

Reading Borough Council

DRAFT HOSIER STREET AREA DEVELOPMENT FRAMEWORK

STATEMENT OF CONSULTATION

November 2018

Statement of Consultation.

Background

The Council prepared a Draft Hosier Street Area Development Framework which was approved for public consultation by the Council's Strategic Environment Planning and Transport Committee in July 2018.

Consultation was carried out during July, August and September 2018. A longer than normal period of consultation was provided to allow for the fact that consultation was taking place over the summer holiday period. Details of the consultation were sent by email and letter to all those who are registered with the council for planning policy related consultations. Some additional groups and individuals with known interests in the framework area were also consulted by email. A press release was also issued and notifications were put up on the consultation page of the Council's website.

As part of the consultation exercise, 2 exhibitions/drop-in events were held in the Hexagon Theatre the first on the afternoon/evening of 31st July 2018, the second on the afternoon/evening of 5th September 2018. These were both well attended.

An interactive event, led by the Council's urban design consultants was also held on 13th September 2018, again at the Hexagon Theatre. Invitations were sent to community groups and other interested parties to take part in the event. Approximately 45 people attended.

Content of the Consultation:

Notifications of the consultation pointed to the Consultation Page on the Council's Website (<https://consult.reading.gov.uk/dens/draft-hosier-street-area-development-framework>). The Website provided context information about the Development Framework and the consultation and provided a link to the document. It also provided a link to a "Give us your Views" form which allowed respondents to return their comments via a Webform. Email/letter notifications and the website also provided for inviting written responses to be submitted via an email address.

The two Exhibitions comprised a small display using plans, photographs and extracts from the framework, manned by officers between the hours of 3.00 and 7.00.

The agenda for the Interactive Event on 13th September 2018 included introductions by Councillor Tony Page, Lead Councillor for Strategic Environment, Planning and Transport at Reading Borough Council, and Giorgio Framalicco, Head of Planning, Development and Regulatory Services for Reading Borough Council. There followed a presentations by James Gross, Director of Urban Place Labs, the Council's Urban Design Consultants outlining the methodology and findings that fed into the Framework. This was followed by a Question and Answer Session. The remaining time was given over to topic work, exploring the report findings with regard to:

- Uses, and Response to Context
- Townscape, Massing and Tall Buildings
- Landscape and Public Realm

Results of Consultation

A total of 18 email responses were received, some of which were very detailed, along with 39 web form responses, several of which were anonymous. All the written representations have been summarised and set out in the table below along with officer recommended responses and action/proposed changes to the Framework.

The responses received and recorded under the written representations are analysed under the following headings:

- Uses, and Response to Context;
- Townscape, Massing and Tall Buildings;
- Landscape and Public Realm.

The table recording the written representations is followed by officer notes of matters raised in the 2 exhibitions and then by the consultant's notes of the matters raised at the Interactive Event.

All these results of consultation have been fed back into a Revised Hosier Street Area Development Framework.

The Council would like to thank all those who have contributed to the consultation and thus the content of the final document.

Written Representations

Uses and Response to Context

Respondent	Summary of comment	Officer comment
BSANA	<p>The HSADF fails to mention how it helps the establishment of a sustainable community and how it meets the needs of families, the elderly, the vulnerable and other members of society and how this community will integrate in with surrounding communities. The HSADF concentrates on maximising the number of dwellings that can be built within the sites confines without looking at how it will work for those who will live within it. A high-rise very high-density development of up to 3,000 potential residents needs to be handled with great care if it isn't going to create a 21st Century slum and/or a poverty trap. There are many examples of failures for this to be an area of significant concern that should be addressed.</p>	<p>The HSADF is primarily an urban design framework interpreting policies in the RCAAP. Applications will be determined in relation to all development plan policies, including those which deal with housing mix and infrastructure provision.</p>
BSANA	<p>No mention is made as to how the demand for school places from this large development will be met.</p>	<p>This is addressed through the development plan process and via school place planning by education officers.</p>
BSANA	<p>No provision for child play grounds and facilities within the site and facilities neighbouring the site are virtually non-existent.</p>	<p>Reference to inclusion of such facilities within open space area of the site.</p>
BSANA	<p>There is also no provision for any community assets including meeting rooms.</p>	<p>There is potential for community uses to be delivered within a development. However, the experience has often been that such spaces, when provided, often remain unused unless there is a clear end user for the space.</p>
BSANA	<p>The HSADF fails to adopt the advice in the local plan on creating a healthy environment.</p>	<p>There is an existing drop-in centre at the Broad Street Mall. This centre also registers patients for regular appointments. The Clinical</p>

		Commissioning Groups are consulted on significant planning applications and any concerns raised would be addressed at application stage.
BSANA	Health facilities need to be improved to cater for the additional population.	The CCGs are consulted on planning applications and any concerns raised would be addressed at application stage.
BSANA	Serious thought needs to be given to the availability of leisure facilities that are easily available by foot to people living in central Reading. This is especially the case given the obesity crisis that we now face as a country.	Reference to provision of commercial leisure facilities within the site.
BSANA	The policy seeks a proportion of affordable housing as social rented accommodation. This type of accommodation, particularly where it is for single people, often caters for the most vulnerable in society, who may not be suited to the high-pressure living environment of the centre. While this issue will still need to be dealt with on a case-by-case basis, there is a need to avoid an over-concentration of one-bedroom social renting". Given the acute need for social housing and the likelihood that the many vulnerable people who fill the waiting lists for social could be the most likely tenants, assurances need to be given that the goal is creating a sustainable well-balanced community rather than using the site as a response to house only our most vulnerable. For many of these people, high density living may not provide a suitable environment and it can indeed perhaps be detrimental not to their own mental well-being and growth, but detrimental to the healthy lifestyles and happiness of their fellow community neighbours.	Planning policies seek mixed and balanced communities and a range of accommodation is sought in line with those policies. However, most of the need for affordable accommodation is actually for one- and two-bed accommodation and town centre sites will provide most of the housing provision in Reading.
BSANA	The plans must be assessed by the Thames Valley Police to ensure that they are satisfied that it can be policed effectively and efficiently.	The Council consulted Thames Valley Police's Crime Prevention Team, and did not receive a response. TVP will also be consulted on planning applications on the site.
BSANA	This is an area with very high levels of deprivation and anti-social behaviour. As a result, this development requires very careful planning not to aggravate an already bad situation. The development could and should be used to help improve the lives of surrounding neighbourhoods.	Noted.
BSANA	The Council has previously said that it is committed to seeing a full-size supermarket provided	Change made to include

	<p>in the town centre that does justice to a growing population in a way that the Sainsbury's development does not. No mention is made in the framework about provision for a supermarket. Food poverty (the inaccessibility of fresh and healthy food) without the provision of a true supermarket is a very real concern. Not to provide such a necessity is forsaking the responsibility of the Council to ensure healthy eating provision for new residents within the HSADF area.</p>	<p>reference to possible provision of a supermarket within the Broad Street Mall. It should be noted however, that this is largely out of the Council's control and will depend of rising demand generated by residential development within the town centre.</p>
BSANA	<p>To use this RBC land almost exclusively for residential development when there are increasing demands for leisure facilities is a significant lost opportunity.</p>	<p>Reference to provision of commercial leisure facilities within the site. It should be noted, though, that the Council's leisure strategy does not include the provision of facilities by the Council on this site.</p>
BSANA	<p>Clever design may lead to a more tiered structure where a large supermarket can be incorporated beneath public realm along with leisure facilities and residential developed around this.</p>	<p>Reference to the opportunity for bulky floorspace under the podium to be used for leisure facilities or a supermarket, although the Broad Street Mall may be able to accommodate these uses.</p>
BSANA	<p>The current outdoor market is very small and it could be expanded upon to make for a larger more flexible market space, potentially on the top floor of the shopping centre car park, maybe undercover and again maybe there is an opportunity for creating a more dynamic eating space, noting how well the street food works in Market Place. Small and flexible commercial spaces may help give Reading a unique edge over neighbouring towns and help better represent itself beyond the traditional chain stores that are expected and don't give a unique pull.</p>	<p>Reference to a significantly upgraded market added.</p>
BSANA	<p>A resilient plan needs to be put in place for the careful maintenance and management of the site so that it doesn't become a run-down no-go area. As a condition of providing the owner of the shopping centre with planning permission, it is suggested that it should be a requirement that they manage and maintain the streets surrounding their development. It</p>	<p>Change made to emphasise the importance of maintenance and management. This will also be addressed at planning</p>

	would be in their commercial interest that the surrounding area is kept in a well-maintained condition.	application stage. However, legal agreements must meet the relevant tests in the regulations.
BSANA	This focus is evident in that the HSADF fails to deliver anything much beyond housing; it takes and gives little back in an area that is already suffering from acute levels of deprivation.	Housing is Reading's highest priority in order to meet the critical need for housing in sustainable locations. Lack of access to housing is an aspect of deprivation, and one that is of particular significance in Reading. Additionally, this site is in urgent need of regeneration and reinvestment that will benefit the whole of Reading.
BSANA	The time frame in which this development is being pushed through is far too aggressive for such an important development. There is more need for public consultation and participation as far too many problems with the existing plans were highlighted in the initial consultations. This should be an iterative process to allow for the best possible outcome. There appears to be a wish to rush this through as quickly as possible which we believe is wrong.	The area is in multiple ownerships. The Council understands that planning applications on this site are imminent and the framework is primarily intended to assist in decision-making in relation to the piecemeal development of different ownerships. The framework has no weight as guidance until it is adopted and thus is of no value in determining imminent planning applications unless it is approved in time. It should also be noted that the Framework has been developed out of policy for the area that was adopted over ten years

		ago, and which has been reviewed through the Local Plan over the last three years.
BSANA	RBC has a notable conflict of interest in this development framework with them both being responsible for the development framework's approval and owning a substantial proportion of the development site with which they are placing aggressive demands on the number of dwellings that they wish to see being built. This large-scale development requires independent overview.	While we acknowledge that the Council is owner of a large portion of the site, the framework seeks to interpret existing adopted policies, which have been subject to precisely that independent overview. All guidelines will apply to all owners and developers, including the Council.
BSANA	The HSADF failure to mention the Russell Street / Castle Hill CA and surrounding residential areas is a glaring omission.	Change made to emphasise this Conservation Area.
BSANA	Historical significance of the Area, adjoined by 2 conservation areas	Change made to include reference to the historic significance of both adjacent Conservation Areas.
BSANA	Site was redeveloped in the 1970 at the same time as the IDR was constructed.	Noted and referred to in the framework.
BSANA	Area suffers very high levels of nitrous oxides.	Air Quality is an issue for many parts of the urban area of Reading and is being addressed through a variety of initiatives including planning policies that seek to mitigate and limit additional pollution. This will be addressed at application stage.
BSANA	Area already has high density of fast food outlets. There is a need to provide food that is conducive to good health.	Although we agree and acknowledge that planning for good health is important, planning policies are unable to control the types of food

		retailers that establish themselves in the area. Policies are only concerned with particular use categories, such as Class A3 "food and drink" or Class A5 "hot food and takeaway". Planning policies do aim to prevent proliferation of such uses, for example many consecutive takeaways.
BSANA	Proposals for the site will produce an estimated population which is similar to the population of the large villages of Theale and Pangbourne.	Noted. However, national planning policies emphasise the need for high density development in sustainable locations close to services and facilities with high levels of accessibility to transport. The alternative to high-density development in sustainable locations is building on greenfield sites in unsustainable locations. Unlike some 15-20 years ago when there was little residential development in the Town Centre, planning policies now give great emphasis to residential development in town centres. This is part of achieving sustainable development and regenerating areas.
BSANA	The BSANA area has been identified as being very highly deprived especially in terms of Living Environment Deprivation and crime (receiving the lowest possible national rating) as evaluated by Indices of Multiple Deprivation 2015 (IMD). Special consideration needs to be given to any developments taking place nearby in order to avoid exacerbating the many	Noted.

	problems the area suffers from.	
CAAC	This is the site of Reading's oldest market and if Reading wants to create a 'destination market' it needs to try harder. However, Reading is not a theme park and the market needs to be fit for purpose for traders and customers to cater for all tastes and pockets. The proposed location on either side of St Mary's Butts would accentuate rather than reduce the busyness of the area. In order to open up a walkway from Castle Street alongside the Sun public house, the demolition of the market storage area is mentioned. This would seem to be a direct attack on the viability of the market in this area and is not acceptable.	Change made to emphasise the aim for an upgraded market. The location of the market (either adjacent to the Broad Street Mall or at St Mary's Butts) requires more detailed study. A long term strategy for the market is not something that the framework can provide.
CAAC	We have not commented at this stage on the provision of facilities and infrastructure for residents of the proposed housing and may wish to comment in the future.	Noted. Infrastructure provision is addressed by policies in the Local Plan and through arrangement via S106 and/or under the Community Infrastructure Levy (CIL).
CAAC	The document assumes that over a foreseeable period, the police station and magistrates' court will be redeveloped. The Civic Offices site is already available and Broad St Mall owners have expressed the intention to add to their property by building above. The framework may not be flexible enough to deal with the scenario that not all these properties become available and the complications that might arise in relation to other assumptions such as the retention of the podium. The Hexagon may remain for many, many years to come.	Without a framework, development of the area will occur in a piecemeal fashion and will likely be unsatisfactory. The framework is intended to be flexible and may evolve over time to take account of changing circumstances, for example any changes regarding the Hexagon Theatre. The framework is flexible to accommodate the retention of buildings such as the Hexagon and magistrate's court.
CAAC	The corner of St Marys Butts and Castle Street (from the Sun to the Horn and to Kall Kwik printing) is within the CA. The only significant change proposed is to open up the alleyway via the courtyard of the Sun pub. This change to the street plan of the area would leave the Sun	This is an aspiration to provide an obvious pedestrian connection that is over private

	as a disconnected building between the road of the underground car park and the enclosed pedestrian walk. The benefits of this might outweigh the disadvantages but a graphic of this would help to form an opinion.	land and will require negotiation with private landowners.
CAAC	Views into the CA from Hosier St and within the CA NE from the Horn are important. They are marked on the CA appraisal map as 'significant views'. The proposal should present 'now' and 'proposed' views so that a balanced judgement can be made about the impacts on views.	A range of modelled views are provided in the framework
CAAC	The Jubilee drinking fountain should be restored to order.	The fountain is referred to in the document.
CAAC	The 2008 Conservation Area appraisal for St Marys Butts/Castle St identified many negative features which the framework seeks to address. This appraisal is now 10 years out of date and is not necessarily a reliable reflection of the current situation.	Noted. Although the appraisal is ten years old, it is not considered necessary that an updated appraisal be used to inform the framework.
CAAC	The market proposals seem half hearted and not thought through.	A long term strategy for the market is not something that the framework can provide.
CAAC	There is considerable explanation of impacts on the St Marys Butts/Castle St Conservation Area, but there is barely a mention of Russell Street/Castle Hill. This is a serious omission and fails to comply with Core Strategy policy CS33 and the emerging policy EN6 in the New Local Plan which states "new development in the vicinity of historic assets or at the edge of conservation areas should be sympathetic."	Change made to note the relationship between the site and the Russell Street/Castle Hill Conservation Area.
Ian Dennis	Restaurants are failing throughout the country, including at the Oracle. Would people go in enough numbers to a new location which is out of the centre of the town and does not have the attractions of the Riverside? If the prison becomes an Arts Centre (which would be wonderful for the town), the likely traffic to the Hosier Street cafes would surely be insufficient for them to be viable.	Town centres are facing considerable challenges in terms of retail footfall and need to adapt and develop new attractions, many of which could be leisure related. At the same time, considerable residential development in this area will bring a substantial population that will increase demand for services and facilities. There will therefore be increasing demand for retail and food and drink

		establishments.
Robert Pye of Ethos Valuable Outcomes	Major city centre redevelopment represents unprecedented opportunities to "think differently" about using these projects to enable a more collaborative approach to skills and employment. If we provide job opportunities for local people we will inevitably reduce demand for public services across the Council, Police and Health services. We believe that Hosier Street presents an opportunity for energy engagement with planners, developers and clients to enable strategic skills outcomes. Look at major development at the Manchester Campus as an example.	Noted. Local Plan policies and the Employment, Skills and Training SPD require consideration of employment and skills both during construction and use.
Highways England	We have reviewed the consultation and have no comments on it at this time.	Noted.
Moorgarth	It is clear that this part of the town centre has been left unloved for too long, and whilst Moorgarth's primary objective is to ensure the Mall remains a vibrant shopping and leisure destination, we share the Council's aspirations to investigate further potential for alternative uses, including residential, aimed at creating a new mixed-use offer. We have already embarked on a series of improvements both internally and externally at the Mall. Fountain house has been refurbished, as well.	Noted.
Moorgarth	It should be noted that while affordable housing should be included, the Council's policies clearly state that this is subject to viability. Furthermore, works secured by S106 must comply with the relevant tests set out in CIL Regulation 122.	Noted. This is acknowledged by the Council's planning policies and will be addressed at application stage.
Moorgarth	Moorgarth recognises the role that the existing car park plays at Broad Street Mall, however a balance must be struck between car parking and new residential uses and associated amenity areas at roof level. Provision of parking within the multi-story car park should be considered at application stage and based on evidence of need.	Noted. Provision of car parking will be considered at application stage according to the Council's planning policies. Car parking for the proposed residential development can be provided at a reduced rate due to the sustainable location of the site and high access to public transport, but any losses of public parking must be justified
MP Matt Rodda	Regenerating this area is a once-in-a-generation opportunity, however, I am concerned about the proposals for the following reasons: <ul style="list-style-type: none">• The site should deliver significant opportunities for walking and cycling, such as a link	The site will deliver significant opportunities for walking and cycling. It is unclear how the

