

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 3 March 2021

Ward: Abbey

Application Nos.: 201532/VAR, 201536/VAR, 201533/REM, 201537/REM, 201534/NMA, 201535/NMA.

Address: Station Hill, Reading

Proposals:

201532/VAR - Plot E s.73 Outline

Outline application under s.73 of the Town & Country Planning Act 1990 with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 190442 granted on 6 December 2019 (as amended).

201536/VAR - Plot F and North Site s.73 Outline

Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g)(ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 190441 granted on 6 December 2019 (as amended).

201533/REM - Plot F Reserved Matters

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 20, 21, 22, and 67(i)) for Plot F within the development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201536/VAR. The proposals comprise the construction of a 13 storey, plus basement storey, building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E (a),(b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; together with cycle storage; car parking; servicing; plant areas; landscaping; new public realm and other associated works.

201537/REM - Plot E Reserved Matters

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(i)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Application ref. 201532/VAR. The proposals comprise the construction of

a 12 storey building, plus basement storey, comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (Use Class E (a),(b) (c),(d),(e),(f), (g)(i), and (g)(ii), Use Class F.1 and Use Class F.2); the following sui generis uses: Drinking establishments; Hot food takeaways; Theatres; Cinemas; Bingo Halls and Dance Halls; cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

201534/NMA (Plot E)

Non material amendment to planning permission 190442/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6 and 11 and 60.

201535/NMA (Plot F and North Site)

Non material amendment to planning permission 190441/VAR to amend land uses within description of development and amend Use Classes described in Conditions 6, 54 and 55 and 63.

Applicant: SH Reading Master LLP

Dates received (valid): 2 November 2020

13 Week target decision dates: 1 February 2021

26 Week dates: 3 May 2021

PPA: Agreed target: 2 April 2021

RECOMMENDATIONS:

Recommendation 1) 201536/VAR (PLOT F & Northern Site):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to approval of 201535/NMA and subject to the satisfactory completion of the Section 106 agreement. Or ii) Refuse Outline planning permission if the S106 agreement is not completed by 2 April 2021 (unless a later date is agreed by the HPDRS).

The S106 to include the following heads of terms:

Affordable housing (on-site)

- Provision of 30 affordable housing units (5% of the total across Plot F and/or Plot E/Telecom House (184 [Plot F] +415 [Plot E] x 0.05)) on site.
- Tenure to be Affordable Private Rented, with rents to be no greater than the Local Housing Allowance (LHA).
- No more than 50% of the open market units within **Plot E** to be first occupied until all Affordable units in Plot E have been completed and made available for letting.
- No more than 50% of the open market units within **Plot F** to be first occupied until all Affordable units in Plot F have been completed and made available for letting.
- Mix of affordable units on site: 70% 2-bed units (21 no.); 30% 1 bed (9 no.)
- All Affordable units to be identified on plan to be attached to S106 agreement [prior to permission]. No future changes other than as agreed in writing by the LPA .
- Affordable Housing Covenant period - in perpetuity. In the event of a change from Build to Rent tenure all affected Affordable units revert to Affordable Rent tenure with rents set no higher than LHA. The affected units to be offered for sale to a Registered Provider and the Council. In the event that an RP or the Council do not take control of the units an equivalent financial contribution shall be made to the Council to enable AH provision elsewhere in the Borough to be determined by a mutually agreed valuation, or arbitration.
- In the event that the owner of a build to rent development notifies the Council that it intends to sell or otherwise transfers some or all of the units so that they no longer qualify as build to rent and the Council has provided written agreement to this change, the developer shall provide a valuation of the Build to Rent accommodation immediately prior to the sale/transfer and a valuation of the value following the change to non-Build to Rent. A financial contribution equal to 30% of the increase in value shall be paid to the Council within 3 months of sale/transfer.
- Service charges - All rents to be inclusive of service charge but exclusive of utility bills and council tax and 'pay for' services - hire of function room etc.
- Assured Shorthold Tenancies offered at 3 years in length. Tenants may opt for shorter tenancy. Include 6 month tenant-only, no fee, break clause (2 month notice)
- Rental growth limited to LHA.

