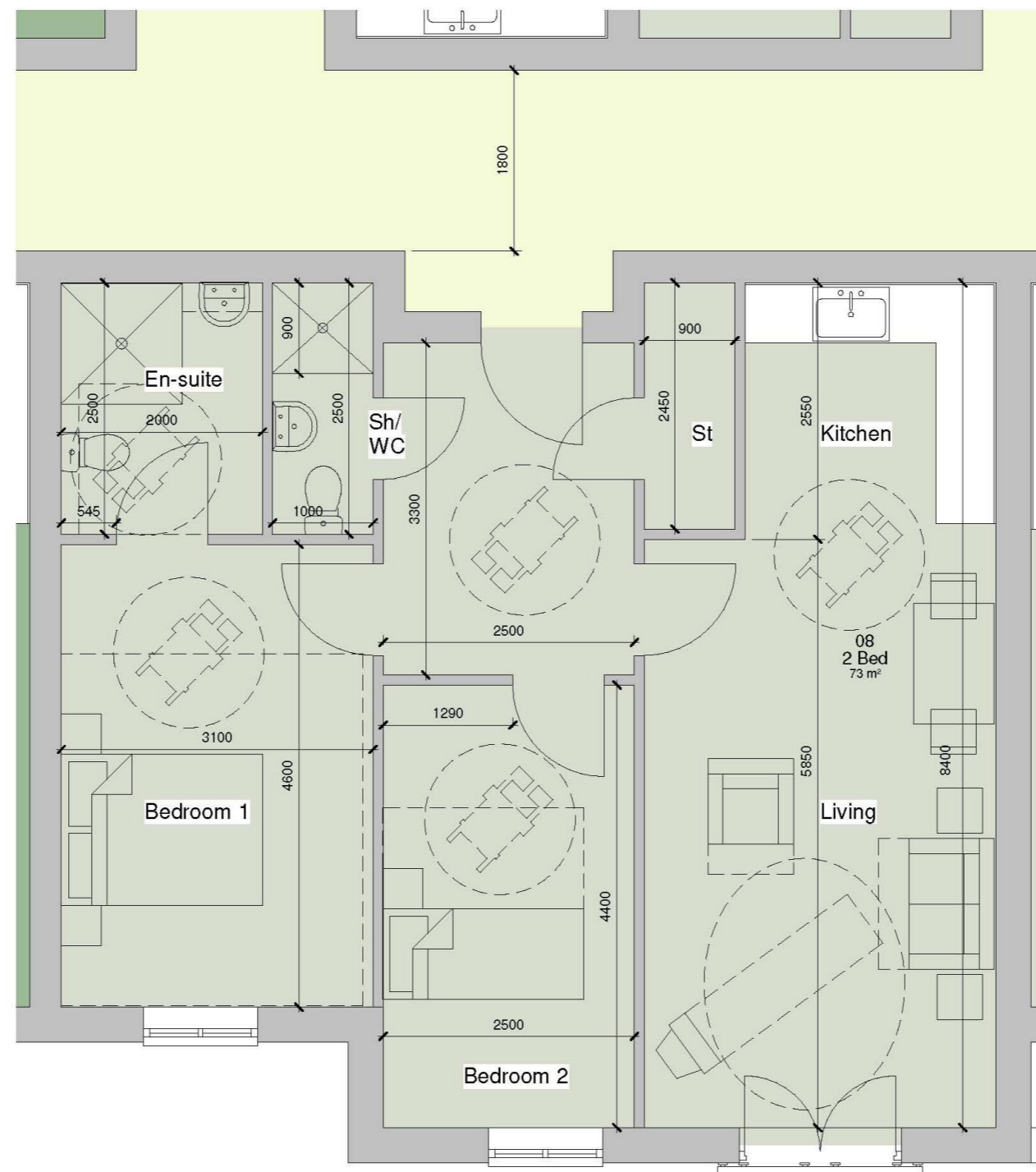
We will work with specialist consultants to ensure the implementation of the correct renewable energy strategy, alongside increased performance of the building fabric, and intelligent and low emission heating systems etc to ensure the 19% min. reduction is achieved.

E: All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).

All of the properties have been designed to comply with part M4(2) with many in block A in-line with part M4(3). See image above.

F: On 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'.

Block A has direct and accessible links to Henley Road at Upper Ground Floor Level, and as such we have designed apartments 02, 05, 08, 10 to be fully compliant with m4(3). *See apartment 02 below. Within block B, due to the siting of the building and access, all the apartments have been designed to comply with m4(2) as m4(3) is not possible.



Block A - Typical 2 Bedroom Layout



Wellington House
Otley Street
Skipton
BD23 1EL

01756 795611

info@bowmanriley.com

Appendix 6 – Copy of the main agenda committee report from 31st May 2023

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 31st May 2023

Ward: Emmer Green

Application No.: 220189/FUL

Address: 205-213 Henley Road & land to the rear of 205-219 Henley Road, Reading, RG4 6LJ

Proposal: Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.

Applicant: Henley Road Ltd

Date Valid: 17/05/2022

Application target decision date: Originally 16/08/2022, but an extension of time has been agreed until 14/06/2023

26 week date: 14/11/2022

RECOMMENDATION

Delegate to the Assistant Director for Planning, Transport and Regulatory Services (AD PTRS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by the 14th June 2023 (unless officers on behalf of the AD PTRS agree to a later date for completion of the legal agreement).

The Section 106 legal agreement to secure the following:

- Secure the **proposed residential units (Class C3) to be age-restricted**, specifically to only be occupied by persons aged 65 years and over, in perpetuity.
- Obligation whereby **no works above ground level for separate planning permission 190887** (which relates to land associated with part of the application site in this proposal) shall be undertaken/proceeded with if this application is permitted and implemented.
- A **payment-in-lieu commuted sum financial** contribution towards Affordable Housing of £75,000, payable prior to the first occupation of any residential unit.
- **Deferred Affordable Housing Contribution Mechanism** calculation, NOT to take place before the sale or letting of 75% of all units (equating to 41 units in this case) with the following inputs fixed:
 - o Gross Development Value (GDV) determined as part of the assessment of viability at the time of planning permission to be granted: £23,370,000
 - o Total Build Costs determined as part of the assessment of viability at the time of planning permission to be granted: £13,765,000
 - o Developer profit as a % of GDV determined at the time of planning permission to be granted: 17.5%
 - o Deficit determined at the time of planning permission to be granted: £1,896,138
- Should the application site subsequently be extended/alterd to create further residential units then contributions towards **affordable housing would apply on a**

- **cumulative basis** also taking into account this application.
- **Employment, Skills and Training** - The production, implementation and monitoring of an Employment and Skills Plan (ESP) for the Construction phase of the development. Or, in the event that the developer chooses not to provide the ESP themselves, a financial contribution commuted sum, calculated to be £16,437.50 using the SPD formula will be secured in lieu of an ESP.
- **Zero Carbon Offset financial contribution**, as per the Sustainable Design and Construction SPD 2019. If zero carbon is not achieved the scheme must instead achieve a minimum of a 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, plus provide a financial contribution of £1,800 per remaining tonne towards carbon offsetting within the Borough (calculated as £60/tonne over a 30-year period).
- Provision of an **off-site reptile relocation strategy**
- **Highway Works** to extend the existing foot/cycleways across the site frontage to promote travel by alternative modes (in accordance with drawing J32-5410-SK-011).
- To enter into a **Section 38 agreement** for a) the new residential road, and not create or retain any ransom strip along the entire length of the eastern boundary of the application site and b) to dedicate the sliver of land to the frontage of the site to provide the footway/cycleway scheme as illustrated on drawing J32-5410-SK-011
- To secure a **S142 licence** which permits the occupier or the owner of any premises adjoining the adopted highway to plant and maintain trees, shrubs, plants or grass on the highway until such time the road is extended.
- Contribution towards **monitoring costs** plus a separate commitment to pay the Council's reasonable legal costs in connection with the proposed S106 Agreement, to be payable whether or not the Agreement is completed.
- Any **unexpended contributions to be repaid** within ten years beginning with the start of the Financial Year after the final obligation payment for each obligation is received. In accordance with Policy CC9.
- **Indexation** - All financial contributions to be index-linked from date of permission unless expressly stated otherwise.

And the following conditions to include:

1. Time Limit – 3 years
2. Approved plans
3. Pre-commencement (barring demolition works) 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
4. * Pre-commencement Demolition and Construction Method Statement (including EP-based matters)
5. Compliance condition for provision of vehicle parking as shown prior to first occupation
6. Compliance condition for provision of vehicular access as shown prior to first occupation
7. Pre-occupation submission and approval of cycle parking details
8. Compliance condition for provision of refuse and recycling storage facilities as shown prior to first occupation
9. Pre-occupation submission and approval of refuse collection details
10. Compliance condition for provision of the road as shown prior to first occupation
11. Pre-occupation submission and approval of EV Charging Point Scheme details
12. Compliance condition for the glazing and ventilation to be installed in accordance with specifications stated within the Noise Assessment
13. * Pre-commencement (including demolition works hereby approved) contaminated land site characterisation assessment
14. * Pre-commencement (including demolition works hereby approved) contaminated land remediation scheme

15. Pre-construction above foundation level contaminated land validation report
16. Reporting of unexpected contamination at any time
17. Compliance condition relating to hours of demolition/construction works
18. Compliance condition relating to no burning of materials or green waste on site
19. Pre-occupation submission and approval of measures to prevent pests and vermin accessing bin stores
20. Pre-commencement (barring demolition to ground level) archaeological work
21. Pre-occupation completion of water network upgrades or details of a Thames Water agreed development and infrastructure plan (in conjunction with Thames Water)
22. Compliance condition for the development to be carried out in accordance with the Flood Risk Assessment and mitigation measures detailed within
23. Mix of units restricted to 17 x 1-bedroom and 38 x 2-bedroom units
24. Pre-commencement, barring demolition, SAP assessment (energy) – design stage – including feasibility study assessment for use of GSHP rather than ASHP
25. Pre-occupation of any residential unit SAP assessment (energy) – as built
26. Pre-commencement, barring demolition, details of proposed photovoltaics
27. Pre-commencement, barring demolition, submission and approval of fire statement / strategy measures.
28. Pre-commencement, barring demolition, Security Strategy details to be submitted and approved
29. Pre-occupation provision of all internal communal areas; retention thereafter & for these to be ancillary to the Class C3 use only
30. Pre-occupation submission and approval of privacy screen details at third floor level of Block A
31. Pre-occupation accessible and adaptable and 5% wheelchair user dwelling details
32. Pre-commencement, barring demolition works, submission and approval of Sustainable Drainage Strategy
33. Compliance condition for SuDS approved in condition above to be completed prior to first occupation and managed/maintained thereafter.
34. * Pre-demolition of existing buildings submission and approval of dusk and dawn bat surveys and licence from Natural England for development works affecting bats
35. * Pre-commencement construction environmental management plan (CEMP) to be submitted, approved and thereafter adhered to.
36. Ecological enhancements: a) Pre-commencement, barring demolition, biodiversity enhancement measures including at least 10 bird and/or bat boxes, bricks or tiles to be submitted and approved b) report evidencing the approved measures to be submitted and approved prior to first occupation, with measures retained and maintained thereafter
37. Pre-commencement, barring demolition, external lighting report demonstrating measures to protect wildlife and Berry Brook and separate requirements for the protection of amenity of occupiers to be submitted and approved and thereafter retained and maintained as such
38. Pre-commencement, barring demolition, Biodiversity Net Gain Plan demonstrating a minimum of a 10% uplift in biodiversity units using the DEFRA 3.1 Metric to be submitted, approved and thereafter implemented.
39. Pre-commencement, barring the demolition works hereby approved, submission and approval of all hard and soft landscaping details, specifically including green roof details, and thereafter carried out in accordance with approved details and replacement planting for first 5 years.
40. Pre-occupation submission and approval of boundary treatment details and thereafter implemented and maintained as such
41. Pre-commencement, barring the demolition works hereby approved, submission and approval of a landscape management plan and thereafter implemented and maintained for the period specified
42. Compliance condition for the development to be carried out in accordance with the arboricultural method statement in relation to the protection of existing trees

Informatives:

1. Positive and Proactive Statement
2. Works affecting highways
3. S278 Agreements
4. S38 Agreements
5. S142 Agreement
6. Sound insulation
7. Section 106 Legal Agreement
8. Terms and conditions
9. Building Regulations approval required
10. Pre-commencement conditions (marked with an *)
11. Encroachment / Party Wall Act
12. Community Infrastructure Levy (CIL)
13. Thames Water - Groundwater Risk Management Permit and other related informatives
14. Environmental permit (recommended by the Environment Agency)
15. In respect of condition 31, strong recommendation to exceed 5% wheelchair user dwelling requirements, given the nature of the proposed accommodation

1. INTRODUCTION

1.1 The application site comprises an irregular shaped site, 0.62 hectares in size, on the south side of Henley Road within Emmer Green ward. At present, the site contains five dwellinghouses, namely No's 205, 207, 209, 211 and 213 Henley Road, the respective rear gardens of these dwellings (No's 209, 211 and 213 are circa. 85 metres in length) and also the southern-most part of the rear gardens of No's 215, 217 and 219 Henley Road (see figure 1 below). There is a significant change in land levels across the site, with the topography running from north to south with a circa. 11 metre drop. The site is also bound by Willow View, a recently completed access road to the west, associated with the care home development adjacent to the site, completed in 2022.



Figure 1: Site Location Plan (not to scale)

- 1.2 The Environment Agency has confirmed that the site is within 8 metres of a main river, the Berry Brook (to the south) and as a consequence, the application site also lies within Flood Zone 2 and 3a (with Zone 3a solely within the southern-most part of the site), which is land defined by the Planning Practice Guidance (PPG) as having a medium and high probability of flooding.
- 1.3 The overwhelming majority of the site is within an air quality management area (all except the southern edges of the site away from Henley Road). Henley Road is a 'treed corridor' (as defined in the RBC Tree Strategy), is subject to 3 tree preservation orders (TPOs) protecting 2 trees at No. 205, 3 trees at No. 213 and 4 trees to the rear of No. 219.
- 1.4 Immediately to the south of the site is a designated Major Landscape Feature (Thames Valley), as per Policy EN13, and an area of identified biodiversity interest under Policy EN12. Henley Road (see figure 2 below) is part of the classified highway network (Policy TR3) and a cycle route (Policy TR4). The borough boundary with South Oxfordshire, at its closest point, is 60 metres to the south of the site.



Figure 2: Site photograph from Henley Road looking west (June 2022)

- 1.5 The surrounding area is predominantly residential in nature, but increasingly in recent times varying in character. The primary character derives from the early 20th Century detached/semi-detached dwellinghouses, to the east and north fronting onto Henley Road, with many of these properties benefitting from expansive rear gardens (e.g. some are circa. 85 metres in length on the south side of Henley Road). These properties have a degree of variation in the form and appearance, with many having been extended.
- 1.6 There is also a more contemporary character emerging from the early 2000's Ruskin development to the west, comprising an up to 5 storey block of dwellings adjacent to Henley Road and more densely arranged dwellinghouses and townhouses set back from the main road. Furthermore, the recently opened 'Signature' care home is immediately to the west of the application site and accessed via Willow View. The care home building is roughly 'C' shaped and is 4 storeys at the northern (Henley Road) end of the site, 2 storey within the mid-section and 3 storeys in the southern part of the site, providing 82 Class C2 care home units in total (see figure 3 below). The application site does not include any listed buildings and is located outside of any designated conservation areas.



Figure 3: Aerial view looking north (Signature care home to the west under construction at this time)

1.7 The application is being considered at Planning Applications Committee as it relates to a major application which is recommended for approval by officers.

2. PROPOSALS

2.1 Full planning permission is firstly sought for the demolition of 5 existing dwellinghouses on the south side of Henley Road, at No's 205 – 213 (odd). The proposed site redevelopment, which also involves the rear garden areas of these properties and land to the rear of No's 215-219 (odd) Henley Road too, involves the erection of 2 retirement living apartments blocks. These will provide 55 Class C3 use age restricted (65 years and over only) residential units in total, in a mix of 1 and 2 bedroom apartments (17 x 1-bed and 38 x 2-bed). The proposals also include ancillary communal indoor spaces, car parking, open space, landscaping and associated infrastructure. Vehicular and pedestrian access into the site will be from the adjacent development (to the west) on Willow View, off Henley Road. These proposals follow on from a separate application submitted in 2021, which was withdrawn by the applicant following officer feedback (see relevant history section below).



Figure 4 – Aerial view of the application site with the neighbouring development layout outlined.

2.2 More specifically, Block A fronts onto Henley Road and would be part 3-storey (towards the eastern boundary), but predominantly 5 storeys in height, although the site topography means in practice it would appear as 2 storeys of accommodation in height from Henley Road (with no accommodation within the roofscape apparent from

the street). The southern elevation reveals the lower ground and upper ground levels, together with the first, second and roofspace third floor levels (5 storeys). 33 residential units are proposed in total within Block A, as per figure 5 below. At lower ground floor level a shared lounge, office, parking (33 vehicular spaces, including 2 accessible bays – partly under the footprint of the building and partly externally located – see figure 6 below), mechanical plant and a bin store is proposed, with accommodation on the upper ground floors and above. Pedestrian access to the building is possible via a bridge entry point at upper ground floor level from Henley Road.

Floor	1-bed	2-bed	Total
Upper ground	3	7	10
1 st	3	7	10
2 nd	3	6	9
3 rd	3	1	4
Totals	12	21	33

Figure 5 – The proposed mix of units within Block A

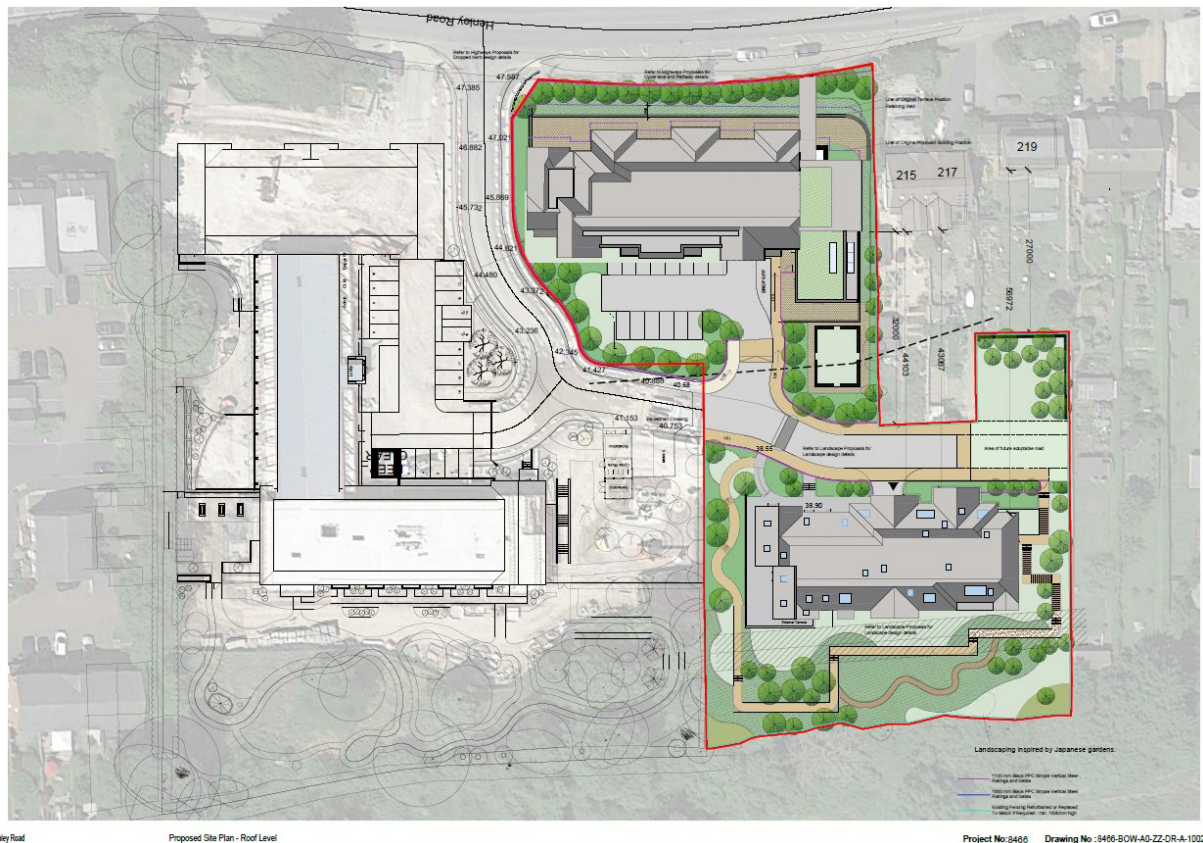


Figure 6 – Proposed roof level site plan (-1002 Rev P15 received 16/05/23)

2.3 Block B is located on the southern part of the site, as seen in figure 6 above, and is 4 storeys in height, although this includes a storey of accommodation in the roofspace. A total of 22 residential units are proposed in Block B, as per figure 7 below. At ground floor level a shared lounge, office, parking (13 spaces), mechanical plant, mobility scooter storage and a bin store is proposed, with accommodation on the first to third floors.

Floor	1-bed	2-bed	Total
1 st	2	6	8
2 nd	2	6	8

3 rd	1	5	6
Totals	5	17	22

Figure 7 – The proposed mix of units within Block B

- 2.4 It is relevant to note that an 82 unit care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping has recently been built immediately to the west of the application site (at 199-203 Henley Road and rear of 205-207 Henley Road), as a result of planning permission 190835 (see relevant history section below). That permission was supported by an adoption/highway extents plan, with the access road (Willow View) since adopted by the RBC Highway Authority. The new access road will be the primary access route to this proposed development, as shown in figure 6 above.
- 2.5 It is also relevant to note that the applicant has submitted information to indicate that works have commenced to implement a permission in relation to part of the application site. More specifically, this relates to land to the rear of 209-219 Henley Road) for the erection of 9 dwellings (Ref 190887 – see relevant history below).
- 2.6 The proposed development also seeks the removal of 21 trees, 12 shrub / hedgerow groups and 2 conifer groups. In addition, 6 trees are also proposed for removal due to their failing condition, cumulatively resulting in an overall removal of 47 trees. The proposal includes 90 new trees (so a net gain of 43) as well as shrub, hedgerow and wildflower meadow planting, as part of the soft landscaping scheme which also includes a nature garden (to the rear of No. 219), landscaping to the south of Block B and wildflower sedum green roofs (on Block A).
- 2.7 During the course of the application's consideration, a number of changes have been made to the scheme, including:
- Reduction in the overall number of residential units proposed, from 59 to 55.
 - Resultant changes in the mix of units proposed (originally 18x1-bed and 41x2-bed; now 17 x 1-bed and 38 x 2-bed).
 - Change in the minimum age of future occupants of the retirement living apartments, from 55 as originally sought to 65 and over as now proposed, with updated information submitted in support of this.
 - The removal of various rooflights in the north and eastern roofslopes of Block A (originally proposed to serve habitable rooms), and removal of accommodation (and windows/Juliet balconies) within the gables of Block A fronting Henley Road.
 - Fenestration and internal alterations to Block A to remove single aspect north facing units at upper ground floor level.
 - The setting back of Block A from Henley Road by 2 metres.
 - The setting in, back and down of the 3 storey element of Block A away from the neighbouring dwelling at No. 215 Henley Road.
 - Alterations to the dormers and rooflights proposed within the roofscape of Block B.
 - The submission of accurate existing floor plans and elevation plans for assessment.
 - Clarification regarding proposed access control measures to the proposed private, communal gardens.
 - The inclusion of a pedestrian pavement path on the north side of the access road, in the area to the rear of No's 215-219 Henley Road.
 - The omission of a path/steps along the eastern boundary of the site, adjacent to the boundary with No. 215 Henley Road.
 - Alterations to the proposed footway/cycleway on Henley Road.
 - Changes to the SuDS and drainage approach, including the incorporation of wildflower sedum green roofs.
 - Increases in the number of new on-site trees proposed as part of the landscaping (from 59 to 90) to assist achieving a biodiversity net gain at the site.

- Increase in the initial affordable housing offer, from nil to a payment in lieu of £75,000 plus a deferred contribution mechanism.
 - Various other revised and additional information and reports to address comments raised by consultees.
- 2.8 None of these changes to the scheme were considered to be of a nature or extent which warranted formal public re-consultation to occur.
- 2.9 In terms of the Community Infrastructure Levy (CIL), the applicant duly completed a CIL liability form as part of the submission of this application. Based solely on the information provided on the completed form (which will be required to be verified in due course), there would be a net increase of 5,606.21sqm residential floorspace across the site (6,575sqm new build proposed – 968.79sqm existing to be demolished – on the proviso that this all qualifies as being able to be deducted from the liability). Based on the 2023 CIL rate of £167.06 per sqm of residential accommodation, the CIL liability is likely to be £936,573.44.