	<p>to Katesgrove Lane and the north of the town centre. This could also link the Sustrans route from the Bath Road to the RBH.</p> <ul style="list-style-type: none"> • RBC has a strong track record of delivering council accommodation and we need to look at what scope there is for council housing on this important site. • Given the density and massing, there should be more shops and amenities provided for residents of the town centre where there are a limited number of shops and supermarkets provided south of Broad Street. • Car-parking should be treated as a higher priority, particularly for residents who own a car and need to park it for long periods in order to commute to London or use public transport. <p>I hope that the residents' association and other groups' views will be taken into account and that planner will engage with residents at every stage of the development.</p>	<p>site could link the Bath Road to RBH since the planned route for the extension to the NCN is not adjacent to the site. Changes have been made to the document to highlight the opportunity for a supermarket on the site, perhaps within the Broad Street Mall. Because the site is in a highly sustainable location with excellent access to public transport, it is not considered to be an appropriate location for excessive levels of parking. Commuters are encouraged to utilise park and ride parking provided as part of planned MRT schemes. The revised draft of the document contains may changes suggested by residents' groups and the Council will ask residents again for their views at such time planning applications are made.</p>
RBC Transport	<p>The proposed framework seeks to retain the existing pedestrian access to and from the area and enhance them through changes to the environment. The proposed bridge linking the site with Howard Street and Baker Street will improve access to the town centre; the bridge should be able to accommodate both pedestrians and cyclists.</p> <p>Vehicular access is to be gained from Castle Street as currently and this is deemed acceptable, dedicated delivery areas will be required that ensures the retention of other vehicles utilising the service area for access.</p> <p>Car parking for the proposed residential can be provided at a reduced rate due to the sustainable location of the site but any loses of public parking must be justified.</p>	Points noted

	<p>Given the current basement is very unwelcoming, dark has the potential to facilitate the homeless all cycle parking should be accessed from the ground / podium level. Any pedestrian / cycle access from basement level would require improvements to the pedestrian / cycle provision at that level to reduce the risk of conflict.</p> <p>Height of any building over the vehicle access route from Castle Street should be a minimum of 6.1 m above the carriageway; this may prove problematic given the gradient of the carriageway as it lowers to the basement level.</p> <p>There is currently an under provision of cycle parking within the town centre area and the proposal is likely to increase demand given the commercial element of the development, as such an increase in cycle parking should be provided within the Framework area and it would seem most appropriately located to be within the Public area adjacent to the church and / or along Hosier Street / Dusseldorf Way.</p> <p>The Department for Transport Local Transport Note 1/11 'Using shared space to improve high streets for pedestrians' has been withdrawn. Given the number and type of vehicle movements that currently travel through St Marys Butts there are concerns that shared space adjacent to the Churchyard is likely to generate conflicting movements especially as vehicles including delivery vehicles would have to access the rear of the retail units fronting on to St Marys Butts and Broad Street.</p> <p>The St Marys Butts area is one of the busiest public transport arrival/departure areas for the town centre and any changes should be able to accommodate high levels of bus movement. Provision for public transport routing and stops <i>is an important current function of St Marys Butts and any alteration to existing facilities will have significant implications for future service provision</i> While it would be desirable to reduce bus traffic through the area, there remain considerable issues with alternative routings which need considerable further investigation.</p> <p>Transport officers have provided further detailed points relating to the current and future use of St Mary's Butts to accommodate public transport routes and stops</p> <p>The Framework suggests the narrowing of the carriageway to the north of Broad Street Mall</p>	<p>Reference to improved environment and safety added to the Framework.</p> <p>Requirement added to the Framework</p> <p>Reference to the provision of public cycle parking added.</p> <p>Text added to say that shared surfaces and crossing desire lines will need to be carefully designed to accommodate all users.</p> <p>Refer to the need for further investigation of alternative bus routings and bus stop arrangements within the area to seek to achieve the aim of reducing the number of buses running through St Mary's Butts.</p> <p>These detailed comments are noted and will be taken account of in the further investigation of alternative bus</p>
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	<p>but the number of bus movements along with those of delivery vehicles, other vehicles with town centre access, cycles etc. would require the carriageway width to remain as is. Any reduction could result in queues of buses through the Oxford Road / Broad Street / St Marys Butts / West Street junction and have a detrimental impact on Highway safety.</p> <p>The plan and text mentions parking but not on street disabled parking. Any loss of disabled parking should be identified and disability groups consulted.</p> <p>The plan and text does not mention the need for deliveries to access the front of businesses on from existing roads. These businesses have no alternative access arrangements and will require the further take of kerb space and also require large HGV vehicles to enter and exit the area.</p> <p>Hosier Street is to be changed to a public realm shared space but it is also stated as being used for servicing, if this is the case then a dedicated turning area will need to be incorporated into the scheme given the increased risk of conflict between pedestrians and vehicles. Deliveries are currently undertaken from within the carriageway and pedestrians general keep to the footways on either side.</p> <p>The plan and text does not acknowledge that SMB provides the only delivery and blue badge access to West Street and thus generates further traffic needing to drive through St Marys Butts apart from those needing access as noted above.</p> <p>It is stated that no taxi exists within the vicinity of the framework area, although this is true they do make use of the parking bays in the centre of the southern section of St Marys Butts. With the proposed increase in mixed uses within the framework area it is proposed to include parking bays for taxis along Castle Street and Oxford Road, however it is unlikely that the taxi association would want to be located in these areas especially on Castle Street where there would be little footfall.</p> <p>Within the parking section there is no mention of use of alternative park and ride which exists in the form of greenwave from Mereoak and the 500 from Winnersh. Both services already</p>	<p>routings and bus stop arrangements. In relation to the Oxford Road frontage, this is now solely an aim of the Framework. It is accepted that further detailed work will be required.</p> <p>The need to provide on-street as well as off-street disabled parking added to the text.</p> <p>Noted.</p> <p>The framework seeks to discourage servicing from Hosier Street.</p> <p>This was in the context of the increased population envisaged by the development of the area.</p> <p>Reference to Park and ride added.</p>
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	<p>access SMB and provide fast direct services which should be promoted in preference to use of central parking requiring penetration of central area roads and access by cars, thus continuing to create excessive traffic congestion.</p> <p>An extensive amount of well used motorcycle parking will be lost from within the central area located along the southern part of St Marys Butts; the Framework would need to clarify what is proposed with this motorcycle parking.</p> <p>The plans do include the provision of a restricted vehicular access at the Bridge Street junction and transport would have no objection to this being reviewed.</p> <p>None of the public realm improvements include the basement area but this will still include a significant amount of movement whether to the proposed commercial or residential units or the retained uses that will need to make use of this area. The area as stated above is very unwelcoming, dark has the potential to facilitate the homeless; it is also the first and last impression visitors we see as they enter this spaces and therefore the scheme should therefore include improvements to this basement area as it will form a significant part of the development.</p> <p>Proposed buildings above the access road would need to retain a height clearance of 6.1m.</p>	<p>Reference to motorcycle parking added.</p> <p>Noted</p> <p>Reference to improved environment and safety under the podium added to the Framework.</p> <p>Note added to the framework.</p>
Peter Robinson	<p>There are some good ideas in the initial plans. Firstly, they've broadened the scope to offer a vision for a wider area to include sprucing up all the streets adjoining the Broad St Mall, and the area surrounding St Mary's Minster. Secondly, they've included a public square in front of the Hexagon, and thirdly, and potentially most importantly, they're thinking ahead by covering the wider area even though the timescales for when the different plots come up for redevelopment might differ. However, I would like to see more ambition in the plans. My main complaint is the tiny amount of space at ground floor (or podium level) devoted to retail or leisure. There would probably be a couple of coffee shops along the edges of vast perimeter blocks of flats that hide away significant areas of precious town centre land as private gardens for their residents. I understand the demand for housing, but to give up so much highly accessible central square footage is, in my view, a disappointingly tame surrender to market forces. Rather than having retail/leisure below the built-part of the apartments, why not allocate the full ground floor (podium) areas A & B, and place the private residential gardens above. It's good news to have vibrant towns and cities around the region, but Reading needs to respond to this competition. We were overly exposed by</p>	<p>Framework provides principles based on one possible form of provision based on current understanding of likely demand for commercial facilities.</p> <p>These see ground floorspace used for commercial, retail and leisure purposes (allowing for entrances to residential unit).s</p> <p>There may be scope for such uses to extend to upper floors or even below the podium. The Framework does not prevent alternative forms of development that comply with</p>

	<p>concentrating so heavily on the provision of high street multiple retailers. We have a chance here, with council-owned land, to provide housing but also some new high profile leisure/cultural offerings that will tempt people from the wider region to restore their occasional trip - ideally by bus or train - to central Reading (in addition to supporting their own local centres). That'll boost the footfall in the town centre as a whole, safeguarding existing retailers (and their jobs) whilst making further development of broader cultural and leisure facilities befitting of a regional centre viable. The Abbey Ruins re-opening is great, the Gaol project would be incredible, but we could do so much more. All that said it's a big positive, in my view, that this underused area is coming up for regeneration and that we have a chance to share our views.</p>	<p>policies and principles. As indicated elsewhere, the document is not a blueprint for development and will evolve over time responding to change including changes in the market for retail and leisure facilities.</p>
Thames Water	<p>Developers are encouraged to work with Thames Water early on in the planning process so that we are able to understand what infrastructure is required, and where, when and how it will be delivered. We encourage developers to use our free pre-planning service and would like to continue to work closely with the Local Authority.</p>	<p>Noted.</p>
John Wilkins	<p>It is pleasing that RBC is carrying out a consultation and as a Council Tax payer it would be interesting to know approximately what the work to date has cost. The document would be improved by use of plain English rather than planning jargon. Could I have an English translation of the second bullet point on page 32?</p>	<p>Preparation is on-going utilising in-house staff resources and expert consultant advice. As an on-going project it is difficult to cost to date. Comments on language noted and being addressed in final version.</p>
John Wilkins	<p>It is assumed that the existing "podium" is retained. Has this been subject to a long term structural assessment?</p>	<p>A structural assessment has not been undertaken at this time. Such an assessment will obviously be needed prior to any development taking place.</p>
John Wilkins	<p>It is not clear how the large number of bus movements through the area are being accommodated and they do not seem consistent with the concept of the realm. While shared space seems to be fashionable, I think segregating vehicles and pedestrians is essential and provides safety. Perhaps RBC could give consideration to a central bus station as a way of improving interchange and concentrating stops.</p>	<p>Segregating vehicles and pedestrians is not feasible and would require huge expenditure in reconfiguring the space. All plans will be subject to consultation with both Reading Buses and RBC Transport in order to resolve all safety concerns, as well as to mitigate</p>

		impacts on the public realm. There are no proposals for a central bus station in Reading, and this is not a matter that could be dealt with in this document.
John Wilkins	The future of the Hexagon would seem to be a key issue for the area and one of the areas of which RBC has control. My reading of the document is that the Hexagon may stay or go but the intention is to reserve the space for theatre or similar use. Further clarity is needed.	Change made to clarify the Council's intention to retain the Hexagon at least until an alternative and comparable venue is provided either within the Hosier Street site or elsewhere in Reading.
Reading Civic Society	We support the careful and considered redevelopment of the area, but the Framework needs further work and further public engagement. The Interactive Event was successful, but further events should be held in evenings and on weekends. The two public exhibitions were unimpressive. The process seems to be done in haste.	The area is in multiple ownerships. The Council understands that planning applications on this site are imminent and the framework is primarily intended to assist in decision-making in relation to the piecemeal development of different ownerships. The framework has no weight as guidance until it is adopted and thus is of no value in determining imminent planning applications unless it is approved in time. It is not considered that further work and public engagement are necessary or would result in a markedly different outcome. Additionally, consultation is quite an expensive process and the Council must strike a

		balance between responsible use of taxpayer monies and gathering views. It should also be noted that the Framework has been developed out of policy for the area that was adopted over ten years ago, and which has been reviewed through the Local Plan over the last three years.
Reading Civic Society	The stated lack of full involvement by an architect is a glaring omission and needs to be addressed.	It is a planning and urban design framework. The views of architects could be helpful but in times of resource constraints, they are not essential.
Reading Civic Society	The opportunity needs to be grasped to satisfactorily address the future of the market in Hosier Street.	Change made to emphasise the aim for an upgraded market. The location of the market (either adjacent to the Broad Street Mall or at St Mary's Butts) requires more detailed study. A long term strategy for the market is not something that the framework can provide.
Historic England	HE support positive planning for regeneration of an area that has developed a poor character as a result of poorly judged regeneration in the later 20 th century, including dominance of large footprint blocks with poor relationship with their surrounding environments.	Noted.
Historic England	We feel that the document fails to provide an adequate response to the opportunity to enhance some parts of the area's historic character by providing a clear enough vision for how these should develop and how fractured elements of the town's historic landscape should be reunited. As such, we feel that, at present the document has not fulfilled the Council's Statutory duties with regard to its conservation areas, or achieved several of the desired outcomes that the document sets out.	The preparation of the framework has had regard to the historic environment and is positively seeking to integrate new development with that historic environment as well as

		seek enhancements. It is not clear what HE think this development could additionally achieve?
Historic England	A failure to address or acknowledge the presence of the Castle Hill and Russell Street Conservation Area runs throughout the document. This area of special architectural or historic interest, designated by the Council, lies just west of the IDR at Howard Street. It is an area of generally low level development, although its ground level is slightly higher than the general ground level of the redevelopment area. Whilst much of the area might be typified as inward looking with a strong sense of enclosure, both Oxford Road and Castle Hill form continuous streets that form part of the redevelopment area and frame views into the area that will be affected by development within it. Effects at Howard Street are likely to be particularly pronounced where the street provides views across the IDR.	Change made to address the presence of the Castle Hill and Russell Street Conservation Area. Properties within the Conservation Area are very separate from the edge of the Hosier Street site and outside the town centre. Development within the town centre will take a different form and to some extent will contrast with the form of development in adjoining areas.
Historic England	The distinctly intrusive, impact of the Broad Street Mall's existing tower in views east along Oxford Street from the conservation area illustrates how incongruous such buildings may be in views from the historic townscape of the conservation area, whilst there seems a considerable risk of the proposed tower on the former Council Offices site taking considerable daylight from Howard Street.	The acceptability of tall buildings in this location has already been established in policy terms and any impacts on surrounding areas will be further scrutinised at such time planning applications are made. Based on daylight analysis, the tall building is not expected to unduly affect the daylight of the properties on Howard Street. Additional information has been added to the Framework to illustrate this point. Existing trees on Howard Street already shield many properties from direct sunlight at certain times of the year.