- Affordable Housing On site contribution as per 2016 s106 agreement.

Nominations and Lettings - Affordable Private Rent (LHA)

First Lets:

- Either a typical unit, show apartment or the marketing suite will be made available for viewings
- Three months before Practical Completion, the Council will be notified of expected date units will be available.
- The “Marketing Period” will start two months before Practical completion and the Landlord will provide information on rents, specification, floor plans and management details.
- For the first 4 weeks of the Marketing Period the affordable homes will be exclusively marketed to Council nominees, and the following will apply:
 - The Council has 10 working days to advertise the properties. This includes arranging viewing days for Applicants;
 - The Council then has 5 working days to confirm eligibility of the Applicants against the ‘Qualifying Criteria’ and then nominate those Applicants to the Landlord;
 - Subject to appropriate checks by the Landlord that the Qualifying Criteria has been met, Applicants will have then have 2 working days to confirm if they wish to take the property.
 - If the Landlord considers that the Qualifying Criteria has not been met, they will notify the Council who will be granted an additional 2 working days to nominate an alternative Applicant for this particular property.
 - Where more than one Applicant wants the same property, priority will be as per the Priority Hierarchy:
 1. Households on the Council’s Housing Waiting List
 2. Households where at least one person both lives and works in the Borough
 3. Households where at least one person either lives or works in the Borough
 4. Households where at least one person lives or works in a neighbouring local authority
- After the initial 4-week period, any remaining available affordable homes can be marketed by both the Council and the Landlord.
- Within this period the Council may still nominate Applicants, however priority will be determined on a first come first served basis, subject to the Qualifying Criteria being met.

Subsequent Lets:

- Existing residents will provide 2 months' notice of their intention to activate a break clause, at which point the property can be marketed.
- As above, for the first 4 weeks of any marketing period for subsequent lets of the affordable homes will be ring fenced to Council nominees.

Qualifying Criteria for all tenants

1. Can afford the rents proposed [affordability to include money provided through the benefits system]
2. Are an appropriate household size for the available property (to be defined in the agreement)
3. Suitable references & credit checks (to be defined in the agreement)
4. Have no rent arrears or history of rent arrears
5. No history of anti-social behaviour (to be defined in the agreement)
6. Satisfactory face-to-face interview with the Landlord's representative (to be defined in the agreement)

Priority Hierarchy:

1. Households on the Council's Housing Waiting List
2. Households where at least one person both lives and works in the Borough (to be defined in the agreement)
3. Households where at least one person either lives or works in the Borough
4. Households where at least one person lives or works in a neighbouring local authority

Management Strategy:

3 months before Practical Completion the Landlord to submit a Management Strategy to the Council for approval to include the following:

- Details of the individual weekly rent and service charge (noting that all rents are inclusive of service charges)
- Management, maintenance and servicing arrangements for the affordable units/ occupiers (e.g. on-site presence hours, bin disposal, visitor parking etc)
- Details as to how the affordable homes will be marketed to prospective occupiers (for both first and subsequent lettings) and the different forms of media proposed to be used.
- No dwelling to be occupied in any part of the development until the Strategy has been approved in writing by the Council. No dwelling to be occupied other than in accordance with the approved Strategy.

In accordance with Policy H4.

Affordable housing (off-site)

- An off-site commuted sum of £4,719,120 [Four million, seven hundred and nineteen thousand one hundred and twenty pounds] [$£4,240,000 + £479,120$ (11.3% increase on extant permission)], towards provision of affordable housing elsewhere within the administrative area of the Council. Index-linked from the date of permission 130436/OUT and payable on practical completion of Plot E or Plot F, (whichever is the earlier).
- An off-site commuted sum of £1,899,702 [one million eight hundred and ninety nine thousand seven hundred and two pounds] [$1,706,830 + 192,872$ (11.3% increase on extant permission)] towards provision of affordable housing elsewhere within the administrative area of the Council. Index-linked from the date of permission and payable on practical completion of Plot E or Plot F, (whichever is the earlier)

In accordance with Policy H3/Affordable Housing SPD.