2.10 Plans:

8466-BOW-A1-XX-DR-A-0003 Rev P0 – Topographical Survey
 8466-BOW-A0-XX-DR-A-0001 Rev / – Location Plan
 As received 25/03/2022

2200122/205 – Gross Internal Areas – 205 Henley Road
 2200122/207 – Gross Internal Areas – 207 Henley Road
 2200122/209 – Gross Internal Areas – 209 Henley Road
 2200122/211 – Gross Internal Areas – 211 Henley Road
 2200122/213 – Gross Internal Areas – 213 Henley Road
 As received 01/11/2022

8466-BOW-ZZ-ZZ-DR-A-3205 – Existing Elevations: No. 205
 8466-BOW-ZZ-ZZ-DR-A-3207 – Existing Elevations: No. 207
 8466-BOW-ZZ-ZZ-DR-A-3209 – Existing Elevations: No. 209 and 211
 8466-BOW-ZZ-ZZ-DR-A-3213 – Existing Elevations: No. 213
 As received 14/12/2022

8466-BOW-A1-ZZ-DR-A-3007 – Existing Site Elevations
 8466-BOW-A1-ZZ-DR-A-3008 – Existing Site Sections
 As received 25/03/2022

8466-BOW-A1-ZZ-DR-A-2002 Rev P11 – Block A Lower & Upper Ground Floor Plans
 8466-BOW-A1-ZZ-DR-A-2003 Rev P10 – Block A First & Second Floor Plan
 8466-BOW-A1-ZZ-DR-A-3001 Rev P6 – Block A Elevations
 8466-BOW-A1-ZZ-DR-A-3009 Rev P1 – Proposed Building Sections Block A
 8466-BOW-A2-ZZ-DR-A-2001 Rev P7 – Block B Ground & First Floor Plans
 8466-BOW-A2-ZZ-DR-A-3010 Rev P1 – Proposed Building Sections Block B
 As received 20/01/2023

8466-BOW-A0-ZZ-DR-A-3002 Rev P6 – Site Sections
 8466-BOW-A1-ZZ-DR-A-2004 Rev P10 – Block A Third Floor & Roof Plan
 8466-BOW-A1-ZZ-DR-A-3011 Rev P3 – Sections showing link to 215
 8466-BOW-A1-ZZ-DR-A-5002 Rev P5 – Block A – CIL Area Schedule
 8466-BOW-A2-ZZ-DR-A-3001 Rev P6 – Block B Proposed Elevations
 8466-BOW-A2-ZZ-DR-A-2002 Rev P10 – Block B Second & Third Floor Plans
 8466-BOW-A2-ZZ-DR-A-5002 Rev P5 – Block B – CIL Area Schedule
 As received 21/02/2023

8466-BOW-A0-ZZ-DR-A-3001 Rev P9 – Contextual Elevations
As received 08/03/2023

8466-BOW-A0-ZZ-DR-A-1001 Rev P17 – Proposed Site Plan – Carpark Level
8466-BOW-A0-ZZ-DR-A-1002 Rev P15 – Proposed Site Plan – Roof Level
As received 16/05/2023

2.11 Other plans and documents:

Noise Assessment by Suono Ref 2730.RP.1.4 Final // 1 February 2022
Travel Plan Statement by Mode Transport Planning Ref 220131 325410 TPSv1.1,
dated 01/02/2022
Transport Statement by Mode Transport Planning Ref 220131 325410 TSv1.1, dated
01/02/2022
Air quality assessment for the proposed development at 199 – 207 Henley Road,
Caversham, Reading by Aether Ref AQ_assessment/2016/199-207_Henley_Road
dated 19/09/2016
Update Statement to the Air quality assessment for the proposed development at
Henley Road, Caversham by Aether Ref325/2022/HenleyRd_Update, dated
01/02/2022
Design and Access Statement by Bowman Riley
Flood Risk Sequential Assessment by Turley dated February 2022
Planning Statement by Turley dated January 2022
Flood Risk Assessment and Drainage Strategy by Judwaa Revision 2 dated
31/01/2022
Addendum No. 1 - Flood Risk Assessment and Drainage Strategy by Judwaa dated
September 2021
Addendum No. 2 - Flood Risk Assessment and Drainage Strategy by Judwaa dated
January 2022
Henley Road, Caversham M&E Utilities Report by Clancy Consulting Rev 01 dated
02/08/2021
As all received on 11/02/2022

Policy H5 Document by Bowman Riley Ref 8466-BOW-ZZ-XX-RP-0001_ Policy H5
Assessment Rev P1, dated 25/03/2022, as received 12/04/2022

Financial Viability Appraisal Executive Summary by S106 Management dated
13/04/2022, as received 17/05/2022

Daylight and Sunlight Impact Report by Planning for Sustainability Rev 03 dated July
2022, as received 12/07/2022

C2827-02 Rev B – Roof Level SuDS Layout Plan
As received 05/10/2022

J32-5410-001 – Vehicle Swept Path Analysis Refuse Collection
As received 05/10/2022

SUDS Report for 205-213 + rear gardens of 215-219 Henley Road, Caversham, RG4
6LJ by Nimbus Engineering Consultants Ref C2827-R1-REV-B dated October 2022
Geo-Environmental & Geotechnical Assessment (Ground Investigation) Report by
Jones Associates Ltd Rev V1.1 dated 02/05/2018
Desk Study / Preliminary Risk Assessment by Jones Associates Ltd Ref
P9413J811b/SRC Rev V1.1 dated 04/02/2020
As received 05/10/2022

8466-BOW-ZZ-ZZ-RP-A-0010-P0 Rev X Design Response by Bowman Riley dated 27/10/2022

Ecological Appraisal of 205-213 Henley Road by Crossman Associates Ref A1113.004 Issue Two, dated 15/07/2022
As received 01/11/2022

Sustainability & Energy Statement by Bluesky Unlimited, dated 18/10/2022
Response to the Hoare Lea review of the Sustainability and Energy Statement prepared by Bluesky Unlimited dated 1st February 2022, dated 18/10/2022
CIL form
As received 02/11/2022

8466 0010 Rev * Locality Plan, as received 10/11/2022
Email from Turley 'Henley Road', dated and received 10/11/2022

C3 Restricted Age Note by Turley, dated November 2022
As received 17/11/2022

Email from Nimbus Engineering Consultants 'RE: 205-213 Henley Rd & land to the rear of 205-219 Henley Rd, Reading (220189) – SuDS', dated and received 31/01/2023

Email from S106 Management 'Fwd: 205-213 Henley Rd & land to the rear of 205-219 Henley Rd, Reading (220189)' dated and received 14/02/2023

8466-BOW-A1-ZZ-DR-A-7010 Rev P1 – Visuals
J32-5410-SK-003 – Proposed Extension of the Foot/Cycleway
J32-5410-SK-004 – Proposed Extension of the Foot/Cycleway
Redacted version for public viewing of 'Financial Viability Appraisal by S106 Management dated 13/04/2022'
Redacted version for public viewing of '205-213 Henley Road, Reading, RG4 6LJ by S106 Management dated 22/08/2022'.
As all received on 21/02/2023

C2827-03 Rev C – Management & Maintenance Plan
Arboricultural Report Tree Survey, Arboricultural Impact Assessment & Arboricultural Method Statement by Clever Tree Consultants Ref CTC220713-PD-11a dated February 2023
As all received on 08/03/2023

Henley Road: 1 in 100 year + 40% Climate Change Adoptable Road Area to Soakaway by Nimbus, dated 08/03/2023
Henley Road: 1 in 1 year + 40% Climate Change Adoptable Road Area to Soakaway by Nimbus, dated 13/03/2023
Henley Road: 1 in 30 year + 40% Climate Change Adoptable Road Area to Soakaway by Nimbus, dated 13/03/2023
As received 14/03/2023

Letter from Crossman Associates 'Henley Road, Caversham' Ref A1143.004_let1503023, dated 15/03/2023
Letter from Crossman Associates '205-213 Henley Rd & land to the rear of 205-219 Henley Rd, Reading (220189)' Ref A1143.004_GS_let1503023, dated 15/03/2023
As all received on 15/03/2023

J32-5410-SK-011 – Proposed Footway/Cycleway on Henley Road - Site Frontage

As received on 19/04/2023

Bat survey plan Ref Figure 4

Email from Crossman Associates 'Re: 205-213 Henley Rd & land to the rear of 205-219 Henley Rd, Reading (220189)'

As received 21/04/2023

Photographs x 8

Site Inspection Report by Thames Building Control Ltd dated 22/03/2023

RBC Initial Notice acknowledgement letter to Thames Building Control Ltd, dated 13/03/2023

Email from Turley '205-213 Henley Rd & land to the rear of 205-219 Henley Rd, Reading (220189)' dated 04/05/2023

As received 04/05/2023

C2827-01 Rev F – SuDS & Surface Water Drainage Layout Plan

J32-5410-SK-012 Rev A - Extent of Carriageway for Adoption

Biodiversity Metric 3.1 – Calculation Tool assessment – Henley Road Caversham by A Crossman

06-999-301 Rev P - Landscape Masterplan

As received 10/05/2023

Letter from Crossman Associates 'Reptile Relocation Strategy: Land at Henley Road, Caversham' Ref A1144.004_10052023

As received 17/05/2023

2.12 Information submitted on a private and confidential basis on grounds of it containing commercially sensitive information:

Financial Viability Appraisal by S106 Management dated 13/04/2022, as received 05/05/2022

S106 Management Schedules 1-5, as received 05/05/2022

205-213 Henley Road, Reading, RG4 6LJ by S106 Management dated 22/08/2022, as received 05/10/2022

3. PLANNING HISTORY

Application site only

- 3.1 210975 - Demolition of no.s 205 to 213 Henley Road and rear gardens of no.s 205-219 Henley Road and erection of 2 retirement living apartment blocks (C3 use) comprising a mixture of 60no. 1 & 2 bedrooms with several communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping. Withdrawn 20/09/2021.

Previous applications relating to part of the application site

205 – 219 Henley Road

- 3.2 071074 (07/00081/FUL) - Erection of a 60-bed care home and 60 dwellings including access, parking and landscaping. Refused 24/05/2007. Appeal (Ref APP/E0345/A/07/2048856/NW) dismissed 19/12/2007.

Land to the rear of 209-219 Henley Road

- 3.3 181102 - Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping. Withdrawn 11/02/2019.
- 3.4 190887/FUL - Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping. Granted following completion of Legal Agreement 25/03/2020 (see details in figure 8 below).



Figure 8 – Approved site plan, section & streetscene looking south as part of 190887

- 3.5 200618/APPCON - Application for approval of details reserved by conditions 3 (materials), 11 (cycle parking), 12, (electric vehicle charging), 14 (sustainability) and 19 (levels) of planning permission ref. 190887. Conditions discharged 12/08/2020.
- 3.6 201019/APPCON - Application for approval of details reserved by conditions 6 (construction method statement), 7 (landscaping), 8 (biodiversity enhancements), 16 (construction and environmental management plan) and 17 (archaeology) of planning permission ref. 190887. Conditions discharged 11/11/2020.

Applications of relevance at nearby sites

199-203 Henley Road and land to rear of 205-207 Henley Road

- 3.7 161842/FUL - Demolition of nos 199-203 Henley Road and erection of 60 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Refused 18/01/2017. Appeal lodged, but later withdrawn on 08/03/2018.
- 3.8 170959/FUL - Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Granted following completion of legal agreement 06/06/2018.
- 3.9 180418/OUT - Outline application for the demolition of nos 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley

Road with associated access from Henley Road (considering access, appearance, layout and scale). Granted following completion of legal agreement 07/01/2019.

- 3.10 190835/FUL - Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82-unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping. Granted following completion of legal agreement 19/12/2019 (see details in figure 9 below).



Figure 9 - Approved site plan and elevations as part of permission 190835

- 3.11 201382/NMA - Non-material amendment to planning permission ref. 190835 to correct the care home beds to be provided from 82 to 86. Agreed 30/11/2020.

98-102 Lower Henley Road and 177-197 Henley Road (Ruskin)

- 3.12 020859 (02/00657/FUL) - Proposed residential development comprising of 75 units including access roads and parking. Granted following completion of legal agreement 11/10/02.

4. CONSULTATIONS

i) Internal and External consultees

1) RBC Transport

- 4.1.1 Considering access matters first, Transport officers advise that the application site will be served from the recent access arrangements from Henley Road serving the neighbouring site to the west. The internal road layout conforms to Reading's adoptable standards with a 5.5m wide carriageway and 1.8m wide footways. The proposed development incorporates the continuation of the access up to the eastern boundary of the site to prevent future development being restricted by third party land ownership. The applicant has submitted a plan entitled, 'Extent of Carriageway for Adoption' (J32-5410-SK-012 Rev A – see below in figure 10) which shows the area of land to be adopted by the Highway Authority.

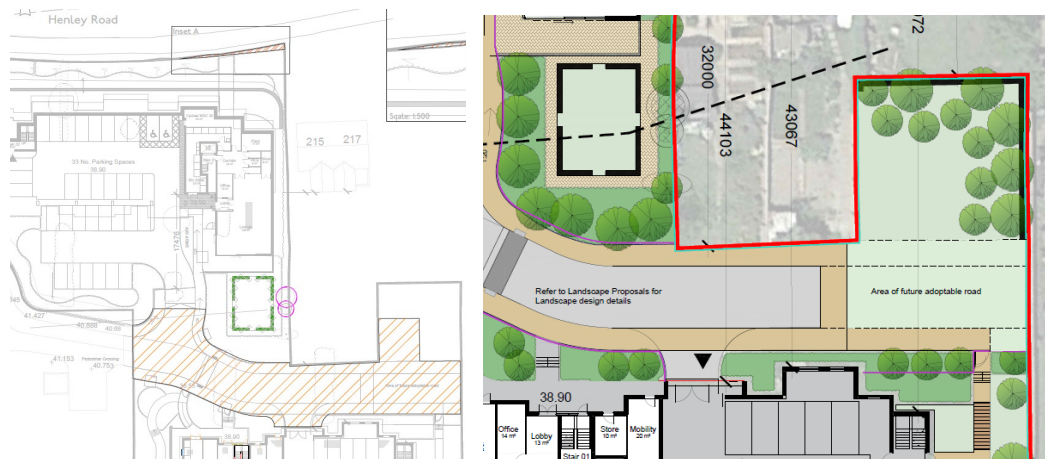


Figure 10 – Left: Extent of carriageway for adoption (left). Right: Extract of site plan until such time development comes forward to the east (if at all)

- 4.1.2 A footway along the northern side of the access road is provided to the site boundary (following revisions during the application), which would aid pedestrian access between Block A and the nature garden, and secure a future pedestrian footway into the adjacent land. Given that future development is unknown, the provision of the access road does not need to be constructed in full until such time development comes forward. This enables the area to be soft landscaped until access is required to the adjacent land, as shown above in figure 10.
- 4.1.3 The landscaping proposals will require a S142 licence, which permits the occupier or the owner of any premises adjoining the adopted highway to plant and maintain trees, shrubs, plants or grass on the highway until such time the road is extended.
- 4.1.4 Pedestrian connections will be provided connecting the site directly to Henley Road from the external terrace of Block A, predominantly via an accessible sky-bridge link suitable for mobility impaired residents, providing access to bus stops and nearby local amenities. Mobility impaired residents would be able to utilise the lifts provided within Block A to reach the accessible bridge link. The gradient of the pedestrian routes between Block A and Block B is acceptable being between 1:20 and 1:23.
- 4.1.5 Turning to parking considerations, the site is located within Zone 3, the Secondary Core Area of the Parking SPD. This requires the development to provide a parking provision of 1 space per unit & 1 space on-site for staff. 46 car parking spaces are proposed for the 55 units, which are split across two car parks, one serving Block A and the other serving Block B. The applicant has clarified that the exact number of staff are not known at this stage but that *“assisted living developments/ communities typically see residents living in their own apartments more independently than care homes”* and therefore minimal staff are required on site.
- 4.1.6 The proposed parking ratio for the site falls slightly below the maximum adopted parking standards providing a ratio 0.83 parking spaces per unit. It is stated that the age restricted living units inherently generate low levels of car ownership, and ownership also tends to diminish over time due to the age of the residents. To suitably justify a lower parking provision, comparisons in parking ratios have been made using the TRICS surveyed sites to equating to an average parking ratio of 0.7 across 9 independent sites.
- 4.1.7 Policy TR5 requires that communal car parks for residential development of at least 10 spaces should provide 10% of spaces with an active Electric Vehicle (EV) charging point. Therefore, the development will be provided with 6 EV spaces. Full

details will be covered by condition. Communal stores will be provided within both blocks which will provide space for buggies and 6 cycle spaces in each block. Full details will be covered by condition. Cycle measures along Henley Road are separately discussed below.

- 4.1.8 The vehicle parking layout is generally acceptable and provides adequate manoeuvring space. The SPD requires a minimum of 3 disabled spaces or 5% of total capacity is met, with 3 disabled parking bays across both residential blocks. All disabled spaces will be provided with EV charging capabilities.
- 4.1.9 A storage area for refuse and recycling will be provided in both Blocks A and B. The ground floor areas for both blocks have been redesigned to allow for larger bin stores and collection distances. These are acceptable from a transport perspective, although guidance from RBC Waste Services should be followed.
- 4.1.10 With specific regard to trip generation, part of the site has planning permission for 9 residential dwellings (Ref 190887 – see relevant history above). The consented development had the potential to generate 4 two-way vehicle movements during the AM peak hour (08:00-09:00) and 5 two-way movements during the PM peak hour (17:00-18:00). The proposals also comprise the demolition of 5 existing residential properties fronting Henley Road. Combined, the application site under existing and consented conditions could generate in the order of 7 two-way vehicle movements during the AM peak period, 8 two-way vehicle movements during the PM peak period and 63 two-way vehicle movements over a daily period.
- 4.1.11 The applicant states that age-restricted living units inherently generate low levels of car ownership, and ownership also tends to diminish over time due to the age of the residents. Therefore, it is reasonable to assume that the proposed age-restricted living accommodation would generate less vehicle movements than typical residential flats, especially during peak hours. To determine appropriate trip rates for the existing traffic generation potential of the site, the TRICS Database has been interrogated. Based on this the proposed units have the potential to generate 9 two-way total vehicle movements during the AM peak and 6 two-way vehicle movements during the PM peak period which is comparable to the combined vehicle movements of the existing and consented development. Over a daily period, the proposed units could generate an additional 51 two-way vehicle movements over the day, which is equivalent to an average of 4-5 vehicles per hour. This is not a material increase in traffic flow and as such would not have a severe impact on the Highway Network.
- 4.1.12 Turning to consider potential impacts during construction, it is acknowledged that there could be significant transport implications constructing the proposed development within the existing urban area of Reading. To ensure that new development does not reduce the quality of the environment for others during construction, a condition will secure a Demolition & Construction Method Statement (DCMS). The DCMS will, amongst other matters, manage the number of HGV movements are demonstrate measures to ensure the safety of pedestrians and cyclists on the road network around the construction site.
- 4.1.13 In terms of S106 legal agreement matters, the applicant will firstly be required to secure the new residential road, including a provision not to create or retain any ransom strip along the entire length of the eastern boundary of the application site. This will also be secured via a Highways Section 38 agreement.
- 4.1.14 The development also proposes to provide an extension to the pedestrian/cycle infrastructure across the frontage of this site (adjacent to Henley Road) to promote travel by alternative modes. This would be an extension to the foot/cycleway scheme

secured on the adjacent site to the west under permission 190835 (see relevant planning history above). The proposed footway/cycleway improvements are illustrated in figure 11 below. The proposals within the red line boundary of the site are designed to be able to accommodate the widening of the footway. However, given that the existing wall is to be removed and a new boundary treatment installed, some works will be required to in fill that space and provide a new edging to the back of the footway. It is therefore proposed that the sliver of land to the frontage of the site is dedicated under a S38 agreement.

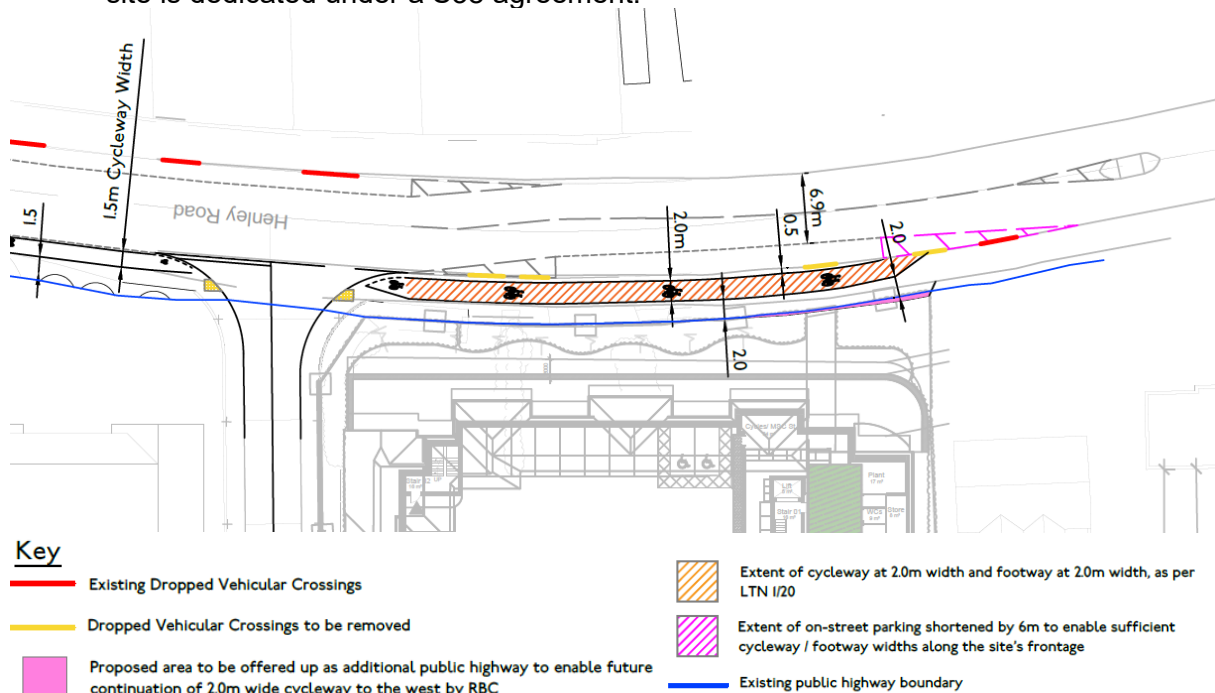


Figure 11 – Proposed footway/cycleway on Henley Road (extract of J32-5410-SK-011)

4.1.15 Given that the applicant is required to enter into a S38 Agreement to dedicate the sliver of land to the frontage of the site as well as the extended road within the site, it is the Highway Authority's view that the cycle lane works should be undertaken by way of a S278/38 agreement, which should be secured within the S106 requirements.

4.1.16 The landscaping proposals (as largely discussed elsewhere within this report) will require a S142 licence which permits the occupier or the owner of any premises adjoining the highway to plant and maintain, or to retain and maintain, trees, shrubs, plants or grass on the highway. A series of conditions are also recommended, as referenced above.

2) RBC Environmental Health – Environmental Protection (EP)

4.2.1 In terms of noise matters, the noise assessment submitted shows that the recommended standard for internal noise can be met, providing the assessment recommendations are incorporated into the design. A condition will ensure that the glazing (and ventilation) recommendations of the noise assessment (and air quality assessment, where relevant) will be followed. A separate informative is recommended in relation to sound insulation to minimise noise disturbance between residential units.

4.2.2 With regard to air quality, the submitted assessment concludes that no further assessment or mitigation is required for the development in terms of its impact on air

quality and in terms of the exposure to poor air quality of the occupants. EP officers are satisfied in this regard.

4.2.3 Turning to contaminated land matters, the development involves the introduction of a large number of new sensitive receptors to land where there is the possibility of contamination. In the absence of site specific information which covers the whole site (some information was submitted during the application to seek to prevent the need for further submissions, but this did not encapsulate the entirety of the application site) the standard four-stage contaminated land condition is required to ensure that future occupants are not put at undue risk from contamination.

4.2.4 Conditions are also recommended in relation to external lighting (to protect the amenity of existing nearby occupiers), several construction stage measures (to manage airborne pollutants, noise and pest control; working hours; no bonfires) and to ensure bin stores are vermin proof. With these conditions secured the proposals are satisfactory from an Environmental Protection perspective.

3) RBC Planning Natural Environment

4.3.1 The careful consideration of trees and other natural features, the provision of sufficient landscaping (including tree planting on the frontage) and the retention of a buffer on the south portion of the site is required for any development in this location, given the characteristics identified at paragraphs 1.3 and 1.4 above.

4.3.2 As means of context, part of the application site is subject to planning approval 190887 for 9 dwellings (see paragraph 3.4. above). The approved layout at that time is shown below left, application stage tree protection plan below centre and landscaping approved under 201019/APC below right at figure 12:

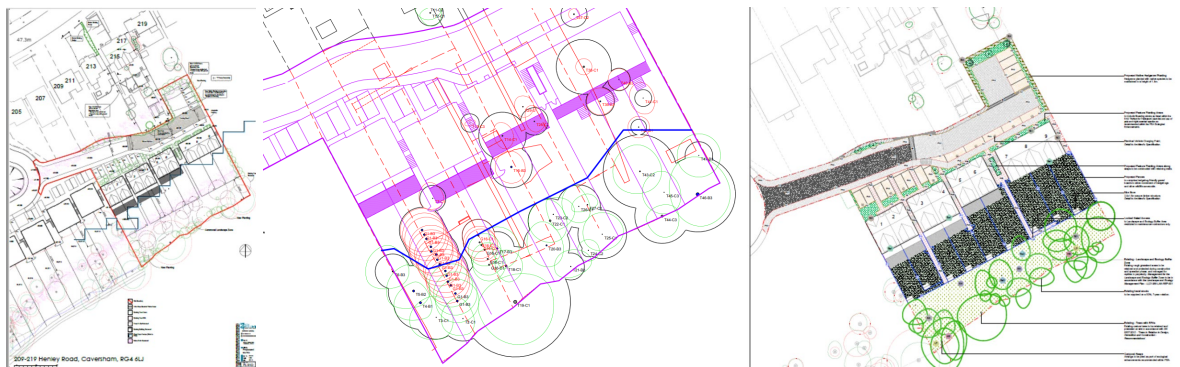


Figure 12 – Permission 190887 approved layout, tree protection plan & landscaping details.

4.3.3 The adjacent site to the west was completed in late 2022 following planning approval 190835, with tree elements amended by 210829/NMA (see paragraph 3.10 above). The approved Landscape Masterplan is shown below left and tree protection plan below right at figure 13:

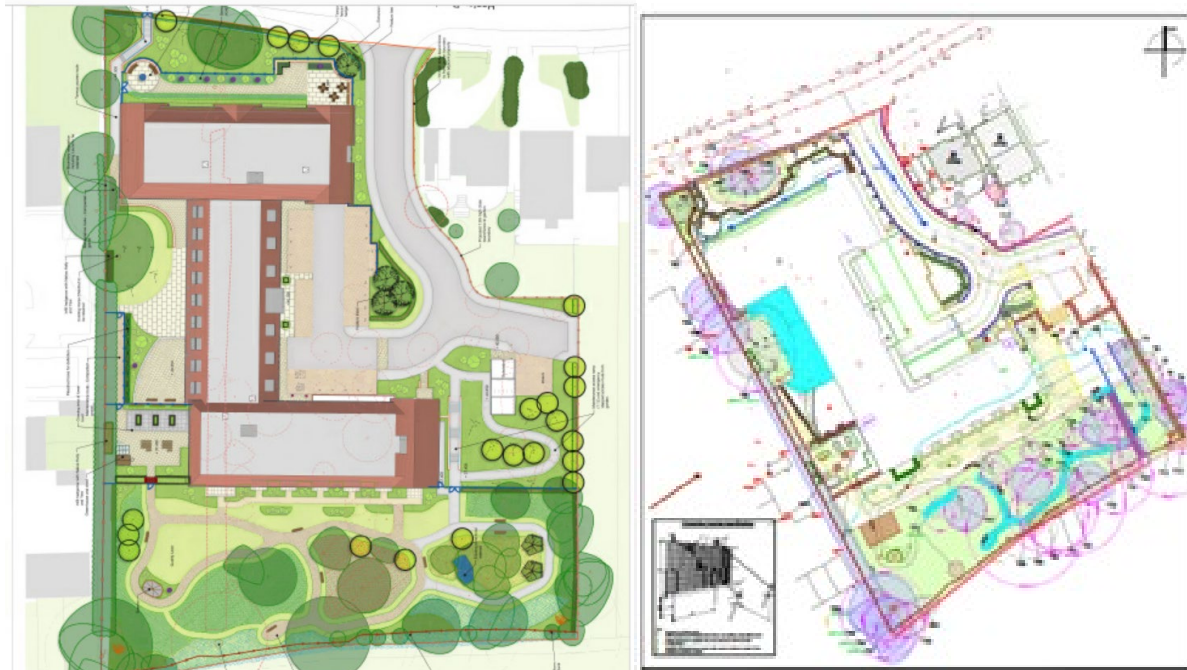


Figure 13 – 190835 approved landscape masterplan & tree protection plan (by 210829)

- 4.3.4 Based on the original information submitted with the application a series of concerns were raised. These ranged from the age and accuracy of the arboricultural impact assessment and tree survey, to the omission of information and a lack of reference to the Reading Tree Strategy within the originally proposed land. Further rounds of revised submissions and comments followed, with various comments continuing to arise as a result of changes incorporated in the proposals.
- 4.3.5 In overall terms in relation to trees at the site, the revised proposals indicate a net gain of 43 trees at the site, with 47 trees to be removed (plus shrubs and hedgerow), with 90 trees (plus other landscaping) to be planted.
- 4.3.6 More specifically, the tree removals include 4 TPO trees (3 Poplars & 1 Robinia / Cherry). Three are proposed to be removed due to their condition (2 are Category U trees [T33 & T43] and one is Category C2 [T44]). One Category B2 Poplar (T14) is proposed to be removed due to its limited amenity value, with paragraph 6.3 of the Arboricultural Report stating: *“the poplar tree T14 is not highly visible from the surrounding landscape and was noted to be of lower moderate amenity value, the categorisation owing to high growth potential and future amenity value”*. This acknowledges that it is a tree that should be retained as it is a Category B tree with good potential, and in reality it is to be removed only because the development design requires it (as confirmed in the submitted Tree works schedule). This Poplar, along with the two conifer groups (G45 & G47 – not subject to TPOs) are the only Category B trees to be removed, as shown below in the plan and photographs at figure 14. All the remaining trees to be removed are either Category C or Category U trees. It is considered that the loss of a B Category tree is unfortunate but the limited, current amenity value is agreed and this loss can/will be mitigated with new tree planting. In relation to the other TPO trees to be removed (the two Poplars and Robinia/Cherry), it is worth noting that the TPOs are from 2007, so are 16 years old, hence the change in tree condition (worthiness of retention) since serve of the TPOs is understandable and justified in this instance.