Historic England	The document makes a great deal of the importance St Mary's Butts and St Mary's Churchyard, which we support, including the proposed enhancement to these spaces (although we note that the churchyard already performs the function of a public green space and the benefits of its enhancement seem somewhat over played in the document). By comparison, however, the framework fails to provide a coherent vision for Castle Street, which, within the conservation area's boundary, is composed almost entirely of listed buildings, including five in the higher Grade II* category (considered to be of more than special interest). This is one of Reading's finest historic streets. Whilst Figure 10 of the masterplan identifies only St Mary's Church as a key building, the St Mary's Butts Conservation Area Appraisal identifies several additional buildings on Castle Street as focal buildings, which also contribute to the identification of several key views along this street.	A new section and further wording added referring to the Castle Street Character Area. The framework deliberately reduces the scale of buildings towards Castle Street to avoid undue impacts on numerous listed buildings and the quality of the southern side of the street.
Historic England	We note it is proposed to replace the Magistrate's Court and Thames Valley Police buildings, which are identified as negative features that detract from the area's character or appearance in the conservation area appraisal (they are considered to have a negative impact on the conservation area because of their monolithic frontages). However, it isn't clear how the framework has sought to enhance this space following the removal of these buildings, other than through their replacement with new buildings with a more divided frontage, but apparently of even greater scale. We note that the indicative rhythm of units expected to form the new northern side to the road, even in diagrammatic form, fails to reflect the more organic rhythm of properties on the south side of the road, which creates variety and intricacy in the street scene.	Magistrate's Court and Thames Valley Police buildings are part of the framework area but their development is in the future. Framework indicates relatively low replacement buildings
Webform responses		
Andrew Matthew	Give priority to residential, retail and high quality open space, not yet more unnecessary offices.	Noted. The Framework currently plans for mixed-use residential development with commercial uses on the ground floors and open spaces.
Andrew Matthew	Recognise that the area was previously shabby and unsafe at certain times, and make a determined effort to avoid this future.	Noted. Safety and policing will be revisited at application stage. As noted on page 46, planning policies aim to ensure that crime (or fear of crime)

		does not undermine the quality of life for residents in the area.
Andrew Matthew	Make sure that the design and content work to improve traffic flow or even reduce traffic in the town centre. The noise and air quality in Castle Street and St Mary's Butts can be horrendous.	Traffic flow and efforts to reduce traffic in the town centre is being addressed at a strategic level. These matters will be addressed at application stage in tandem with the Council's transport team. Noise and air quality will be also be addressed in detail at this time.
Andrew Matthew	Bite the bullet of the Hexagon and get a commercially attractive and viable solution in place.	It is considered that the Hexagon is still commercially viable and well-used. Many residents have expressed support for retaining the Hexagon. The Framework encourages improvements to the Hexagon and allows for the possibility of its replacement by an improved theatre facility.
Rebecca Pentland	I like the idea of a communal area with open spaces. A mixed development of leisure and commercial is a good idea too. Not too keen on more apartment/flats being built though! There are too many flats in Reading already and not enough houses.	Flats provide housing for many of Reading's residents. High-density housing in locations close to sustainable transport modes (train station, bus routes, walking and cycling) is in line with Government policy for sustainable development. Reading's planning policies seek to provide a mix of different types of housing, including flats in the town centre and houses outside of the town centre.

Rebecca Pentland	Where will all these people park their cars? How will even more people driving cars affect the roads?	Noted. Provision of car parking will be considered at application stage according to the Council's planning policies. Car parking for the proposed residential development can be provided at a reduced rate due to the sustainable location of the site and high access to public transport, but any loss of public parking must be justified.
Rebecca Pentland	The Police station and magistrates buildings could certainly do with a facelift.	Noted. The Framework encourages redevelopment to be sympathetic to the surrounding streetscape.
Nicolas Schaeffer	I'm impressed with the work that went into preparing the development framework. Living on Castle street, I appreciate the effort taken to ensure the preservation of the character of the street. My only regret is that redevelopment of the police station and magistrate's court is left to last.	Support noted. The phasing in the framework relates to the owners stated intentions relating to their holdings.
George Renshaw	Why not consult widely before the masterplan is put forward? That is, consult in breadth and depth with the community in order to come up with a masterplan that has some chance of addressing needs, rather than just assuming you know those needs already.	The Framework has been developed with the input of all landowners. Much of information in the Framework reflects existing planning policies that have been consulted on previously (such as the Tall Buildings policy or site allocations within the new Local Plan). During this consultation, all residents within 100m of the site were consulted directly and the Council held drop-in sessions and an interactive workshop

		before putting forth a revised version.
Timothy Cook	How will this development be integrated with Reading's Open Market? Currently, I see no mention of it. I think a publication should be done to see if can benefit and be improved. Reading's open market is a major part of Reading's history and needs to be redeveloped. May I suggest you look to other towns who have successfully developed their own markets, like Winchester and use their experience and knowledge. It would be a shame to lose this opportunity.	Noted. The revised Framework provides additional wording describing aspirations for an updated market within the area.
Jordan Lee	Let's do it! 100% behind the plans of redevelopment.	Noted.
Cara Sheldrake	As a business owner just outside the area I am keen that it be redeveloped. I am especially keen to see access routes for pedestrians and cyclists that would encourage local residents around the Bath Road and Baker Street area use the space.	Noted. The Framework requires improvements to pedestrian and cycling infrastructure. Sustainable transportation will be considered again at application stage.
Cara Sheldrake	I welcome the commitment to mixed usage and to modernisation of the overall aesthetic and utility of space, including play space, spill out zones and space for pop-ups and events.	Noted.
Cara Sheldrake	As for the amount of housing proposed, it is not obvious what school and social care features are being provided for the growing population. It is important that space is safeguarded nearby for childcare, pharmacies, postal services, public toilets, community group use, etc. I would encourage the Council to look at options for creating units dedicated to these services and look at expanding existing provision within the BSM.	Provision of infrastructure will be looked at in detail at application stage. Infrastructure provision is addressed by policies in the Local Plan and through arrangement via S106 and/or under the Community Infrastructure Levy (CIL).
Cara Sheldrake	How does the Council intend to foster entrepreneurship and independent business in this area with a mind to rates and the current turnover of units/empty units in the central shopping area?	This is not within the scope of the Framework. The Framework is concerned with a masterplan for the built environment. That being said, the provision of small units is being encouraged and development will only occur where evidence suggests

		it is viable.
Cara Sheldrake	What are the environmental impact policies for the area. For example, is there a strategy for the management of grey water and reuse for watering? Are there schemes or policies encouraging development to make use of renewable energy and sustainable materials? How do these integrate with and enhance broader Reading policies?	Sustainable design and construction is required by policies within the Local Plan. This will be addressed in detail at application stage to ensure minimal impact.
Kirstie Rowlands	These proposals are ridiculous. You care more about financial gain and the building of even more residential buildings that will be overpriced and therefore only serve the overwhelming influx of commuters to London rather than do anything worthwhile for the current inhabitants of Reading (some of us whose families have lived in Reading for over 150 years). Your 'master plan' seems to be patting RBC's own back for its disgusting 'regeneration' during the 1960s and 70s. You aren't putting any of the character or streets you ripped away back. You're building the new area to attract more rich commuters, more offices to lay empty, more restaurants to have to compete with the Oracle (good luck - it won't win).	Housing is Reading's highest priority in order to meet the critical need for housing in sustainable locations. Additionally, this site is in urgent need of regeneration and reinvestment that will benefit the whole of Reading.
Kirstie Rowlands	The choice to keep the Hexagon is the biggest flaw. Ask most of the community what they'd like in the area and they'll say a new fit-for-purpose theatre. No decent bands or stage shows visit Reading because the Hexagon is an appalling design with a small capacity for its sq footage and dreadful acoustics. Compare it to cities like Southampton and Bournemouth who actually get in shows like touring west end plays/musicals and decent bands.	It is considered that the Hexagon is still commercially viable and well-used. Many residents have expressed support for retaining the Hexagon. The Framework encourages improvements to the Hexagon and allows for the possibility of its replacement in the future by an improved theatre facility.
Anonymous	I'd love to see more provision for cyclists which is terrible in this part of town at the moment. Safe, secure cycle parking, a cycle hire station and CCTV to cover the parking.	Noted. Cycling infrastructure is included in the Framework and will be addressed in detail at application stage.
Jocelyn Morris	The Hexagon brings a lot of trade into Reading itself and I believe this should remain central so I would rather see this area redeveloped to include this as the location is one of the best for transport. This tends to bring in a variety of audiences and for larger performances has a strong reputation which should be protected.	Noted. The Framework encourages improvements to the Hexagon and allows for the possibility of its replacement by

		an improved theatre facility.
Jocelyn Morris	Access for car drivers and reasonable parking options—we have lost of lot of short term free parking in recent years and this pushes trade away from the town. People that in the past would have popped in to pick up one or two items are often put off by the lack of any free parking and this business is pushed to online. We need to protect the use of the roads and also harvest the willingness of people to come into town from the suburbs.	Encouraging transport by sustainable modes is in line with national policy. Increasing car parking in the area would exacerbate traffic congestion in the area and contribute to worsening air quality. Thus, sustainable modes will be preferred in the first instance, but any loss of public parking must be justified by evidence.
Jocelyn Morris	We should look to offer favourable rates to new businesses to ensure that we don't end up with empty frontage and a stale new development. This again will be reliant on accessibility and ease of moving around.	Offering reduced business rates is not within the scope of the Framework.
Jocelyn Morris	Enhancing existing historical character - There are so many beautiful buildings in Reading however we often have lost that beauty with the ground level design which is in conflict or often neglected. We should look to enhance period features and be very complementary in any new development like this.	Noted. The Framework requires that new development "respect and respond to the historic character and appearance of the existing streetscape within Conservation Areas."
Anonymous	I am a resident in Baker Street and I would like to say that the advertising of the consultation period is appalling. Unless you are informed by gossip and look for it online (which you make reasonably difficult to find) you would never know about it. As for the public event at the Hexagon, unless you were passing and bent down to read an A4 xerox sheet blowing in the wind you would never know about it.	Information about this consultation was circulated to over 1000 residents on our Local Development Framework mailing list, as well as shared in the press and on the Council's website. Additionally, all addresses within 100 m of the site were sent a letter.
Anonymous	How many refuse collections per day/week will be needed to service this development and what are the provisions for recycling.	This will be addressed in detail at application stage according to planning policies dealing with waste.

Anonymous	What are the implications for the fire service and such a high rise and densely populated area? Will there be enough access roads in case of emergency.	The Royal Berkshire Fire and Rescue Service, as well as the Police, will be consulted at application stage to ensure safety in case of emergency.
Anonymous	How many car parking spaces will there be?	Provision of car parking will be considered at application stage according to the Council's planning policies. Car parking for the proposed residential development can be provided at a reduced rate due to the sustainable location of the site and high access to public transport, but any losses of public parking must be justified.
Anonymous	What will be the basic cost of an affordable apartment? Will any of them be for rent and will Reading residents be given priority?	Affordable housing will be provided in line with the Council's planning policies. Reading Borough Council will seek a mix of tenures (ownership and rental) and aim to ensure that 30% of units are affordable (according to the government's definition of affordable housing).
Anonymous	What will be the effect on traffic in the area given that there will be more cars, regular refuse collections, service vehicles and meal/grocery deliveries?	This will be addressed in detail at application stage.
Reading Museum	<p>The Museum and Abbey Quarter project team welcome the Framework's vision to reconnect this area to Reading's historic town centre especially the opportunity to enhance and protect the St Mary's Butts and Castle Street Conservation Area.</p> <p>In this light it would be timely to ask the Conservation Area Advisory Committee to consider a review and update of the Conservation Area Appraisal for the St Mary's Butts and Castle</p>	<p>Noted. Reference has been added to the revised Framework to include reference to the Abbey Quarter project. Reference also made to providing a unified directional</p>

	<p>Street to feed into the detail of the final development framework to ensure the best possible outcomes for Reading's built heritage in this high profile location.</p> <p>The Council's recent place-making project to enhance and protect the Abbey Quarter has included a unified directional signage and interpretation scheme. The western edge of this scheme part starts at the Holybrook entrance of The Oracle/John Lewis entrance on Minster Street. The Hosier Street Area Framework should include the opportunity to provide additional interpretation units that could build on this successful scheme and draw the area visitor and resident's attention to the important heritage of this part of Reading particularly in the area of the proposed Minster Square with its high quality historic townscape. It would be important to address this in the public realm section of the Framework document. The Abbey Quarter project team would be more than happy to provide further information of the implemented interpretation and way-finding signage scheme.</p>	<p>signage and interpretation scheme for this area which is part of the Saxon Quarter of Reading.</p> <p>Agree that updating the St Mary's Butts and Castle Street Conservation Area Appraisal would be opportune if resources can be found to undertake this work.</p>
Lyn Fariello	I have concerns about how the housing will be owned and managed. No doubt a foreign investor will buy huge tranches and let it through a management company. We end up with poor quality housing, absentee landlords who don't care, inadequate management companies who do little for their fees, and consequently a great number of social problems. We will have urban blight.	Ownership and management of units after construction is not within the scope of the Framework. The Council's housing team deals with private sector housing issues as they arise.
Lyn Fariello	There seems to be no provision for delivery services and other traffic to serve this huge quantity of households. We are all relying more and more on shopping and food deliveries (and even more so for a large number of single-person households in this development) yet how are the goods going to be delivered?	This will be addressed in detail at application stage. The Framework emphasises the need for servicing facilities beneath the podium (some via existing facilities) and limited servicing at street level.
Lyn Fariello	There is no parking provision. This will impact on the Baker St area.	Provision of car parking will be provided in line with the Council's planning policies. Car parking for the proposed residential development can be provided at a reduced rate due to the sustainable location of

		the site and high access to public transport, but any losses of public parking must be justified.
Lyn Fariello	I have also looked at the proposals from Moorgarth for a budget hotel in Hosier St that is not part of this development. With both these developments I feel that Reading is trying to turn itself into a 'low-rent' neighbourhood, going down-market and inviting more social problems than we already have. This won't improve life for current and future residents. Why not have aspirations to create a beautiful development in the town centre, say with 7-8 storey buildings aimed at family living, with a large proportion 'affordable'? There would be fewer social problems than with such a high proportion of single person homes. I believe the council's view is that families should live in the suburbs and not the town centre, but if you were to reverse that idea, consider the beneficial impact of having more families living in the town centre.	This site is in urgent need of regeneration and reinvestment that will benefit the whole of Reading. Flats will be a mix of tenures (rent and ownership) and size (one, two and three-bedroom units). A large proportion of these will be affordable as required by the Council's policies.
Chris Little	Suggesting improve market facilities just west of St Mary's is not coherent or sensible with the town's primary 2-way bus route.	It is considered that the market's proximity to bus routes makes it more accessible. Noise, air quality and safety will be considered in detail at application stage.
Chris Little	No opportunity has been taken to provide cross-town cycle routes, either E-W or N-S, separate from bus or other traffic. I use the current routes and they are hazardous, even without the state of road repairs.	The Framework states that provision will be made for cyclists through the site and linking to adjoining areas. Further wording added to the framework on cycling and pedestrian routes. This will also be considered in detail at application stage.
Lotte Meteyard	If some of these (currently designated private) spaces were covered (e.g. by elevated private resident gardens), that would also then make them all weather and open to other uses e.g. a covered market with cheap retail space; e.g. a box-park like or covered eating area with small independent businesses offering various foods. Please consider developing for the future of the town and including public spaces that can also move away from high street retailers and encourage more independent and interesting offerings. That will then help draw in	The Framework does not go to the level of detail as to prescribe that an improved market would be covered, but it does not preclude this. The Framework does make

	visitors.	reference to attracting smaller or independent retailers.
Lynne Harvey	I am one of those people who object to more shops as we have so many left vacant already and we have seen the decline nationwide. However, I think this would be the perfect space for leisure. Bigger theatre so we can have bigger performances/events, ice rink, bowling alley etc. would all be perfect to draw people to the town. If something like this can be incorporated then it would be better for everyone. It will make the town buzz again. With the threat of the congestion charge however, I don't think anything you build in the town centre will help. If I have to pay a congestion charge and then ticket prices and parking fees, it would keep me away regardless of what you build.	The revised Framework includes guidance emphasising the need for a better leisure offer. For example see Page 40, 5.1, para 7.
James Carter	Working in mental health and wellbeing, the built environment is one area which is crucial yet doesn't get hardwired as much as is required through planning. Social isolation, loneliness and community coherence are real elephants in the room and councils, designers have an absolute responsibility to get this played in to developments, especially in the centre of town where commerce and leisure are going to be much more in balance...therefore; <ul style="list-style-type: none"> • Community gardening spaces and space for creative projects • Focus on Water and green space to offset the concrete jungle • Urban gyms and making the new environment an "active space" rather than passive or "just a walk through" • Visible hubs/community spaces/library of "things" (see healthy town Frome as example) • Book sharing opportunities/dvd library • Open air communal space (with a permanent awning to protect against elements....especially wind, which in Reading is a problem due to buildings already!) 	Noted. The Framework does not go into this level of detail, but it does seek to "activate" the Hosier St area through investments in the public realm for a variety of purposes which will increase social cohesion and create a sense of community. References to community gardening and other uses added on Page 18
Orts Road Community Association	The Framework proposes to reconnect adjacent Conservation Area to the Town Centre. The Castle Street CA is the only one named. Section 7 Appendix includes the designation of only the Castle Street Conservation Area that is mostly commercial in usage. It totally ignores the more residential conservation area to the immediate west of the town centre as unimportant, because it is separated from the development area by the IDR. The Framework should be amended to include the Russel Street / Baker street conservation area, and include an impact assessment of the imposition of such a development on both conservation areas.	The revised Framework makes stronger reference to the Russell St/Castle Hill Conservation Area.
Orts Road Community Assocation	The Framework proposes to reconnect the residential area to the West by provision of a narrow pedestrian bridge. This is hardly ambitious. It is the sole provision to reconnect either conservation areas to the proposed development. The Wider plan is to provide improved cycle access from West Reading (Station?) to the Town Centre and to reduce cyclist impact on	Further studies are being undertaken to consider options for a bridge or decking to be provided over the IDR, although