Affordable Housing (Employment Related) (NORTH SITE)

- £505,000 [five hundred and five thousand pounds] payable prior to first occupation of a total of 30,000 sqm gross external floorspace of Class B1 office.
- An additional £1,010,000 [one million and ten thousand pounds] payable prior to first occupation of a total of 60,000 sqm gross external floorspace of Class B1 office.
- Index linked from the date of 151426/ 151427

Family Leisure

- Provide Family Leisure unit Use Classes D1 or D2 (amend to equivalent as amended by new UCO) in Lower Ground Floor of Plot F as per submitted drawings.
- Shall not be subdivided without prior written approval of the Council.
- 'Family' ie. (No amusement arcades, bingo, snooker, pool, gym, club, place of worship, education or any use falling within Classes D1 or D2 (as amended) which might require an age-restricted licence to operate - unless children are expressly allowed under the terms of the licence.)
- Retain Family Leisure unit for lifetime of the development except with prior written agreement of the Council.
- Provision and marketing prior to first occupation of 50th dwelling in Plot F.
- Commuted sum up to a maximum of £1,000,000 [one million pounds] in the event that the Family Leisure unit is not provided based on pro-rata floorspace not provided.
£1,000,000 less $(F \times £454.55)$ [where F is Family Leisure floorspace (sqm) provided]

In accordance with RSAF and Development Brief and CR11.

Open Space - Residential

£283,000 [Two hundred and eighty three thousand pounds] as mitigation for constrained site layout and to ensure improved capacity at local parks within Abbey Ward, reflective of the substantial increase in residential population. Payable prior to first occupation of Plot F and index linked from the date of permission 130436.

In accordance with Policy EN9

Transport/Highways

The RUAP contribution - Replaced by CIL to some extent but would have included improvements which would have directly benefited the site.

Retain existing RUAP obligations index linked from date of 130436 permission for North site [on the basis that alternative site-specific highway works are not yet finalised/costed and to omit as this would 'confuse' viability.]

- Site-specific highway improvements to be secured against SOUTH site permission as set out in Transport Assessment, including minor works to Garrard St (Pavement/kerb) and Friar Street (new pavement build out, parking bays, crossing)
- Travel Plan - as per existing S106 adjusted to fit with separate South Site as appropriate.
- To allow unrestricted public pedestrian and cycle access to all areas of public realm as defined on an attached plan (subject to reasonable restrictions relating to short-term maintenance works).
- Provision and maintenance/retention of lift linking the ground floor plan (Friars Walk level) and Garrard Street level
- The residential units provided within applications 190465 and 190466 shall have equal access to the parking and cycle parking areas.
- £5,000 TTRO contribution towards Highway Improvements
- S278 / 38 Agreement to secure the Highway works as defined in agreement and public access to public realm (to be defined in the agreement).

Policies TR1, TR3, TR4 and CC9

Employment, Skills and Training

- The production, implementation and monitoring of an Employment and Skills Plan (ESP) for the Construction and End User phases of the development:
- Applicant's ESP to have prior written agreement by the Council/Reading UK CIC no later than three months prior to the commencement of the development and thereafter be implemented; or
- In the event that the developer chooses not to provide the ESP themselves then the following will be sought in lieu of the related plan:

Construction Phase

- A commuted sum of £154,050 [one hundred and fifty four thousand and fifty pounds $(2,500 \times 61,620 / 1000)$] payable at least 3 months prior to commencement of any development (excepting demolition) within the South Site
- A commuted sum for each phase within the North Site, calculated using the SPD formula: $\text{£2,500} \times \text{Gross internal floor area of scheme (m}^2\text{)} / 1000\text{m}^2$, payable 3 months prior to the commencement of the phase to which it relates and the formula sum payable to be increased by indexation from the date of the permission.