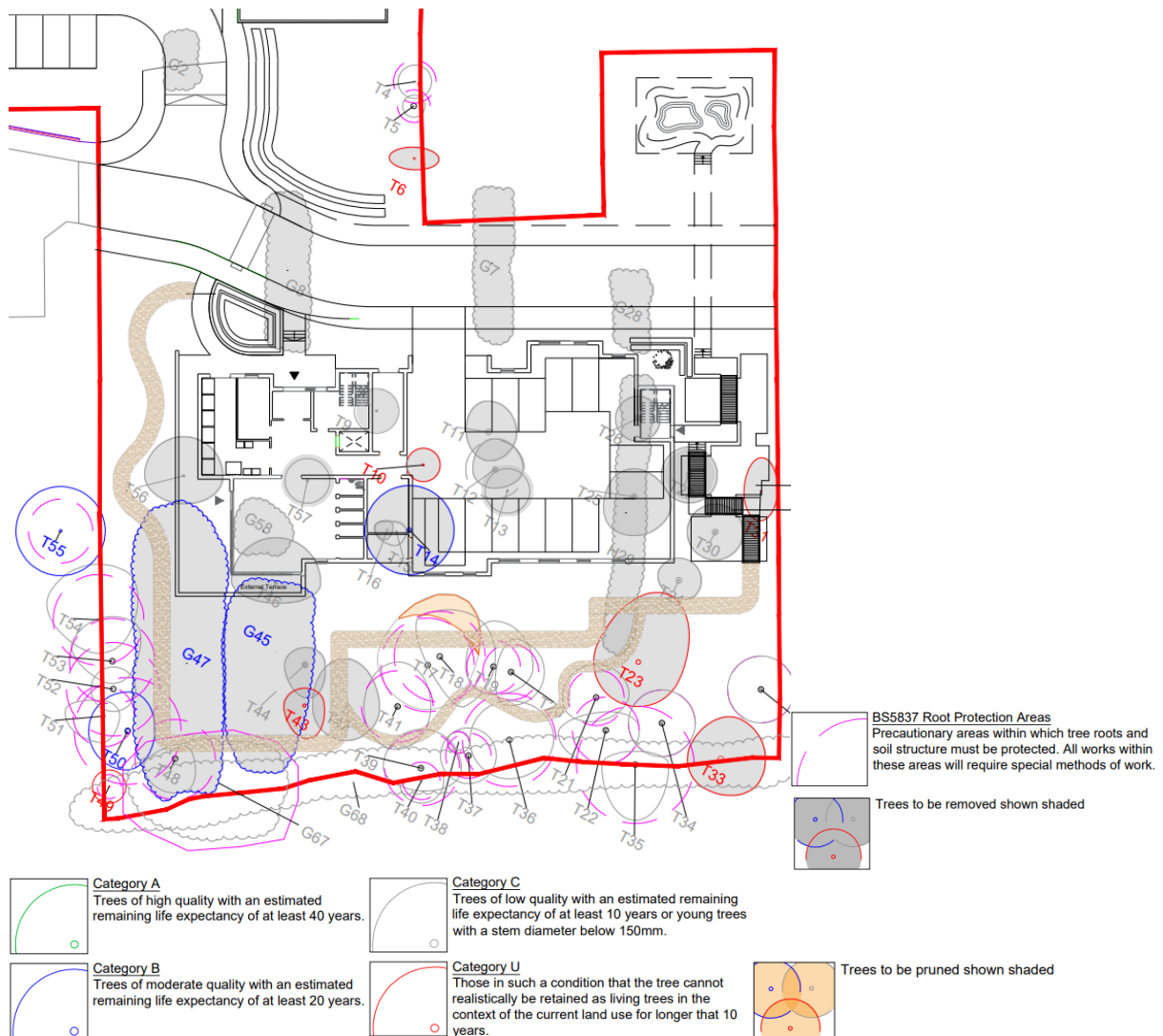


Photo 1: view of the poplar tree T14, distant view of poplar tree T44 and Leyland cypress groups G45 and G47.



Photo 5: crown failure within cypress groups G45 and G47 likely resulting from storms in February 2022.

Figure 14 – Extract of the proposed layout and tree removals plan, with photographs from the Arboricultural Report showing TPO trees T14 (Category B2) and T44 (Category C2) proposed to be removed. The photographs also show the Category B2 groups of G45 and G45, which are also proposed to be removed.

4.3.7 Within the submitted arboricultural report the applicant has demonstrated in full how retained trees will be protected during the construction stage, with the submitted details being secured via a compliance condition.

4.3.8 Turning to consider the proposed landscaping, this has been subject to considerable discussion during the course of the application. Towards the conclusion of discussions the number of proposed trees increased from 47 to 90, to aid the biodiversity net gain calculation, but is separately welcomed from a Natural Environment perspective. However, the current masterplan only presently shows 5 tree species, with more diversity considered to be required given the number of trees now proposed. This can however be secured via condition, which will specify the exact final landscaping proposals. The proposals incorporate a significant buffer in the southern part of the site, together with a row of tree planting on the Henley Road street frontage, with a nature garden and other areas of soft landscaping also provided across the site, as shown below in figure 15. These principles will be built on when details are submitted at the approval of details stage, together with a management plan and boundary details. At this stage it will be particularly important for the interaction between the landscaping and the underground servicing arrangements to be fully co-ordinated, to ensure there are no conflicts with the drainage routes and soakaways proposed at the site. In conclusion, the principle of the development is accepted and further details, as referenced above, will be secured via condition.

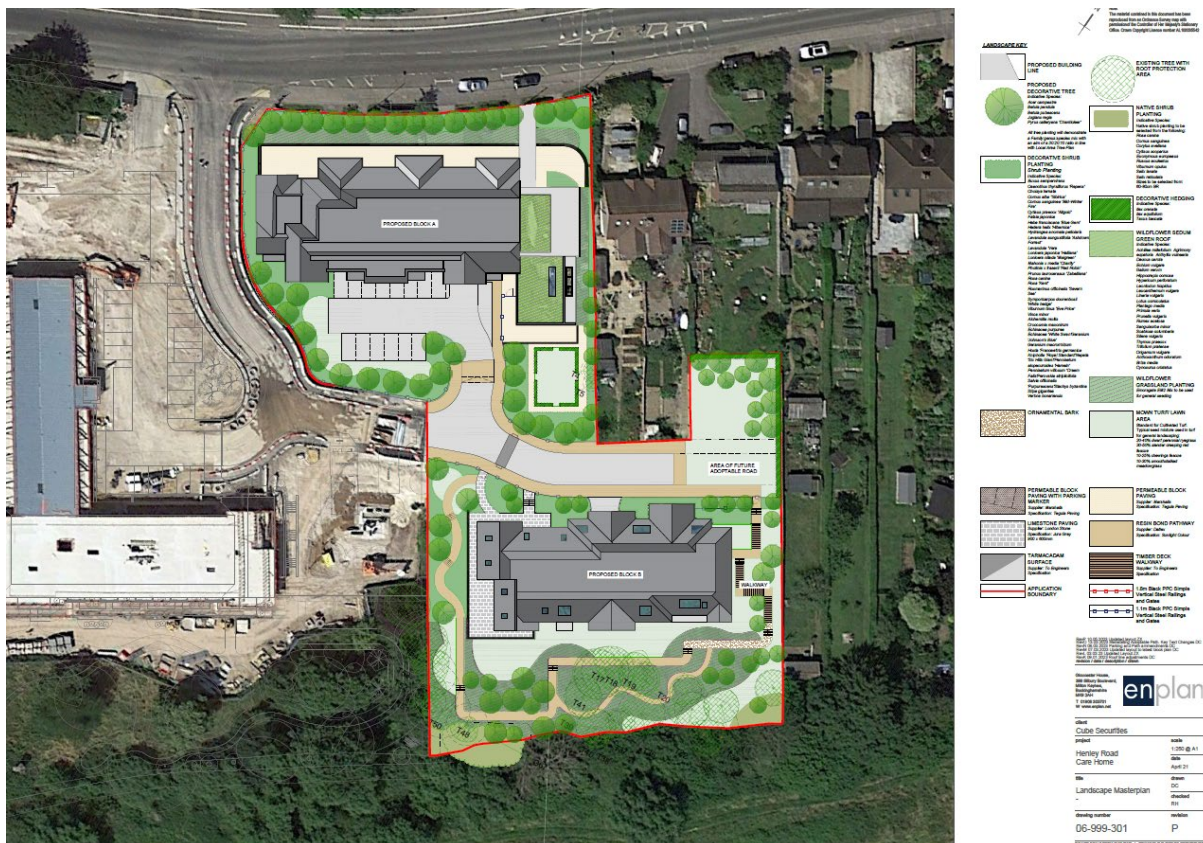


Figure 15 - Landscape Masterplan Rev P, received 10/05/2023

4) GS Ecology (RBC Ecology Consultants)

4.4.1 At the outset GS Ecology advised that the nature of the proposals would be unlikely to comply with Policies H11, EN12 and EN13 from an ecology perspective, LARGELY given the nature of the site and the presence of a designated Major Landscape Feature (Thames Valley) immediately to the south of the site. In particular, the existing gardens are well established and next to Berry Brook and are therefore likely to be of considerable ecological value. They make up a wide band of largely infrequently managed and undisturbed semi-natural vegetation that runs to

the edge of the Borough. As a combined unit and in association with the adjacent green space these gardens make an important contribution to biodiversity and form part of Reading's green network.

4.4.2 However, GS Ecology also recognise and appreciate that this is the exact same context in which developments to the west of the site at Ruskin and the Signature care home have ultimately been considered appropriate and come forward. In particular, the Signature care home scheme was approved under the current local plan (Ref 190835 – see paragraph 3.10 above). Moreover, the southern part of the application site also has permission for 9 dwellings under permission 190887, again approved under the current local plan (see paragraph 3.4 above). As such, it is for planning officers to weigh whether the benefits of these proposals outweigh the loss of the gardens. The remainder of the ecology advice is provided on a notwithstanding basis to the above.

4.4.3 So, notwithstanding the above, a series of concerns were also raised in relation to the originally submitted ecological appraisal and biodiversity offsetting information. In short, this related to the detail of the information provided and, in some areas, the proposed approach (e.g. the reptile survey identified reptiles on site and originally proposed to move these to a site in Somerset, which does not comply with guidelines on reptile translocations). As such, GS Ecology advised at the initial stage that the information submitted was not sufficient to determine the ecological impacts of the scheme or that the development will result in a net gain for biodiversity.

4.4.4 The applicant was provided with an opportunity to respond to the various shortcomings raised. This resulted in the submission of various amended and additional reports, which have involved a number of rounds of negotiation with GS Ecology to further clarify, confirm, amend and improve the revised information submitted. Based on these further discussions, GS Ecology advise the following, in summary:

- Reptiles – the further revised strategy is considered appropriate for the relocation of reptiles at the site. More specifically, reptiles will be relocated to an off-site out-of-borough location to the east of the site at nearby Playhatch, at land owned by Tarmac (a site of a former gravel quarry which consists of rough grassland, woodland, scrub, hedgerows and waterbodies). The receptor site will be improved with the installation of three reptile refugias, with the strategy for relocation specified. Given this relates to works outside of the red line boundary of the application site this component of the scheme should be secured via S106 Legal Agreement.
- Bats – Concerns continue to be raised with the validity of surveys undertaken in 2020 and 2021, owing to their age and the chance that conditions may have changed (the reports concluded that none of the buildings host roosting bats). Based on the applicant's position statement received on 21/04/2023 it is considered that further surveys and a licence from Natural England should be secured via condition in advance of the demolition of the existing buildings in order to resolve this matter.
- Biodiversity Net Gain (BNG) – following a thorough assessment of the metric, which initially identified a habitat net loss (rather than the gain suggested by the applicant and required by Policy EN12), a revised metric and inter-linked landscaping strategy (significantly increasing the amount of proposed trees to 90) demonstrated under the 3.1 metric that the proposals will achieve the required 10% BNG in habitat and hedgerow units. However, as the landscape plan is not a final version and further landscaping details will be secured via condition, it correspondingly means full details of at least a 10% BNG should also be secured via condition too.

4.4.5 Ultimately, if the planning balance subsequent results in the application being approved, the reptile relocation strategy should be secured via S106 Legal Agreement and the following planning conditions should also be secured:

- Pre-demolition of existing buildings submission and approval of dusk and dawn bat surveys and licence from Natural England for development works affecting bats
- Pre-commencement construction environmental management plan to be submitted, approved and thereafter adhered to.
- Ecological enhancements: a) Pre-commencement, barring demolition, biodiversity enhancement measures including at least 10 bird and/or bat boxes, bricks or tiles to be submitted and approved b) report evidencing the approved measures to be submitted and approved prior to first occupation, with measures retained and maintained thereafter
- Pre-commencement, barring demolition, external lighting report demonstrating measures to protect wildlife and Berry Brook to be submitted and approved and thereafter retained and maintained as such
- Pre-commencement, barring demolition, Biodiversity Net Gain Plan demonstrating a minimum of a 10% uplift in biodiversity units using the DEFRA 3.1 Metric to be submitted, approved and thereafter implemented.

5) RBC Valuers / BPS Chartered Surveyors (RBC viability consultants)

4.5.1 RBC Valuers instructed BPS Chartered Surveyors to undertake an independent viability review of the financial viability assessment submitted with the application. The applicant's original submission concluded that the scheme shows a deficit of approximately £3.27m and therefore no affordable housing can viably be offered. BPS has assessed and tested the various input stipulated by the applicant in reaching their conclusion. Key elements such as the benchmark land value are not agreed, but other components such as the sales values and build costs are agreed as accurate. BPS's overall conclusion is that whilst the deficit is not as significant as that stated by the applicant, based on BPS's calculations the scheme would be in deficit. BPS conclude that *"the scheme returns a deficit of £590,000 and if considered in isolation as a standalone application would therefore not be able to viably support an Affordable Housing contribution"*.

4.5.2 However, BPS also notes that if either the gross development value (GDV) or building costs were to decrease by 5% together, or alternatively with a GDV growth of 5% this would erode the deficit and return a surplus position on the scheme. Therefore, mindful of the Council's aim to provide affordable housing on site, if a policy compliant contribution is not secured the scheme should be subject to future reviews (Deferred Affordable Housing Contribution Mechanisms). This is so the viability can be assessed over the lifetime of the development by reference to the actual costs and values it generates.

4.5.3 This feedback was provided to the applicant, together with suggested terms of a late stage review of the viability, with view to this being agreed between the parties. The applicant provided a response to the BPS review, seeking to alter its originally proposed methodology towards scheme viability (in relation to the benchmark land value and build costs – externals) and suggesting the scheme deficit has actually increased to £3.47m. Furthermore, amendments to the inputs for any late stage review were also put forward, whilst also questioning the necessity of a review given the size of the deficit.

4.5.4 In between the submission of this response and BPS's subsequent further review (as discussed below), planning officers liaised with the applicant and negotiated, notwithstanding the current viability position, that a payment-in-lieu commuted sum

financial contribution towards Affordable Housing of £75,000 would be secured. This is independent of any Deferred Affordable Housing Contribution Mechanism.

- 4.5.5 BPS's further review of the scheme viability, based on the response by the applicant, counters a number of points raised (for example, the benchmark land value is not agreed). However, BPS's review has accepted that there has been an evidenced increase in build costs (although not as significant as the applicant has suggested) which results in the scheme being in deficit by £1,896,138. Whilst BPS agree the scheme is in deficit, the deficit is lower than the £3.47m put forward by the applicant. Based on a sensitivity analysis, BPS advise that the deficit is eroded if costs decrease by around 5% and values increase by a similar amount (RBC Valuers later verified this as precisely 5.8%). BPS therefore reiterate that a late stage review monitors the viability of the scheme over the lifetime of the project should be secured. BPS put forward alternative inputs for the late-stage review (based on BPS's calculated deficit and benchmark land value).
- 4.5.6 The applicant subsequently agreed to the fixed inputs put forward by BPS. These are reflected in the Deferred Affordable Housing Contribution Mechanism referenced in the recommendation at the outset of this report, to be secured via S106 legal agreement.
- 4.5.7 RBC Valuers have overseen negotiations in respect of viability matters and consider in this specific instance the proposed offer of an upfront financial contribution of £75,000 and the agreed Deferred Affordable Housing Contribution Mechanism represents an appropriate contribution towards affordable housing. In this case, whilst the proposal does fall short of the Policy H3 target, this is as a result of viability considerations, which have been clearly demonstrated and tested to justify a lower affordable housing contribution in this case. Such instances are recognised within the wording of Policy H3.

6) RBC Access Officer

- 4.6.1 At the outset of the application a series of comments and queries were raised in relation to matters such as: the accessibility of EV Charging Points for disabled people; the number and location of disabled parking bays; and, whether the proposed balconies are wheelchair accessible. Most substantially, a query in relation to the accessibility of the outdoor landscaping for wheelchair users was raised, given the presence of steps throughout the landscaping.
- 4.6.2 The applicant provided responses to all of the initial comments and queries raised, satisfactorily providing responses in the vast majority of instances. With specific regard to the accessibility of the external landscaped areas, the applicant has explained that alternative ramp routes are provided to some of the landscaping and the steps are designed as Part M accessible and have been minimised. Ultimately, steps within the southern section of the site are unavoidable owing to site topography and the competing demand to retain areas of green within the site. The applicant also points out that the external balconies provide private outdoor space for residents. The Council's Access officer concedes that reasonable provision has been included and inherent constraints means access to all parts of the landscaping will not practically be possible on this occasion.

7) RBC Lead Local Flood Authority

- 4.7.1 Initial comments raised queries in relation to the outfall rates from the originally proposed cellular storage crates and the actual run off rates. Wider concerns were also raised in relation to the location of the crates being partly below the extended

road, which in due course would be designated as public highway. Owing to this the applicant was advised to relocate any crates to outside the area of the future public highway, as these would not be taken on as adopted infrastructure given that it is attenuation of private drainage.

4.7.2 The applicant subsequently amended the proposed strategy, splitting the proposed drainage strategy into three sections. In short, the northern area of the site will result in the collection of surface water into a soakaway tank as well as porous paving and an underground rainwater harvesting tank. Surface water within the central part of the site will drain into two separate attenuation tanks that will discharge into the Berry Brook to the south, in addition to a soakaway within the nature garden to the rear of No. 219 Henley Road. The southern area contains three bio-retention areas all of which are likely to result in a reduction in discharge in surface water from the site. This is indicated in the SuDS and surface water layout plan shown in figure 16 below. The submission of further additional information in respect of the infiltration and discharge rates has sought to address further officer comments raised, together with continued questions relating to the interaction between the drainage strategy and landscaping proposals. There remain some unanswered questions in relation to this latter point, meaning that conditions will be required to secure the final details of the drainage strategy. Based on the information submitted at application stage it is evident that a strategy can be advanced which meets the policy requirements, including reducing the risk of flooding on site or elsewhere, with this being particularly pertinent in this instance given the location and topography of the site. The level of information provided at application stage is considered to be reasonable, with the final fuller details secured via condition.

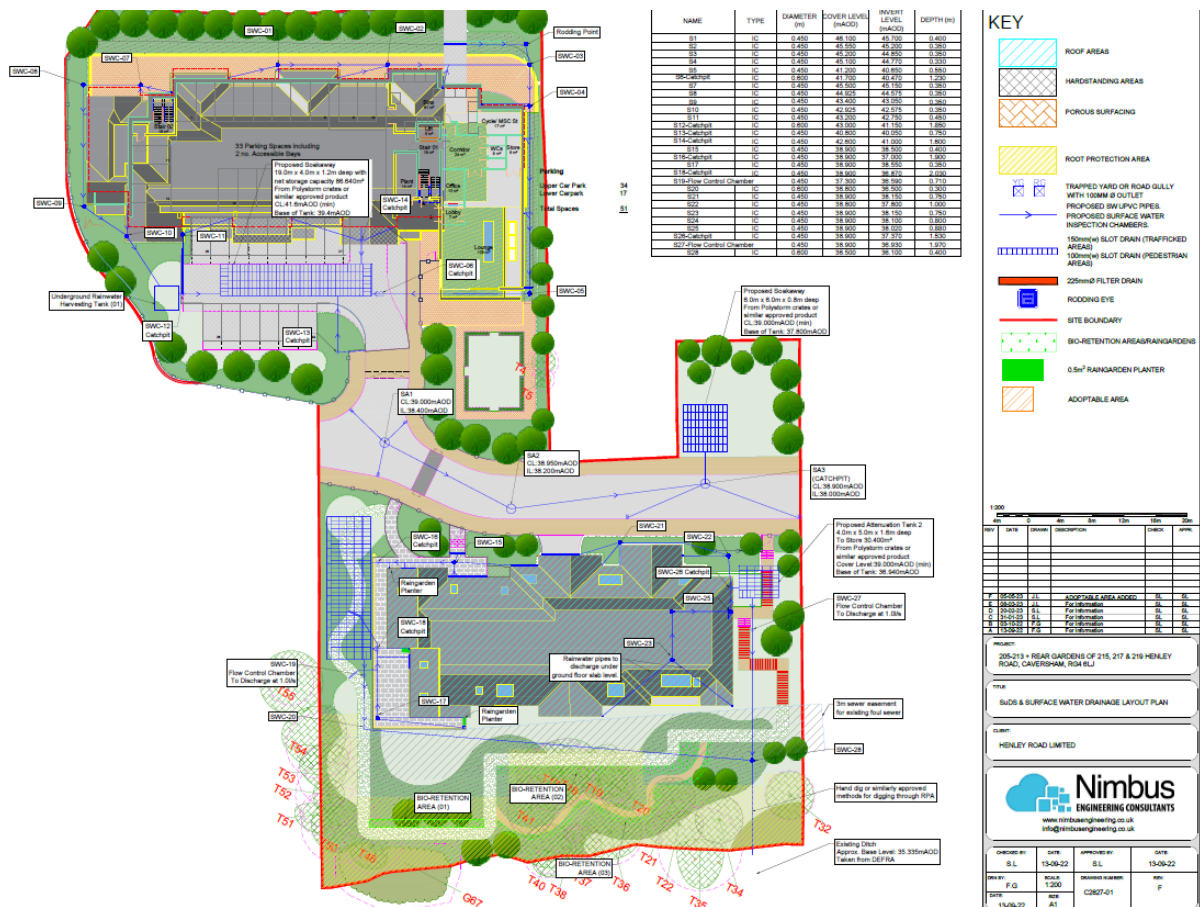


Figure 16 - SuDS & Surface water drainage layout plan

8) RBC Waste Services

- 4.8.1 Initial comments at the outset of the application advised that the bin stores for both Blocks A and B were not of sufficient size or capacity for the provision required. Further details were also sought in relation to the turning circle into Block A, to enable vehicles to access this proposed store.
- 4.8.2 Following revisions to the scheme, whilst issues regarding the provision and capacity were addressed, concerns were raised in relation to the distance between the vehicle and the stores not adhering to the maximum 10m distance. Accordingly, a management strategy will be required to be secured via condition to ascertain the details for the presentation of bins on collection days.

9) Delva Patman Redler Chartered Surveyors (DPR) (light consultants for RBC)

4.9.1 DPR undertook an independent review of the daylight, sunlight and overshadowing components of the development (report by 'Planning for Sustainability' for the applicant) on behalf of the Local Planning Authority. DPR's initial review in June 2022 firstly confirmed, in the context of the application being submitted and validated prior to the updated version of the BRE guidance being published in June 2022, it was reasonable for the proposals to be assessed against the 2011 BRE guidance, rather than the June 2022 version. DPR's initial conclusions on the assessment by the applicant were:

- The scope of the report is considered acceptable.
- In terms of internal daylight and sunlight within the proposed development, the results indicate that all proposed dwellings within Blocks A and B will satisfy the BRE guidelines.
- The sunlight is expected to meet the BRE guidelines, although the technical results should be provided to clarify this.
- The proposed amenity spaces within the development will benefit from adequate levels of sunlight.
- In terms of the effects on existing surrounding properties, the results indicate that all neighbouring properties are expected to satisfy the BRE guidelines.

4.9.2 However, DPR caveated the above conclusions with four technical clarifications being required from the applicant. The applicant duly provided an updated report in July 2022, which DPR re-reviewed and confirmed satisfaction with three of the four technical matters. In relation to the original query concerning window location plans showing the neighbouring and proposed windows assessed, DPR confirmed that window location plans were provided for proposed Blocks A and B, but not the neighbouring properties.

4.9.3 DPR's follow up conclusions, were as follows:

- With the exception of the window location plan to the neighbouring residential properties, all main elements raised in the initial review have been addressed and the responses are appropriate.
- Overall, the results indicate that proposed Blocks A and B will satisfy the BRE guidelines in daylight and sunlight terms and are expected to benefit from good levels of daylight and sunlight.
- Based on the results documented in the report, all proposed dwellings are expected to be well-lit in the post development condition, and the neighbouring property will retain acceptable levels of light in the post development condition.

10) Hoare Lea (sustainability consultants for RBC)

4.10.1 Hoare Lea undertook an independent review of the sustainability and energy components of the development on behalf of the Local Planning Authority. In Hoare Lea's initial review, received in July 2022, a series of shortcomings and lack of information in relation to the various components required to be demonstrated in sustainability and energy strategies (as per the SPD checklists and the relevant policies of the SPD) were raised by Hoare Lea. This facilitated the submission of a revised strategy and response from the applicant in November 2022. Hoare Lea's subsequent review of the updated strategy, as provided in January 2023, outlined that there were still three remaining elements which remained outstanding in relation to demonstrating compliance with Policies CC3 and CC4. The applicant subsequently provided further information in respect of the outstanding areas. Hoare Lea subsequently reported to officers in February 2023 that there were no further elements that were outstanding from the applicant. More specific information in relation to these matters is discussed in section 6.7 of the report.

11) Berkshire Archaeology

4.11.1 Berkshire Archaeology recommends that a condition is attached, securing a scheme of archaeological works, should the proposal be permitted. This is on account of the archaeological potential at the site and the impacts of the proposal, including a large lower ground floor.

12) Environment Agency

4.12.1 No objection subject to a condition requiring the development to be carried out in accordance with the Flood Risk Assessment submitted and the following mitigation measures being implemented prior to occupation and retained/maintained thereafter:

- Finished floor levels shall be set no lower than 40.75 metres Above Ordnance Datum (m AOD) for Block A and 38.90m AOD for Block B
- Compensatory storage shall be provided on a level for level basis as shown in Table 2-2: Fluvial Floodplain Compensation and Figures 2-1: Fluvial Floodplain Compensation Plan

4.12.2 This condition would ensure that the development complies with Policy EN18 and paragraph 167 of the NPPF. An informative in relation to the possible need for an environmental permit is also recommended.

13) Reading's Economy & Destination Agency (REDA)

4.13.1 No objection to the further development of the residential area on Henley Road, but would welcome the opportunity to develop a construction stage employment and skills plan for the site (via S106 legal agreement), assuming the requirements of the SPD of April 2013 will apply based on the scale of the new residential development.

14) Thames Water

4.14.1 In terms of foul waste, the scale of the proposed development doesn't materially affect the sewer network and as such Thames Water have no objection. An informative is recommended in relation to a Groundwater Risk Management Permit being required from Thames Water.

4.14.2 With regard to surface water drainage, if the developer follows the sequential approach to the disposal of surface water Thames Water would have no objection. Prior approval from Thames Water Developer Services will be required should surface water be proposed to discharge to the public sewer.

4.14.3 Thames Water has no objection based on the information provided with regard to waste water network and sewage treatment works.

4.14.4 In terms of water matters, an informative is recommended given the proposal is within 15m of Thames Waters' underground water assets. Thames Water has also identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. This hasn't been addressed at present, so Thames Water recommends a condition to ensure all water network upgrades required to accommodate the additional demand to serve the development have been completed, or that a development and infrastructure phasing plan has been agreed with Thames Water. This is to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. A series of other related informatives are also recommended.

15) Crime Prevention Design Advisor at Thames Valley Police; RBC Education; South Oxfordshire District Council; SSE Power Distribution.

4.15.1 No responses have been received from these consultees. If any responses are subsequently received they will be set out in an update report.

ii) Public consultation

4.16.1 Notification letters were sent to nearby occupiers on 17/05/2022. A site notice was erected by the applicant on 23/05/2022, expiring on 12/06/2022. This was visible at the time of the officer site visit on 16/06/2022. A press notice was published on 28/07/2022, expiring on 18/08/2022. A total of 9 objections have been received from 8 separate addresses (6 from Henley Road and 1 each from Mayfield Drive and All Hallows Road). A summary of the issues raised are:

4.16.2 Height, massing and impact on character

- Height and size of the two blocks not in keeping with a residential location and will dwarf the surrounding housing.
- Block B too large in the context of the previous (more in keeping) 3-storey 9 houses. Block B even more 'slab like' than previous application 210975.
- The existing ground level at Block B is being built up, so the real effect is closer to a five-storey block in comparison with existing (see site section).
- Loss of view of Berry Brook (semi-rural location), with existing properties low lying and including gaps to enable views. Harmful to Henley Road residents and pedestrians.
- Adverse impact on the character of the area, when combined with the neighbouring development, decreasing views into the Thames Valley.
- Loss of beautiful 20th century Henley Road buildings.