	Castle Hill and Oxford Road. It suggests a cycleway via baker street to link Southcote, West Oxford Road and Western Ave, but provides no detail of this plan, or its impact on a narrow pedestrian bridge. It would be far more sensible to provide a deck capping to the IDR and a wide green bridge as per the Mile End Road Decking Bridge.	it should be noted that this is a very expensive infrastructure item.
Stephen Cox	Currently, this area is a depressing eyesore. The opportunity for regeneration is therefore to be welcomed.	Noted.
Stephen Cox	Pedestrians should have priority. Cyclists should be confined to clearly marked tracks (which should be enforced). Motor vehicle access should be kept to a minimum, except for buses.	This will be assessed in detail at application stage. The Framework makes provision for pedestrians and cyclists, while aiming to keep motor vehicle use to a minimum.
Stephen Cox	Reading town centre will soon see a large increase in its residential population. New larger supermarkets are therefore required, particularly as Sainsbury's in Friar Street will close. This requirement should be incorporated in the plan as it develops, as soon as possible.	This cannot be required by planning policy as the Council cannot dictate which retailers establish themselves in available units. Nonetheless, the Framework now contains a reference to the possibility of a new supermarket. Demand for a new supermarket will be generated by the increase in residents.
Stephen Cox	The existing open stalls in St. Mary's Butts impede pedestrians and produce unsightly waste. Some of the offerings are very poor quality. A better solution would be a purpose-built off-street market, preferably covered. Better quality produce should be encouraged, for example by holding regular farmers' markets.	The Framework does not go into this level of detail, but seeks general improvements to the market. Investment in the area may encourage a better offer.
Stephen Cox	It is now generally accepted that inner-ring roads such as the IDR are one of the greatest mistakes of post-war town planning and development, constricting the growth of centres, and cutting of centres from surrounding areas. The proposed pedestrian bridge is therefore to be welcomed as a first step in addressing such problems caused by the IDR. In the longer term, a bolder solution is required, such as covering over the IDR to provide much greater pedestrian access between the centre and west of the town.	Noted. Further studies are being undertaken to consider options for a bridge or decking to be provided over the IDR, although it should be noted that this is a very expensive

		infrastructure item.
Josh Morris	Fantastic plans, such a positive plan for such a negative area.	Noted.
Anonymous	The proposal for Hosier Street proposes a primary purpose to provide an ultra high density housing for up to 600 dwellings and 3000 residents. Statistics determine that between 600 - 1000 children will be housed. This indicates that between 70 - 90 children in each year group will need access to schools and services not described in the framework. 200 infants, 300 primary 400 Secondary. The Framework proposal makes no indication how the required education and health services will be provided in an already overloaded system. Also how will the GP and Dental services be provided?	National planning policies emphasise the need for high density development in sustainable locations close to services and facilities with high levels of accessibility to transport. The alternative to high-density development in sustainable locations is building on greenfield sites in unsustainable locations. The Framework makes reference to the need for infrastructure to serve residents in the area. Provision of infrastructure will be looked at in detail at application stage. Infrastructure provision is addressed by policies in the Local Plan and through arrangement via S106 and/or under the Community Infrastructure Levy (CIL).
Anonymous	The Hexagon Building is a focal point in the Plan, but the framework, although suggesting that it will be a key destination point, has no suggestion of capping it with an iconic structure.	The Framework seeks improvements to the visibility of the building but has no detailed proposals at the current time.
The Theatres Trust	The Theatres Trust is the national advisory public body for theatres. We were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The	Comments on the Hexagon welcomed and noted. Options are kept available for the

	<p>Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre'.</p> <p>This draft development framework is of great interest to the Trust as it includes the Hexagon Theatre, which is a multi-purpose arts venue with a capacity of up to 1,700.</p> <p>Fundamentally, the Hexagon is an important cultural asset not just for Reading but for the surrounding region and we consider it essential that provision of such scale is maintained in the town. The Hexagon is architecturally significant and unlike any other theatre in Britain. Therefore, irrespective of whether a new theatre is delivered either within Site Allocation CR12e as described in the submission version of Reading's new Local Plan or elsewhere in the town, we are keen for the Hexagon to be retained and preferably still operated as a venue for the arts.</p> <p>On that note, we support and are reassured that the general principles describe the Hexagon being retained and enhanced along with the framework alluding to the significance of the Hexagon in several places. We welcome that diagrams appear to advocate development, public realm works and landscaping around the Hexagon rather than in place of it. We believe retention of the Hexagon would positively benefit the Hosier Street area by acting as a cultural anchor around which other cultural and commercial activity can flourish, enhancing its attractiveness as a place to visit, live and work. This view is consistent with Key Objective 3 of the draft framework and the vision, and can be realised through interventions such as the improved entrance to the Hexagon and flexible events space within Hexagon Plaza outlined in Figure 10.</p> <p>We suggest that the text within the first paragraph of the Land Use Objectives under part 5.1 ought to be amended, as having supported retention throughout the document some doubt and contradiction is introduced but stating in the longer-term it may need to be replaced or enhanced. As outlined in our most recent representation to the Inspector in relation to the new Local Plan, we consider the optimum solution to be retention of the Hexagon as a concert/comedy venue and for a new theatre capable of receiving 'number one' touring shows to be constructed either within the Hosier Street area or elsewhere within the town.</p> <p>We do not object to the principle of residential use within the Hosier Street area as this will contribute towards the viability, sustainability and vibrancy of the area. However, the</p>	<p>enhancement or replacement of the theatre but it is not practical at this stage to reserve land for a possible additional large facility.</p>
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	<p>indicative layout shows residential use including a tower directly adjacent to the Hexagon. Noise-generating cultural venues aren't always compatible with residential uses, and this also applies to other town centre uses that contribute towards the evening and night-time economy. We suggest that the framework sets out adequate noise mitigation measures that will be necessary to protect existing and reasonable town centre uses from unnecessary restrictions which undermine their business. Please do engage with the Trust as plans for the Hexagon or any other theatre venue in Reading are developed, and do not hesitate to contact us should you wish to discuss this representation in greater detail.</p>	<p>Reference to noise in relation to the cultural activities Added to existing reference at Page 51, 7.3 first bullet point.</p>
David Neale	<p>I was at the interactive workshop on 13 September. I found it useful and hope that this format will be repeated for other significant developments in Reading.</p> <p>A multi-use covered area with a glass roof would be a good addition to the development. This could cover one of the new smaller streets. This might house different activities at different times - for example, a covered market (the farmers' market could operate here, for example), community activities, and a small undercover play area.</p>	<p>Noted. The Framework does not go to the level of detail as to prescribe that an improved market would be covered, but it does not preclude this. The Framework does make reference to attracting smaller or independent retailer and fostering a sense of community.</p>

Townscape, Massing and Tall Buildings

Respondent	Summary of comment	Officer comment
BSANA	<p>Density: With an estimated population of between 1,872 and 2,808 living on a small site of 6.16 hectares this can be considered an incredibly high-density housing development outside of any major city within the UK and London based architects would describe this as super density. Such an incredibly high housing density should be provided with very strong mitigating factors such as a very large area of open green parkland neighbouring the development, this is not the case to the contrary this development would aggravate the acute lack of open space poverty that the BSANA area suffers from, as it contains no public open space within its borders. It is not unreasonable to demand that a substantial area of the IDR will be decked over as a minimum requirement for mitigation prior to allowing any residential development to take place on the HSADF site.</p>	<p>While desirable, the high cost of decking over the IDR may be prohibitive. Nevertheless it remains an aspiration within the framework.</p>
BSANA	<p>The area should be made more welcoming by positioning buildings in a south to north direction to allow light to flow into the area and to remove shaded areas and allowing for far more public realm as shown in figure 9.1. If the streets don't receive sunlight then in winter the narrow internal streets may become liable to becoming icy and dangerous.</p>	<p>The layout picks up the existing pattern while respecting the historical street pattern. This provides an element of north south alignment. Difficult to see how additional north south routes can be achieved without harm to heritage assets.</p>
BSANA	<p>The tall buildings are located to mitigate the visual impact on the Grade I listed Reading Minster, however, this comes at the direct cost to Russell Street / Castle Hill CA in terms of their privacy, views and sunlight. The low-rise residential buildings within the CA are typically 2 to 3 storeys above ground level, the contrast between these low-rise building and the 20-storey tall buildings will be visually jarring and totally unacceptable.</p>	<p>The distance to the nearest houses is more than 60m, so there will be no direct impact on privacy. According to national policy, planning cannot protect private views from residences. Additional information has been added to clearly illustrate limited effects on daylight in the</p>

		Conservation Area. The acceptability of tall buildings in this area is already well-established through the Council's Local Plan policy.
BSANA	Placing such tall buildings next to such a large area of low-rise residential area will result in hundreds of properties being overlooked at a direct cost to their privacy and views.	The distance to the nearest houses is more than 60m, so there will be no direct impact on privacy. According to national policy, planning cannot protect private views from residences.
BSANA	Placing such tall buildings next to a conservation area is in direct contradiction to the local draft plan CR10: TALL BUILDINGS that looks to "preserve and, where appropriate, enhance the setting of conservation areas and listed buildings."	All development has an impact. It is not considered that the development described in the framework will have a significantly harmful impact that fails to preserve and enhance the Conservation Area. It should be noted that the RCAAP policy, and the Tall Buildings Strategy upon which it was based, considered the relationships with heritage assets and determined that there was potential for tall buildings within this area.
BSANA	The old civic office (now demolished) did not dominate the skyline when looking out of the Russell Street / Castle Hill Conservation area towards the development site.	The acceptability of tall buildings on this site has been previously established and current planning policy identified this site for an area of tall buildings.

BSANA	Although many other tall buildings are being developed within Reading these are well away from existing low-rise residential developments and CAs unlike the HSADF.	Do not agree. There are low-rise buildings near to King's Point, Napier Road, Chatham Street and North of the Station where tall buildings are existing or planned. Again, the acceptability of tall buildings on this site has been previously established.
BSANA	A common problem associated with tall buildings is accelerated winds at their base and with a high concentration of buildings creating narrow channels to further concentrate the effect of wind. No evidence is provided as to this being thoroughly evaluated and mitigated in the design	Wind tunnelling impact is a requirement of any application and can only be applied to detailed proposals.
BSANA	Tall buildings have a detrimental impact on the Russell Street / Castle Hill CA.	Because the Conservation Area is at least 60 m from the edge of the site, it is not considered that the proposed tall buildings will have a detrimental impact. It should be noted that the RCAAP policy, and the Tall Buildings Strategy upon which it was based, considered the relationships with heritage assets and determined that there was potential for tall buildings within this area.
BSANA	Tall buildings: bulky and dominant massing. The proposed tall buildings are placed close together.	The policy refers to a cluster of tall buildings within the western grouping.
BSANA	Tall buildings: placing a modern 20-storey building next to Victorian buildings 2 to 3-storeys in height is visually jarring.	The proposed tall building(s) are not located "next to" 2- to 3-storey Victorian

		buildings. More information has been added to the Framework to give a better idea of the impacts on views towards the site from the Baker Street area.
BSANA	Tall buildings: the 20-storey buildings will have a negative impact on hundreds of residential properties in terms of outlook, privacy and night-time lighting.	Because the Conservation Area is at some distance from the edge of the site, it is not considered that the proposed tall buildings will have a detrimental impact. It should be noted that the RCAAP policy, and the Tall Buildings Strategy upon which it was based, considered the relationships with heritage assets and determined that there was potential for tall buildings within this area.
BSANA	Tall buildings: Create safe, comfortable and attractive spaces around them, and avoid detrimental impacts on the existing public realm: existing public realm will be built directly upon.	The amount of public realm proposed represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
BSANA	Tall buildings Contribute to high-quality views from distance, views from middle-distance and local views: local views will be dominated by the tall buildings.	This area has already been identified and adopted as an appropriate site for tall buildings. Analysis completed during the

		completion of the Council's Tall Building Strategy and subsequent 2018 Tall Buildings Strategy Update. Note reinforces that townscape sensitivity in this area remains low and any development will respect glimpsed views to St Mary's Church and the surrounding Conservation Area as noted in the original Tall Buildings Strategy.
BSANA	Fire and Rescue Access: The HSADF includes tall buildings on top of the shopping centre where access will be very restricted, proposed mitigation for fire and rescue access is not provided within the HSADF.	This issue is partly addressed by the building regulations. There are not considered to be particular reasons why the tall buildings on top of the Mall, which would be at the edge on the street frontage, will be less accessible to fire and rescue access than tall buildings in any other town centre location. However, fire and rescue access is a matter that will need to be considered as part of any planning application. Royal Berkshire Fire and Rescue Service will be consulted during the application stage.
BSANA	Maintenance and Management: Assurances need to be made that these won't turn into high-rise ghettos or poverty traps as history has shown us.	Noted. Management and maintenance arrangements will be addressed during

		application stage.
CAAC	Tall buildings: Create safe, comfortable and attractive spaces around them, and avoid detrimental impacts on the existing public realm: existing public realm will be built directly upon.	The amount of public realm proposed represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
Virginia Day	Tall buildings Contribute to high-quality views from distance, views from middle-distance and local views: local views will be dominated by the tall buildings.	This area has already been identified and adopted as an appropriate site for tall buildings. Analysis completed during the completion of the Council's Tall Building Strategy and subsequent 2018 Tall Buildings Strategy Update Note reinforces that townscape sensitivity in this area remains low and any development will respect glimpsed views to St Mary's Church and the surrounding Conservation Area as noted in the original Tall Buildings Strategy. Individual planning applications will have to be supported by a views study.
Moorgarth	Moorgarth strongly supports the Council's vision statement in particular for a high density mixed use area that includes tall buildings.	Noted.
Moorgarth	Section 5.2 indicates a maximum threshold of 20 storeys (60 m) above podium level. Whilst the rationale is understood, specific heights should instead be given as 'indicative' permissible heights. We would like a degree of flexibility, rather than an artificial cap applied, with detailed	The policy framework for tall buildings needs to be complied with and this the