End User Phase

- At least three months prior to first occupation of any non-residential floorspace within the South Site a commuted sum shall be paid to the Council, calculated using the following SPD formula, (to be agreed with the Council using on predicted employee numbers where necessary): “Gross internal floor area of development (m²)/ average employee density for development type x target percentage of jobs filled by Reading residents (50%) x percentage without level 2 skills (30%) x £1500”. Employment figures to include those involved in the day-to-day operation of the Build to Rent premises. The formula sum payable to be increased by indexation from the date of permission.
- Same terms to be applied to separate End user contribution for each phase within North Site.

In accordance with policies Policy CC9, Employment Skills and Training SPD.

Police Office

NORTH SITE - retain as per existing s106 agreement with added flexibility for alternative community use (for future consideration under northern site pre-app).

General Build to Rent Provisions

- 20 year minimum as BTR from Practical Completion of market housing units
- Assured Shorthold Tenancies offered at 3 years in length. Tenants may opt for shorter tenancy. Include 6 month tenant-only, no fee, break clause (2 month notice). [as per NPPG guidance]. Unless otherwise agreed in writing by the LPA.
- Annual statement to RBC, confirming the approach to letting the affordable units, their ongoing status, and clearly identifying how the scheme is meeting the overall affordable housing level required in the planning permission. [as per NPPG Paragraph: 006 Reference ID: 60-006-20180913]
- All tenancies, and title documents, for Plot F shall include provisions enabling all residents to have the right to access and use the Communal Facilities within both Plot E and Plot F subject to reasonable management requirements and for the avoidance of doubt the charges and other terms of use shall be the same for all residents (regardless of tenure).
- To provide and manage the Communal Facilities in perpetuity. Except where alternative amenity facilities of equivalent effect and a timetable for their provision and arrangements for their management have been agreed in writing by the Local Planning Authority AND no earlier than the expiration of 20 years from Practical Completion of the Market Housing Units.

- Not to occupy Plot F unless and until Plot E is practically complete and available for occupation (Plot E contains the majority of amenities referred to above and all cycle and vehicle parking).
- Definition and demarcation of all communal facilities on plan. Clarification of nature/function of each to be included in the s106 agreement.

Commercial Use Restrictions

- Clarification that A1/A5 unit on plans means uses within Classes A1, A2, A3, A4, A5. And, changes between 'flexible' uses limited to the provisions of Class V, Part 3, Schedule 2, Article 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Or equivalent Use Classes as described in the 2020 Amendment Order (as amended by 2020 UCO).
- Commercial waste - collection direct from internal bin store only - no bins etc to be left on street for collection.

Public Art

- Provision of an arts strategy to deliver public art to the value of £1,612,500 (as secured under 2015 s106 agreement). To include a timetable for its provision. Index-linked from date of 130436 permission. The Public Art Scheme to be submitted for approval within 6 months following implementation of any part of the SOUTH site. Unless otherwise agreed between the Owner and the Council in writing, at least 20% of the Public Art value to be provided within the public realm in the south site.
- In accordance with policies CS7, RC14.

CCTV

- South Site: Detailed CCTV Scheme to be submitted to the Council for the provision of a comprehensive CCTV system to reasonable Police and Council requirements covering the Friar Street frontage of the site; Friars Walk public realm; Merchants Place; and Garrard Street street frontage. To be submitted for approval prior to Practical Completion of Plot E and or Plot F, whichever is the sooner. The CCTV scheme to include detailed provision for connection to and control by the existing town centre CCTV system (accessible to the Council and TV Police). No dwelling or commercial unit within Plot E or Plot F to be first occupied until the approved scheme has been implemented and connected to the town centre CCTV system.
- Separate provision for whole North Site:
Detailed scheme to be submitted for the provision of a comprehensive CCTV system to reasonable Police and Council requirements covering all areas of Public Realm within the North Site to be submitted to the Council for approval prior to Practical Completion of any Plot within the North Site. To include a phased timetable for provision of the whole scheme. The CCTV scheme to include detailed provision for connection to the existing town centre CCTV system (accessible to the Council and TV Police). The approved scheme to be implemented and connected to the town centre CCTV system in accordance with the approved scheme.