4.16.3 Transport and related matters

- Insufficient parking will cause vehicle overspill on to the footpath on the south side of Henley Road and All Hallows Road, already problematic during neighbouring development construction.
- Further increase in pollution and traffic during and after completion of the buildings (recent significant increase since a quarry opening between Playhatch and Shiplake).
- Increased traffic from the proposed development itself; Henley Road delays and bottlenecks only worsening (neighbouring care home) and making crossing dangerous.
- Proximity of the site to a school represents a safety risk to children from increased car numbers.

4.16.4 Trees, wildlife and open space

- Moving reptiles found on site to the Mendips appears contrary to the Boroughwide nature conservation goal in the Local Plan to protect, enhance and increase biodiversity
- Page 47 of RBC's Climate Emergency Strategy details managing existing natural habitats and ensuring that new development delivers a 'net gain' for the environment. Fail to see how this proposed development could comply with the legal requirement to "restore or enhance a population or habitat"
- Significant loss of privately owned green space
- Loss of many well-established trees
- An area equivalent to the loss of existing is not even remotely replaced by the suggested landscaping.

4.16.5 Amenity impact on neighbours

- Overbearing impact on neighbouring properties.
- Loss of natural light to Henley Road, especially in winter.
- Loss of privacy to neighbouring properties/gardens to the east and properties on the north side of Henley Road opposite.
- Loss of amenity living near a construction site (for the neighbouring development) for 18 months.
- The existing neighbouring development has had a major impact on quality of life (implied this will be repeated): traffic disruption, inconsiderate parking, hazardous manoeuvres and flooding a local nursery with raw sewage.
- A number of the plans do not include 219 Henley Road and therefore do not correctly illustrate the impact of the proposals.

4.16.6 Flood risk / drainage

- The lower level of Block B is on or below the floodplain.
- Unacceptable to add any additional flood pressures to lower Caversham.
- Block B will interfere with Caversham Park Village sewer which could flood nearby gardens.

4.16.7 Impact on services

- Impact on overstressing local medical facilities (due to the proposed age of residents) e.g. GP services and dentists.
- This area of Caversham is unsuitable for such a large scale development. Lack of local services (15 minute walk to convenience shop / 30 minutes to Caversham centre where a dentist and doctor's surgery are), very limited public transport service and no green space within an easy walk other than the cemetery.

4.16.8 Need

- Questioning the need/desire for more flats in Reading and at the expense of family homes.
- Questioning the need for retirement apartments given brochures and leaflets trying to sell retirement apartments in Berkshire and Oxfordshire are received weekly.

4.16.9 Quality of accommodation

- The design of Block A would expose elderly residents to adverse noise levels, with noise amplified in wet weather (not accounted for in the noise report). Existing residents cannot open front windows due to the noise.

4.16.10 Other matters

- Some neighbours sold part of their back gardens on the understanding that a smaller, more sympathetic development was planned (for which planning permission has already been obtained). Indicated that neighbours would not have sold had this proposal been put forward initially.

- Land Registry Restrictive Covenants relate to the land required to build this development.
- The changes in comparison with withdrawn application 210975 are minimal and insignificant.
- Various complaints that plans do not show all elements (e.g. south context elevation not showing existing properties).

4.17 **iii) Local Groups**

4.17.1 Caversham and District Residents' Association (CADRA) have made two separate submissions. In August 2022 CADRA specified an objection to the scheme, as the scale of the two buildings, alongside the large adjacent development for the nursing home, would be overbearing and unduly dominate the area.

4.17.2 In March 2023 CADRA commented that the landscaping proposals "*seem to us to show a well thought-out approach, with suitable density and choice of planting and care in accommodating wildlife. Within that supportive view, we have some detailed comments*", summarised as follows:

- Mislabelled annotations on the landscape masterplan.
- The proposed LEAP is very welcomed, but with limited natural overlooking concerns regarding safeguarding and vandalism are raised.
- Suggestion that privet is an invasive species and should be replaced with native beech or hornbeam hedging, which are more characteristic of the area
- Street lighting should minimise light pollution within and beyond the site
- Support the proposed hedgehog routes, but ask for provision for crossings on the road
- Natural England are currently reviewing the AONB boundary, with the site within the search area.

5. **LEGAL AND PLANNING POLICY CONTEXT**

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) - among them the 'presumption in favour of sustainable development'.

5.2 For this Local Planning Authority the development plan is the Reading Borough Local Plan (November 2019). The application has been assessed against the following policies:

5.3 **National**

National Planning Policy Framework (2021)

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
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment

National Planning Policy Guidance (2014 onwards)

5.4 The relevant Reading Borough Local Plan policies are:

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
EN2: Areas of Archaeological Significance
EN5: Protection of Significant Views with Historic Interest
EN9: Provision of Open Space
EN10: Access to Open Space
EN11: Waterspaces
EN12: Biodiversity and the Green Network
EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
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
H5: Standards for New Housing
H6: Accommodation for Vulnerable People
H7: Protecting the Housing Stock
H10: Private and Communal Outdoor Space
H11: Development of Private Residential Gardens
TR1: Achieving the Transport Strategy
TR2: Major Transport Projects
TR3: Access, Traffic and Highway-Related Matters
TR4: Cycle Routes and Facilities
TR5: Car and Cycle Parking and Electric Vehicle Charging
Section 8 Caversham and Emmer Green

5.5 **Reading Borough Council Supplementary Planning Documents**

Affordable Housing (March 2021)
Employment, Skills and Training (2013)
Revised Parking Standards and Design (2011)
Planning Obligations under Section 106 (2015)
Sustainable Design and Construction (2019)

5.6 **Other particularly relevant documentation**

DCLG Technical housing standards – nationally described space standard (2015)
Reading Borough Council Tree Strategy (March 2021)
Reading Biodiversity Action Plan (March 2021)
BRE Site Layout Planning for Daylight and Sunlight – A guide to good practice, 2nd edition (2011) / BRE Site Layout Planning for Daylight and Sunlight – A guide to good practice (BR 209, 2022 edition)
Reading Housing and Economic Land Availability Assessment (November 2017) (HEELA)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Land use considerations, including age-restricted accommodation, provision of affordable housing, flood risk and interaction with permission 190887
- ii) Demolition, scale, appearance, design and effect on heritage assets
- iii) Quality of accommodation for future occupiers
- iv) Amenity for nearby occupiers
- v) Transport and Highways
- vi) Trees, landscaping, ecology and SuDS
- vii) Sustainability and energy
- viii) Other matters – Archaeology, Thames Water, S106, Pre-commencement conditions & Equality

i) **Land use considerations**

Loss of existing use and principle of residential use

- 6.1.1 The proposals would result in the loss of 5 family sized dwellinghouses. From a purely land use perspective, this represents 5 residential units within the Class C3 use. Whilst the loss of family sized dwellings is acknowledged, the proposal would ultimately result in 55 Class C3 residential units, equating to a net increase in 50 Class C3 residential units at the site. Policy H1 recognises the pressing need for housing in the Borough, with an average annual requirement for 689 dwellings. There is no specific local policy protecting family sized dwellings in the context of a proposal which increases the total number of residential dwellings at a site, according with Policy H7. From purely a land use perspective the proposal would positively contribute to the required provision in the Borough, thereby not raising any in principle concerns.

Development of private residential gardens

- 6.1.2 Section 11 of the NPPF (Making effective use of land) states planning “*decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*” (paragraph 119) and decisions should “*give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs*” (paragraph 120).
- 6.1.3 Set within this context, at the local level there is also a specific policy relating to the development of private residential gardens (Policy H11), applicable in this instance owing to the nature of the proposals, where a series of criteria are required to be met for the development to be considered acceptable. This ranges from the scheme making a positive contribution to the character of the area in a number of ways, to more specific matters including access, design, amenity and biodiversity amongst others. A number of the subsequent sections of this appraisal pick up on individual matters referenced in Policy H11. With specific reference to part 7) of the policy where proposals will be acceptable where the emphasis is on the provision of family-sized housing, officers acknowledge that the proposed scheme would not provide this. Instead, the proposal seeks to provide specific age-restricted accommodation, with this justified in a separate section below. This justification is considered to

outweigh this specific component part of Policy H11. In summary, it is concluded that the proposals comply with the general thrust of Policy H11 and have been carefully advanced in order to demonstrate appropriate compliance with this overarching policy.

Principle of age restricted residential use

- 6.1.4 With the principle of residential use context in mind, it is also relevant to note that the proposal is actually seeking for the Class C3 accommodation to be age-restricted retirement living units. At the outset of the application the minimum age of future occupants was proposed as 55 year olds, but following officer feedback the now proposed minimum age is 65.
- 6.1.5 In support of the proposals the applicant has submitted evidence, updated during the application to reflect the altered minimum age restriction proposed, in order to seek to justify the proposals. Whilst the design of the scheme has fully considered future resident needs, for example including communal lounge areas, a series of outdoor amenity spaces, mobility storage areas and a support staff office, the mandatory level of care offered on site is not at a level which constitutes a Class C2 care / nursing home use. Instead, whilst age restricted to residents being aged 65 and over, the applicant outlines that the accommodation, “...enables occupants to live as independently as possible, particularly for older people and people with physical disabilities, whilst having opportunities for interaction with others and care support as required”.
- 6.1.6 The provision of accommodation that allows elderly people to continue to live independent lives is broadly in accordance with Policy H6, in particular in seeking to move away from institutional accommodation towards more independent living. The data provided by the applicant in relation to the number of older people who under-occupy homes in the Caversham area ably demonstrates that a considerable amount of family housing could be freed up in the local area (albeit also acknowledging that there would be a direct net loss of 5 family homes in this instance). The applicant’s submission also evidences an aging population within Caversham within the past decade. The Strategic Housing Market Assessment (SHMA) (background evidence to the Local Plan) identified a need for 1,189 specialist homes for older people in Reading up to 2036, with the SHMA considering older people as being 65+ (which aligns with the proposed accommodation). As such, the proposal would assist in meeting this identified need.
- 6.1.7 Furthermore, the applicant has responded to the specific criteria referenced in Policy H6 within their supporting statement, suitably demonstrating that the proposals adhere to the criteria. Other sections of this assessment will discuss a number of these points in more detail; but in short components such as access, green space and aligning with the character of the area are considered to be met. Furthermore, there is scope for future operational linkages with the recently opened specialist care home at the neighbouring site to the west. Accordingly, the broad principle of this development catering for residents aged 65+ is considered to have been justified.
- 6.1.8 With the principle of age-restricted accommodation considered to be appropriate, it is important that this is secured as such as part of any planning permission, to avoid this in time becoming non-age-restricted accommodation (i.e. general Class C3 residential units), which is not the basis on which the proposals have been considered and assessed. In the circumstances it is considered necessary and reasonable for the age-restriction to be included as part of the S106 legal agreement, to ensure this is robustly secured in perpetuity.

Residential Mix

- 6.1.9 Turning to consider the residential mix of accommodation, the proposal seeks to create 17 x 1-bedroom and 38 x 2-bedroom Class C3 residential units. As per policy H2, in an out of central area and defined district and local centre location such as this, the normal requirement is for 50% of the dwellings to include 3-bedrooms or more, having regard to all other material considerations. In this instance no 3-bedroom units are proposed. However, this is a result of the age-restricted nature of the accommodation proposed, meaning in practice the provision of larger units would not align with the type of accommodation proposed. Accordingly, the type of accommodation sought in this instance, as secured in perpetuity via legal agreement, means that officers consider it is not feasible, practical or realistic to insist on the provision of 3-bedroom accommodation in this instance. Accordingly, the non-provision of 3-bedroom accommodation is accepted on this specific occasion and the provision of 1 and 2-bedroom units, as proposed, aligns with the anticipated needs of the future residents. The larger proportion of 2-bedroom units (69%) proposed in this instance is welcomed in the context of the type of accommodation proposed and only assists the quality of the overall accommodation for future occupiers.

Density

- 6.1.10 In respect of residential density, the proposal seeks to create 88 dwellings per hectare (ha.) (55 dwellings on a 0.62ha. site), which is slightly above the indicative density range of 30-60 in suburban locations, as set out in the Local Plan. As Policy H2 however recognises, the appropriate density of residential development will be informed by a range of factors, with those factors possibly being a basis for justifying a different density to the indicative range. In this instance, the accessibility of the site close to public transport options and a cycle route (both on Henley Road), the need to maximise the efficiency of the land use and the character of the area (noting that the adjacent Signature care home has a comparable density of 79) means a deviation from the indicative density range is considered to be justified in this specific instance. Furthermore, the inclusion of solely 1&2-bed units (owing to the type of accommodation proposed) slightly increases the density figure..

Affordable Housing

- 6.1.11 Given the proposed Class C3 use class of the proposed units, there is a requirement for the development to provide affordable housing, as per Policy H3. The 30% on-site policy requirement equates to 16.5 on-site units in this case. The applicant, at the outset of the application, submitted a viability report seeking to evidence that the proposed development cannot viably provide any contribution towards affordable housing. The consideration of viability matters is fully recognised by Policy H3, with the onus on the applicant to clearly demonstrate the circumstances to justify a lower affordable housing contribution.
- 6.1.12 In this case the viability evidence has been independently reviewed on behalf of the Council by BPS Chartered Surveyors, with input, assistance and verification by RBC Valuers. As per section 4.5 above, it is advised that BPS concluded, with this confirmed by RBC Valuers, that the scheme is in deficit by £1.896m. However, noting that relatively small changes in build costs and/or values achieved could easily move the development into a profit, the need for a future late-stage reassessment of viability is particularly necessary in this case, with a need to secure a Deferred Affordable Housing Contribution.

- 6.1.13 Officers consider that the above context is clear, specifically that in this particular instance the scheme simply cannot viably afford to make a contribution to affordable housing at this juncture. Such instances are reflected in local policy and therefore the proposals in this context, with a deferred contribution mechanism being secured, are policy compliant. Officers are however also acutely aware of the critical need for Affordable Housing within Reading Borough and the associated need to provide for sustainable and inclusive mixed and balanced communities. On this basis, despite the viability context, the applicant was urged to improve its contribution towards affordable housing. This facilitated the applicant making an upfront £75,000 payment-in-lieu contribution, with this being in excess of what the scheme can viably support at this juncture, as independently verified. Accordingly, officers advise that the proposals are policy compliant in respect of affordable housing matters, owing to the viability evidence submitted and independently verified.
- 6.1.14 Both the payment-in-lieu and deferred contribution mechanism will be secured via the S106 legal agreement. A further affordable housing related clause is considered to be necessary in this case too. This involves the scenario that should the application site subsequently be extended/alterd to create further residential units (e.g. through the conversion of a 2-bed unit into 2 x 1-bed units, ancillary spaces being converted into units or either building being extended to create further units) then contributions towards affordable housing would apply on a cumulative basis, rather than a standalone basis. This stems from Policy H3 requiring different levels of affordable housing depending on the number of units. The proposed approach therefore prevents this proposal being the first of a succession of applications, with the later applications having lesser requirements, or put another way, if all applications had been submitted collectively it would have generated a larger requirement. It is considered reasonable and necessary for this to be secured in this case so the site makes an appropriate contribution towards affordable housing to meet the needs of Reading Borough. This clause has been incorporated within a number of other permissions in the Borough in recent years, including being accepted at planning appeals.

Flood Risk

- 6.1.15 Given the application site is located within Flood Zones 2 and 3a (albeit no built form is proposed within 3a), another principal land use consideration revolves around the suitability of the proposed development within this context.
- 6.1.16 In this regard the applicant has submitted both a sequential test assessment and a site specific flood risk assessment, in order to seek to demonstrate the appropriateness of the proposals against the established national and local policies. Considering first the sequential test, the submission by the applicant has considered reasonable available sites in areas with a lower risk of flooding within the Borough, as per a scope discussed in advance of submission. In short, the identified sites are either not available, for a variety of reasons, or are unsuitable (e.g. not comparable in size/capacity to the application site). Accordingly, the applicant's data concludes that the assessment suitably demonstrates that the application site is the most sequentially preferable.
- 6.1.17 Officers are mindful that the Borough is presently expecting to exceed housing needs over the plan period, so a site at higher risk of flooding is usually unlikely to pass the sequential test based on current figures. This is in contrast to the position at the point when previous sequential assessments have been considered at the site (in relation to 190887 at part of the application site) or the neighbouring site (e.g. 190835 – see relevant history section above). However, the proposal is for a specialist type of accommodation, in this instance retirement living apartments

(which as discussed separately above at section 6.1 will be secured as such via legal agreement). The SHMA identified a need for 1,189 specialist homes for older people in Reading up to 2036. This need has not yet been met, thereby assisting in justifying the proposals passing the sequential test in this instance, when supplemented alongside the information submitted by the applicant. As per PPG, the exceptions test is not relevant in this instance.

- 6.1.18 With the above established, it is acknowledged that a site-specific flood risk assessment (FRA) has been submitted in support of the proposed development. This has been assessed by the Environment Agency (EA), who as per section 4.12 above, are satisfied that with the mitigation measures secured (relating to finished floor levels and compensatory flood storage) via condition, the proposals are policy compliant. It is also noted in this regard that no residential units are proposed to be located in the lowest floors of either Blocks A and B, with the lowest levels given over to parking, servicing and the shared lounge areas. Accordingly, the proposals are considered to be appropriate in terms of Policy EN18, with the condition recommended within the EA response to be attached.

Consideration of permission 190887 at part of the application site

- 6.1.19 The permission for nine dwellings to the rear of No's 209-219 Henley Road (part of the application site – see paragraphs 3.3 to 3.6 above for details – ref 190887) is considered to be a material consideration in the determination of this application. This consideration follows the submission of information during the course of the application (Photographs x 8, Site Inspection Report and RBC Building Control Initial Notice acknowledgement letter) indicating that works have recently commenced (excavations for foundations for the houses having been undertaken) prior to the expiry (on 25/03/2023) of the three years for implementation. The applicant had previously confirmed on 08/03/2023 that the permission had not at that time been implemented.
- 6.1.20 This is an important point of clarification, as parts of the design justification, viability case and transport implications of the development (to name but three examples) are inter-connected with this permission. There are also possible separate CIL implications too.
- 6.1.21 By implementing permission 190887, as appears to be the case based on the information provided, this provides the opportunity for that permission to be built out at any time in the future, irrespective of the outcome of this separate application on a wider site. One potential concern with such an approach is the full implementation of the nine residential scheme and, should this current application be permitted too, the subsequent partial implementation of this scheme (e.g. Block A only and not Block B). Such a scenario would result in an unsatisfactory cumulative development in design terms and the inefficient use of land, together with a range of potential highway and amenity concerns and ambiguity. To prevent such complications, the applicant has proactively suggested the following:

We are in agreement for a clause to be included within the S106 agreement along the lines of: *“No works above ground level for permission 190887 shall be undertaken if permission 220189 is implemented.”*

- 6.1.22 Such a clause would prevent the unsatisfactory potential scenario envisaged above and is welcomed by officers in providing clarity in terms of the future development of the area where contrasting permissions could be in place simultaneously. Put another way, it means either permission 190887 will be implemented, or the current application will be, but not any substantial element of both. This obligation, secured

via S106 legal agreement, is therefore duly referenced within the Recommendation at the outset of this report.

6.1.23 Officers also consider that the implementation of permission 190887 does not unduly prejudice or compromise the overriding assessment of this application, which would deliver an overall significantly greater number of residential units than 190887, with the safeguard of the obligation being a necessary, reasonable and relevant one too.

6.1.24 Furthermore, it is also recognised that the legal agreement obligation could potentially result in the opportunity loss of 9 family sized dwellings (ref 190887) together with the 5 existing family sized dwellings fronting onto Henley Road. As per earlier sections of this appraisal, there is a pressing need for age-restricted residential accommodation, which the proposed scheme would help to meet, as part of an overall pressing need for housing in the Borough. There is also a need for family sized housing, but as outlined above part of the justification for the proposals is that it could free up a considerable amount of family housing in the area, thereby mitigating the 'loss' of family housing at the site.

ii) **Demolition, scale, appearance, design and effect on heritage assets**

Demolition

6.2.1 Considering first the demolition of the existing dwellings at the site, these are not considered to be of any particular or special architectural or historic importance to warrant their retention. Accordingly, providing the replacement development is of suitable design quality, the demolition of the existing structures is accepted.

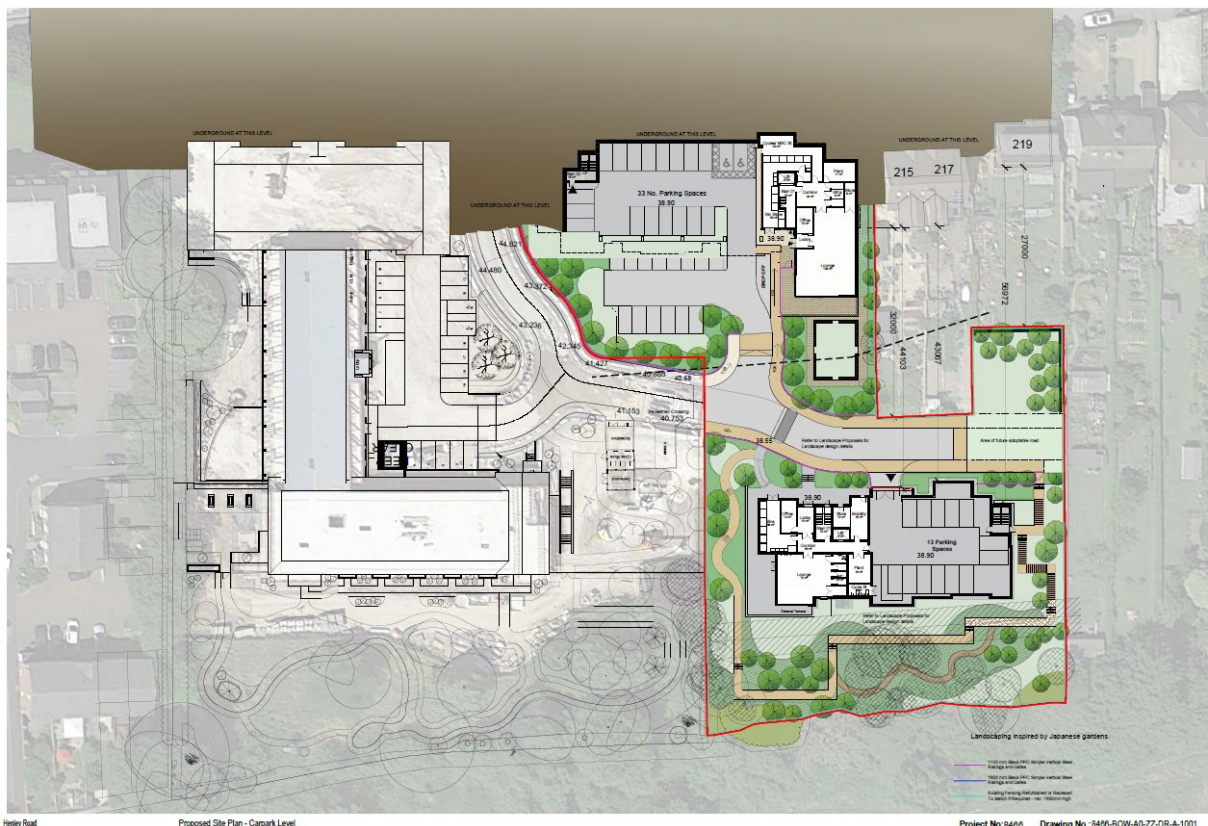


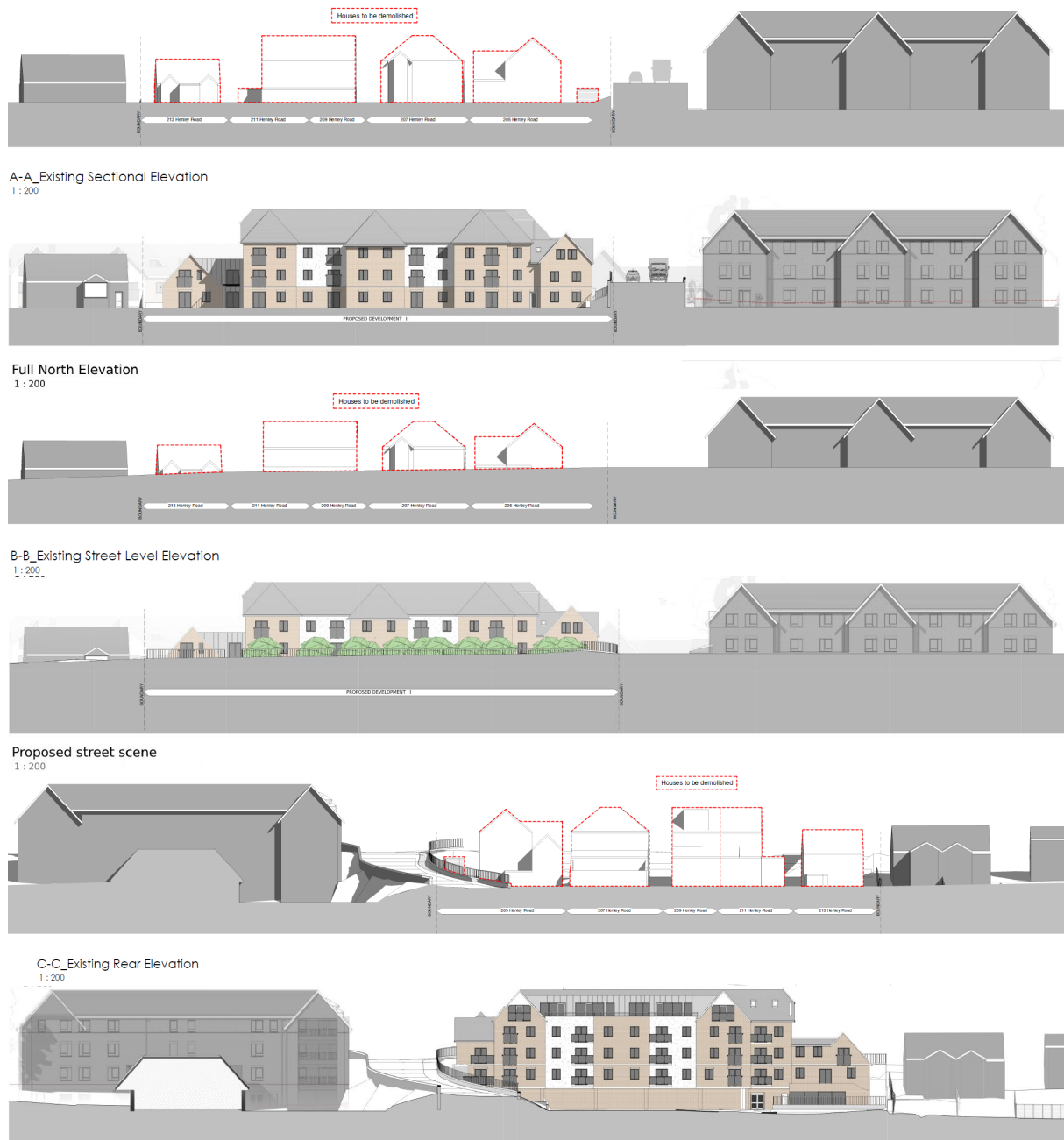
Figure 17 – The proposed site plan at car park level (Rev P17)

Layout

- 6.2.2 Moving onto the proposed development, the proposed development layout comprises two residential blocks, with Block A fronting Henley Road and Block B to the south, with a highway between the two (as seen above in figure 17 above). This layout integrates with the surrounding area by continuing the pattern of development started by the Ruskin development and continued by the Signature care home to the west, with the continuation of the access road acting as a guide to the pattern of development. The applicant has explained that incorporating the access route through the site is of strategic importance to assist the amenity of future occupiers in terms of accessibility (ensuring an accessible route for pedestrians), whilst also supporting the servicing arrangements, given the existing sewer and significant drainage requirements due to the site topography.
- 6.2.3 As such, the proposed layout reinforces the relatively recently created pattern along this part of Henley Road. This is acknowledged to differ from the historic character of mainly substantial single houses set in generous grounds along this part of Henley Road, but the Ruskin and Signature schemes demonstrate a further local context which the proposals respond to. In particular, attention has been paid to the building lines of both blocks. During the course of the application the front building line of Block A has been moved a further 2m back from Henley Road, to respond more positively and appropriately to the established building line of the blocks to the west and, moreover, the existing dwellings to the east. Block B broadly aligns with corresponding block at the neighbouring site to the west, thereby providing a degree of continuity at this point.