	<p>townscape and visual impact assessment at application stage determining the appropriate height. On this basis, we suggest that Figure 22 is amended and references to storeys in the text are clearly labelled 'indicative.' We support the approach for complementary developments, but architectural expression should not be unduly controlled by design codes.</p>	<p>height in the framework is seen as being the maximum height that would accord with policy.</p>
MP Matt Rodda	<p>The towers are currently hidden from view from the area in front of St Mary's Church as there are other lower buildings planned which would obscure the view of the towers from street level. However, the view from Baker Street will be in a stark contrast to this with the towers clearly visible and showing their full height, so that residents will see very large buildings from the Conservation Area. I hope the lack of suitable screening will be addressed. Tall buildings along the IDR will alienate the population of Reading West.</p>	<p>Again, properties within the Conservation Area are at least 60m from the edge of the Hosier Street site. Tall buildings are already visible from this location, and there is an existing urban townscape viewed from the western side of the IDR. Additionally, large trees on Howard Street will to some extent screen much of the new development.</p>
MP Matt Rodda	<p>The density of flats proposed is higher than would normally be found in Reading and I am concerned about the effects on quality of life for residents. The central area of Reading is already deprived and the new development needs to be sustainable.</p>	<p>High-density housing will not necessarily negatively affect the quality of life for residents. Residents will have access to open space, nearby retail and leisure and a vibrant town centre. The proposed development is within a highly sustainable location. Access to facilities and services, as well as issues such as privacy, noise and housing mix will be further scrutinised at application stage. The density of housing proposed is fairly typical of recent residential development in</p>

		central Reading.
John Wilkins	I am very concerned with the extent of high rise development proposed. It is not consistent with a provincial town like Reading. Past developments of this type have not been attractive or successful and I see no evidence that this will be different. I suspect in 30 years they will be demolished! This should be reconsidered following Grenfell Tower. If the sites would be otherwise derelict I would like RBC to be honest and justify the need for high rise to secure development and insist upon non-flammable cladding, two protected escape routes and sprinklers. Fountain House should not be regarded as a sort of justification for more tall buildings! What about asking residents of Reading if they really want tall buildings to clutter the skyline and to live in!	This area has already been identified and adopted as an appropriate site for tall buildings. Reading is no longer a "provincial" town, and tall buildings are part of the existing and evolving town centre, and it is not agreed that they will necessarily be unsuccessful or unattractive. National planning policies emphasise the need for high density development in sustainable locations close to services and facilities with high levels of accessibility to transport. The alternative to high-density development in sustainable locations is building on greenfield sites in unsustainable locations. Tall residential buildings will be required by the Building Regulations to achieve fire safety standards.
John Wilkins	The document seems to suggest that the Court buildings are objectionable. To me they are a good example of modern red brick and see no reason why they should not be retained.	Noted. The Framework does not preclude the retention of the Magistrates buildings.
John Wilkins	I note that plans should not "stifle innovation, originality or initiative". All these things come at a price and often innovation is not lasting in appearance and being liked. The style of the 1970s is not favoured now. Will we do any better by adopting fancy innovation now?	The Framework is a high-level document that is not intended to prescribe specific design criteria. This will be better addressed at

		planning application stage and residents will be given an opportunity at that time to make their views heard.
Reading Civic Society	We have concerns about the position, height, massing, orientation and wind tunnel effect of the accommodation blocks and their impact on the surrounding Conservation Areas and the immediate public space around them.	More information has been added to acknowledge and demonstrate the limited impacts of the development on the nearby Conservation Areas. Wind effects will be properly assessed at application stage. An analysis of alternative locations for the residential tower (block B2), revealed
Reading Civic Society	Increased site permeability (north to south) should be explored further.	The layout picks up the existing street pattern while respecting the historical street pattern. This provides an element of north south alignment. Difficult to see how additional north south routes can be achieved without harm to heritage assets.
Historic England	HE support the use of tall building zoning policies to focus new tall buildings in areas where they reduce harm to the historic environment through loss of heritage assets or harmful change to their settings.	Current RBC planning policy states that tall buildings will only be appropriate in areas defined on the proposals map, based on a Tall Buildings Strategy which included consideration of effects on heritage assets. The Hosier Street site is included in the identified

		"Western Grouping" in policy RC13 of the RCAAP, and policy CR10 of the emerging Local Plan, and Historic England has not objected to this identification.
Historic England	It is interesting to see use of Lidar as a means of assessing average heights across the surrounding area and the use of various forms of illustration of the proposed development.	Noted.
Historic England	It appears some potential harm to these areas has not been given adequate consideration and, having briefly reviewed the Tall Buildings SPD; it appears this is a fault that has been carried over from that earlier document.	The council's policy on tall buildings was established in the Reading Central Area Action Plan which was subject to examination, attended by Historic England.
Historic England	It has not been explained at any point in the document why the Council are intent on developing this area for tall buildings or what public benefits this will deliver, beyond the redevelopment of the area, which might potentially be achieved through other means. Where tall building development could potentially result in harm to heritage asset though, for example, negative impacts on their settings, this means this harm has not been robustly justified. It is not clear what alternatives have been explored that could help to avoid or minimise harm to heritage assets, such as the introduction of over bearing tall buildings within the setting of an area of generally low level historic building development as a disparate and jarring architectural intervention. As such, the SPD does not appear to support the delivery of sustainable development as set out in the NPPF.	This area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action. Analysis completed during the completion of the Council's Tall Building Strategy and subsequent 2018 Tall Buildings Strategy Update Note reinforces that townscape sensitivity in this area remains low and any development will respect glimpsed views to St Mary's Church and the surrounding Conservation Area as noted in the original Tall Buildings Strategy.
Historic	Whilst use of Lidar to provide a rapid understanding of building heights within the development	This technique has been

England	<p>area and its immediate surroundings we are not convinced that using this to determine an 'average' building height is a robust methodology to define suitable building heights across an area that is both formed of a number of character areas and contributes to the character of adjacent areas. This is particularly relevant where the development area straddles the boundary of a conservation area where there is a statutory duty to pay special attention to the desirability of preserving or enhancing the area's character or appearance which may be different to the character or appearance of other nearby areas. The assessment of suitable building heights should be more focused on understanding suitability within each character area.</p>	<p>used in relation to other similar studies. It provides a very accurate representation. Public sector resource constraints prevent more sophisticated and substantially more expensive techniques to be used. This is an early stage in the process and more sophisticated analysis will be undertaken at the planning application stage.</p>
Historic England	<p>Illustration of the SPD provides very few street level (pedestrian view) depictions of the development that would help Councillors or members of the public understand the real (lived) potential impact of the proposed development. Since the preparation of the Tall buildings SPD in 2008, technology has moved on considerably, allowing rendered 3D models of development that should enable a more representative presentation of the scale and impact of development as proposed. We note that the SPD does have a number of 'bird's eye' representations of how the area is expected to develop. However, these views provide little understanding for decision makers of the impact of these developments on actual people. It would be helpful to see, for example, a rendered view of the proposed tower on the former Council Offices site as it will appear from Howard Street or Castle Street.</p>	<p>Changes have been made to the document to clearly illustrate views from street level. Such modelling is high cost and resources are non-existent. It is also questionable how useful this is at this stage, it is more appropriate at the application stage.</p>

Webform Responses

Lochailort Thames Quarter	<p>We support the addition of further tall buildings on Reading's skyline, in accordance with the long-established (albeit largely unimplemented) Tall Buildings Strategy. The zenith of the tall buildings massing dome should still rest at the railway station entrance, but the western cluster has opportunity for further tall buildings as proposed in the draft Development Framework.</p> <p>The document should go through the normal process for adoption as a Supplementary Planning Document, to avoid any confusion as to the weight which should be attached to it in the taking of decisions on specific planning applications.</p>	<p>Noted. The document will be adopted as an SPD for the purposes of consideration in planning applications.</p>
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Kirstie Rowlands	The high-rise buildings will be a further ugly blot on the landscape. Did you learn nothing from the Coley high rise block or more recently the Blade? It's empty and an eyesore even into the Wokingham Borough Council area.	This area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action. Analysis completed during the completion of the Council's Tall Building Strategy and subsequent 2018 Tall Buildings Strategy Update Note indicates this area as suitable for tall buildings.
Jocelyn Morris	The height of the flats—it is critical that they don't become overly modern and looming and that they are designed to stand the test of time. A number of the developments that have gone up recently are contemporary however are already ageing and will not look great in a short space of time. I would suggest more traditional building styles with modern twists that would be sustainable and bring out the beauty of the buildings that we already have in Reading.	This area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action Plan. The Framework includes reference to design that respects and enhances the nearby Conservation Areas. This will be looked at in detail at planning application stage.
Jocelyn Morris	I would object if the new designs overwhelm the scale and height of the traditional buildings we see.	This area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action. Detailed design consideration will be given at application stage.
Lyn Fariello	I understand the need for housing in the area, and therefore the need for a high density development. However, I am against the proposed tower blocks for the following reasons: <ul style="list-style-type: none"> • 20 storeys is far too tall - they will dominate all the surrounding area 	This area has already been identified and adopted as an appropriate site for tall

	<ul style="list-style-type: none"> • the tower block overlooking Baker St is not in an appropriate position, facing down into a residential area of Victorian terraces • safety reasons associated with tower block living (fire risk) • how can it be said that these tower blocks are in keeping with the surrounding area? this is nonsense • not enough provision for green space • 8 storeys would be ample to project a modern urban environment, well-designed, and with green space • tower blocks are starting to blight a number of towns and cities around the UK (ref proposals for Norwich) - why should Reading follow suit? <p>I suspect that Reading feels that having a few tower blocks will support its bid to achieve city status - this is entirely misguided and will blight the lives of its people both current and future citizens.</p>	<p>buildings under the Reading Central Area Action Plan. The Framework does include reference to design that respects and enhances the nearby Conservation Areas. The fire service will be consulted to ensure safety. The Framework seeks to retain the amount of open space available at the time of the Civic Offices, as well as increase the amount of trees and green areas. Tall buildings help to create much needed housing and can serve to create a distinctive skyline in Reading.</p>
Lyn Fariello	<p>The plan makes no reference at all to the Baker St/Russell St conservation area. This is a dreadful oversight. And we have been given a 20-storey tower block at the end of the street of Victorian terraces. How is that sympathetic to a conservation area?</p>	<p>The Framework has been revised to increase reference to the Russell Street/Castle Hill Conservation Area. This area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action Plan. Nonetheless, the Framework requires that new development within the area respect the nearby Conservation Areas and this will be looked at in detail at such time a planning</p>

		application is made.
Anonymous	A core proposal of the plan is to closely unite St Marys burial plot and church to Hosier St. It is indicated that The Butts highway will remain a principle bus route for nearly all services, linking East Reading, South Reading, West reading, to the Railway Station. There are often up to ten buses in the butts at any one time, plus Taxis, coaches, and delivery vehicles. Any attempt to provide a pedestrian walkway, free of traffic hazard is fraught with difficulty, if not impossible, as is the idea of converting St Marys Butts to a public Realm Pedestrianised area, that will also safely manage the large volume of traffic envisaged. I have some reservations about the tall buildings along the IDR. These will cast a dark shadow into an already dismal pit that is the IDR. The noise from traffic rising and focused at the adjacent tall buildings may be considered disruptive. Also, such views to the East over the town centre will be baulked by those tall buildings. Also, it seems that Hosier street will become a shaded canyon with tall buildings on each side with limited civic amenity space, just a walkway. A stated objective is to link Hosier Street with the Historic Town Centre. Where exactly is that Centre? The only access seems to be Queens Walk to Oxford Rd and Hosier St to the Butts and St Marys, just what it is at present. A fair to middling first draft but I am sure you can do better, well I mean, MUST do better.	Noted. Detailed transport plans will be considered at such time an application is made to ensure safety and preference sustainable modes. This area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action Plan. Nonetheless, images have been added to the revised Framework to look at the impacts of shading. It is unclear what is meant by comments regarding the centre. For the purposes of the Framework, the heart of the town's historic centre is at St Mary's Churchyard.
Chris Little	Building above 12 storeys is overdevelopment and will bring significant side effects that do not seem to be mitigated: <ul style="list-style-type: none"> • Significant shading, in the early morning and especially late afternoon and evening. Some kind of light map, especially in winter, to show the potential impact on public spaces • Significant increase in gusty winds at ground level making walking or cycling around at street level more unpleasant • Balconies, mini gardens and open living not feasible at higher levels, because of the increased wind speeds 	Images have been added to look at the impacts of shading. Shading and wind will be considered in detail at application stage.
Chris Little	If the high rise and concomitant high density development proceeds, what mitigation measures will prevent the development of a 'poverty halo' with urban decay, immediately outside the centre, but well inside the affluent suburbs, as seen within many small American cities?	Planning policies will be applied to ensure that a mix of tenures and flat sizes exists in the new development. These policies will ensure that the new

		development contains a mix sizes (one, two and three bedroom flats) and that a large proportion of these are affordable.
Christine Lalley	The Framework isn't bold enough. It retains much of the existing footprints, too many unarticulated blocks. The three blocks above the Broad Street Mall are far too tall and solid.	It is considered that large scale demolition and redcevelopment of the area would not be any more effective in achieving outcomes. Many of the buildings on site are in good condition and still in use. The area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action Plan. Nonetheless, the massing of the blocks will be looked at in detail at application stage.
Mary Neale	A study of wider views, from which tall buildings associated with this development can be seen, should be included at the earliest stage of design to aid decision making. The current tall building strategy is out of date. As the blocks, A-E, are enclosed in nature and lack permeability and views into and out of the Site, a street based proposal is proposed to be considered along with the block layout currently being proposed. The street layout would be based on a straight access east-west and north-south with access from the pedestrian bridge over the IDR towards St Marys and from Castle Street towards Queens Walk. The streets would radiate out from these central accesses thus improving permeability and views into and out from the new development. I have sketched a possible layout. In addition, I wish to propose that the tall block on the edge of the IDR but divided into two, or preferably 4 narrow and shorter, towers that will allow greater light and decrease wind speed around it. A location within B1 would be more easily serviceable, would avoid dominant aspects over the lowest building in the precinct (the Hexagon), and would avoid adding an additional barrier between the centre and sub-urban area, currently divided by	Although the Tall Buildings strategy was prepared some time ago, it is not considered out of date as its findings are still applicable. Additionally, an update note was prepared in 2018 which found that the strategy's main conclusions still apply. The area has already been identified and adopted as an appropriate site for tall buildings under the Reading

	the IDR.	Central Area Action. Various options for the layout and heights across the site have been considered and the preferred illustrative option successfully delivers a large amount of housing while minimising effects on neighbouring streets. Images have been added to the revised Framework to illustrate shading impacts. The Framework aims to prevent overshadowing of the Hexagon by widening the plaza in front of its entrance.
ORCA	Section 1.7 states that a constraint of the development area is a high percentage of Historic Buildings and sensitive townscape. Is this an overstatement? The CA surrounding the development area may well be so endowed but not Hosier St in itself. The Hexagon can hardly be considered Historic and is designated anyway for probable destruction.	The Framework states that the Hosier St area is adjacent to one conservation area and near another. Although the Hexagon itself is not listed, it is architecturally distinct and many feel it is worth preserving. Other elements of the area contribute to a sense of place in the area, such as the Cartwheeling Boys.
ORCA	The plan does not show the current footprint of either the Magistrates Court nor the Police Station. It appears that the A block the B and C blocks impose on the current footprint of those buildings in foreign freehold ownership. More clarity of the constraints of this boundary should be included in the plan.	It is unclear what is meant by this comment. Nonetheless, the Framework is not prescriptive. It does not seek to specify exact

		building footprints, but rather gives a vision for the area.
Orts Road Community Association	The proposal suggests the build of a bulwark of high buildings along the IDR to segregate the Baker Street area from the Hexagon Quarter and to mitigate road noise from the IDR from entering the new quarter. This hardly meets the lofty aims of reconnecting the Urban area of West Reading to the new town centre.	Do not agree. The Framework includes a footbridge across the IDR to increase access from Baker Street, as well as public realm improvements to the Castle St/IDR junction.
Orts Road Community Association	There is no detail in the Framework plan regarding the southern aspect along Castle street. Apart from a re-opened lane beside St Mary's church, the plan suggests retention of the Police and Magistrates building bulk and aspect. This hardly achieves a reconnection of Castle Street to the New quarter.	A new section has been added to the framework to provide guidance in relation to Castle Street. The Framework does not prescribe that the Police and Magistrates buildings are retained, but it reflects the owners' intentions to remain for some time. The Framework requires that any new development respects the Conservation Area.
Stephen Cox	The plan proposes up to four tall buildings (tower blocks). Although it is not entirely clear to me, page 36 of the document entitled 'Outline Development Framework' seems to indicate that these blocks (at least at the upper levels) will be used for housing. This is to be welcomed, as it avoids building on greenfield sites. Following the Grenfell disaster, the blocks clearly need to be designed and built in a safe manner. Three of the proposed blocks are shown adjacent to Hosier Street, which seems oppressive. Consideration should be given to siting them further back, closer to the IDR.	Noted. Yes, upper levels are allocated for residential development. The Fire service will be consulted on any application in order to ensure safety in times of emergency. The area has already been identified and adopted as an appropriate site for tall buildings under the Reading Central Area Action. The proposed blocks

		along Hosier Street step down toward St Mary's Butts in order to reduce impacts.
Anonymous	The suggestion is that with such high density dwellings the Precinct will be a Dormitory sector but with little provision for night time services, nor where such a mass will be employed or the impact on public transport to get new residents to school or employment. This should be examined within the Framework to consider the impact of high density housing as to identify and resolve barriers to development. Similarly there will be impact on shopping with the conflict of current policy to discourage town centre super markets and car ownership to enable out of town shopping. With the closure of Sainsbury and leaving only Metro shopping. The impact should be examined as part of the framework.	High density housing in this location provides residents with access to many jobs and services within the town centre, as well as access to Reading Station and many bus routes. Likely, many residents will not own cars. The Framework cannot require a supermarket to be sited within, but it does make reference to the need for a supermarket. All applications will be looked at closely for impacts on infrastructure. Infrastructure provision is addressed by policies in the Local Plan and through arrangement via S106 and/or under the Community Infrastructure Levy (CIL).
Anonymous	The Framework advises that the new dwellings will have a high proportion of Affordable and Social tenancies. Will this be mixed in with High price dwellings or segregated into maybe a single block will all the problems of high density social housing?	Existing planning policies will be applied in order to ensure a "social mix" of various tenures and sizes of housing. Affordable housing will be available alongside market housing.
David Neale	The tallest tower block might be less intrusive if moved closer to the centre of the development. The tower shown in the framework document would look excessively tall from the Baker Street area. Perhaps it could be rectangular and oriented to minimise overshadowing to nearby	Images have been added to the revised Framework to illustrate the shading

	residences.	impacts of alternative locations for placing for building B1. The building's suggested shape and orientation has been changed in order to minimise impacts.
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Landscape and Public Realm