In accordance with policies CC7 and CR10.

Car Club

- Submission of car club strategy for the new Plot E/Telecom House site and Plot F within 6 months of implementation. To include Electric Vehicles and rapid EV charging and timetable for provision.

In accordance with policies TR1, TR3 and TR5.

Bridge Phasing

To provide the steps down to Garrard St. as identified on plan appended to agreement and retain at all times thereafter.

Except where works have progressed under permission 192032/HYB (as amended) to podium deck level (or other suitable stage of development to be agreed) [terms to be defined in agreement].

In which case to provide the bridge across Garrard St as identified on plan appended to agreement [to a timetable and notification arrangements to be agreed] and retain at all times thereafter.

Monitoring/ legal

- Contribution towards monitoring costs of £21,500 (adjusted total SH3 plus the current applications) (index-linked from date of permission 130436/OUT) plus a separate commitment to pay the Council's reasonable legal costs in connection with the proposed S106 Agreements will be payable whether or not the Agreement is completed.

In accordance with Policy CC9.

Repayment of unpaid monies

- Any unexpended contributions to be repaid within ten years beginning with the start of the Financial Year after the final (including phased contributions) obligation payment for each obligation is received. In accordance with policy CC9.

Delegate to the Head of Legal Services and Head of Planning Development and Regulatory Services to make such changes to the terms of the agreement(s) as may be reasonably required to secure the intended obligations, having regard to the obligations secured in respect of the extant permissions 130436/190441/190442.

And subject to the following conditions (to include):

[Numbering and ordering as per 190441, Conditions are repeated from the extant permission, amended to reflect current policy, standards and practice. New conditions are included after, as appropriate. Wording is summarised for conciseness within this recommendation. Where details reserved by (particularly pre-commencement) conditions

attached to 190441 have been approved, the approved details are carried forward to be secured by the condition under 201536, where appropriate.

1. Development in accordance with Reserved Matters to be submitted for approval
2. All applications for the approval of Reserved to be made not later than 9 January 2022.
3. (i) All applications for approval of Reserved Matters for Plot F shall be in accordance with the 2019 design codes, parameter plans listed in Condition 5 and shall be in general accordance with the submitted design and access statement.
(ii) All applications for approval of Reserved Matters for Plots A, B, C, D and G shall be in accordance with 2013 design codes, parameter plans and design and access statement
4. Development to be commenced by 9 January 2022 or three years from approval of last reserved matter (whichever is the later).

5. (i) Plot F approved details [List]

(ii) Plots A, B, C, D, and G approved details - [List]

The total amount of development hereby permitted by this planning permission and expressed as Gross External Areas (GEA) shall be as follows and shall not exceed at any time:

- (a) Retail (Use Class E (a),(b) and (c)); Drinking establishments (sui generis) and Hot food takeaways (sui generis) 10,000 sqm (GEA)
- (b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)) (Plot F): 2,200 sqm (GEA)
- (c) Residential (Class C3): 19,500sqm (GEA), 184 no. dwellings
- (d) Offices (Use Class E (g)(i) and (g)(ii)): 122,000 sqm (GEA)
- (e) Car Parking: 1,000 spaces
- (f) Back of House facilities: 2,000 sqm (GEA)

And the following shall apply to the interpretation of this Condition:

- i) Floorspace figures exclude rooftop and basement plant (including the energy centre)
- ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)) which in total will not exceed 10% of the approved retail floorspace.
- iii) The leisure floorspace area excludes the rooftop pitches on the roof of Plot G.