Scale and massing

- 6.2.4 In terms of the scale and massing, the proposals have taken cues from the surrounding area and have been respectful of the existing context. Furthermore, the site topography is particularly pertinent in this regard too, with there being a significant 11m drop from north to south from Henley Road. The changes in land levels have been utilised to reduce the proposed scale of Block A when viewed from Henley Road. Whilst the building is up to 5 storeys in height in total, it would appear as 2 storeys when approaching from Henley Road, owing to the change in land levels and the proposals being cut into the site in order to create a basement (at Henley Road) car park, which owing to the changes in land levels would be at ground floor level when accessed via a vehicle.
- 6.2.5 The existing and proposed street elevations (see figure 18 below) demonstrate that the proposed height of Block A is only marginally greater than the existing properties at the site and would be comparable with the height of the Signature care home to the west. In addition, the proposed building intentionally reduces in scale on the boundary with the existing single dwellings to the east, with the step down respecting the existing prevailing scale of development at this point. There is also a reduction in scale at the western end of Block A, to ensure the scale of the building does not compete with the care home and also adds variety in the overall streetscape. Both in streetscene and full elevation terms the proposed height of Block A is evidently (as per figure 18 below) in line with the prevailing character along the south side of Henley Road at this point.



Block A South Elevation
1:200

Figure 18 – Existing and proposed front and rear full elevations and streetscenes (taking account of topography) within the context of neighbouring buildings

6.2.6 Whilst it is acknowledged that the overall massing of Block A would represent a change in the streetscene (with the series of existing buildings breaking up the massing and enabling glimpses through to the south), set within the context of the Ruskin and Signature care home schemes, it is considered difficult to resist the proposals on this basis alone. Furthermore, gaps on the boundary of the site (naturally created through the access road into the site to the west) and the reduction in massing at either end of the building assist in maintaining some, albeit reduced, glimpses through to the south from Henley Road.

6.2.7 In terms of the scale and massing of Block B, this will be 4 storeys in total, with the upper-most floor incorporating accommodation in the roofscape. Whilst slightly taller than the corresponding block on the Signature care home to the west, based on the full southern elevation submitted (see figure 19 below) this is not considered

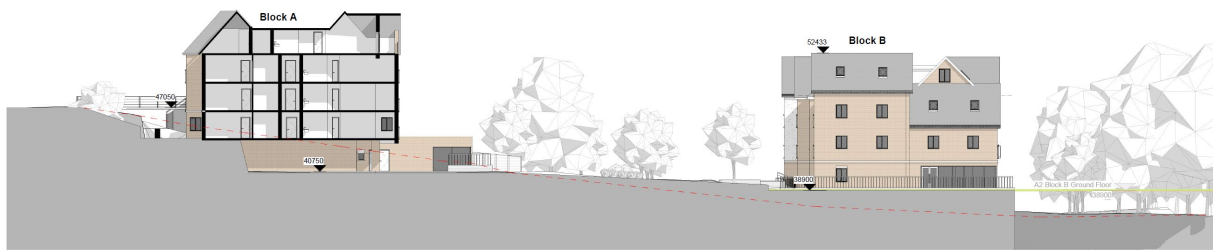
harmfully taller within this setting and, on its own merits, is considered suitable given the spaciousness of the site at this point, without built form in close proximity in any direction (including existing Henley Road dwellings to the east). It is also relevant that the 9 dwellings approved at this part of the site under permission 190887 broadly follow the front (north) elevation building line of the proposal, with the proposed accommodation within the roofscope representing the only increase in height in comparison with that scheme. Accordingly, the proposed scale and massing of Block B is considered appropriate.



South Full Elevation
1 : 200

Figure 19 – South elevation of Block B, in the context of the neighbouring Signature care home block (left) and the corresponding blocks fronting Henley Road (in the background)

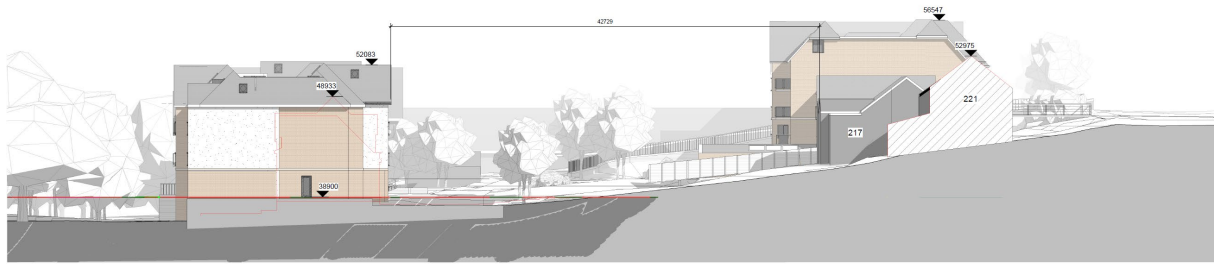
6.2.8 The applicant has also explained that Block B is proposed to be at a slightly higher level than the existing ground level at this part of the site. This has been necessary to assist in creating an accessible route up to Henley Road for future residents (with a reduction of the gradient aligning with the age restricted accommodation proposed) and will also be favourable in respect of separate flood risk matters. Moreover, to assist the sustainability benefits of the scheme, the supporting documentation specifies the build-up in the land levels for Block B will be constructed using the fill material obtained from Block A (where excavation is proposed to create the lowest floor) to reduce the need to remove material from the site. The existing ground level is shown by a hatched line in figure 20 below, showing how the proposal will increase the land level in respect of Block B, but reduce it for Block A.



Site Section

Figure 20 – Site section north to south (also showing existing ground levels)

6.2.9 In terms of the interaction between Blocks A and B at the application site, there is a linear relationship between the blocks akin to that which exists at sites to the west. There is a considerable 40m+ distance between the blocks, they are off-set from one another and there is a change in land levels (as seen in figure 21 below), so as to ensure that the buildings appear as separate entities and do not seek to compete with one another or merge into a single massing. There are also similarities, such as the general design approach and choice of materials to evidently demonstrate in time that they are being brought forward as a single development. It is not considered that the proposals represent an unacceptable form of tandem development for the reasons outlined above.



Section E-E Location

Outline of approved planning application profile

Figure 21 – Section showing Block B (left) and A (right) – outline of 190887 massing faintly shown in red at Block B.

Appearance

6.2.10 Turning to consider detailed design components, the proposals are predominantly red-brick buildings, with secondary recessed elements of the frontages including a white render to add variety and visual interest. The choice of these materials reflects the prevailing character in the area, therefore reinforcing the local vernacular as Policy CC7 promotes. Along the street, the simple limited palette of materials compliments the pattern of development to the west, thereby providing a suitable addition to the streetscene which is intentionally modest in its detailed design. On the rear elevation of Block A a further contrasting material is proposed, with the roof level comprising red zinc which adds a layer of distinctiveness to this elevation, as shown in the visualisation shown below at figure 22. A stone banding is proposed between the ground and first floors to differentiate the ‘base’ and ‘middles’ of the buildings.

6.2.11 The architectural language continues at Block B, in order to align the character of the two blocks at the application site. The accommodation in the roofslope, with Juliet balconies and small terrace areas with contrasting fenestration, adds a subtle difference in the finished appearance in comparison with Block A. Beyond the buildings themselves, the surrounding built form will include boundary walls and railings which appear to align with the character and finished appearance of the buildings (see the design intention in figure 22 below). In order to ensure the design quality of the proposed scheme, all material details will be secured in full via condition, including samples being erected on site for inspection as part of the future approval of these details. With this condition secured it is considered that the appearance of the proposed development complies with Policy CC7.



1. View showing level change from Henley Road

Figure 22 – Visualisation of the rear (south) elevation of Block A and access road towards Henley Road

6.2.12 Linking back specifically to Policy H11 9) the proposed development would not prejudice the development of the wider area, evidenced by the proposed road layout 'futureproofing' any potential development to the rear gardens of the Henley Road properties to the east, should this come forward in the future. As per the Transport comments, a S106 obligation will prevent the creation or retention of any ransom strip along the entire length of the eastern boundary of the application site. Overall, the proposals are considered to comply with design-based Policy CC7, whilst also being cognisant of related policies such as H11, EN12 and EN13.

6.2.13 In terms of the impact of the proposals on designated heritage assets, the site is located outside of a conservation area and there are no listed buildings within or adjacent to the site. In respect of the protection of significant views within the borough with heritage interest, as per Policy EN5, it is acknowledged that the site is within two of the views which merit special protection. More specifically, this relates to the view over Alexandra Road Conservation Area towards the Chilterns escarpment (view 5) and the view towards Caversham Park House from the A329(M), railway and surrounding streets (view 8). In these regards, owing to the scale of development set against the existing context and the site topography, whilst it is acknowledged that the development would potentially be visible, it is not considered to be visible in a harmful manner.

iii) **Quality of accommodation for future occupiers**

6.3.1 At the outset of the application a series of concerns were raised with the applicant in relation to the quality of the accommodation proposed, ranging from habitable rooms initially only being served by rooflights rather than conventional windows, to insufficient waste storage areas being provided. This has resulted in a number of changes to the scheme, reducing the number of units proposed from 59 to 55 during the application. Following revisions, the proposals are considered to provide a suitable standard of accommodation for future occupiers, with a number of specific matters being subject to conditions to secure the precise details.

6.3.2 More specifically, each of the 55 units proposed are regular in size and shape, complying with the various nationally-described space standards in terms of overall flat sizes, bedroom sizes and the other technical requirements. Single-aspect north-facing units have been minimised, including being removed at upper ground floor level of Block A. A total of 12 single-aspect north-facing units do remain, although these are all at either first or second floor level.

6.3.3 Furthermore, given the age-restricted nature of the proposals, the layout also indicates some additional ancillary spaces within each building. Most prominently, a south-facing shared lounge for each building is proposed, together with mobility scooter storage and an office room within each block. Whilst no form of specialised care or supported living is proposed in this instance (hence the Class C3 use proposed, rather than Class C2), in practice these ancillary spaces and functions are welcomed and supported in light of the nature of the age-restricted accommodation. In this regard, it is considered necessary to secure a condition for the pre-occupation provision of all internal communal areas and retention thereafter, together with the stipulation that they are used ancillary to the Class C3 use, rather than becoming separate planning units. These facilities are all in addition to the usual supporting functions such as parking (both vehicular and cycles) and waste storage, as discussed within the Transport consultation response.

6.3.4 In terms of amenity space, all bar one of the 55 units will either include an individual protruding balcony (18 units), an inset balcony within the roofslope (6 units within Block B) or a Juliet balcony (30 units). The protruding balconies are proposed on the

south-facing elevations, with the Juliet balconies predominantly serving the north-facing units. In addition, occupiers will have access to the communal on-site hard and soft landscaping areas, most substantially the area along the southern edge of the site, but also including areas to the south of No. 219 Henley Road (a 'nature garden' including trees and a lawn area) and to the south of the Block A lounge. Collectively this provision is welcomed for the benefit of future occupiers, providing adequate on-site provision for future occupiers to use.

- 6.3.5 Linked to this, it is noted that under Policy EN9, as the proposals are for over 50 dwellings, new provision of open space will be sought. In this instance, based on the latest landscape plan, the only open space on site which will be fully publicly accessible will be the nature garden to the rear of No. 219 Henley Road. This is welcomed in principle, although in practice it is unlikely to be used by the wider public. The remaining spaces are all enclosed by railings and gates (owing to site safety and security reasons for future and neighbouring occupiers, as per Policy CC8, as recognised by Policy H10). In this instance it is considered that an appropriate level of private and communal open space for the new development has been incorporated within the proposals.
- 6.3.6 With specific regard to the Policy H5 requirements, beyond the space standards referenced above, it is confirmed that the water and energy components are incorporated within the sustainability and energy section of the report below. In terms of the accessible/adaptable/wheelchair user elements, at the outset of the application the applicant specified that all of the units have been designed to comply with Part M4(2) of the Building Regulations. However, the submission lacks specific commentary and explicit plans to evidence this. In terms of the 5% wheelchair user dwelling requirement in line with Part M4(3) of the Building Regulations, at the outset of the application the applicant outlined that units 02, 05, 08 and 11 at upper ground floor level of Block A are designed to be fully compliant (at that time 4/59 units equated to 6.8% provision – wheelchair units within Block B are not possible given all accommodation is at first floor level and above, owing to site topography and flood risk factors). However, in the context of the various revisions to the scheme during the course of the application the layout of units have changed at the site as a whole, so it is unclear which units would now be the specified wheelchair user dwellings (and the numbering of units has altered too, with no unit 11 at upper ground floor level for example). Set within this context a pre-occupation condition is recommended to secure details of evidence of all units complying with Part M4(2) and at least 5% of the units complying with Part M4(3) too. This will adhere with the policy requirements, but noting the age-restricted nature of the accommodation, an informative will be included too. This will strongly encourage the applicant to exceed the minimum 5% wheelchair user requirement, to assist the quality of accommodation and anticipated needs for future occupiers.
- 6.3.7 With regard to Policy CC8, where it is required to provide acceptable living conditions for new residential properties, it is considered that the layout has been designed with suitable residents' amenity in mind. In terms of privacy and overlooking, the footprint and orientation of units are such that no significant harm would occur for future occupiers, either in terms of from existing occupiers or fellow new residents within the development (e.g. there is a suitable distance between Blocks A and B). It is noted that no details have been submitted regarding the boundary treatment (likely privacy screens) between the external terrace area at third floor level of Block A, so a condition will secure details to protect the privacy of units 31, 32 and 33.
- 6.3.8 In relation to daylight, sunlight and overshadowing matters for future occupiers, the independent review by DPR (see section 4.9 above) confirms that future occupiers

are expected to benefit from good levels of daylight and sunlight. Furthermore, the proposed amenity spaces within the development will benefit from adequate levels of sunlight. More specifically, all three of the amenity spaces will 100% comply with the BRE requirement of providing at least 2 hours of sunlight at the Spring equinox, due to the relative openness of the site.

- 6.3.9 This assessment was undertaken at the outset of the application and it is acknowledged that the proposals have been altered since this point in time. However, officers consider that the proposals have not altered to such an extent which would lead to a different overall conclusion being reached by DPR, with in many instances the changes to the scheme only helping to increase day/sunlight levels (e.g. omitting single aspect north-facing units on the upper ground floor of Block A). Officers are satisfied that the proposals are acceptable in terms of daylight, sunlight and overshadowing for future occupiers.
- 6.3.10 In terms of visual dominance and overbearing impacts, it is not considered that Block A would dominate or overbear Block B, or vice-versa, given the suitable 40m distance between the blocks. The neighbouring care-home and the other surrounding existing buildings are not considered to dominate or overbear future occupiers either. In terms of outlook, all future occupiers are considered to benefit from good levels of outlook from all habitable rooms proposed.
- 6.3.11 Turning to consider crime and safety matters, the DAS submitted with the application specifies that the proposals will conform to Part Q of the Building Regulations, with windows and doors meeting British Standards. No consultation response has been received from the Crime Prevention Design Advisor at Thames Valley Police, and officers consider that the level of detail included within the submission is fairly limited, lacking robust detail in relation to entry into and through the building for example. In the circumstances it is considered reasonable and necessary to secure a full security strategy via condition.
- 6.3.12 With regard to fire safety, the proposals do not include 'gateway 1 buildings', with both buildings below 18m in height (Block A is 15.8m and Block B is 13.2m). Hence, no fire statement was required to accompany the application, or consultation with the Health & Safety Executive. Despite this, given the obvious sensitivities around this matter and the need to protect the future safety of occupiers (and the general area), a pre-commencement (barring demolition) condition is recommended. The plans show that both buildings include two separate stair cores as part of the proposed layout. In practice the condition will secure an appropriate fire strategy, to be provided prior to first occupation and then maintained as such thereafter.

iv) **Amenity for nearby occupiers**

- 6.4.1 It is noted that a number of public consultation responses have raised concerns about the impact of the proposals on the living environment of existing residential properties, as per section 4.16 above. Accordingly, the proposals have been carefully considered with Policy CC8 particularly in mind.
- 6.4.2 In relation to privacy and overlooking matters, the impact on the neighbouring property to the east, No. 215 Henley Road, has been accounted for in the proposed design. The three storey element of Block A, adjacent to No. 215, includes no windows on the east side elevation facing the neighbouring property, ruling out overlooking at this point. It is acknowledged that the set-in five storey component of Block A includes a single window at upper ground floor level (towards the front of the site) and a single window at third floor level, which are 12m from the boundary with No. 215 and 16m from the outrigger at No. 215, with this existing property including

an external terrace at this point based on the officer site visit on 16/06/22 (see photographs below at figure 23 and visualization at figure 24). The closest proposed external terrace on Block A is 16m from the boundary with No. 215 and 20m from the outrigger. Furthermore, the walkway off Henley Road leading to the upper ground floor entrance at the front of the site is 8m from the boundary with No. 215, where significant vegetation presently exists (see photographs below at figure 23). In overall terms it is considered that the proposals have included a range of measures to reduce overlooking to this neighbouring property, with none considered to result in a loss of privacy sufficient to resist the proposals on this basis.



Figure 23 - The relationship with No. 215, from No. 213 (officer photographs 16/06/22)



2. View showing boundary between proposed development and 215 Henley Road

Figure 24 – Visualisation of the proposed scheme looking north at relationship with No. 215 Henley Road

6.4.3 In relation to privacy and overlooking to other nearby occupiers, the proposals are considered too distant from the properties on the north side of Henley Road or the care home to the west for there to be a detrimental impact. In terms of the impact of Block B overlooking the rear of properties at No. 215 and onwards to the east, the back-to-back distances between buildings are 44m (to No. 215), 43m (to No. 217) and almost 57m (to No. 219). These are all comfortably in excess of the 20m back-to-back distance referenced in Policy CC8. The distance of windows at Block B to

the rear boundary of the neighbouring gardens are 12m (to No. 215), 10m (to No. 217) and 30m (to No. 219) respectively. Accordingly, whilst the proposals would introduce possibilities for overlooking towards the rear of the Henley Road properties to the east which do not exist at present, such overlooking would not be of a harmful nature, given the significant back-to-back distances involved.

- 6.4.4 Turning to consider daylight and sunlight impacts on neighbouring and nearby properties, DPR undertook an independent review on behalf of the local planning authority. As per section 4.9 above it was firstly confirmed that the scope of the assessment was considered appropriate. This verifies the approach of the applicant to assess only No. 215 Henley Road to the east and the care home to the west. In this regard, other properties, such as those on the north side of Henley Road, are too distant from the proposed development for there to be any harmful day/sunlight or overshadowing impact. DPR report that the impact on the care home will be negligible, while for No. 215 all four flank windows will satisfy the BRE guidelines, although a location plan specifying the exact locations was not provided. On the basis of the officer site visit, together with subsequent alterations to the scheme to reduce the bulk of the proposed scheme closest to the boundary with No. 215, it is considered by officers that the daylight/sunlight impacts of the proposed development on these occupiers will not cause a significant detrimental impact. Accordingly, in line with the DPR advice, officers are also satisfied in terms of the day/sunlight impacts of the proposed development.
- 6.4.5 In relation to outlook, visual dominance and the overbearing effects of a development, it is fully acknowledged that the proposed development will introduce a new relationship for existing nearby occupiers when compared with the existing context of the five current dwellings and expansive rear gardens. In some respects the site topography means such impacts will be particularly noticeable. However, when considered within the context of the existing neighbouring developments to the west (including the recently completed care home) it is considered that there are no sustainable grounds to resist the proposals in these regards. Furthermore, the reduction of height and scale proposed away from No. 215, and the revisions to the massing and footprint of Block A during the application, also assist in reaching an overall conclusion that the development will not cause a detrimental impact on the living environment of existing properties to an extent to resist the proposals on.
- 6.4.6 With regard to noise and disturbance matters, including vibration and dust, fumes and smells, a specific concern has been raised in the consultation responses relating to the construction stage of the development, borne out of recent experiences with the neighbouring development. As per the Transport (section 4.1) and Environmental Protection (section 4.2) comments, a demolition and construction method statement would be secured via pre-commencement condition, in order to seek to protect nearby amenity in such regards. The hours of construction and preventing the burning of materials or green waste on site are separately recommended conditions too. With these conditions secured, such impacts will be managed. A series of other conditions would also assist in these regards in the longer term, such as the refuse collection details.
- 6.4.7 In terms of the impacts from artificial lighting, external lighting details are recommended to be secured via condition (also required for ecological reasons). With regard to crime and safety matters, although no comments have been received from the Crime Prevention Design Advisor at Thames Valley Police, it is considered reasonable and necessary to secure details of a robust security strategy via condition, for the benefit of existing nearby occupiers as well as future occupiers too. Hence, in overall terms, it is considered that the proposals will comply in full with Policy CC8, subject to the recommended conditions being secured.

v) **Transport and Highways**

- 6.5.1 As per the observations at section 4.1 of this report, the proposals are considered acceptable from a transport perspective, subject to a series of conditions and S106 obligations. This conclusion has been reached following the submission of various further information submitted during the application, to address a series of initial comments raised by RBC Transport.
- 6.5.2 In particular, it is noted that the vehicular access would continue the adopted highway created by the Signature development to the west, albeit until such time any development further the east comes forward, soft landscaping will terminate the road, with a footway for pedestrians on both sides. Whilst the parking provision is below that required in this location, this has been justified and evidenced by the applicant and is accepted. The proposed development itself is not considered to result in a material increase in traffic flow and consequently no severe impact on the highway network is anticipated. On Henley Road it is proposed to extend the foot/cycleway scheme delivered by the Signature development, which is welcomed in promoting travel by alternative modes. These works will be secured via legal agreement, together with other specific highways related works and conditions.

vi) **Trees, landscaping, ecology and SuDS**

- 6.6.1 There are a number of interconnected considerations in respect of these elements of the proposals. As such, the relevant specialist officers have worked closely together to ensure a joined-up approach has been taken. Considering first the tree and landscaping elements of the proposals, as section 4.3 above details, the Natural Environment officer is in overall terms satisfied with the proposals subject to a number of conditions. It is fully acknowledged that four protected trees will be removed as part of the proposed development, with three justifiably removed owing to their condition and one poplar being required to be removed to facilitate the proposed development. This is a Category B tree, with the only other Category B trees to be removed being two groups of conifers. All other trees to be removed, with the total number being 47, are low quality Category C or no value Category U trees. The Natural Environment officer considers the loss of the TPO Category B tree to be regrettable, but concurs with the applicant that its amenity value is limited and its loss can be mitigated through new tree planting. Furthermore, it is also relevant that it has previously been accepted under permission 190887 for the Category B trees to be removed as part of that separate scheme (see figure 12 above); as such, there is considered to be limited means to sustainably resist these proposals in light of that recent context.
- 6.6.2 In terms of the proposed landscaping strategy, this importantly maintains a significant buffer on the south side of the site (minimum 18m in depth across the full width of the site), which assists in maintaining a screen to Berry Brook and the Major Landscape Feature. A combination of retained trees and vegetation, together with the proposed new trees within this area will assist in this regard. Along the Henley Road frontage it is considered positive that this will be tree-lined along the entire width of the site, barring the space required for the pedestrian access to Block A. The nature garden is another welcomed element of the proposal, providing another suitable space for the benefit of future occupiers. In total, 90 newly planted trees are proposed, equating to a net gain across the site of 43. The proposals also incorporate significant areas of sedum green roofs on Block A, which is a benefit of the proposals. Further details of these, together with the landscaping proposals as a whole will be secured as part of a series of Natural Environment based recommended conditions, with the proposals considered to comply with Policy EN14 in overall terms.

- 6.6.3 In terms of ecology matters, as per section 4.4 above, it is acknowledged that there are significant concerns raised by RBC's Ecology consultants GS Ecology. This is associated with the principle of development within the rear gardens of the site, owing to the likely considerable ecological value of the site and location next to a designated Major Landscape Feature, meaning the site is sensitively located and forms part of Reading's green network. Policy EN13 guards against development which detracts from the character and appearance of a Major Landscape Feature, while Policy EN12 states the green network shall be maintained, protected, consolidated, extended and enhanced. This is also backed up by Policy H11 (Development of Private Residential Gardens). By the very nature of the proposals there are acknowledged to be inherent difficulties in meeting all elements of these policies.
- 6.6.4 However, the positioning of Block B has been set back a minimum distance of 18m from the site boundary and Berry Brook to the south. This maintains what is considered to be a reasonable and suitable buffer between the built form and the site boundary, with this space scheduled to include a variety of soft landscaping forms including lawn areas and wildflower grassland planting. Furthermore, areas of soft landscaping are also proposed in other parts of the site too, meaning the ratio of soft landscaping to built form is relatively generous when compared with developments to the west. Other mitigating factors include that existing reptiles already evidenced at the site will be protected through the relocation strategy to be secured via S106 Legal Agreement, the proposals seek to increase the number of trees at the site, and biodiversity enhancement measures (including at least 10 bird/bat boxes) being secured via condition and the anticipated overall biodiversity net gain (BNG) at the site. The BNG has been demonstrated to the satisfaction of GS Ecology, following a series of revisions during the course of the application. As per section 4.4 above, the final details will be secured via condition.
- 6.6.5 In addition, the applicant's supporting ecological appraisal considers the site to be of local (i.e. Caversham) overall ecological value, rather than being of Boroughwide or regional/national significance. Furthermore, it must be acknowledged that development has recently been permitted in the southern half of the application site (Ref 190887 for 9 dwellings), together with separate developments to the west at Ruskin and the neighbouring newly completed Signature care home. Taking all factors into account, the previous permissions and mitigation measures combine to form a reasonable case that the shortfalls of the proposals in these regards advised by GS Ecology need to be considered further in the overall planning balance. This matter is therefore returned to within the planning balance conclusion at the end of this appraisal.
- 6.6.6 Turning to the separate but related matter of SuDS, the proposed strategy has altered during the course of the application to address initial comments raised by RBC Lead Local Flood Authority. In light of the location and topography at the site, together with the nature of the proposals, this is a complex site from a SuDS perspective. A series of soakaways, attenuation tanks and bio-retention areas are shown to be proposed, which following the submission of further information during the course of the application is considered, as per the comments at section 4.7 above, to demonstrate that a policy compliant proposal can be achieved. The final details are yet to be submitted at application stage, so in the circumstances details will be secured via condition, with the expectation for details to build on the considerable information submitted at application stage. With the conditions secured, which will be required to align in full with the landscaping proposals being advanced (which themselves link into the BNG strategy), this will ensure the

drainage proposals are satisfactory and will reduce the risk of flooding at the site and in the wider area.

vii) **Sustainability and energy**

6.7.1 The sustainability and energy statement submitted by the applicant can be summarised as follows:

- Installation of a communal air source heat system within the buildings. Each block will have its own common chiller unit, which will serve a medium temperature loop and each apartment will have its own internal unit.
- Installation of a total of 81 x 400W photovoltaic panels on the roofs of the two blocks (54 to Block A and 27 to Block B, inclined at circa 20 degrees and orientated toward due south).
- A series of passive design measures, such as allowing for natural ventilation and exposed thermal mass, together with high levels of insulation, air tightness and the control of solar gain.
- A combination of active design measures, such as efficient lighting and controls and space heating and hot water.
- Overall, the applicant outlines that the proposals are anticipated to result in a 73.85% reduction in emissions over the 2013 Building Regulations, when all factors are taken into account.

6.7.2 The proposed strategy has been independently reviewed by Hoare Lea on behalf of the local planning authority, as outlined at section 4.10 above. In short, following two re-reviews of the original information submitted (to address various concerns raised), Hoare Lea confirmed that there were no further elements that were outstanding. Officers therefore conclude that Hoare Lea are satisfied that the proposals are policy compliant, subject to a legal agreement obligation and conditions being secured.