Respondent	Summary of comment	Officer comment
BSANA	Under this public realm-led plan, the public realm will significantly shrink and the present open views across the area, and any sunshine, will be very largely closed-off by the medium and high-rise buildings that will tower up from the very edge of the public walkways with no forecourt to mitigate that impact.	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
BSANA	This loss of public realm included in the HSADF is totally unacceptable and against RBC's own policies	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
BSANA	The void created by the demolition of the Civic offices is arguably not a negative feature, but	Noted. It is not considered

	<p>a positively attractive green space and an attractive green space worthy of preservation in any truly public realm-led master plan. The current poor condition of the area exemplifies the case for regeneration of the public realm and the need for sufficient maintenance to existing public realm.</p>	<p>reasonable to retain the void left by the demolition of the Civic Offices, as the location represents brownfield land in a highly sustainable location that could contribute significantly to meeting Reading's housing needs. The Framework seeks to increase (if only slightly) the amount of public realm when compared with the pre-demolition area and to provide a much more useable area. Further information has been added to the Framework to clearly illustrate this point. Maintenance will be addressed at the application stage.</p>
BSANA	<p>What is so disappointing about this public realm led master plan is the damaging shrinkage of the existing public areas as shown in Figure 5.1, open green spaces and attractive open views which will be lost through the introduction of medium and high-rise buildings which will hem-in the existing open walkways and, in some cases, be built to encroach over existing public space. Figures provided to demonstrate loss of existing space compared to the framework proposals.</p>	<p>The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.</p>
BSANA	<p>The gain to the public realm of those improvements can hardly offset the loss of existing treescape views across the area, the loss of the public lawn on the south side of Dusseldorf Way (figure 5.2), the net loss of what appears to be a total of perhaps hundreds of square metres of public hardstanding, walkway width and (to the rear of the Police Station)</p>	<p>The amount of public realm proposed represents a slight increase when compared to the amount of public realm</p>

	shrubbery that would be built over.	just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point. The Framework states that designs will utilise existing trees as far as practicable and aims to increase tree planting both in the ground and in planters over the podium.
BSANA	The envisaged footbridge over the IDR to link with Baker Street would be a significant gain for the public realm but its provision is described as "potential" rather than its being an essential element of the plan. There are also potentially as many negatives as positives with the development of this bridge especially as a narrow foot bridge as it is currently drawn. There is a long history of persistent local Anti-Social Behaviour (ASB) and drug crime in the Baker Street area, that can only more easily transfer directly into the new development via the bridge.	Further information has been added to the Framework to emphasise the importance of the footbridge and to clearly articulate phasing. Additionally, any safety concerns will be addressed at application stage and the police consulted.
BSANA	Within RBC's Tall Building Strategy (TBS) there is a commitment not to impact existing public realm "All tall buildings proposals should create safe, comfortable and attractive spaces around them, and avoid detrimental impacts on the existing public realm". This is another policy that is insufficiently addressed within the framework laid out by HSADF.	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
BSANA	As a condition of approving the construction of dwellings that will add almost 3,000 people into the area and with the acute lack of public space within the surrounding area the decking over the IDR must be committed to in mitigation.	The cost of decking over the IDR is a barrier, but this remains an aspiration of the

		Council.
BSANA	There is no open public space in the BSANA area which adds further to the area's level of deprivation and limited quality of life standards for the majority of the residents with no green space access.	Noted. The Framework seeks to slightly increase and improve the quality of nearby public realm within the Hosier Street site.
BSANA	RBC has an excellent report that refers to the importance of green space on mental health and we refer the reader to this report - "Creating the right environments for health - annual report from the director for public health ".	Noted.
CAAC	The framework proposed appears to reduce the amount of available public green space. The area behind the Butts Centre and towards the Magistrates Courts is despite its deficiencies of infrastructure well used. It is difficult to tell if the proposed 'managed' green spaces are all truly public or not. Most of the green space seems to be 'private' but it is not easy to differentiate between the two greens used on the Framework Master Plan (Fig 10). Similarly it is not possible to tell the difference between 'existing' and 'new' trees. It is not appropriate to consider St Mary's Churchyard as public open space in the same way as for example, the Forbury Gardens. Because of the wind along Queen's Walk it is not really suitable as a place to sit and relax.	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point. Wind at Queen's Walk will be addressed at application stage.
CAAC	We would like to register our interest in the retention of certain heritage features within the area including but not limited to: <ul style="list-style-type: none"> • The Hexagon Theatre including the 'HEXAGON' pole; • The cartwheeling boys sculpture; • The clock and (now disused) fountain and water feature; • Broad St Mall (Butts Centre) concrete facades; and • Tea Hut. 	The Framework has been revised to include the retention of existing features as far as possible.
CAAC	For Minster Square, it is disingenuous to suggest that a church yard can be a 'public space' in the same way as Forbury Gardens. It is first and foremost a graveyard, nicely landscaped, green and peaceful as it should be. A market area and integrated seating against the church walls seems incongruous.	While respecting that it is a graveyard, It is clearly a valuable green space within the town centre.
Ian Dennis	There is not enough true public realm. The sites earmarked for cafes etc. seem to be likely to be in the shade of the taller buildings and exposed to wind for much of the year.	Public realm is increased by a small amount but it is

		consolidated to provide a large area as a focus for the site and is capable of accommodating a range of open space/public realm uses.
Diocese of Oxford	The Diocese of Oxford as a property owner within the Minster Square (our property separate from the Minster Church) is supportive of the draft proposals. However, we wish to draw to you attention to one area of concern under Paragraph 3.3 - Minster Square. The paragraph refers to the Service Yard (point No. 5) immediately to the north of the square. For years, RBC has used this site as an "unofficial waste handling centre." To our knowledge, there is not permission or licence for this use, but as neighbours will testify the Council uses it to bring in waste from other locations before it is then re-distributed. Whilst the yard is technically outside of the Development Framework, you have identified that access to it is via the "Square" and that "its appearance should be improved." We are happy to support this, but recommend that it should go further, i.e. that it should be regulated and limited to serving those properties with rights of access and NOT as a general waste handling centre. This would significantly reduce the number of vehicular movements along the narrow access i.e. through the middle of the "key space" that you have identified on the plan.	Noted. The use of this area is being reviewed by the Council.
Moorgarth	The Council's proposed phasing sequence is supported insofar as residential and retail redevelopment at Broad Street Mall is identified as coming forward first, however we welcome a discussion with officers to agree the sequence of public realm works, particularly whether improvements to the Oxford Road should occur later and similarly whether the frontage along Hosier St and Dusseldorf Way should come forward earlier as they will be associated with new residential development above and activation of retail and restaurants.	The Framework has been revised to reflect these comments.
MP Matt Rodda	There is already significant lack of green space within the town centre. The proposal further reduces public open space. The private areas for residential buildings are for exclusive use and more thought needs to be given to public vs private open space and green space within the site.	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.

John Wilkins	It is odd that Minster churchyard is described as "new greenspace." It is existing green space.	Noted
John Wilkins	Consideration should be given to more green space, with trees planted in the ground rather than high-maintenance "planters".	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
John Wilkins	The so called "playful interaction" with the landscape is nonsense and should be abandoned. The illustrative play and activity features look to have been created by consultants with no concern for costs. People lounging on airbeds watching a film looks like the worst sort of American-style venue and the climbing wall is unsafe.	These are illustrations of the way open space is used in other similar developments and what is possible on this site subject to detailed design as part of planning applications.
John Wilkins	Central Reading is not a suitable place for a community gardening activity, particularly if what is going on at the old Civic Centre site is an example. I am not against encouraging people to grow things but it must be in the right place. Have you ever seen an attractive allotment site?	The current community garden use is a temporary, beneficial use of the land pending future redevelopment.
John Wilkins	The possible footbridge across the IDR and the possible access from Hosier St to Castle St close to the Sun Inn are welcome potential improvements.	Noted.
Reading Civic Society	We are not convinced of the value of what appear to be private gardens for the accommodation blocks.	Policies require amenity space to serve residential accommodation. In town centre developments there are obvious constraints to how this can be provided and various options have to be considered.
Reading Civic Society	Dusseldorf Way seems too narrow in the new scheme. It will be helpful to understand the significant adverse constraints including the retention of the podium and the sub-station.	The framework now provides examples of similar spaces

		with illustrative examples provided in an appendix.
Reading Civic Society	More work needs to be done to make the public realm ideas convincing.	This is a framework that sets out principles and guidance. More detail will be provided as part of planning applications.
Reading Civic Society	The opportunity should be explored to expose the Hexagon and make it more visible/accessible at the heart of the scheme.	The framework seeks to do this in the face of considerable constraints mainly related to the podium structure
Reading Civic Society	The positioning and access to the tower blocks on top of the BSM should be given further consideration along with the use of the space on top of the car park.	The Council assumes that these will be matters dealt with in the forthcoming planning application to be submitted by the owners of the BSM.
Reading Civic Society	Whilst the idea of Minster Square is superficially appealing, to be deliverable the buses need to be removed from St Marys Butts.	Officers are working closely with Reading Buses and RBC Transport to determine the appropriate arrangement for buses in this area. More detail has been added in the Framework to reflect this. However, St Mary's Butts is a vital piece of the bus network in the town centre an any changes to bus services need to be very carefully considered.
Reading Civic Society	The churchyard is not a conventional "green space".	Nevertheless it is classed as open space and provides an opportunity to contribute better to the public realm in

		the wider town centre.
Reading Civic Society	Bridging over the IDR in some way will be welcomed.	Noted.
Reading Civic Society	The Reading Cycle Campaign needs to be involved.	Noted. The Reading Cycle Campaign received notification of this consultation, but the Council did not receive a representation.
Reading Civic Society	Future of the Cartwheeling Boys needs to be clarified, along with other heritage items.	The Framework has been revised to include this.
Historic England	The positive focus on the role of St Mary's Butts and St Mary's churchyard as a new Minster Square where improved public realm is expected to deliver an attractive market place is appreciated, although, as pointed out below, this is only one part of the St Mary's Butts and Castle Street Conservation Area.	Noted.
Historic England	The redevelopment also presents opportunities to enhance the character of the area through improvement to its setting. The past redevelopment of the area turned its back to the IDR leaving the outlook from the conservation area as the highways engineering landscape of the IDR in its concrete lined canyon. We recognise that the framework identifies this as an area that should be enhanced with green landscaping to create a more attractive outlook but we would suggest that this fails to provide sufficient direction to break the pattern of development ignoring the space and creating a psychological barrier, whereas both requiring buildings to address the IDR and providing views into the public spaces of the development area from Howard Street could help to visually unite the two areas in a more positive way. We recommend that a requirement to address the need for a more active engagement of development with the IDR is a part of the vision for the Hexagon Quarter at page 16.	Noted. The framework considers how the area should address the IDR.
Historic England	We also note that the interchange between the IDR and Castle Street/Castle Hill lies with the development area boundary in Figure 2, yet there appear to be no specific proposals to improve this junction, including potentially improving the pedestrian route between Castle Hill and Castle Street. This is identified as having a negative impact on the areas in the St Mary's Butts/Castle St Conservation Area Appraisal (adopted by the Council in 2008) and, as such it seems odd that the framework does not seek to address this issue. Reuniting these as a single street, even if only through public realm works, would help to create a high quality pedestrian route into the town centre from the suburbs directly to the south west and potentially improve the impression of arrival in Reading Town centre as an historic destination	This is a very busy traffic junction and a major interchange on the IDR. There are severe limits to how it might be altered. Wording relating to improving the pedestrian cycle crossing and other aspects of this junction

	with a special "USP". At present the townscape of the IDR creates a fracture between two streets that are both acknowledged as being of special historic or architectural interest and that, historically, were a single entity forming the principle route into Reading from Bath and SW England (which is reflected in the high quality of many of the historic buildings on this route).	added to the framework.
Historic England	It is telling that Castle Street is not identified as a separate character area in Figure 11 and we feel that identifying this as a character area with its own vision, including the buildings on both side of the road, might help to guide thinking towards specific responses to its character and appearance. An instance might be to revise the Framework Masterplan (figure 10) to indicate that public realm enhancements on Castle Street should include works on both sides of the street to ensure that it has a unified character as a single place.	A new section and further wording added referring to the Castle Street Character Area.
Historic England	At the broader, landscape level it would be helpful to see how the proposed cluster of tall buildings will appear in some of the long distance views, including those identified as key views in the Tall Buildings SPD, as well as, some closer 'neighbourhood level' views from within the town centre. Using modern technology to better understand the impact of this proposed form of development is an important opportunity to avoid repeating past mistakes.	Some modelling of longer distance views has been undertaken and will be required as part of the submission of any planning application.

Webform Responses

Andrew Clayfield	Greenery is good, but more should be made of planting and water to regulate the temperature of the public realm and reduce energy usage.	Noted. The Framework does not go into this level of detail, but will be addressed by existing planning policies which require measures to reduce the impacts of climate change.
Andrew Clayfield	You talk about wellbeing for residents by providing private outdoor space, but you miss other elements such as high standards of insulation and passive design which improves comfort in flats.	Noted. The Framework does not go into this level of detail, but will be addressed by existing planning policies which require sustainable design and construction standards.
Andrew	You should be more bold in having car-free flats, but ensure the developer supports a car-	The Framework does

Clayfield	sharing scheme, and you have not mentioned space for a bike share scheme or cycle storage.	encourage car-free living and parking will be provided at much reduced levels. Cycle storage, as well as the consideration of car or cycle sharing schemes, is required through existing planning policies.
Timothy Cook	I would like to see if we can use green roofs on the various buildings. Possibly having an interconnected greenway parkway between the roofs of different developments. A possible sky-park-walkway between the rooftops. Even if it isn't publicly accessible on some parts or area, the idea should be reviewed in the consultation phase, due to many benefits to the community, landowner and environment as well as the cost benefits green roofs can bring to Reading as a whole. The idea is to make Reading a town or a city that leads with innovations and inspires for many generations into the future.	Noted. The Framework does not go into this level of detail, but planning policies encourage the use of green roofs.
Timothy Cook	I would like to see hedgerows considered in the development.	Noted. The Framework does not go into this level of detail, but planning policies encourage green infrastructure such as hedgerows that help to foster biodiversity.
Cara Sheldrake	Given the proposed density of building, especially of housing, the extent of green space seems very limited with a lack of communal feel. It is vital that as much as possible is done to promote active planting to reduce pollution levels and promote pollinating insects. Whilst there is evidently nowhere near enough space for a full recreational park, use of the Minister churchyard for families to meet up seems unlikely and benches on a green corridor don't promote the same level of face-to-face interactivity and meeting of community groups.	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point, as well as to clarify the role of the churchyard. Existing

		planning policies require consideration of planting for biodiversity.
Susan Tait	Love the landscaping and seating areas and the artistic play pieces but not the climbing wall as that's too risky. Needs a harness or at least a very soft landing area. Please no water features! I would welcome a place where people could practice their dancing/music. An art gallery would be good for temporary displays. RGA has been campaigning for a gallery for years that could be used by the community.	While these are all good suggestions, the Framework does not prescribe specific public realm improvements. The images included are indicative of what could be proposed.
Kirstie Rowlands	A pedestrianised market square right next to the church is also ridiculous when you have a perfectly good area on Hosier St you could use if you actually cared about current Readingensians rather than building new flats you can sell.	New flats in the town centre will help provide desperately needed housing in Reading in a highly sustainable location. It is possible to both provide housing and have a thriving market in the area.
Jocelyn Morris	It is imperative that this is focussed around creating green and safe space for people to use. Any green space needs to ensure that it can be used by young and old, but not to become a drinking/drug taking part of the town.	Noted. The framework seeks well design multi-functional spaces. The Police will be consulted on any application to ensure that safety concerns are addressed.
Lyn Fariello	The number of corners and non-straight pathways through the development are a safety issue: people using it as a cycle path and therefore being a danger to pedestrians, and of course, drug dealers and their customers. We already have drug dealing on the corners of Baker St, Russell St, Jesse Terrace, Zinzan St - with a vast market opening up across the way in this development, no doubt drug dealers will operate in the pathways around corners. It will be unsafe for 'normal' people to walk through. I think you are creating a 'no-go' area.	The Police will be consulted on any application to ensure that safety concerns are addressed. Increasing footfall and activity should help to deter antisocial behaviour by making the area less secluded.
Chris Little	St Mary's Churchyard still remains the primary public green space (i.e. grass and large trees). More should be introduced, especially to capitalise on the canal banks, which seem to remain 'hard' perhaps missing an opportunity for flood mitigation measures.	The site does not include any canal banks, but the Framework generally seeks

		to grow the green network and plant trees.
Chris Little	No thought seems to have been given to public realm in the cold, wet and windy weather. Even a Mediterranean climate can be miserable for several months of the year.	"Spill out" spaces from proposed retail or restaurant units are temporary and will likely only be used during certain times of the year. It is unclear what other built environment interventions could account for winter weather.
Christine Lalley	The glossy photos of street furniture do not reflect reality. It depends very much on integrated design with a limited palette of materials and investment in maintenance of the public realm.	The photos are meant to be indicative of the type of public realm improvements that may occur. Maintenance of features will be addressed during application stage.
Lotte Meteyard	The plans for a public square and garden near the Hexagon are very welcome, and I understand the need for more housing / flats in Reading. However, the council should seriously consider increasing the amount of land that is made available as PUBLIC space in the town centre that can then be used flexibly to host a variety of interesting and diverse/dynamic events or offerings. At present, sections on the plans show large areas given over to private gardens for residents in the blocks of flats. It would be entirely possible for these spaces to be given over as public spaces, with private gardens/areas for residents elevated above ground floor level. Note also the possibility that the top floor of flat developments can have private or communal roof terrace spaces open to all residents -as done successfully in a number of London developments.	Policies require amenity space to serve residential accommodation. The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point. The Framework does not preclude communal roof terrace spaces.
Lotte Meteyard	A town centre playground would be absolutely invaluable for families coming to shop in	The Framework seeks to