7. Active frontage parameters.

8. Phasing Strategy - in accordance with Phasing Strategy and associated Site Coordinates Plan SHR - CRL - SW - ZZ - DR - A -01 - 1004 - P2 dated 16 August 2019, both received 8 January 2020, (as per 200007/APC)

9. Landscaping Masterplan for the north site Plots A, B, C, D, and G including integration with South Site Plots E and F prior to commencement of Plots A, B, C, D, or G (except demolition and groundworks).

10. Car parking spaces approved pursuant to Condition 1 to be provided and retained

11. i) Submission of details of cycle parking for Plot F concurrently with Reserved Matters.
ii) Submission of details of cycle parking (a cycle parking masterplan) for Plots A, B, C, D, and G concurrently with RM.

12. Television and radio reception interference - concurrently with reserved matters.

13. Details of building maintenance and cleaning systems in respect of each Plot

14. [DELETED (as per 190441)] ~~(minimum retail floor areas)-~~

15. Details of the residential numbers, mix, size of units and tenure for each Plot concurrently with Reserved Matters.

16. Details of Lifetime Homes compliance where feasible for each Plot concurrently with Reserved Matters.

17. Plans and report showing the degree of Compliance with daylight requirements of British Standard, BS8206 Part 2 to be submitted concurrently with Reserved Matters for each Plot.

18. Wind tunnel testing and mitigation for each Plot to be submitted concurrently with Reserved Matters.

19. Development to achieve BREEAM (Non-residential BREEAM Very Good min 62.5 points with office BREEAM Excellent where feasible / SAP Energy (35% improvement DER over TER using SAP10).
20. Photovoltaics feasibility study concurrent with Reserved Matters for each Plot.
21. Sustainable Urban Drainage System (SuDS) proposal to be submitted with each application for Reserved Matters for each Plot.
22. Details of habitat mitigation works for Plots A, B, C, D, and G concurrent with Reserved Matters. Implementation in accordance. Habitat mitigation works for Plot F to be in accordance with Ecological Management Plan sixth issue ref WIE14788-100-R-7-6-1-EMP dated October 2020 and Green Roof Plan SHR-LDA-SB-ZZ-DR-L-110-13 P05 dated 23 September 2020
23. Concurrently with the submission of any Reserved Matters relating to the Car Park plot (Plot G), details of green wall to southern elevation of Plot G. Implementation in accordance.
24. Plot A - set-back to upper floors within the principal façade on Greyfriars Road.
25. Development in accordance with Site-wide Written Archaeological Scheme of Investigation (WSI), 'Station Hill Overarching Archaeological Written Scheme of Investigation ref. WIE14788-103-R-18-3-1-1-OWSI, Third Issue, dated November 2019, received 8 January 2020.
26. (i) Site-specific Written Archaeological Scheme of Investigation (WSI) Plots A, B, C, D, and G prior to commencement of development of the relevant Plot (other than demolition to ground/basement floor slab level).
(ii) Plot F development in accordance with 'Written Scheme of Investigation for Archaeological Evaluation: Plots E and F' ref. WIE114788-103-R-19-3-1-2-WSI, Fourth Issue dated November 2019, received 3 January 2020
27. (i) Land contamination and remediation scheme. Pre-commencement of Plots A, B, C, D, and G.
(ii) development of Plot F in accordance with Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020; Factual Report on Ground Investigation ref. 34769 1of1 - C dated 26 February 2019 and Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.
(iii) Verification report to be submitted for approval prior to commencement of any Plot (except demolition above existing ground floor, or existing basement floor, slab level).
(iv) Reporting of unexpected contamination - all plots.
28. Ground gas scheme for Plots A, B, C, D and G. Pre-commencement except demolition to slab level.
(ii) Development of Plot F in accordance with Ground Gas Assessment - Station Hill South Site Reading, ref. L1620004716_03 dated 22 February 2020; Figure A (Figure A: Gas Monitoring Locations) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020; and Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020.
29. (i) Foundation design for Plots A, B, C, D, and G (groundwater) - Pre-commencement except demolition.
(ii) Foundation Design for Plot F to be in accordance with approved drawings.
30. Updated bat survey.
31. No demolition or site clearance within a Plot shall take place within the bird nesting season.
32. Demolition Management Statement (DMS) for each Plot prior to commencement (except where alternative permission for demolition approved).
33. (i) Construction Management Statement (CMS) for Plots A, B, C, D, and G.
(ii) CMS for Plot F - development in accordance with Traffic Management & Logistics Plan RN: BO-JRLG-SM-HSP-PD-Z-0036 Rev.C06, received 15 July 2020; Logistics Plan Drawing