6.7.3 More specifically, whilst the proposals would not achieve zero carbon homes, the residential units are anticipated to achieve a 73.85% reduction in carbon emissions. It is noted that this is significantly above the SPD referenced minimum 35% improvement in regulated emissions over the Target Emissions Rate in the 2013 Building Regulations, where homes are not designed to be carbon neutral (as is the case here). The shortfall based on zero carbon attracts a carbon off-setting financial contribution (to be secured via S106 legal agreement), which the applicant has estimated to amount to £29,506 using the SPD formula. However, the S106 will not specify a figure, with the amount ascertained as part of the finally proposed energy strategy (which may differ to the approach currently proposed), as secured via the usual two-stage energy condition approach recommended. The subsequent carbon offsetting financial contribution will be secured via the legal agreement.

6.7.4 In terms of decentralised energy, an air source heat pump (ASHP) system is proposed. Hoare Lea (for the LPA) raised an issue with the submission in that technical analysis to justify ASHP over the SPD preferred ground-source heat pumps (GSHP) was not provided. The applicant chose not to provide further justification at this stage, but advised that GSHP could be further considered at detailed working drawing stage. Hoare Lea therefore recommends that a feasibility study in relation to the use of GSHP, as suggested by the applicant, is welcomed to ensure all of the opportunities for decentralised energy have been explored. Therefore, in practice, the first of the two energy strategy conditions will include a specific requirement for a feasibility study for inclusion of GSHP over ASHP be included, so that this can be further explored with view to potentially being included as part of the proposed energy strategy.

6.7.5 With specific regard to the photovoltaics (PV), whilst these are welcomed in principle, it is noted that these are shown as proposed in the energy strategy, but have not been indicated on the planning drawings submitted. Given the roof profiles of the two blocks – see figure 25 below, there is considered to be scope within the flat roof sections of the roofscapes for PV to be installed without causing any significant visual harm. Nevertheless, given PV are a fundamental element of the energy strategy but plans haven't specified the exact details of these, a planning condition will secure details to ensure that PV is appropriately designed and actually provided in the scheme.



Figure 25 – Sections of Block A (left) and B (right) showing scope for PV panels on flat roof areas set behind roof profiles.

6.7.6 In summary, it is concluded that the proposals have been independently verified as being appropriate and policy compliant, subject to the recommended conditions and obligation relating to carbon offsetting.

viii) **Other matters**

6.8.1 Archaeology: As per section 4.11 of this report a condition to secure a scheme of archaeological works is recommended by Berkshire Archaeology. This will be accordingly secured, to ensure the development complies with Policy EN2.

6.8.2 Thames Water: As per the consultation response at section 4.14, Thames Water has recommended a condition to ensure the local water supply has sufficient capacity to accommodate the additional demand anticipated from the new development. Thames Water has also recommended a series of informatives. Both the condition and informative are to be secured, as per the recommendation at the beginning of this report, for the reasons explained by Thames Water. When details are submitted in due course Thames Water will be engaged to provide input.

6.8.3 S106 Legal Agreement: Various components of the required S106 Legal Agreement have been referenced within previous sections of this report. One matter not specifically focussed upon is the requirement for a construction phase Employment and Skills Plan (ESP). The REDA response at section 4.13 above identifies this, with it presently unclear whether this will be a contractor-led ESP or an equivalent financial contribution payment. As per the ESP SPD formula, any financial contribution would amount to £16,437.50. The legal agreement will be worded flexibly to enable either eventuality.

6.8.4 All of the obligations referenced within this report would comply with the NPPF and Community Infrastructure Levy (CIL) in that they 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. A S106

Legal Agreement is in the process of being prepared to secure these obligations, in the event of a positive resolution at the Planning Applications Committee meeting.

- 6.8.5 Pre-commencement conditions: the number of pre-commencement (any development, including demolition) has been limited, in line with national guidance. The detailed wording of the pre-commencement conditions, in relation to the demolition and construction method statement and contaminated land have been agreed in writing with the agent of the applicant (on 14/03/2023) in line with the requirements of section 100ZA(5) of the Town and Country Planning Act. At the time of writing officers are awaiting a response from the applicant in terms of the ecology based pre-commencement conditions (fed into the applicant on 15/05/2023).
- 6.8.6 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, sex, 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.

7. CONCLUSION, INCLUDING THE OVERALL PLANNING BALANCE

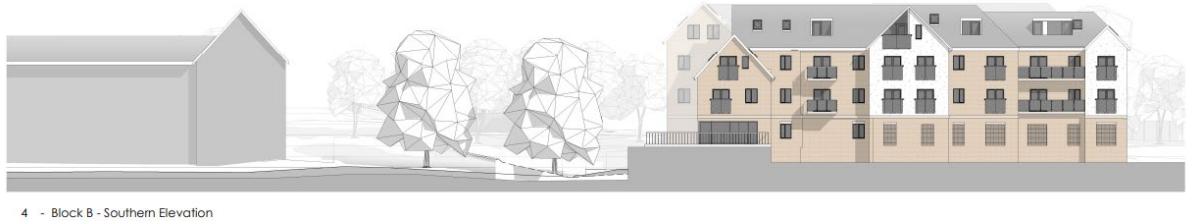
- 7.1 As with all applications considered by the Local Planning Authority, the application is required to be determined in accordance with the development plan unless material considerations indicate otherwise, as per Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 7.2 The harmful impacts of the proposed development are therefore required to be weighed against the benefits. On the basis of the assessment above, shortcomings of the proposals are considered to include the loss of garden areas to the rear of the site (in the context of the local policies associated with the major landscape feature and green corridor to the south) and some existing Category B trees, the change in context along the Henley Road streetscene (such as the reduction in glimpsed views through to land to the south of the site) and the loss of existing family sized dwellings.
- 7.3 As already referenced above, the identified harmful impacts are required to be weighed against the benefits of the proposals. The appraisal above has outlined a series of planning benefits which would arise from the proposed development, with those of particular note summarised as follows:
- The provision of 55 retirement living units – complying with a need identified in the Borough and by Policy H6, which could also assist in freeing up family sized accommodation elsewhere in the north of the Borough
 - An application stage financial contribution towards affordable housing, with this being in excess of what the scheme can viably support at this juncture, as independently verified.
 - The sustainability credentials of the proposals, with the residential units anticipated to achieve a 73.85% reduction in carbon emissions, significantly above the SPD referenced minimum 35% improvement.
 - The inclusion of appropriate flood mitigation measures, as supported by the EA
 - The scale, massing and detailed design quality of the scheme being suitable and maintaining the character of the area
 - The quality of the accommodation being provided for future occupiers, with the inclusion of suitable private and communal amenity spaces internally and externally, together with ancillary facilities and services required to support independent living

- The extension to the pedestrian/cycle scheme across the frontage of the site (adjacent to Henley Road) to promote travel by alternative modes.
 - Not prejudicing the development of the wider area, for example the road layout being futureproofed to the east, whilst simultaneously maximising soft landscaping close to the boundary at this point until such time any neighbouring development comes forward.
 - Delivery of a community infrastructure levy, estimated to be £936,573.44.
- 7.4 When weighing up the benefits and shortfalls of the proposals, officers consider that cumulatively the benefits specified above ultimately outweigh all of the shortfalls, most notably the loss of the garden spaces to the rear of the site, when balancing competing factors. Therefore, officers advise that the conflicts with the development plan are considered to be outweighed by the benefits of the proposals in this particular case. It is considered that officers have applied a suitable planning balance when reaching this conclusion.
- 7.5 Accordingly, in overall terms the proposals are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. As such, full planning permission is recommended for approval, subject to the conditions and completion of the S106 Legal Agreement, the Heads of Terms for which are summarised at the beginning of this report.

Case Officer: Jonathan Markwell



Block B elevations – north (above) and south (below) showing the context of the Signature Care Home



The setback from Henley Road of neighbouring blocks - Signature (23/03/23) left, Ruskin (16/06/22) right and the application site as existing (below)





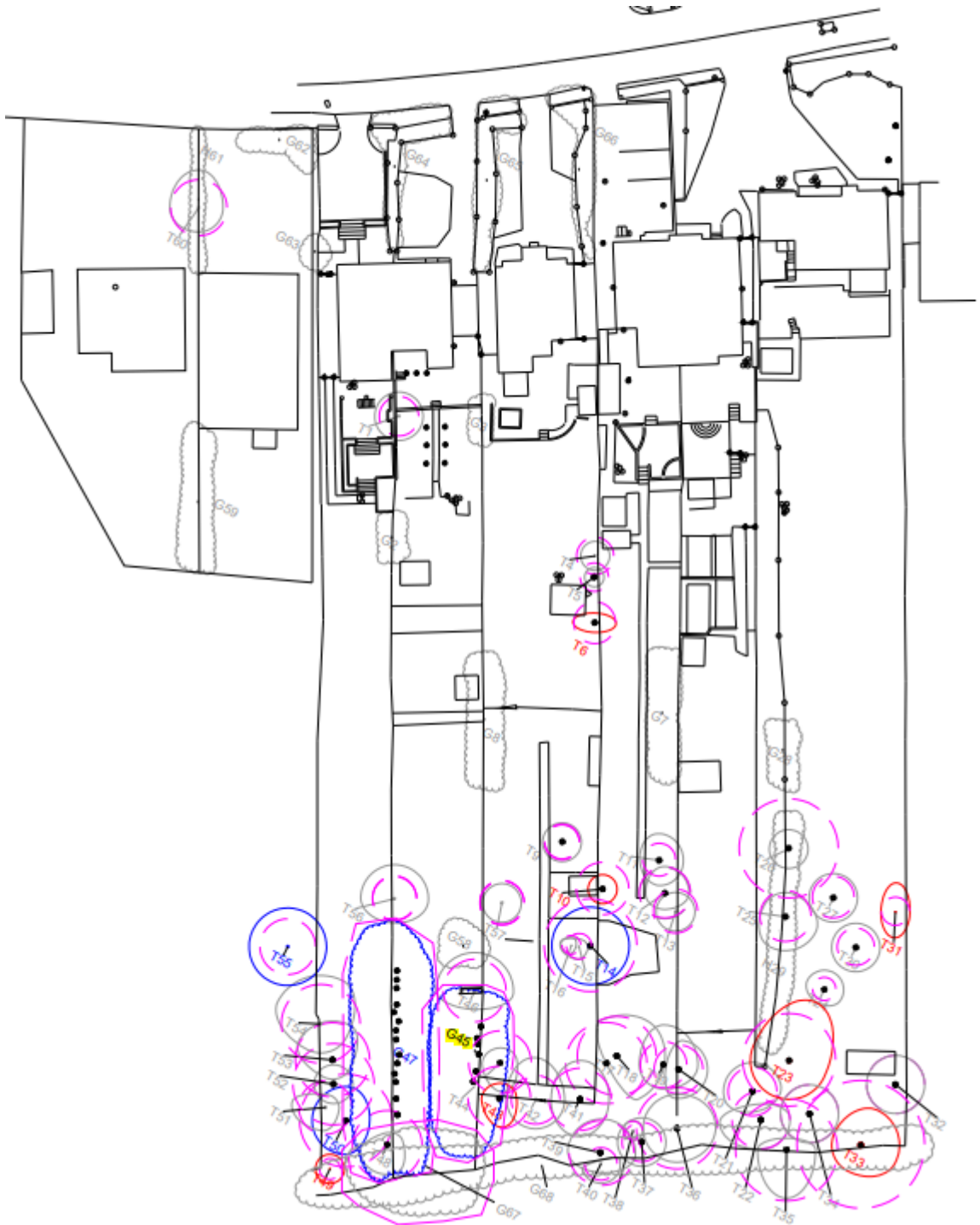
Officer site photos from rear of No. 207 on 16/06/22 (above) & 23/03/23 (below)



Willow View looking south from Henley Road



Officer photograph 23/03/2023 – recently installed pedestrian/cycleway to west



Existing Tree Survey

BS 5837:2012 TREE RETENTION CATEGORIES



Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.



Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.



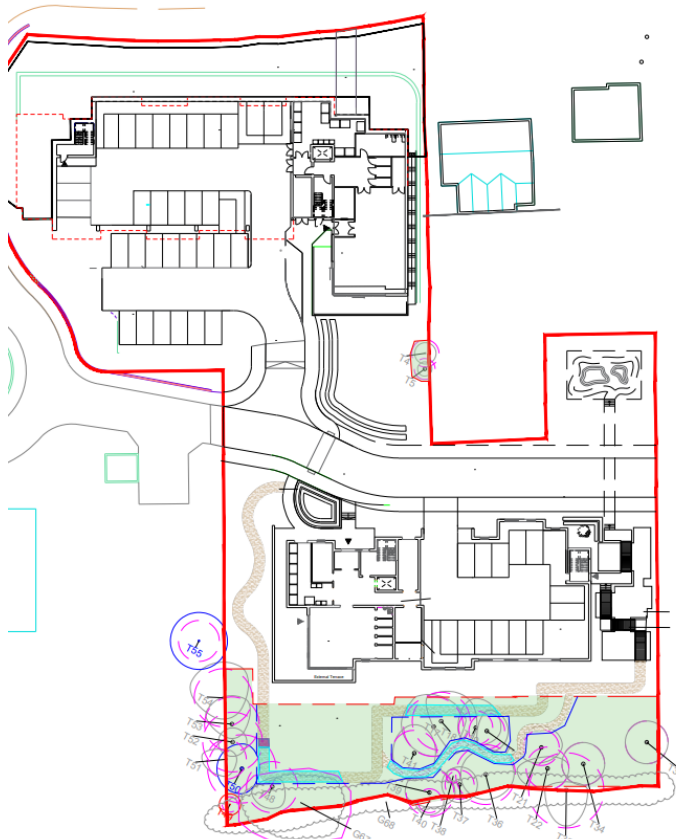
Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.



Category U
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.



BS5837 Root Protection Areas
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 100mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Position of protective fencing and tree protection zones during construction.** Position may be amended for landscaping.
- Secondary position of protective fencing and tree protection zones during landscape works.**
- Bank chip landscaped paths with pegged timber edging to be installed above-ground under arboricultural supervision during the landscape stage.**
- Proposed steps to be of light construction working with existing levels. Any excavation required to insert steps to be carried out manually using hand-held tools, avoiding any significant roots uncovered measuring >25mm diameter.**

REV	DATE	DESCRIPTION	BY	DRAWN
		Base Drawing		

Title	
Tree Protection Plan	
Client	
Cube Securities.	
Project	
Henley Road, Caversham.	
Date	February 2023
Drawn by	EC
Checked by	-
Drawing No	220713-P-12
Rev	b
Scale	1:500@A3

Proposed Tree Protection Plan



Photo 3: view of the dead cherry tree T33 believe to be covered by TPO 165-07.



Photo 5: crown failure within cypress groups G45 and G47 likely resulting from storms in February 2022.



Photo 4: mature southern boundary vegetation.



Photo 6: typical site frontage vegetation.

Extracts of further photographs included within the Arboricultural Report



Further aerial views via Google





Further aerial views via Google





Further aerial views via Google



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COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 21st June 2023

Ward: Katesgrove

Application No.: 220385/FUL

Address: Trinity Hall, South Street, Reading

Proposal: Demolition of existing buildings and erection of 22 apartments.

Applicant: Mr Hardeep Hans

Application target decision date: Originally 2/9/2022; a formal extension of time for the determination of the application 23/6/2023

RECOMMENDATION

REFUSE planning permission for the following reasons:

1. The proposal, due to its excessive scale, plot coverage, density, cramped overdeveloped character, visual prominence and proximity to Grade II Listed Buildings would result in harm to the setting of those Listed Buildings and would fail to maintain and enhance the character and appearance of the area. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment), EN6 (New Development in a Historic Context) and H2 (Density and Mix) of the Reading Borough Local Plan (2019).
2. The proposal, due to its inappropriate architectural detailing and visually incongruous appearance would not be of high design quality and would not respond positively to its local context or create or reinforce local character and distinctiveness. As such the proposal would fail to maintain and enhance the character and appearance of the area and would fail to protect and enhance the historic environment. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), EN1 (Protection and Enhancement of the Historic Environment) and EN6 (New Development in a Historic Context) of the Reading Borough Local Plan (2019).
3. The proposal, due to the overprovision of one-bedroom units, would fail to provide an appropriate mix of dwelling sizes with consequent harm to meeting identified housing needs in Reading Borough. The proposal is therefore contrary to Policy CR6 (Living in Central Reading) of the Reading Borough Local Plan (2019).
4. The proposal would fail to make adequate provision for tree planting and soft landscaping within the site including the retention of existing trees with consequent harm to visual amenity, air quality, biodiversity and environmental quality of the area, contrary to Policies CC7 (Design and the Public Realm), EN15 (Air Quality) and EN14 (Trees, Hedges and Woodland) of the Reading Borough Council (2019) and the Tree Strategy (2021).
5. The proposed ground floor units, due to their layout, arrangement of windows and proximity to communal routes would result in harm to the amenity of future occupiers in terms of outlook, privacy and disturbance, The proposal is therefore contrary to Policies CC7 (Design and the Public Realm) and CC8 (Safeguarding Amenity) of the Reading Borough Local Plan 2019.
6. The proposal would provide insufficient amenity space and open space to serve the

development as a result of the excessive footprint of the building and dominance of hardstanding with consequent harm to the amenity of future occupiers. This would be worsened by the lack of access to green open space locally. The proposal is therefore contrary to Policies CC7 (Design and the Public Realm), CC8 (Safeguarding Amenity), H10 (Private and Communal Outdoor Space), EN9 (Provision of Open Space) and EN10 (Access to Open Space) of the Reading Borough Local Plan (2019).

7. The proposed development, due to its excessive overall scale, height and proximity to No.49 South Street would result in harm to the amenity of this neighbouring property due its overbearing effects, contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan (2019).

8. The proposed development, in the absence of an acceptable landscaping-led Sustainable Drainage Strategy, has failed to provide for sustainable drainage, with consequent harm in respect of attenuating localised flooding, achieving ecological benefits, securing linkages to the existing Green Network and integration with tree planting and landscaping. Therefore, the proposal is contrary to Policy EN18 (Flooding and Sustainable Drainage Systems) of the Reading Borough Local Plan (2019) and the Sustainable Design and Construction SPD (2019).

9. In the absence of a completed legal agreement to secure the provision of an acceptable amount, mix and tenure of Affordable Housing, the proposal fails to make an appropriate contribution to the housing needs of Reading Borough, contrary to Policies H3 (Affordable Housing) and CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing Supplementary Planning Document (2021) and Planning Obligations under Section 106 (2015).

10. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in Reading Borough, the proposal would not acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure, contrary to Policies CC3 (Adaptation to Climate Change), CC9 (Securing Infrastructure) and H5 (Standards for New Housing) of the Reading Borough Local Plan (2019) and the Sustainable Design and Construction SPD (2019) and Planning Obligations under S106 SPD (2015).

11. In the absence of a completed legal agreement to secure an acceptable Employment and Skills Plan (construction phase only; employment and skills plan, or financial contribution), the proposal fails to contribute adequately to the employment, skills or training needs of local people with associated socio-economic harm, contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 (2015).

Informatives

1. Plans
2. Positive and Proactive
3. Future appeal
4. CIL

1. EXECUTIVE SUMMARY

- 1.1 The proposal is for the demolition of the existing three storey Trinity Hall and its replacement with a four and five storey building comprising 22 flats. The site is within a prominent location at the corner of South Street and Sidmouth Street and close to Grade II listed buildings. The site is within the Central Area of Reading.

- 1.2 The report identifies a number of significant shortcomings of the proposal, largely as a result of the excessive scale and overdeveloped nature of the scheme. These include harm to the setting of nearby Listed buildings; harm to the character of the area; poor quality of accommodation in terms of outlook, daylight and privacy; harm to neighbour amenity through overbearing effects; lack of amenity space and access to open space; insufficient tree planting; and absence of sustainable drainage. The mix of dwelling sizes has not been justified. Benefits of the scheme largely comprise the proposed 100% Affordable Housing although the report finds that this does not outweigh the harms identified,

2. INTRODUCTION

- 2.1 The application site comprises an existing three-storey brick building containing 24 bedspaces of student accommodation (including a warden's flat and office). It was constructed in the 1980s and is located on the north side of South Street, at the junction with Sidmouth Street (to the east), with frontages onto both roads. Vehicular access is from South Street, providing off-street parking for 12 vehicles. One of these spaces is within a detached garage, located at the South Street frontage adjacent to the vehicular access to Livery Close (to the west). There is also some existing landscaping surrounding the existing building at the site.
- 2.2 The building has been vacant since 2014.
- 2.3 This application site is located within the Reading Central Area, just within the boundary (the buildings opposite on the east side of Sidmouth Street lie outside). The site is also within an air quality management area.
- 2.4 The surrounding area comprises a mix of both commercial and residential uses and a variety of styles and ages of building. To the north is the parking area relating to 54-58 Queens Road (in residential use via prior approval applications). To the east is the Grade II listed 3&5 Sidmouth Street, a 1880s 2½ - 3 storey pair in the Butterfield Vicarage style in use as a Montessori School. Also to the east is the recent 3 storey Sidmouth Court flats. Diagonally to the south-east is the Grade II Listed 9 Sidmouth Street, a 2 storey end of terrace grey brick building from the 1850s. 50-52 South Street, to the south of the site, is a 3 storey building occupied by the Reading Islamic Centre. To the west of this is the 4 storey Shepton House residential building. To the west of the application site No's 43-49 (odd) South Street are Grade II listed, comprising a mid-19th century 2 storey and basement residential terrace with Bath ashlar front and flint with brick dressings and quoins behind.
- 2.5 The application is brought to the Planning Applications Committee at the request of Councillor Challenger.
- 2.6 The site is shown outlined in red below, together with a site aerial view.



Site Location Plan (not to scale)



Aerial view – red arrow to site.

3. PROPOSALS

- 3.1 Full planning permission is sought for the erection of a part 4, part 5 storey building following demolition of existing building. The building would house 22 flats: one 3-bed, seven 2-bed and fourteen 1-bed.
- 3.2 The scheme proposes eleven allocated car parking spaces including two disabled spaces - and twenty-two cycle parking spaces. Indicative tree planting and soft landscaping is proposed, and two areas of green wall at ground floor level.
- 3.3 The scheme proposes 100% on site affordable housing.
- 3.4 Drawings received June 2023:
Drawing No: Proposed Ground Floor Plan/Site (Block) Plan PL05 Rev A
Drawing No: Proposed First and Second Floor Plan PL06 Rev A
Drawing No: Proposed Third and Fourth Floor Plans PL07 Rev A
Drawing No: Proposed Roof Plan PL08 Rev A
Drawing No: Block Plan Proposed Scheme PL09 Rev A
Drawing No: Proposed South Street and Sidmouth Street Elevations PL10 Rev A
Drawing No: Proposed Livery Close and North Elevations PL11 Rev A
Drawing No: Proposed Section Through the Ramp PL12 Rev A
Proposed CGI – South Street x 2
- 3.5 Drawings/documents received July 2022:
Drawing No: Existing Ground and First, Second Floor Plans PL16
Drawing No: Existing Site Plan PL17
Drawing No: Site Survey K3321-T
Design and Access Statement / Heritage Statement dated May 2022
Ecological Appraisal dated May 2022
Energy Statement issue 03 dated May 2022
Planning Statement dated May 2022
- 3.6 Drawings/documents received March 2022:
Drawing No: Location Plan
Drawing No: Existing Plans PL03
Drawing No: Existing Elevations PL04

4. PLANNING HISTORY

- 4.1 151356/FUL Erection of part 3, part 4 storey building to provide 25 student units (42 bedspaces) (Sui Generis) and associated works, following demolition of existing 3 storey building (Sui Generis). Permitted, not implemented.

Other sites nearby

- 4.2 *49 South Street*
220091/FUL and 220092/LBC Change of Use from Office (Class E) to single residential dwelling (C3) with internal alterations to Grade II Listed building. Permitted.

5. CONSULTATIONS

RBC Transport

- 5.1 No objection subject to conditions relating to submission of CMS, vehicle parking and access as specified, electric vehicle charging points, cycle parking and refuse

details to be submitted and conditions relating to prohibition of parking permits. Discussed further below.

RBC Natural Environment

- 5.2 Object due to insufficient soft landscaping, inappropriate proposed tree species, impact on the existing False Acacia and lack of landscape-led SuDS. Discussed further below.

RBC Ecology Consultant

- 5.3 No objection subject to conditions relating to bird nesting season and ecological enhancements. Discussed further below.

RBC Environmental Health – Environmental Protection (EP)

- 5.4 No objection subject to conditions relating to noise mitigation, noise and dust and pest control.

RBC Housing

- 5.5 Numbers proposed are acceptable in principle; however, need to ensure appropriate number of 2-bedroom units.

Berkshire Archaeology

- 5.6 No objection or conditions required.

RBC Lead Local Flood Authority

- 5.7 No comments received; to be provided via update report if appropriate.

Thames Water

- 5.8 No objection subject to appropriate suds strategy.

Public consultation

- 5.10 Notification letters were sent to nearby occupiers on 20/06/22. A site notice was displayed at the site and a press notice was published on 27/06/2022.

- 4.11 A petition with 350 signatures, and three letters of representation received (two from the same property), with the issues raised being summarised as follows:

- Overdevelopment
- Out of character
- Excessive height, number of units and density
- Excessive layout
- Insufficient parking
- Traffic congestion
- Noise and air pollutants
- Impact on climate change
- Erode sense of community

6. LEGAL AND PLANNING POLICY CONTEXT

- 6.1 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 a listed building or its setting or any features of special interest which it possesses.

- 6.2 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', which means 'approving development proposals that accord with an up-to-date development plan without delay' (NPPF paragraph 11).

- 6.3 For this Local Planning Authority, the development plan is the Reading Borough Local Plan (2019). The relevant national / local policies / guidance are:

National

National Planning Policy Framework (2021)

National Planning Policy Guidance (2014 onwards)

Local

Reading Borough Local Plan (November 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
- EN6: New Development in a Historic Context
- 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
- EN17: Noise Generating Equipment
- EN18: Flooding and Drainage
- H1: Provision of Housing
- H2: Density and Mix
- H3: Affordable Housing
- 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
- CR6: Living in Central Reading

RBC Supplementary Planning Documents

- Affordable Housing (2021)
- Employment, Skills and Training (2013)
- Revised Parking Standards and Design (2011)
- Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction (2019)

Other relevant documentation

- Reading Tree Strategy (2021)
- Reading Biodiversity Action Plan (2021)
- The National Design Guide (2019)
- The National Model Design Code (July 2021)

7. APPRAISAL

The main issues are considered to be:

- Land use Considerations
- Density and Housing Mix
- Provision of Affordable Housing
- Heritage and design considerations – Effect on setting of Listed Buildings, demolition, layout, scale and appearance
- Residential amenity – Neighbours and future occupiers.
- Transport and highways
- Natural environment – Trees and landscaping
- Ecology
- Sustainability and energy
- SuDS
- S106 and CIL
- Other Matters

Land Use Considerations

- 7.1 Policy CC1 (Presumption in favour of Sustainable Development) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy (NPPF). To achieve sustainable development a proposal needs to meet economic, social and environmental objectives.

Loss of existing use

- 7.2 The existing building was last used for student accommodation (*Sui Generis*) and, has been vacant since 2014. The applicant considers that the current accommodation is substandard when compared to modern student accommodation, particularly as it has been vacant for such a significant period of time. There is no specific policy which would seek to prevent the loss of this student accommodation.

Principle of housing

- 7.3 Further to the above, the proposed replacement with residential development would provide additional dwellings to the Borough's housing stock on previously developed land – the principle of which aligns with the broad objectives of Policy H1 (Provision of Housing) in assisting meeting annual housing targets. The site is within the Central Area, at its south-eastern boundary and the supporting text to Policy CR6 notes at para 5.3.22 '*The centre of Reading is becoming ever more important as a residential location*'. In terms of the weight to be given to this in the overall decision, it is noted that the Council is currently meeting its annual housing targets for general housing whilst there is an undersupply in the provision of Affordable Housing.

Density and Housing Mix

- 7.4 The NPPF seeks to '*boost significantly the supply of housing*' and deliver a wide range of homes, of different types and tenures. Achieving an efficient use of the land within the context of any central and sustainability 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*'.
- 7.5 Policy H2 (Density and Mix) specifically considers density and mix and requires that an appropriate density of residential development is informed by the character and mix of uses of the area in which it is located and its current and future level of accessibility.