	Reading for the day and needing a respite. At present there is NO public playground in central reading (if you discount the Caversham park, which is hidden to people visiting Reading and going from the station to the tow centre). Forbury gardens is beautiful but rightly contains no play equipment. Space A on the plans would be ideal for something like this.	encourage opportunities for play within the public realm.
Willem Londeman	The document talks a lot of green spaces and makes all the right noises. However on the plan on page 22 I only count 20 new trees and can only spot marginal amounts of green spaces. At the moment there is a community garden being build that is attracting a lot of attention and it would be good to see a continuation of this community garden project in the plan, e.g as a roof garden or green wall. There is great potential here, but it seems the plan is not imaginative enough.	The new trees and green spaces illustrated are only indicative. This will be looking at more closely during application stage. Language has been added to the Framework to allow for community gardening.
Mary Neale	A flexible space for community activities, a covered market, play facilities among the many uses needs to be included in the new build, without taking up additional space. I would be in support a new green space over the IDR between Baker Street and Oxford Road. It is worth considering regularly supervised streets for children's play areas rather than specific play equipment that would create obstacles for older and less mobile residents.	The Framework does not go to that level of detail, but does encourage community space and play facilities generally. This will be considered at planning application stage. Further studies are being undertaken to consider options for a bridge or decking to be provided over the IDR, although it should be noted that this is a very expensive infrastructure item.
Reading Düsseldorf Association	We like the reference to "hard landscape (reflective of Düsseldorf's 'Altstadt') in section 3.1, page 18, although it will take more than that to make the area comparable with the Altstadt's lively environment. We are however concerned that we are unable to find any reference to the Cartwheeling Boys sculpture opposite the former Civic Offices site. This is an important piece of public art, contributing to the aims referred to on page 21 in the same section. It was a gift to Reading by the City of Düsseldorf, unveiled on 23 April 1981 by the then Mayor and Oberbürgermeister to commemorate the 30th anniversary of our friendship in 1977. The sculpture remains a very	Reference to the need to retain the Cartwheeling Boys has been added to the revised Framework and a picture of the sculpture forms the cover of the Revised Framework.

	<p>important symbol of our ongoing lively friendship, which is now an official twinning.</p> <p>The plan on page 14 appears to identify a proposed building (No 17) that would cover the site of the sculpture. We would strongly urge that a formal planning policy is included, saying that the sculpture should be an integral and prominent part of the design of any building at or close to this point and its immediate surroundings, so as to emphasise its significance to the community of Reading.</p> <p>If potential developers were unwilling to accept such a policy, then an alternative (much less satisfactory) would be to require them to fund the relocation of the sculpture to another appropriate and prominent position. This would require the careful dismantling, transport and reconstruction of a large structure; we do not know whether details of its internal design (as opposed to the external brickwork) are now available. Such a relocation would therefore be likely to be very expensive, and could be technically challenging.</p> <p>We therefore wish to request an amendment to the proposals to include a policy to preserve the sculpture, and if at all possible to do so in its present location.</p>	
ORCA	Does St Marys in Castle street have a churchyard? And there is no mention of how such a space will be rediscovered? There is no mention of how the green space of the Minster is to be recovered into a green public space. Will the remaining tombstones be relocated or sunk to ground level. Will people be comfortable in using this burial ground as a recreation area? Or is a green lung the only option. Greater clarity is required.	There is no churchyard at St Mary's in Castle Street. The revised Framework has been edited to clarify the role of Minster Square as a green space that could be better used.
Stephen Cox	Reading town centre lacks open green spaces. Enlargement of St.Mary's churchyard, and the inclusion of other green spaces, are a positive aspect of the plan. Priority should be given to space for rest and relaxation.	Noted.
Stephen Cox	The plan raises the possibility of brightly-coloured pedestrian surfaces. These look very unattractive. Please use more subtle materials which suit the historic character of the area.	These examples are not meant to be prescriptive, but simply provide an example of what could be. Applications will be assessed for their impacts on the historic character of the area.

CIIR Rob White	More green spaces, roof gardens, green walls please.	Noted. The Framework does not go into this level of detail, but existing planning policies encourage the use of green walls and roofs.
Keith Elliot	Please, please, please do not miss the opportunity. What Reading lacks is quality public spaces where people can stop, sit, meet. Battle Hospital redevelopment failed to grasp this opportunity despite all the good intentions of the planning brief. Somewhere in the Hosier St area make a space with seating, sculpture, space and quality landscaping so that the west side of Reading can rise above the tawdry. Queen's Walk could be a candidate for such a space. Also make it permeable for pedestrians and cyclists.	Noted. The Framework seeks to create such a multi-use space in the Central area and in other areas such as Queen's Walk.
Jennifer Cottee	I support the proposal produced by Food4Families that the development should include some kind of permanent food-growing community garden. Options would be at ground or roof level. The rationale is clearly explained in the paper. The opportunity to design for future communities living in central Reading should be grasped.	Noted. Reference to community gardening has been added to the revised framework.
Janet McFall	I like your overall plan and particularly the emphasis on enhancing and expanding public open spaces. I think it is particularly important to have as many trees planted as possible given the challenge of climate change and the potential for the heatwave last summer to become the new normal. We will need green shades areas as a priority. As you say on page 20 "In addition, planting can provide opportunities for playful interaction with the landscape. As followed in several towns and cities, edible planting strategies may be adopted and promote community gardening activity where space allows, encouraging social interaction and good neighbourhood." In relation to this point I would like to state my support for the Food4Families proposal to allow some space either at ground level or on a rooftop to be used as a community garden.	Noted. Reference to community gardening has been added to the revised framework. Existing planning policies will be applied which require measures to reduce the impacts of climate change.
Holly Skeet	Plans should include green space, particularly a community space for food-growing.	Noted. Reference to community gardening has been added to the revised framework.
Anonymous	The proportion of Private green space and Public Open space is unbalanced. It is well documented that such green space is underutilised as is demonstrated in the Chatham St project. The Social housing block is poorly maintained and paint is peeling. The ground level walkways are grubby and provide night time shelter to the homeless. How will this inevitability be challenged within this framework?	The fact that some private green space is underutilised does not mean that the Council should not seek to require private amenity space for residential

		developments. Maintenance plans will be addressed at application stage.
Sharon Fitton, Food4Families (RISC)	We represent a group of organisations involved in the temporary transformation of the former Civic Offices site into Lavender Place Community Gardens and a strong desire to help build on this to create a long-term landmark space for the future.	
Beth Scott, Reading Food Growing Network Superintendent	We welcome the key objectives summarised in the vision statement, especially 'providing high quality public realm'. The outline development framework highlights Hosier Street Area's importance as a development site within the Reading Central Area. Indeed the scale and prominence of this site probably makes this a 'generational' opportunity to demonstrate bold and imaginative ways of meeting the strategic planning and sustainability aims set out below.	The amount of public realm proposed actually represents a slight increase when compared to the amount of public realm just before the Civic Offices were demolished. Further information has been added to the Framework to clearly illustrate this point.
Stan Gilmour, Thames Valley Police	We note that within the draft Reading Borough Local Plan, May 2017 (RBLP), Policy EN9 provides that "all new development should make provision for appropriate open space based on the needs of the development" and that "the open space for all developments shall satisfy the most urgent need, subject to considerations of particular deficiencies".	
Kathryn McCann, Kat Creative	Draft RBLP Policy EN9 continues "that such open space should be: <ul style="list-style-type: none"> • Safely and easily accessible.....to the general public....and be designed so as to feel that it is part of the public and not private realm • Create a safe environment..... • Provide some informal landscaping for aesthetic, wildlife and recreational purposes". 	
Kirsti Wilson, Connect Reading		Reference made to roof level gardens and community food growing space at roof level where access can be made available to members of the community. See Page 18 and page 32 , point 7
Natalie Ganpatsingh, Nature-Nurture	We further note that the Reading Climate Change Strategy "Reading Means Business on Climate Change 2013-2020" (reviewed 2017) acknowledges that local communities play a central role in helping develop more sustainable lifestyles; collective action created at a community level can help achieve a reduction in Reading's impact on and resilience to climate change. This is reflected in the strategic priorities to: <ul style="list-style-type: none"> • Build community activity relating to sustainable communities, by engaging neighbourhoods and encouraging voluntary action... • Build community resilience to climate change and self-sufficiency, including through food-growing, such as shared allotments 	
Dr Andrea Berardi and Prof Jay Mistry, The Cobra Collective CIC		

<p>Danielle Corbishley, Beautiful Creatures Outdoor Arts</p> <p>James Mugo, Alliance for Cohesion and Racial Equality</p> <p>Munawar Karim, Deenway Montessori School</p> <p>Dave Richards</p>	<p>The draft Development Framework notes that the Central Area of Reading has very limited open spaces and public realm, and urges that "the site should ensure public open space is multifunctional and high performing."</p> <p>Whilst proposed soft and hard landscaping along Queens Walk, Dusseldorf Way and Hosier St and the Hexagon Plaza have the potential to enhance the public experience of the open space areas it would appear that overall, the scale of open space that is "easily accessible to the general public" and "part of the public, not the private realm" (in accordance with Draft RBLP Policy EN9 - above) is reduced from existing levels, not enhanced. The open space associated with the proposed multi-storey residential accommodation cannot be considered to meet this criterion.</p> <p>Neither does the public open space currently proposed fully exploit the opportunities to meet the aspiration set out above that this should be "multi-functional and high-performing".</p> <p>In addition, the 'private' open space associated with these apartment blocks does not afford most of the future residents the same opportunities for growing spaces that are enjoyed by people with individual gardens in low-rise developments.</p> <p>However, we believe the potential exists to address each of these shortcomings by introducing a flagship, town-centre community food growing space at roof level into the outline development framework.</p> <p>Aerial allotments are not only a feature of many landmark developments around the world, but also highlighted in the Reading 2050 Vision Project:</p> <p>"Buildings will become green in their own right, with indoor and outdoor growing spaces woven throughout the built fabric of the city, on roofs and walls, to soften hard surfaces and minimise run-off."</p> <p>And also envisions that we will:</p> <p>"Encourage and facilitate community ownership of open spaces, including a co-owned schedule of events and activities."</p>	
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	<p>As well as meeting the Planning objectives set out above, such a facility would help meet the Council's broader aspirations to build community cooperation and action to mitigate and adapt to Climate Change as set out above. Also providing a demonstration of how people can reduce their environmental footprint to help address climate change mitigation and adaption, eg through water harvesting and utilising re-used, renewable and recycled materials in the hard landscaping. An intensively planted green roof would also help to mitigate the critical impact of climate change by contributing to storm water attenuation and reduction of the urban heat island effect.</p> <p>In addition, such a prominently located Community Allotment space could make a real contribution toward key priorities of the Reading Health and Well-being strategy 2017-20:</p> <ul style="list-style-type: none"> • Priority 1 - Supporting people to make healthy lifestyle choices • Priority 2 - Reducing loneliness and social isolation <p>The town-centre location of such a facility, in close proximity to centrally located support service delivery points, eg smoking cessation & NHS Walk-in-Centre located in Broad Street Mall, would be highly accessible through a formal Social-prescribing route. Users of other town-centre service providers such as Reading Refugee Support Group and children from centrally located schools, which do not have 'soft' landscape areas could be some of many potential participants, alongside the new apartment residents with no garden spaces.</p> <p>Taking all of the above together, we believe that a roof-level community food growing space would satisfy the requirement of Draft RBLP Policy EN9 that "all new development should make provision for appropriate open space based on the needs of the development" and that "the open space for all developments shall satisfy the most urgent need, subject to considerations of particular deficiencies".</p> <p>Reading has a successful (and ongoing) track record of developing Community Food Growing spaces, which have engaged hundreds of residents; helping people live healthier and more fulfilling lives and to build more sustainable communities.</p> <p>Experience gained over the past seven years (Southcote GrowAllot and Whitley GrowAllot) in housing estate suburbs was brought to bear in a new urban town-centre setting, establishing</p>	<p>Sustainable design and construction policies and other policies in the local plan require sustainable buildings and adaptation to climate change that would cover matters including the need to provide green roofs.</p> <p>It will be appreciated that</p>
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	<p>the Lavender Place Community Gardens in summer 2018 in partnership with the Thames Valley Police and Reading Borough Council.</p> <p>This has already begun to engage a new and different demographic to earlier community growing spaces and clearly demonstrate the value of providing activity-based recreation opportunities, with a healthy-living focus in the town centre.</p> <p>Whilst delays outside our control meant that hard landscaping and planting only began in late June, the garden has begun to fulfill its objective of encouraging social cohesion and creating opportunities for education, lifelong learning and promoting health and wellbeing. Volunteers from Thames Valley Police (TVP), Reading College Activate Learning, Deenway Montessori School, Bottomline Technologies, Reading Food Growing Network and Food4Families have all been involved in the early stages.</p> <p>In the 2019 growing season we will expand this community participation. An Age Concern group meeting in the Hexagon will be encouraged to use the garden and TVP are planning to bring young people on probation. Reading Refugee Support Group and Alliance for Cohesion and Racial Equality (ACRE) are also exploring how they can encourage their users to experience the well-documented benefits of gardening on wellbeing.</p>	<p>the existing community gardens on the site of the Civic Offices are a temporary beneficial use pending the redevelopment of the Civic offices.</p>
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Hosier St Interactive Workshop

13th September 2018, the Hexagon Theatre

15:00 to 18:30

Urban Space Labs (the Council's Urban Design Consultants) Notes.

Highlight Report

The draft Hosier Street / Broad Street Mall Development Framework was submitted to Reading Borough Council's Strategic Environment, Planning and Transport Committee on the 2nd July 2018 with a recommendation for public consultation to be undertaken with a closing date of 28.09.2018.

As part of the consultation, an interactive engagement event with local stakeholders was undertaken to provide an enhanced platform for understanding local opinion. The event took place in the Hexagon Theatre on 13th September 2018

The consultants who assisting in preparing the draft Development Framework, Urban Place Lab Limited, were approached to facilitate the event where presentations on the report could be made, and more detailed feedback provided by the community.

43 participants (including councillors and council officers) plus four facilitators from Urban Place Lab were in attendance, split into 5 groups.

Following on from introductions, a presentation was made on the report methodology and findings and an initial Q&A was performed, pending a 2nd session looking at proposals on a topic basis.

Questions raised at the Q&A included (inter alia):

- With the advent of such high density neighbourhoods, has sufficient space been allowed for the private amenity of residents?
- Have long range views, and the impact of the proposals on Reading's skyline been included as part of the evidence base?
- Has consideration been given to the decking over of the IDR, and if so why would this work here but not at Chatham Street
- Has consideration been given to the removal of the podium, in favour of an 'at grade' solution
- Who will retain the freehold of the podium?
- Has consideration been given to the use of interactive visualisation software to allow for the interpretation and modelling of environmental effects?

Responses were provided by RBC Elected Member Cllr Tony Page, RBC Head of Planning, Development and Regulatory Services Giorgio Framalicco and lead facilitator, James Gross of Urban Place Lab, and focused on the policy background to the former local plan which included a tall buildings study and the changing nature of urban neighbourhoods and lifestyles. The panel deferred answering matters of property as representatives from the RBC property team were not able to attend.

The remaining part of the event was given over to topic work, exploring the report findings with regard to:

- Uses, and Response to Context
- Townscape, Massing and Tall Buildings
- Landscape and Public Realm

Having reviewed the content of feedback gathered at the event, the facilitators have arrived at the following findings:

Uses and response to context

There is a lack of public understanding around the policy position that supports tall buildings in the location. The community has raised concern over what it calls 'super densities' and is of the opinion that local infrastructure will not be scaled to match requirements.

Climatic aspects of the development framework proposals, notably the effects of wind and shadow casting were felt to have been insufficiently explained in the context of previous buildings (e.g. Station Hill, having experienced similar problems previously).

Although the preservation of a view along Hosier Street was understood and appreciated, a need to understand the ratio of street width to building height through existing place examples was suggested.

A frequent comment was the closure of the Friar Street Sainsbury's and the perceived necessity to add a supermarket into the scheme composition. This was felt to sit better in the Broad Street Mall ownership areas of the scheme.

Townscape, Massing and Tall Buildings

Primary comments were levied at the location and height of Block B2, the suggested 20-storey tower block to the south of the Hexagon Theatre. Questions were asked about the rationale for siting this building, and to what extent, the shadow impact on the Russell Street/Castle Hill Conservation Area had been considered.

Additionally, comments were received that suggested a redistribution of height and mass. However this needs to be set against the need to commit to a quantum of development to meet the headline viability assessment target of circa 475 dwellings on RBC land, as well as remain compliant with the Tall Buildings Strategy, that affords Station Hill, vertical primacy in the town centre.

Similar concerns were raised (see response to context above) about the height to width ratio between street and buildings at Hosier Street.

Landscape and Public Realm

Misconceptions around the scale of space outside the Hexagon Theatre led some attendees to comment that the space feels smaller than illustrated in the report. The proposed event space is in fact 3-4 times larger than the current space, although similar geometry may have confused stakeholders.

The public realm at the base of the Hexagon Theatre was questioned as being 'left over' and additional design solutions for this area were sought from the facilitating team.

Linkages to Baker Street over the IDR were queried as to what form these might take. Decking over the IDR was generally understood not to be a viable option, although improvements on a mere footbridge were sought, identifying a green bridge option as a possible compromise.

At odds with questions raised during the Q&A, a groundswell of comment seemed to focus on the breaking up of the block structure, and a redistribution of private (internal block) open space, into the public realm. This needs to be considered in the light of achieving a balance between private and public amenity, but additional (residential) open space was well received as a suggestion for podium levels on top of the Broad Street Mall.

Officer Notes;

Hosier St Interactive Workshop

13th September 2018, 15:00 to 18:30

43 participants (including councillors and council officers) + four facilitators from Urban Place Labs

Conclusions presented from each breakout sessions as follows:

1. Uses and response to context

- Market area should be longer, more active and inviting, perhaps it could be covered? Some asked if this was the best location for a market or should it be moved elsewhere in town.
- Green spaces should be more porous and accessible for members of the public
- Concerns about area underneath the podium. What can be done to make it more open and feel safe?
- How should we best address the barrier of the substation?
- Can we put more public realm on top of the Broad Street Mall for residents of the flats?
- Residents are concerned about the lack of capacity at nearby doctor's surgeries and schools. This needs to be looked at in detail.
- Concerns about a residential mix—do not want to see only one age among residents.
- Is this space a part of the “night-time economy?” If so, there are concerns about security.
- Doubts about the viability of retail, especially with so many businesses struggling already.
- What are the effects of wind and lack of daylight on uses, particularly spillout uses between buildings such as café space?
- Wayfinding should be clear with cohesive signs and gateways to lead members of the public into the space.
- Wayfinding in the carpark is very poor and needs significant improvement.
- Concerns about conflict between cyclists and pedestrians. Can this be “designed out” with a dedicated space for cyclists?
- Concerns that there will be a lack of car parking or too much car parking, more information is needed

2. Townscape, massing and tall buildings

- We need high quality architecture that is distinct and unique to Reading. Architecture should be interesting across all floors of taller buildings.
- Building B2 seems too dominant. Stepping down in height from West “does not work.” We’d like to see views from Baker Street compared with what the view was before the old Civic was demolished.
- Questions about why the blocks have been oriented in such a way. Shouldn’t they be oriented from north to south to allow for more light between buildings?

- Concerns that the Hexagon will seem dwarfed and lowered compared with the rest of the development.
- B2 should be moved closer to the centre of the development and step down towards Baker St. Perhaps we should have more blocks, but lower rather than having a few tall buildings. Would like to see something at "neighbourhood scale," perhaps a grid with narrower spaces between buildings and more blocks with lower heights.

3. Landscape and public realm

- Paving must be consistent. Currently it is a patchwork of different materials and in poor condition.
- Would like to see green roofs and walls.
- Play areas for families are needed, as well as areas that are covered.
- How will rainwater be managed? Drainage is important and can provide opportunities for biodiversity.
- Again, we feel that the relationship of the development to the Hexagon is poor. This needs to be carefully managed so that the Hexagon is emphasised and is not dwarfed.
- We would like to see more public green space.
- Is this plan flexible enough? What if retail at ground floor is not viable and is replaced by residential? Have we looked at the impacts of this?
- Footbridge to Baker St should be wider.
- All public outdoor spaces need to be decluttered. We need to rationalise street furniture and make sure it is cohesive, especially at St Mary's Butts.
- We should have amphitheatre seating for informal performances, perhaps outside the Hexagon.
- How can we rearrange bus movements to make St Mary's Butts feel calmer and friendlier to pedestrians? St Mary's Butts seems too wide. Can it be narrowed?
- Edges of St Mary's cemetery should be used to provide seating.
- Widespread support for the decking of the IDR

Summary of matters raised by Historic England in their letter to the Chair of SEPT Committee dated 20th November 2018 on the Revised Hosier Street Area Framework

Respondent	Summary of comment	Officer comment
Historic England	Conflict with emerging Policy CR10 of the Local Plan. LPA has to have given special consideration to the need to preserve or enhance the character or appearance of the conservation areas and listed buildings.	We believe that, in the context of the local plan policy for the site, such consideration has been provided and that the policy requirement are appropriately emphasised in the document.
Historic England	The framework has not been subject to a SEA.	Sustainability Appraisal (including SEA) was performed for the site during the preparation of the Local Plan. This can be found on pages 175, 577 and 676 of Local plan document LP005. Under the Town and Country Planning (Local Development) (Amendment) (England) Regulations 2009, there is no need to repeat the process. A statement will be provided on the website once the framework is adopted. Section 7.3 of the framework states that any applications are likely to trigger requirements for an Environmental Assessment.
HE Recommendations		

Historic England	<p>Fig. 10 is too specific regarding the desirable location and form of a tall building at B2 and would limit the opportunity to consider alternative options in terms of positions, scale and massing at a later stage, potentially limiting opportunities for innovative design.</p>	<p>Analysis set out in the appendix to the Framework shows detailed consideration of reasonable alternatives. It shows that the location in Fig 10 is a preferred location. However the framework does not rule out other possible locations. New wording added to the Framework to make clear that Figure 10 is indicative.</p>
Historic England	<p>Recommends that the plan is less specific about what would be appropriate in terms of the location and plan form for any tall building associated with redevelopment of the Civic Centre site. Remove the specific building B2 footprint indicated and combine this development block with unit B1 to provide a suggested area in which one or more taller buildings could be located in addition to other buildings to provide a set number of units, with potential to scale-up to a taller building.</p>	<p>As set out in the appendix to the Framework, work on reasonable alternative locations has been undertaken. However the framework does not rule out other possible locations or forms. New wording added to the Framework to make clear that Figure 10 is indicative.</p>

Historic England	<p>Further consider the layout, scale and massing, e.g. spread development over a larger footprint without relying on a higher tower. A building with greater 'mass' but lower level (whilst still above 12 storeys), at this location could in fact provide a suitable stepping-up of scale for the proposed towers above the BSM, whilst framing the Hexagon open space.</p>	<p>The Council, through its Tall Buildings Policy, is seeking clusters of elegant, slender buildings, not bulky, spreading structures, which are more representative of the 1960's development the SPD is seeking to redress. The townscape impact of a taller, slender structure with great architecture can be less than lower spreading blocks that communicate greater mass and imposition on a larger area of townscape. However, there is nothing in the SPD that specifically restricts applicants from investigating this approach. Some wording added to the Framework.</p>
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Historic England	<p>Page 32, The present Broad Street Mall frontage to St Mary's Butt's makes a poor contribution to the street scene There is an opportunity to extend the mall over part of the pavement to create a new frontage that would restore the historic building line and enhance the building frontage, whilst potentially providing additional retail space. Include direction to:</p> <p>"Rationalise the building frontage and pavement space west of Broad Street Mall by extending the building to provide a high quality frontage that better integrates with surrounding historic buildings, whilst retaining sufficient pavement width to accommodate market stalls."</p>	<p>Historic mapping and photographs indicate that the carriageway and the pavements in this area have been wide and since at least 1880. The wide pavement in this area is well used by street vendors, bike share and bus stops. It is accepted that that this frontage could be improved, but the notion of repairing the historic building line is unlikely to be a viable one in a fragile retail market. Guidance to refer to enhancement of this facade.</p>
Historic England	<p>Page 18 - Significantly improve pedestrian and cycle routes and view corridor from Castle Street to Castle Hill. The plan remains insufficiently clear on the need to enhance the historic route of Castle Hill/Castle Street. Need for improved building and public realm at Castle Street/ Castle Hill.</p> <p>Provide a public realm scheme for both sides of Castle Street that creates a high-quality environment for pedestrians, cyclists and motorists, enhances the setting of the existing townscape of great historic and architectural interest and provides a high-quality context for redevelopment of the Magistrate's Court and Thames Valley Police HQ.</p>	<p>Castle Hill/Castle Street Junction is a key junction with the IDR and there is little scope for improvement within the confines of existing highway land and structures. The framework provides a new more direct pedestrian route into the site.</p> <p>Some wording can be added to the Framework seeking a public realm strategy for this corridor</p>
Historic England	<p>Use resources for unnecessary footbridge to improve the public realm routes for pedestrians and cyclists, in particular at the Castle Hill/Castle Street/IDR interchange and at the Oxford Road bridge over the IDR, - greater benefits for similar expense in improving access to the town centre and drawing business activity out from the centre into Oxford Road. We recommend including these options as an alternative alongside those considered on page 23.</p>	<p>Noted. As above. There is limited scope for effective improvements, although improved crossings (e.g. Zebra) at the roundabout junctions may serve to enhance the pedestrian experience. The</p>

		Baker Street Bridge link by comparison is likely to be more direct for a wider residential catchment.
Historic England	<p>At page 34, we feel that the Framework should provide a more definite strategy for the public realm and new building at Castle Street. Both the Thames Valley Police HQ and Magistrate's Court have defensible space that set them back from the street and create inactive frontages which are at odds with the way buildings otherwise engage with the street. We recommend including a requirement that development will need to contribute to restoring an active frontage along the street with the majority of buildings set at the rear of the pavement. This may require specifying a mix of commercial use of ground floors in buildings otherwise intended for residential use, or introduction of buildings with a modern interpretation of 'townhouse' frontages.</p>	Wording added to the framework to reflect this point.
Historic England	<p>At Page 36 we suggest making the opportunity to reunite Castle Street/Castle Hill clearer by amending the second paragraph to read:</p> <p>"The development of the area should also look to enhance links to the west of the IDR for both pedestrians and cyclists to provide better access to the facilities and attractions within the development area by means of an enhanced crossing at the Police Station roundabout and other improvements to the current junction arrangement. This should provide a legible route from Castle Hill to Castle Street. This could potentially include decking of the central space of the interchange, whilst enhancing the appearance of both conservation areas. The development of the area should also look to enhance links to the other parts of the town centre for both pedestrians and cyclists."</p>	Some wording added to the framework to reflect amended wording.
Historic England	<p>In the subsequent bullet points we would recommend adding:</p> <ul style="list-style-type: none"> • "the lost historic significance of the connection of Castle Street and Castle Hill as the main route into Reading from the west will be restored and an attractive gateway for pedestrians and cyclists accessing the town centre from the west will be created." 	New bullet point added.
Historic England	The indicative set-back of the upper storeys of new development (the step-down) north of Castle Street remains insufficient to be effective in helping planners avoid harmful impacts to	Amendments made to page 42 to reflect comments.

	the character or appearance of the conservation area and its setting.	
Historic England	<p>Page 42 Given that the SPD should allow sufficient opportunity to consider the merits of alternative proposals, including options to avoid or minimise harm to the conservation areas and listed buildings (the conservation of which should be afforded ‘great weight’), we recommend that paragraphs 5 and 6 are amended to read less as description of what has been permitted, and more to provide parameters of what will be considered in determining an application:</p> <p>“The massing and orientation of these structures will need to minimise impacts on local views, daylighting and shadowcasting. Orientating new building on the Broad Street Mall parallel to the street may provide an appropriate accentuation to an enhanced Dusseldorf Way, whereas a tall building on the former Civic Centre site may need to provide a ‘leading edge’ in views from Howard Street to reduce its apparent bulk in views from the Conservation Area.</p> <p>“Whilst 20 storeys above podium has been arrived at as an indicative building height limit, in recognition of the height of revised consents at Station Hill, applications should demonstrate that the height, layout and massing of development has been designed to achieve the goals of providing residential capacity and the area’s regeneration, whilst avoiding or minimising harm to the character or appearance of the adjacent conservation areas, including impacts on their settings. The quality of architecture, including materials and detailing should seek to provide an enhancement of views from the conservation area with frontages that positively address the conservation areas rather than directing blank faces towards them.”</p>	Amendments made to these paragraphs in line with recommended wording.
Historic England	Fig. 20 is so detailed that it leaves little opportunity to mitigate harm in spite of the guidance of section 5.2. As such we reconfirm our recommendation to combine lots B1 and B2 as a single ‘indicative block’ allowing further consideration of the siting and alignment of the tall building within the Civic Centre site at the point of considering an application.	
Historic England	We are also concerned that the illustrative set back of buildings behind the Castle Street frontage is insufficient to create an effective ‘stepping down’ as described in the text and would recommend that this is revised to create a ‘building’s depth’ behind an initial 2-3 storey frontage, behind which the next tier of buildings can step up. The illustrated minimal set back would be ineffective, for example, in views along the curving length of Castle Street or from the north facing buildings on the south side of the street, which would potentially	Requiring buildings behind the Castle St frontage to be set back “at a building’s depth” is unnecessary. Castle Street upper level building set-backs - the generous width of Castle

	<p>lose considerable amounts of 'north light' in their outlooks. As such it provides a poor guide for decision makers and we therefore recommend the plans are amended to remove it.</p>	<p>Street suggests that a cascading roof line will constitute a genuine reduction of impact along the building line. As guidance, this is to be tested through the planning application process where consultees will be able to respond to the effectiveness of this to create a meaningful relationship with the adjacent historic architecture of the street.</p>
Historic England	<p>Page 49. We feel this page should include a set of summarised principals for the Castle Street Character Area, which seems oddly absent.</p>	<p>Design principles for the public realm along Castle Street are set out on page 49. Additional bullet points have been added to pick up points raised above. Summary of main principles added to Section 6</p>
Historic England	<p>Figure 26. We recommend including enhancement of the Police Station Roundabout to improve pedestrian and cyclist access as a clearly marked element of development to be delivered, ideally at an early stage of development to raise the profile of Castle Street as an area where the Council support redevelopment and to encourage footfall that will benefit existing and potential businesses.</p>	
Historic England	<p>Page 51 We recommend removing the reference to 'Grade I and II*' building specifically, making this requirement general to all listed buildings as the governing Act requires they should all be afforded special attention.</p>	<p>Wording removed.</p>