Density

- 7.6 The proposed development is for 22 dwellings. This equates to 255 dwellings per hectare (ha) (22 dwellings on a 860m² site). This is significantly above the indicative density range of 'above 100' in town centre locations, as set out in Figure 4.5 of the Local Plan. Policy H2 recognises the appropriate density of residential development will be informed by a range of factors, including the character and mix of uses of the area, the housing mix, the need to achieve high quality design, site accessibility, and the need to minimise environmental impacts. As such, density should not be considered in isolation - it is a useful indicator in seeking to meeting housing targets, but not necessarily a good indicator of an acceptable form, quality, or appropriateness of a scheme. In this instance, given the concerns relating to scale, layout, design, amenity, open space, landscaping and impact on character of the area discussed elsewhere in this report, the density is excessive and indicative of the overdeveloped nature of the site.

Housing Mix

- 7.7 Policy CR6 (Living in Central Reading) requires 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.
- 7.8 Following revisions during the course of the application, a 3-bed unit has been introduced to the scheme.
- 7.9 The proposed dwelling mix is as follows:
- 1 bedroom units 14 no. = 63.63%
 - 2 bedroom units 7 no. = 31.81%
 - 3 bedroom units 1 no. = 4.54%
- 7.10 The proposal is therefore broadly compliant in provision of 3-bedroom units (at the minimum). However, it is not compliant in its provision of 1-bedroom units, with an notable overprovision of 1 bedroom units (63% instead of a maximum 40%). Policy CR6 states that a maximum of 40% of units should be 1-bed '*unless it can be clearly demonstrated that this would render a development unviable*'. No viability argument has been put forward as part of this submission and as such cannot form a basis from deviating from the clear policy intention. In the absence of this justification, the proposed development would not adequately contribute towards meeting the needs for the mix housing in the Borough, contrary to Policy CR6 and this is reflected in the recommended reasons for refusal.

Provision of Affordable Housing

- 7.11 Policy H3 (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. This is in order to meet identified housing needs and to contribute towards sustainable, inclusive and mixed communities. It is noted that although the need for general housing is being met by current supply, the Council's Annual Monitoring Report finds that there is a significant shortfall in provision of Affordable Housing compared with identified need.
- 7.12 The Council's updated Affordable Housing SPD (2021) 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. Specifically, the SPD identifies a tenure mix of 38% shared ownership and 62% rented, with rented allowed to be Affordable rent but capped at 70% of Market Rent ('Reading Affordable Rent') is required to meet the Borough's most pressing needs.

- 7.13 The scheme originally proposed 30% on site affordable housing. Further to discussions, wherein the applicant was advised of concerns relating to the scale, layout, design and impact on heritage assets, the affordable housing offer was amended to proposed 100% affordable housing unit on site.
- 7.14 It is *possible* in certain circumstances that the additional benefit arising from extra Affordable Housing above the policy minimum *could* outweigh areas of harm and tip the balance in favour of a proposal. It is important to note that any weight given to such benefits should be based solely on Planning grounds. A willing applicant does not in itself justify the additional provision – and Planning Permission cannot be bought. The extent to which any additional benefit applies in respect of the current proposal and any weight attributable is discussed further below.
- 7.15 It is clear that a policy-compliant 30% Affordable Housing provision is the basic requirement and should not be afforded additional weight in the overall balance.
- 7.16 It follows that the proposed 100% should be afforded some additional weight as exceeding the basic requirement – although the apparent benefits are tempered to some extent due to the lack of a mix of housing tenures (both affordable and market) within the building which is less beneficial in terms of achieving a sustainable, inclusive and mixed community. The benefits are further lessened by the inappropriate mix of dwelling sizes (an excessive number of one-bedroom dwellings) which do not meet housing need. It is also important to consider that the benefits arising from additional Affordable Housing are not dependent on the particular design proposed (which this report finds to be harmful for a variety of reasons). A building which preserved the setting of Listed Buildings and did not harm the character and appearance of the area, and which provided an appropriate mix of dwelling sizes, would still be capable of accommodating Affordable Housing. Overall, the proposal is unbalanced in Planning terms. There is clear harm in terms of design, heritage, mix, amenity, landscaping (etc) and there is a limit to which increasing the amount of Affordable Housing can reasonably be seen to compensate for these fundamental shortcomings.
- 7.17 As discussed in other parts of this report, there are a range of harms which would arise from this proposal. However, officers do not consider that these would be mitigated by a more-than-policy-compliant amount of affordable housing being secured.
- 7.18 Should the application have otherwise been recommended for approval, the affordable housing units would have been secured via a S106 legal agreement. The Council's Housing Manager commented on the original scheme that the proposal was acceptable so long as there were sufficient 2 bedroom units in the mix. Given the significant concerns raised with the proposals which are not supported at officer level, no further discussion has been held in this respect. As noted above, there is a concern that the proposals do not incorporate enough 2 (or more) bedroom units. It is also noted that the type of Affordable Housing has not been agreed. As referred to above, the Affordable Housing SPD seeks at least 62% of the Affordable Housing to be Reading Affordable Rent tenure. If a lower proportion of this tenure were to be proposed, then this would further weaken the benefits arising from the proposal.
- 7.19 For future reference any legal agreement would also need to include a clause such that should an affordable housing provider not be secured (either a registered provider or the Council) the developer would be required to pay to the Council a sum equivalent to half the Gross Development Value of the whole development for provision of Affordable Housing elsewhere in the Borough which would allow affordable housing equivalent to 100% on site provision to be provided elsewhere.

- 7.20 Without an acceptable level of affordable housing having been agreed and secured by S106 agreement the proposal is contrary to Policies H3 and CC9 of the Reading Borough Local Plan 2019.

Design Considerations – Demolition, Scale, Appearance and Effect Upon Heritage Assets

- 7.21 Policy CC7 (Design and the Public Realm) seeks to ensure that new development enhances and preserves the local character. The policy places importance on the layout of the urban structure and urban grain, stipulating that development should respond positively to the local context and create safe and accessible environments. The policy requires a “high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located”. Policy EN1 (Protection and Enhancement of the Historic Environment) requires that historic features and their settings will be protected and enhanced will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings. Policy EN6 (New Development in a Historic Context) applies as the area contains a number of listed buildings and requires new development to respect and enhance the historic character, setting out a range of considerations in terms of townscape, historic context, heritage themes that contribute to local distinctiveness.
- 7.22 Paragraph 130 of the NPPF 2021 details that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding built environment.
- 7.23 Paragraph 199 of the NPPF 2019 details that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.24 The National Design Guidance identifies 10 key components for good design and of particular note is the characteristic of ‘Context’ and it states that “well designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It should enhance positive qualities and improve negative ones.” Additionally, there is specific reference to ‘views inwards and outwards’.

Demolition

- 7.24 The existing building is not considered to be of any particular special architectural merit to warrant its retention in its own right, although it is noted that it has an appropriate scale and siting which respects its context. Its loss would not result in any harm to the character and appearance of the area, providing it is replaced with a building of high quality design. Demolition is, therefore, considered acceptable subject to the proposed replacement building being suitable in design and related matters detailed below.

Scale, Appearance and Effect on Heritage Assets

- 7.25 Within the immediate surrounds of South Street and Sidmouth Street there is a broadly characteristic scale of three storeys on Sidmouth Street with a lesser two-to-three storey scale on South Street. Whilst there is no objection to the demolition of the existing building, nevertheless, it respects the distinctive eaves and ridge lines of key surrounding buildings and sits comfortably in the streetscene in terms of its scale and siting. Importantly, this existing scale and siting in relation to the Grade II

Listed terrace adjacent the site to the west (43-49 South Street) and 3 to 5 Sidmouth Street across the street to the east is appropriate within the setting of these listed buildings. It is apparent that any proposal for redevelopment should be of a carefully considered design. The Planning Authority has a statutory obligation to have special regard to the desirability of preserving the setting of these listed buildings. The scale and visual dominance (as well as style and appearance) of the proposals on this site will inevitably affect the setting of the neighbouring heritage assets.

- 7.26 Taking these matters into account, it is considered that that the scale of the proposed part four/part five storey building would be excessive within this context and would contrast unsympathetically with the characteristic scale of good quality buildings that exist within the area, including that of listed buildings that surround the site – particularly the two storey listed terrace to the west but also 3 to 5 Sidmouth St opposite. The dominant scale, prominent siting and overall incongruous appearance of the proposal would harm the setting of the listed buildings and the character of South Street and Sidmouth Street. This inappropriate design would also be readily visible from the southern end of Sidmouth Street which is a main approach to the town centre and would therefore be experienced by a large number of visitors to the town.
- 7.27 It is noted that application 151356 which was approved but not implemented, was significantly more restrained in terms of its scale and appearance within the streetscene. Conversely, the proposed four storey scale – which would also be in closer proximity to the listed terrace than that approved - is considered to unacceptably overwhelm the terrace.
- 7.28 The proposed building would be wide and deep, with limited relief to the side boundaries. Whilst indicative soft landscaping is shown, there would be a dominance of built form and hardstanding with little space for meaningful soft landscaping, resulting in an overdeveloped character. It would be reasonable to expect tree planting to frontages, particularly given the site's prominent location and within a canopy area of 10% or less cover – as well as the importance place on trees in terms of their contribution towards the character of the area – and the scale and layout of the development needs to provide sufficient space for this.
- 7.29 The overall architectural approach does little to break up the mass and is considered to contrast poorly with adjacent properties. It is unclear where the proposed development takes its design cues from – it does not appear to reflect local character or successfully reinterpret it in a modern way. The proposed vehicle entrance way beneath the upper floors of the proposed building is considered to be uncharacteristic of the immediate context and would result in a visually unattractive 'tunnel' at the front of the building, with little activity at ground floor level. This effect would be further worsened by the deadening effects of the proposed bin and bicycle store at the south west corner. This unsatisfactory arrangement would be immediately adjacent to the listed buildings to the west. At the rear, the ground floor would open up into a large undercroft feature that spans near on the width of the proposed building. Such features are not characteristic of the area the need for this arrangement suggests an overdevelopment of the site. This unsatisfactory arrangement would be readily visible from Sidmouth Street and the appearance is akin to that of a building on stilts. The whole assemblage appears contrived and accentuates the overlarge scale of the building with the detailing and appearance also lacking architectural merit.
- 7.30 As referred to above, the proposed architectural approach lacks coherence due to a lack of clarity in terms of the proportions of the building. The facades lack the simpler proportions and ordering of façade elements characteristic of existing good quality

buildings in the adjacent streets, (even the existing building to an extent). The proposal appears to be made up of a series of visually jarring, and poorly proportioned windows, bays, oversailing upper floors, stairwells, protruding balconies and other discordant elements. The recessed top floor and lift overrun also adds to the jumbled appearance.

- 7.31 Whilst the proposed materials may reflect that used in the locality, the materials are not considered sufficient in themselves to create a visually interesting building or to mitigate the shortcoming of the architecture. The proposals are considered to introduce a dominant form of development in a prominent location that would appear visually incongruous with the adjacent buildings and wider street scene. This would further harm the setting of the listed buildings at South Street and Sidmouth Street.
- 7.32 In overall terms, the excessive scale, overdeveloped nature and unsatisfactory visually unattractive detailing of the proposal would appear incongruous, jarring and overly dominant in its context and would harm the setting of adjacent Grade II listed buildings. The proposal would not be of high design quality and would not maintain or enhance the character and appearance of the area within which it would be located. The proposals would not respond positively to their local context and would not create or reinforce local character and distinctiveness. As such the proposals are contrary to Policies CC7, EN1 and EN6.

Residential Amenity

- 7.33 Policy CC8 (Safeguarding Amenity) of the Reading Borough Local Plan states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.

Impact on neighbouring amenity

- 7.34 No.49 South Street, the Grade II listed building to the west of the site has recently received planning permission (and listed building consent) for conversion of office to residential dwelling (see history section above). The approved plans included amenity space at the rear for the new dwelling. The proposed plans under the scheme originally proposed several balconies on the flank elevation facing directly across the rear of No.49 South Street, which was considered to result in an unacceptable loss of privacy and overlooking. Revised plans now omit these balconies. Whilst balconies are proposed on the rear elevation close to the side boundary, any views would be to the rearmost part of No.49 South Street and not considered to result in such material loss of overlooking to warrant a refusal on this basis alone. However, linked to the concerns raised above about the dominance of the proposals in relation to this listed terrace, there is a concern that given the proximity of the proposed building that would project approximately 8m past the rear of No.49 South Street at four storey height this would result in an overbearing effect to occupiers of No.49 South Street and is included as a reason for refusal in the recommendation above.
- 7.35 In relation to No.54-58 Queens Road to the rear (north) of the site, these former offices are in residential use. Whilst the proposed building would be clearly visible to occupiers of these properties, there would be a distance of more than 20m between the buildings which complies with the back-to-back guidance set out in Policy CC8. As such, no material loss of privacy or overbearing effects would result.
- 7.36 Similarly, given the intervening roads of South Street and Sidmouth Street to other nearby properties, no other overbearing effects or loss of privacy would occur.
- 7.37 In terms of other amenity-based matters (noise and disturbance, dust and fumes and crime and safety), the proposals are considered appropriate in these regards. Had

the proposals been supported a series of conditions would have secured various matters (e.g. construction method statement / waste collection details).

- 7.38 In overall terms, there are clear instances where the proposals would harm the amenity of nearby occupiers. It is also noted that the harm to amenity identified above further demonstrate that the proposals would be an overdevelopment of the site. The proposals are therefore considered to be contrary to Policy CC8.

Amenity of future occupiers

- 7.39 In addition to Policy CC8 above, Policies H5 (Standards for New Housing) and H10 (Private and Communal Outdoor Space) also apply. Policy H5 states that new build housing will need to comply with the nationally prescribed space standards. Policy EN15 (Air Quality) requires development to have regard to the need to improve air quality and reduce the effects of poor air quality. Policy EN16 (Pollution and Water Resources) states that proposals for development that are sensitive to the effects of noise or light pollution will only be permitted in areas where they will not be subject to high levels of such pollution, unless adequate mitigation measures are provided to minimise the impact of such pollution. Policy H10 sets out that *“Dwellings will be provided with functional private or communal open space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.”*
- 7.40 All of the proposed dwellings would meet the nationally described space standards (as outlined in Policy H5) at the minimum with adequate size bedrooms and living accommodation.
- 7.41 Whilst the upper floor units would have reasonable levels of outlook, daylighting and privacy, neither ground floor unit would have private defensible space. Furthermore, Unit 1 as annotated would be single aspect with only two windows serving the flat. These would face directly on to the shared path and the combined effect of this arrangement would result in a poor standard of amenity for future occupiers in terms of privacy, disturbance and access to daylight. There would also appear to be a conflict between this arrangement and the need to provide trees to the frontages which may further affect access to daylight.
- 7.42 Twenty of the twenty-two units proposed would have their own balcony. However, the two ground floor units would not have access to a balcony/terrace and there is no communal area proposed. The dominance of hardstanding, vehicle parking and the extent of the building itself, means there would be no space within the site for suitable outdoor amenity space. This is a densely urban area and there is no meaningful public open space nearby which would mitigate this harm. The absence of sufficient on-site amenity space and access to open space is harmful to the amenity of future occupiers and contrary to Policies H10, EN9 and EN10. It is a further indicator of the overdeveloped nature of the site.
- 7.43 With regard to noise & disturbance and air quality matters, Environmental Protection officers have confirmed that the proposals would be satisfactory subject to conditions. Thus, had the proposals been supported by officers, these elements would have been secured via condition.

Accessibility

- 7.44 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'.
- 7.45 The development includes this provision and officers are satisfied that the accessibility/adaptability of the units could meet these requirements. Should the application have otherwise been supported, a condition would have been recommended to ensure these units are provided and maintained as such.

Crime and Safety

- 7.46 Should the application have otherwise been acceptable, it would have been reasonable and necessary to secure details of a robust security strategy via condition, for the benefit of existing nearby occupiers as well as future occupiers.

Transport and Highways

- 7.47 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 relates matters relating to development. The Parking Standards and Design SPD sets out guidance in respect of parking provision.

Parking and Access

- 7.48 The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.
- 7.49 The existing access off South Street would be altered to provided access to a new refuse store, cycle and the 11 no. undercroft parking spaces. In accordance with the Parking SPD, the development would be required to provide 1no. on-site parking space per 1-2 bedroom dwelling. The appropriate level of car parking in new developments involves striking a careful balance to ensure that there is not a knock-on effect on the safety and function of the highway and public transport network through on-street parking.
- 7.50 The applicant has submitted justification for the proposed parking provision stating that the site is located in a highly accessible location by means of public transport or active travel options. In addition to this, the applicant contends that the local highway network is subject to a number of waiting restrictions that preclude the ability of vehicles to park on-street without the necessary permits. This justification has been accepted by the Council's Transport team. Should the application have otherwise been supported, a condition would have been recommended confirming that any future residents of the properties would not be entitled to apply for a residents parking permit for the surrounding residential streets where parking is under considerable pressure. This would have ensured that the development would not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.
- 7.51 To meet the Policy TR5 requirements, a minimum of 10% of all vehicle parking spaces within the site should be provide with electric vehicle charging points. Should the application have otherwise been considered acceptable, this would have been secured via condition.

Cycle and Bin Storage

- 7.52 In accordance with the Parking SPD, a minimum provision 0.5 cycle storage spaces should be provided per flat. A cycle store is proposed to be located on the ground floor of the site, accessed from the parking area. Further details would be required to ensure that a suitable layout could be achieved. Transport officers consider that this could have been dealt with via condition should the application have otherwise been considered acceptable. Bin storage has been illustrated on plans which is considered acceptable and would have been secured via condition.
- 7.53 To confirm, there are no Transport-based concerns with the proposals. Should the application have otherwise been considered acceptable, a number of transport-related conditions would have been recommended. These would have included matters relating to: construction method statement; car parking spaces being ready for occupation prior to first occupation (and only used for parking thereafter); electric charging points; cycle spaces; waste storage/collection/management details; on-street parking restrictions.

Natural Environment - Trees and Landscaping

- 7.54 Policy EN14 (Trees, Hedges and Woodland) seeks to extend the Borough's vegetation cover and that development should make provision for tree planting whilst Policy CC7 (Design and the Public Realm) seeks proposal should include appropriate landscaping. Proposals should demonstrate an appropriate level of greening and/or net gain in the tree number.
- 7.55 It is noted that the existing building has a significantly smaller footprint than that proposed. Whilst the majority of the existing site is given over to hardstanding, it is not considered that this is a justification for an absence of appropriate landscaped areas and planting within the current proposal as the Local Plan Policies set a clear new direction for enhancing sites that are to be redeveloped.
- 7.57 Tree planting is proposed, as well as two green walls. However, the landscaping is pushed to the extremities of the site and there is limited space for meaningful tree planting to enhance the area and provide amenity for future occupiers.
- 7.58 There is a False Acacia tree overhanging the north boundary of the site. The applicant suggests this may be removed. However, this is not under the applicant's control and the retention of trees is an objective policy of EN14. No information has been provided regarding protecting this tree and without evidence to the contrary, it would appear that the development is incompatible with its retention. In which case, the development should provide appropriate replacement tree planting to mitigate the effects of its loss.
- 7.59 Overall, the proposal makes inadequate provision for tree planting and soft landscaping within the site, contrary to Policies CC7 and EN14.

Ecology

- 7.60 Policy EN12 (Biodiversity and the Green Network) seeks that development should not result in a net loss of biodiversity and should provide for a net gain of biodiversity wherever possible by protecting, enhancing and incorporating features of biodiversity on and adjacent to development sites and by providing new tree planting and wildlife friendly landscaping and ecological enhancements wherever practicable.
- 7.61 An Ecology Report has been submitted with the application and the Council's Ecologist considers this has been undertaken to an appropriate standard. The conclusions of the report, that once precautions are in place to protect nesting birds

the proposals are unlikely to impact upon protected species, are agreed with. As such, there are no ecological objections to the demolition of the existing building.

- 7.62 However, it would have been appropriate to ensure that ecological enhancements were provided, namely bird/bat boxes and wildlife friendly landscaping. Should the application have otherwise been considered acceptable, this would have been secured via condition.

Sustainability and Energy

- 7.63 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.
- 7.64 Policy H5 (Standards for New Housing) and the Council's Sustainable Design and Construction SPD (2019) identify that, as a minimum, new dwellings should achieve 35% improvement in regulated emissions over the Target Emissions Rate (TER) in the 2013 Building Regulations, with financial contribution required to off-set any remaining carbon emissions to zero.
- 7.65 The applicant has submitted an energy statement with the application which follows the relevant policies and Sustainable Design and Construction SPD guidance applying the recognised energy hierarch of 'be lean', 'be clean' and 'be green'. In short, the details proposed are considered to be acceptable in principle. The scheme incorporates a variety of acceptable features, such as an efficient building fabric (e.g insulated walls and efficient glazing), air source heat pumps and solar PV panels at roof level.
- 7.66 The submitted energy report projects that the development would achieve a 67% improvement of carbon emission rate set out in building regulations which complies with the requirements of Policy H5. In terms of decentralised energy, there are no heat networks which extend near the site; however, the submitted energy report explore a range of options and proposes air source heat pumps and a solar photovoltaic system as a viable option to generate energy. Should the application have otherwise been supportable, then a s106 obligation would have been required to secure a financial contribution to off-set carbon emissions to zero. However, given the recommendation is to refuse planning permission for other reasons, completion of a s106 legal agreement is not being pursued and lack of such an agreement to off-set carbon emissions to zero would represent a further reason for refusal of the application.

Sustainable Drainage Systems

- 7.67 Policy EN18 (Flooding and Sustainable Drainage Systems) requires all major developments to incorporate Sustainable Urban Drainage Systems (SUDS) with runoff rates aiming to reflect greenfield conditions and, in any case, must be no greater than the existing conditions of the site.
- 7.68 It is clear from Policy EN18 that that a landscaping-led SuDS scheme should be incorporated within the proposals in accordance as supported by guidance in the Sustainable Design and Construction SPD. This is to maximise ecological benefits, link into the existing Green Network and provide the benefits of connecting tree planting with proposed SuDS drainage so that the trees and smaller plants can filter surface water within the site.

- 7.69 The application does not propose any detailed SuDS scheme which requires detailed consideration at early stages due to the need to integrate with landscaping, underground services, site layout and foundation design. As such, it is not appropriate to secure via condition. This is therefore a failure of the current scheme and forms a reason for refusal.

Section 106 Legal Agreement

- 7.70 An Employment, Skills and Training Plan (construction phase) would have been required to be secured via s106 legal agreement had planning permission been recommended for approval. In the absence of an acceptable scheme, this consequently forms a further reason for refusal of the application. The same is applicable in terms of affordable housing units via legal agreement, as detailed earlier in the appraisal. An informative will specify that this could be overcome by entering into a S106 or unilateral undertaking for a scheme that was in all other respects acceptable.
- 7.71 The applicant duly completed a CIL liability form as part of the submission of this application. Had the application been able to be supported, then the scheme would have been CIL liable, with the standard informative included on any planning permission. In the circumstances, an informative will be added to the decision notice specifying that the scheme would have been liable to a CIL contribution.

Other matters

Equality

- 7.72 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, sex, 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.

Representations

- 7.73 All material planning considerations raised in public representations received have been considered above in the above appraisal.

8. CONCLUSION

- 8.1 The application is required to be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the harmful impacts of the proposed development and the failure to meet relevant policy requirements need to be weighed against the benefits of the proposed development.
- 8.2 There are a number of significant shortcomings of the proposal, largely as a result of the excessive scale and overdeveloped nature of the scheme. These include harm to the setting of nearby listed buildings, harm to the character of the area, poor quality of accommodation in terms of outlook, daylight and privacy, harm to neighbour amenity through overbearing effects, lack of amenity space and access to open space, insufficient tree planting and absence of sustainable drainage. Furthermore, the mix of dwelling sizes has not been justified.
- 8.3 The proposals would provide some material benefits including the provision of affordable dwellings. However, it is apparent that this benefit is not dependent on the particular design proposed and would not provide a suitable mix of accommodation in terms of size of dwelling and tenure.

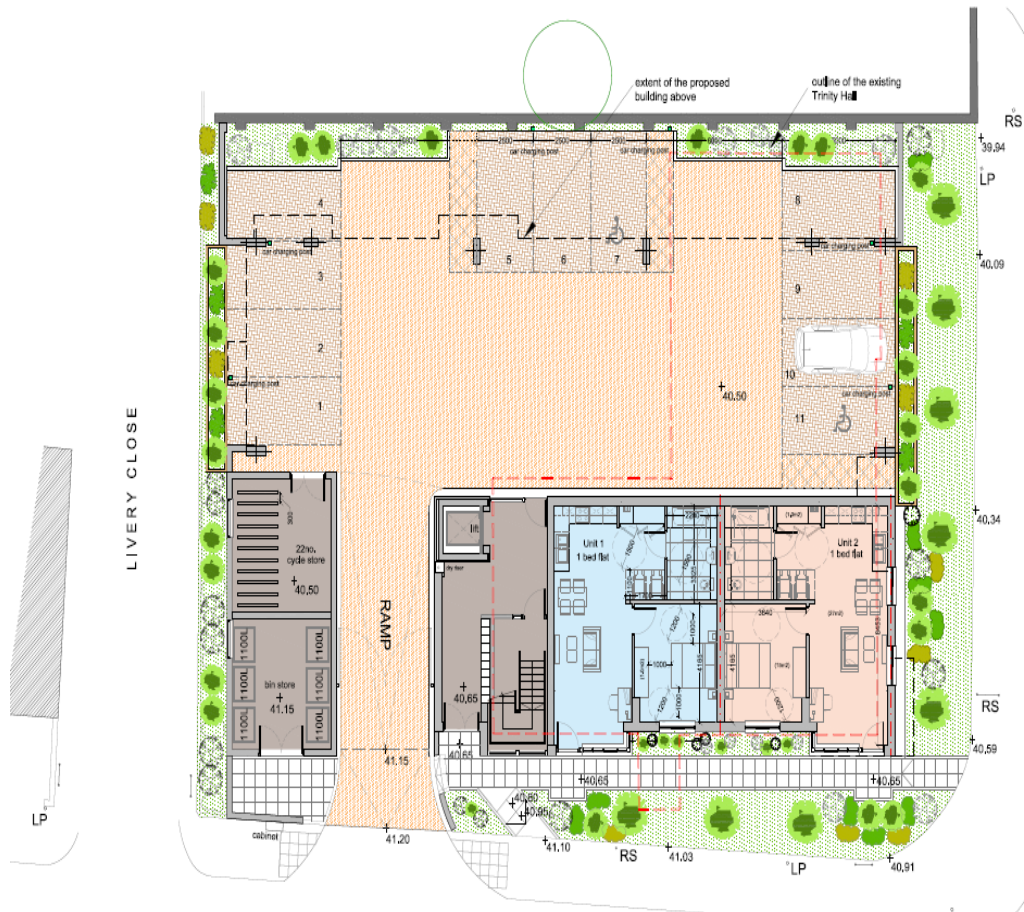
8.3 Overall, the harm caused by the proposal and the associated conflict with the Local Plan would not be outweighed by the limited benefits of the scheme or any other material considerations. Accordingly, within the context of national and local planning policies, as detailed in the appraisal above, full planning permission is recommended to be refused as set out in the recommendations above.

Case Officer: Ethne Humphreys

Proposed Plans and Drawings (selection):



Proposed Site Block Plan



ACCOMMODATION SCHEDULE

Level	Type of Unit	Quantity	GIA m2
Ground floor	1 bed	2	57
		2 Units	

Proposed Ground Floor Plan



proposed first floor plan

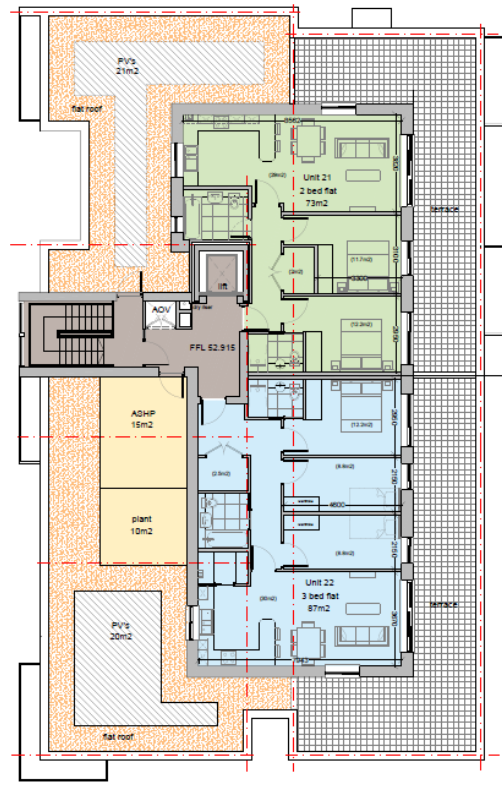


proposed second floor plan

Proposed First and Second Floor Plans

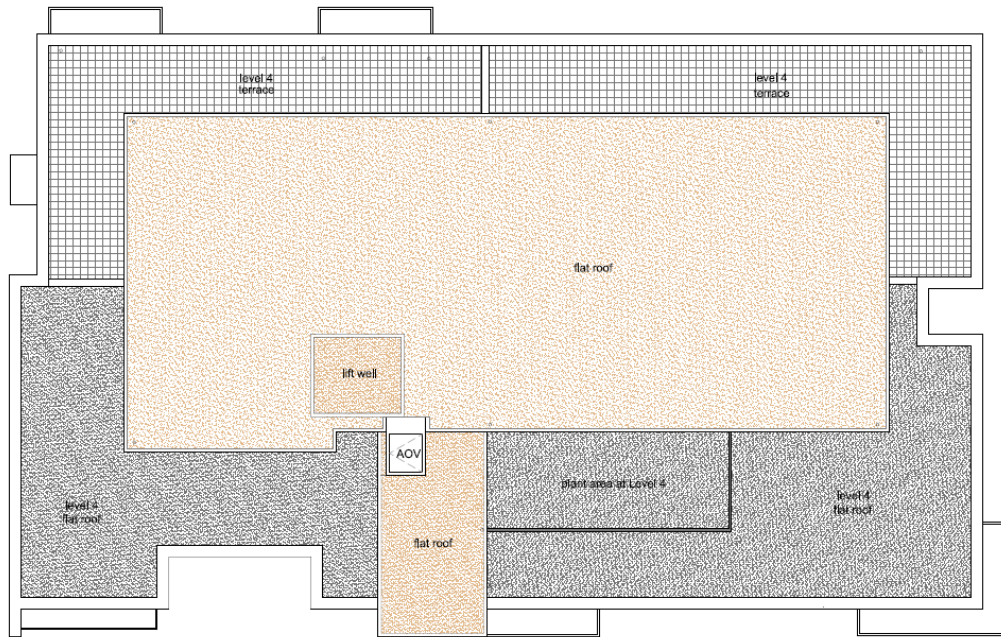


proposed third floor plan

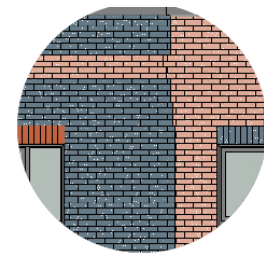


proposed fourth floor plan

Proposed Third and Fourth Floor Plans

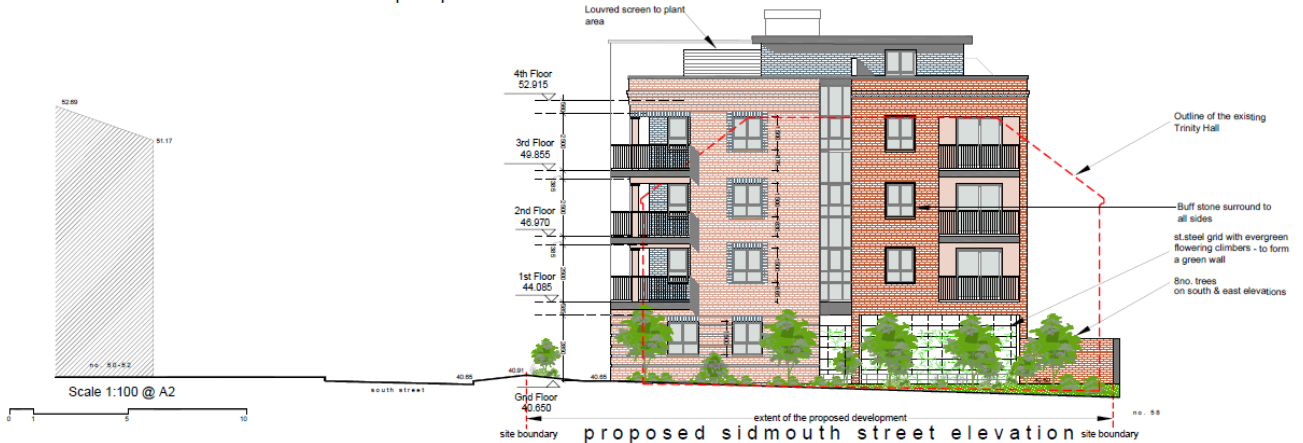


proposed roof plan
Proposed Roof Plan



parapet brickwork detail
south wing

proposed south - south street - elevation



Scale 1:100 @ A2

Proposed South and East Elevations



Proposed North and West Elevations

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COMMITTEE REPORT

**BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 21 June 2023**

Ward: Kentwood

App No: 221800/REG3

Address: Various Properties at Rockbourne Gardens. Cranbourne Gardens, and Ripley Road, Reading, RG30 6AU

Proposal: Property improvement works and Thermal efficiency upgrades to 22 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include:- 1, 3, 4, 6, 7, 9, 10 and 13 Rockbourne Gardens, RG30 6AU. 2, 4, 7, 8, 10 and 11 Cranbourne Gardens, RG30 6TS. 6, 11, 16, 18, 20, 22, 24 and 26 Ripley Road, RG30 6UD (Part retrospective) (Amended description)

Applicant: Reading Borough Council

Extended Target Date: 23/06/23

RECOMMENDATION

GRANT Planning Permission subject to conditions and informatives

Conditions to include

1. Approved plans
2. Materials – as specified

Informatives to include:

1. Terms and conditions
2. Positive and Proactive

EXECUTIVE SUMMARY

This report explains that this scheme is Phase 3 of a Council scheme to improve energy efficiency within the Council's housing stock in this part of Tilehurst, in order to achieve the Council's wider 'net zero' goals. It is considered that the proposals are suitable in design terms being relatively unobtrusive in the streetscene and aligning with changes which have already been permitted and implemented for earlier Phases. The report explains that the proposals are suitable in terms of neighbour amenity with the main consideration being the noise levels generated from the heat pumps.

1. INTRODUCTION

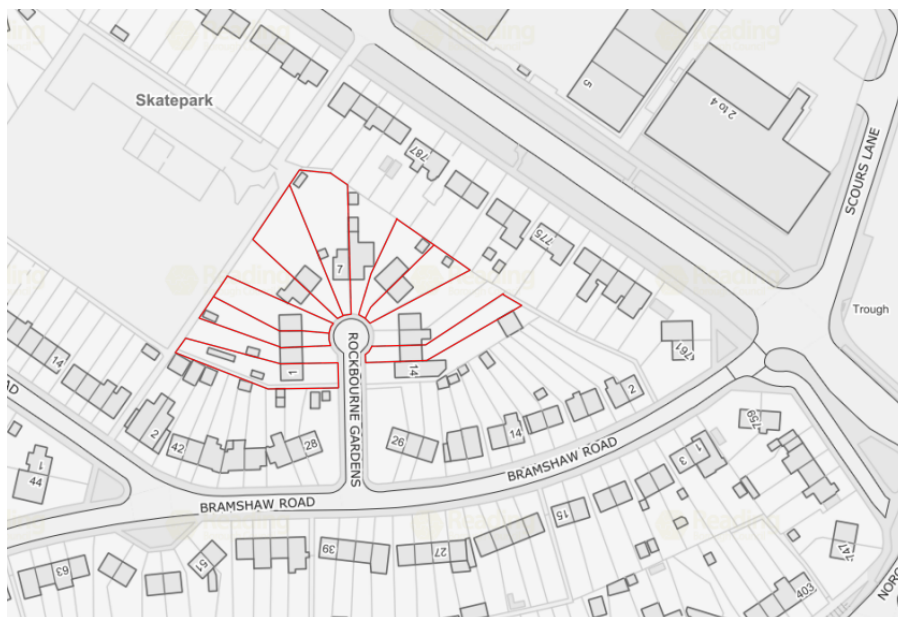
- 1.1 The proposed works are exterior alterations and repair works to terraced and semi-detached houses along Rockbourne Gardens, Cranbourne Gardens and Ripley Road. All properties are located on the Old Norcot Estate, which has a mix of similarly designed terraced rows and semi-detached residential dwellings, constructed in the mid-1920s.

- 1.2 The houses are built using a mixture of brick and block with a narrow cavity. The external walls are a mix of traditional cement mortar, pebble dash render and red brick. The main roofs are pitched with a double roman style tile. Windows and rear doors are double glazed uPVC.
- 1.3 The application is referred to Committee owing to it being for works to Council owned (Regulation 3) property.

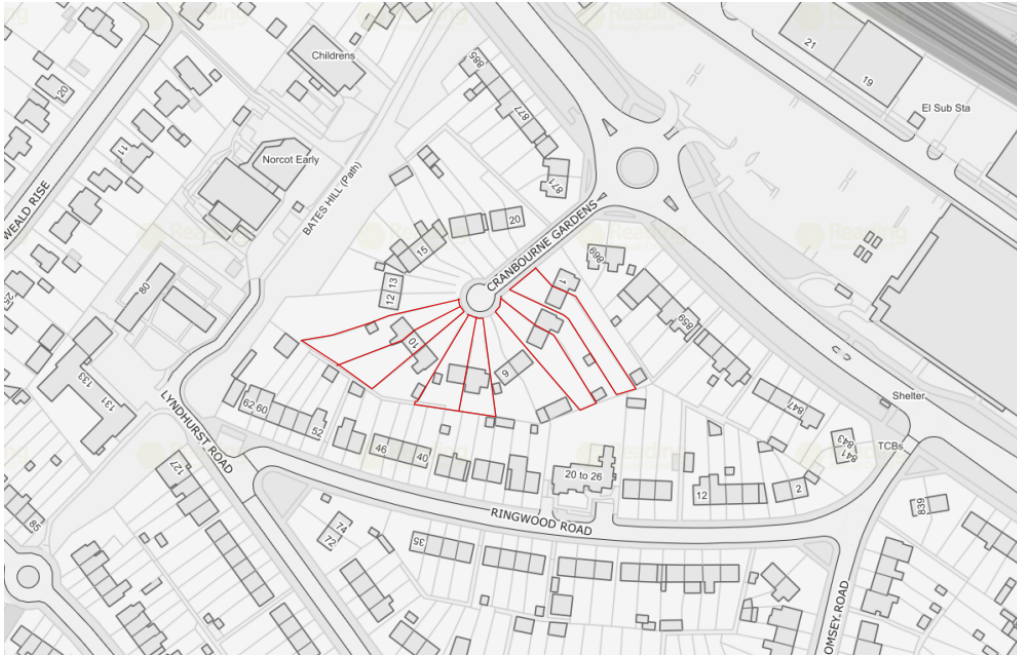
Site location plans:



Ripley Road



Rockbourne Gardens



Cranbourne Gardens

2. PROPOSALS

- 2.1 The development proposes alterations to include 1, 3, 4, 6, 7, 9, 10 and 13 Rockbourne Gardens. 2, 4, 7, 8, 10 and 11 Cranbourne Gardens and 6, 11, 16, 18, 20, 22, 24 and 26 Ripley Road.
- 2.2 The submitted Planning Statement outlines that it has been identified that several elements to the properties within this application are failing or near the end of their practical life expectancy. This project seeks to improve the thermal efficiency of the properties as well as perform replacement works. The external wall insulation (EWI) system proposed is a key component of this project and aims to improve thermal efficiency through conserving fuel and power, enabling Reading Borough Council to work towards a Zero Carbon target by 2030.
- 2.3 The following works are confirmed by the planning case officer to be within the criteria for being permitted development:
- Installation of triple glazed uPVC windows
 - Renewal of flat roof coverings
 - The fitting of Air Source Heat pumps to the side of properties. These would likely be considered Permitted Development provided they comply with the relevant criteria in terms of size, location and standards.
- 2.4 However, the following works have been confirmed to require planning permission to be granted:
- External Wall Insulation (EWI) Systems
 - Extension of roof overhangs to gable ends or dormer style roofs to allow for EWI to be fitted under new soffit.
- 2.5 The applicant has confirmed that some elements of the proposed development have commenced therefore the application is part retrospective.
- 2.6 Plans and documents considered:

The following document was received on 23/02/2023:

ASHP – Sound Test Results

The following document was received on 26/01/2023:

PUZ-WM85VAA(-BS) Monobloc Air Source Heat Pump Product Information

The following plans were received on 13th December 2022:

PM/01-1 Rock; PM/01-2 Cran; PM/01-4 Rip; PM/01-9 Rock; PM/01-11 Cran; PM/01-10 Cra; PM/01-20 Rip

The following plans were received on 01/12/2022:

Location Plans for Ripley Road, Rockbourne Gardens and Cranbourne Gardens;
Location Plans including boundaries Ripley Road, Rockbourne Gardens and Cranbourne Gardens;
Block Plans for Ripley Road, Rockbourne Gardens and Cranbourne Gardens;
PM/01-11 Cran; PM/01-10 Cra (existing elevations); PM/01-11 Cran (existing elevations); PM/01-4 Rip (existing elevations); PM/01-1 Rock (existing elevations);
FTC6 Standard Pre-Plumbed Cylinder Product Information;
PermaRock information sheet;
PermaRock drawing no: RFS002A;
PermaRock drawing no: W-RET-P-003;
RFS002A (Rev1)
W-RET-P-003 (Rev1)
Planning Statement

3. PLANNING HISTORY

220190 - Property improvement works and thermal efficiency upgrades to 31 RBC properties. Works to each property will consist of fitting new External Wall insulation, new triple glazed windows and doors, minor roof adaptations, fitting of Air Source Heat pumps, central heating upgrades and associated works. All properties located on the Old Norcot Estate, Reading. Addresses include 5, 8, 10, 11, 12, 23, 24, 26, 27, 28, 42, 50, 51, 54, 55, 56, 59, 60, 61, 64, 66, 83, 87, 89 Bramshaw Road. 1, 4, 8 Wimborne Gardens. 158 Thirlmere Ave. 13 Ringwood Road. 61 Lyndhurst Road. 67 Lyndhurst Road. (Part Retrospective) – Application permitted on 01/04/2022 (Committee Decision)

210904 - Works consist of property improvements and upgrades of thermal efficiency measures to dwellings detailed below. All properties located on the Old Norcot Estate, Reading. Phase 1 addresses to include:- 35, 37, 39, 41, 43 Bramshaw Road RG30 6AT 69, 71, 73, 75 Bramshaw Road, RG30 6AS 377 & 379 Norcot Road, RG30 6AB. Works will see the existing render overlaid with a new external wall insulation system, replacement of new triple glazed windows, minor roof adaptations and associated works (Part Retrospective) (Amended Description). - Application Permitted on 10/09/2021 (Committee Decision)

4. CONSULTATIONS

Internal Consultations

4.1 *RBC Environmental Protection*

Concerns were initially raised by the Environmental Protection Team with regards to cumulative noise arising from the proposed Air Source Heat Pumps (ASHPs). Further discussions were had between officers and the EP Team who subsequently removed their concerns and considered there would not be harmful noise impacts to residents in the areas surrounding the dwellings relating to the application.

Public consultation

4.2 The following neighbouring properties were consulted by letter:

60 Ringwood Road, Tilehurst, Reading, RG30 6TX
36 Ringwood Road Tilehurst, Reading, Berkshire
44 Ringwood Road Tilehurst, Reading, Berkshire
42 Ringwood Road, Tilehurst, Reading, RG30 6TX
40 Ringwood Road, Tilehurst, Reading, Berkshire, RG30 6TX
1 Cranbourne Gardens, Tilehurst, Reading, Berkshire, RG30 6TS
32 Ringwood Road, Tilehurst, Reading, Berkshire, RG30 6TX
50 Ringwood Road, Tilehurst, Reading, Berkshire, RG30 6TX
24 Ringwood Road, Tilehurst, Reading, Berkshire, RG30 6TX
795 Oxford Road, Tilehurst, Reading, Berkshire, RG30 6TU
783 Oxford Road, Tilehurst, Reading, Berkshire
20A Ringwood Road, Tilehurst, Reading, Berkshire
5 Rockbourne Gardens, Tilehurst, Reading, Berkshire
8 Rockbourne Gardens, Tilehurst, Reading, Berkshire
42 Bramshaw Road, Tilehurst, Reading, Berkshire
24A Ringwood Road, Tilehurst, Reading, Berkshire
19 Ringwood Road, Tilehurst, Reading, Berkshire
36 Bramshaw Road, Tilehurst, Reading, Berkshire
781 Oxford Road, Tilehurst, Reading, Berkshire
4 Romsey Road, Tilehurst, Reading, Berkshire
28 Ripley Road, Tilehurst, Reading, Berkshire
62 Ringwood Road, Tilehurst, Reading, Berkshire
32 Bramshaw Road, Tilehurst, Reading, Berkshire
46 Ringwood Road, Tilehurst, Reading, Berkshire
13 Ripley Road, Tilehurst, Reading, Berkshire
56 Ringwood Road, Tilehurst, Reading, Berkshire
38 Bramshaw Road, Tilehurst, Reading, Berkshire
777 Oxford Road, Tilehurst, Reading, Berkshire
33 Ringwood Road, Tilehurst, Reading, Berkshire
35 Ringwood Road, Tilehurst, Reading, Berkshire
58 Ringwood Road, Tilehurst, Reading, Berkshire
4 Ripley Road, Tilehurst, Reading, Berkshire
9 Cranbourne Gardens, Tilehurst, Reading, Berkshire
25 Ringwood Road, Tilehurst, Reading, Berkshire
779 Oxford Road, Tilehurst, Reading, Berkshire
3 Cranbourne Gardens, Tilehurst, Reading, Berkshire
54 Ringwood Road, Tilehurst, Reading, Berkshire
5 Ringwood Road, Tilehurst, Reading, Berkshire
787 Oxford Road, Tilehurst, Reading, Berkshire
6 Cranbourne Gardens, Tilehurst, Reading, Berkshire
13 Ringwood Road, Tilehurst, Reading, Berkshire
14 Rockbourne Gardens, Tilehurst, Reading, Berkshire
2 Romsey Road, Tilehurst, Reading, Berkshire
10 Ripley Road, Tilehurst, Reading, Berkshire
11 Rockbourne Gardens, Tilehurst, Reading, Berkshire

12 Rockbourne Gardens, Tilehurst, Reading, Berkshire
18 Ringwood Road, Tilehurst, Reading, Berkshire
17 Ringwood Road, Tilehurst, Reading, Berkshire
789 Oxford Road, Tilehurst, Reading, Berkshire
791 Oxford Road, Tilehurst, Reading, Berkshire
793 Oxford Road, Tilehurst, Reading, Berkshire
12 Cranbourne Gardens, Tilehurst, Reading, Berkshire
773 Oxford Road, Tilehurst, Reading, Berkshire
775 Oxford Road, Tilehurst, Reading, Berkshire
785 Oxford Road, Tilehurst, Reading, Berkshire
14 Ripley Road, Tilehurst, Reading, Berkshire
26 Ringwood Road, Tilehurst, Reading, Berkshire
52 Ringwood Road, Tilehurst, Reading, Berkshire
23 Ringwood Road, Tilehurst, Reading, Berkshire
28 Bramshaw Road, Tilehurst, Reading, Berkshire
9 Ripley Road, Tilehurst, Reading, Berkshire
15 Ringwood Road, Tilehurst, Reading, Berkshire
22a Ringwood Road, Tilehurst, Reading, Berkshire
8 Ripley Road, Tilehurst, Reading, Berkshire
21 Ringwood Road, Tilehurst, Reading, Berkshire
34 Bramshaw Road, Tilehurst, Reading, Berkshire
30 Bramshaw Road, Tilehurst, Reading, Berkshire
34 Ringwood Road, Tilehurst, Reading, Berkshire
7 Ringwood Road, Tilehurst, Reading, Berkshire
13 Kinson Road, Tilehurst, Reading, Berkshire
9 Kinson Road, Tilehurst, Reading, Berkshire
38 Ringwood Road, Tilehurst, Reading, Berkshire
12 Ripley Road, Tilehurst, Reading, Berkshire
40 Bramshaw Road, Tilehurst, Reading, Berkshire
5 Cranbourne Gardens, Tilehurst, Reading, Berkshire
26a Ringwood Gardens, Tilehurst, Reading, Berkshire
2 Rockbourne Gardens, Tilehurst, Reading, Berkshire

Eight site notices were erected at various locations on the three roads (ie. Rockbourne Gardens. Cranbourne Gardens, and Ripley Road).

No representations have been received.

5. LEGAL AND PLANNING POLICY CONTEXT

- 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) - among them the 'presumption in favour of sustainable development'.
- 5.2 The application has been assessed against the following policies:

National Planning Policy Framework (2021)

Reading Borough Council Local Plan (Adopted November 2019)

CC1 Presumption in Favour of Sustainable Development
CC2 Sustainable Design and Construction
CC3 Adaptation to Climate Change
CC4 Decentralised Energy

Sustainable Design and Construction SPD (Adopted December 2019)

6. APPRAISAL

6.1 The main issues are considered to be:

- i) Principle of Development
- ii) Design
- iii) Safeguarding Amenity

i) Principle of Development

6.2 The proposed works seek to refurbish and improve the thermal performance of these properties for the benefit of the occupiers. As mentioned above some of the changes fall within the definition of 'development' (section 55 of the Town & Country Planning Act) as building operations (section 55 (1A) (d), also bearing in mind 55 (2) a(ii) and the change in appearance of the existing material beneath).

6.3 The proposed finished external insulation system would have an additional depth of 115mm from the existing cement render. This will alter the character and appearance of the buildings beyond simply a change in render colour. The depth of the proposed render has the potential to alter the external appearance of window openings and doorframes.

6.4 Paragraph 11 of the NPPF states that "plans and decisions should apply a presumption in favour of sustainable development". For decision making, this means approving development proposals that accord with an up-to-date development plan unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.5 As referred to in the Planning Statement submitted for this application, Reading Borough Council is committed to working towards achieving a carbon neutral Reading by 2030. As per paragraph 4.7 of the Sustainable Design and Construction SPD (2019), heat loss can be prevented by applying high levels of insulation to the roof, walls and floors. Heat loss from windows can be further reduced through double or triple glazing. The works proposed by this application aim to maximise energy efficiency by reducing heat loss from the building envelope. Policy CC2 states the refurbishment of existing building stock will be acceptable where the design of buildings use energy, materials and other natural resources. In this respect, the installation of ASHPs and thermal efficiency upgrades will lead to improvements in the energy efficiency of the dwellings subject to this application. Therefore, the proposed development aligns with the principles of Policy CC2 and in turn, contributes to meeting the principles of Policy CC3 by adapting development to meet the challenges of climate change. Therefore, the proposed development is considered acceptable in principle.

ii) Design

6.6 The properties subject to this application are two storey terraced rows of houses and semi-detached pairs. The appearance of these properties previously was the same as others in the area being pebble-dash render, brown roof tiles, PVC windows, and brick porch arches.

6.7 The external wall insulation has been selected to improve energy efficiency at the relevant properties. The colour of the render finish is different from the predominantly pebble-dash render character of the surrounding area, however it is considered that

the new render coating and neutral white colour selected is not harmful to the appearance of the application properties or the surrounding area.

- 6.8 The roof adaptations proposed are for the eaves to be extended to accommodate the depth of the render. The render and finish at the depth that has been proposed/implemented will alter the appearance of openings and eaves to the affected properties, resulting in extended eaves and deep window reveals when compared to unaltered neighbouring properties. The proposed adapted roofline is not considered a significant change or harmful to the character and appearance of the proposal sites or the surrounding area.
- 6.9 The proposed replacement of the existing uPVC windows with triple glazed uPVC windows are considered 'like-for-like', whilst again improving energy efficiency to these dwellings.
- 6.10 It is acknowledged that these improvement works are also proposed to more isolated dwellings and not part of a cluster, for instance Nos. 6 and 11 Ripley Road. However, there are existing variations in appearances of dwellings within the street scene including variations to render colours, external material palettes and some additions to the original dwellings therefore the proposed alterations are not considered harmful to the visual amenities of the street scenes along Ripley Road, Rockbourne Gardens or Cranbourne Gardens.
- 6.11 The Air Source Heat Pumps proposed are small and compact in stature, at 1m in height, 0.5m in depth and width of 1m (0.5m³). These small units will be located either to the side or rear of the respective property, as a result, the inclusion of these units is not considered harmful to the character and appearance street scene or host dwelling.
- 6.12 Overall, the development is considered to be visually acceptable in respect of both alterations to each host dwelling and the cumulative change of the dwellings within the wider street scene, in accordance with policy CC7.

iii) Safeguarding Amenity

- 6.13 The physical alterations are not considered to harm the living conditions of neighbours within the surrounding area. This is largely due to the nature and scale of the works proposed. The works are not considered to harm the outlook from neighbouring properties or appear visually dominant.
- 6.14 Concerns have been raised from the Environmental Protection Team as to the impact of noise arising from the Air Source Heat Pumps on neighbouring properties. Specifications been provided for the proposed Air Source Heat Pumps which states that the sound pressure level at 1m is 45dBA. The Air Source Heat Pump proposed has been revised from a model that previously generated a sound pressure level at 1m of 47dBA. It is also confirmed within the Tender Specification that the Air Source Heat Pumps will sit on anti-vibration mounts
- 6.15 Whilst the sound pressure level is relatively low, EP officers raised a concern for the cumulative impact of the noise arising from the units based on the number of units proposed. The applicant subsequently submitted Sound Test Results for each ASHP. The results accounted for distances to the nearest habitable window of dwellings adjacent to each ASHP which ranged from 4-7m. The results state the noise experienced by adjoining neighbours from each ASHP would be either 41 or 42db, when accounting for the separation distances and screening between the units and dwellings. Officers also note that the noise limit for ASHPs installed under Permitted Development Rights is 42db at a distance of 1m from any habitable window. The

results have been reviewed by the EP Team who have conducted their own calculations and are satisfied the ASHPs would not result in a harmful cumulative noise impact to nearby residents.

6.16 As such, the proposed works are considered to protect the amenity of residents in the area, in accordance with Policy CC8 of the Reading Borough Local Plan.

7. Equality

7.1 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 and disability. 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. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. CONCLUSION

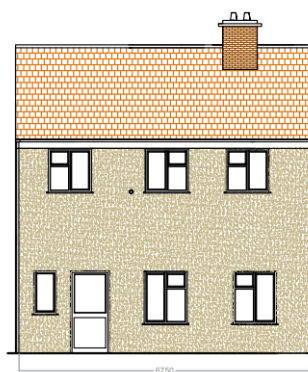
8.1 In addition to being accordance with policies CC1, CC2, CC3, CC4, CC7 and CC8 of the Reading Borough Local Plan, the development is considered to suitably improve the thermal efficiency of the respective Council owned properties, whilst not harming the character and appearance of the properties or the area. It is concluded that the inherent benefits of the proposal by improving energy efficiency at these properties, as part of the Council's commitment to its Climate Emergency declaration, is considered to weigh heavily in favour of this development.

Case Officer: Joel Grist

Front Elevation

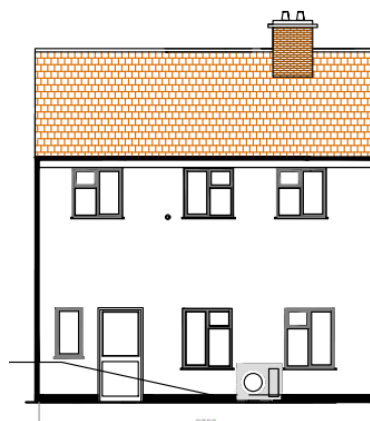


Rear Elevation



Example existing elevations (10 Cranbourne Gardens)

Front Elevation



Example proposed elevations (10 Cranbourne Gardens)

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