No.04 - Rev.J dated 2 June 2020; and Health and Safety Plan Rev. C11 - RN: BO-JRLG-SM-HSP-PL-Z-0001 dated 23 April 2020.

34. Details of temporary parking area and turning space to be provided within DMS and CMS for Plots A, B, C, D and G, during construction and demolition. In accordance with approved CMS for Plot F.

35. (i) Environmental Management Plan (EMP) for Plots A, B, C, D, and G - pre-commencement.

(ii) EMP for Plot F - development in accordance with EMP ref. BO-MID-EM-XX-FM-Z-0001_S1_C04, Rev: C08, dated 13 May 2020, received 14 May 2020

36. Security/Anti-Crime Management Plan for each Plot in accordance with the 'Secured By Design' standard. Pre-commencement (except demolition and groundworks)

37. Provision of accesses prior to occupation of each Plot.

38. Connection and improvements to water supply, sewerage and drainage for each Plot.

39. Parking permits - addresses.

40. Parking permits - information.

41. Provision of private amenity areas (including balconies) and approved communal amenity areas, prior to first occupation.

42. Sound attenuation scheme for Plot F building including internal/structure borne noise transmission. Pre-commencement except demolition and groundworks.

43. Details of service vehicle hours/waste management to be submitted for approval prior to first occupation of each plot.

44. Notwithstanding Condition 43, no commercial deliveries/waste management operations to Plots D, F or G shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.

45. No non-residential floorspace within Plots D, F or G shall be first Occupied until details of the proposed hours of use of all non-residential units have been submitted to and approved in writing by the Local Planning Authority. Use in accordance.

46. BREEAM /SAP post-construction review demonstrating compliance with Condition 19 for each Plot.

47. Details of external lighting for the visual enhancement and safe functioning, of each Plot. Prior to first occupation.

48. Noise assessment of all proposed mechanical plant prior to installation.

49. Odour Risk Assessment for all flues, extraction and ventilation equipment.

50. No materials or green waste from demolition or construction to be burnt on site.

51. Development of each plot in accordance with the approved Flood Risk Assessment (FRA)

52. No uncontrolled infiltration of surface water drainage into the ground.

53. No telecommunications equipment (masts, antennas, etc) to be installed or otherwise provided on any building within the development.

54. Minimum (Use Class E (a),(b) and (c)); Drinking establishments (sui generis) and Hot food takeaways (sui generis) floorspaces per plot.

55. At least one retail unit to be a Drinking Establishment use (sui generis) (replacement for Jolly Porter pub).

56. Notwithstanding the approved Design Codes (Condition 3), the design codes shall not prohibit the use of coloured cladding on any Plot.

57. [Deleted as per 190441]

58. No openings (doors, windows, etc.) within the end flank south elevation on Plot F (return onto Merchants Place)

59. Implementation of hard and soft landscaping works relating to each Plot prior to first occupation or alternative timetable to be approved in writing.

60. Landscaping management plan for each Plot prior to first occupation.

61. Details of refuse and recycling bin store(s) for each plot prior to occupation.

62. All planted materials shall be maintained for five years

63. No gym use (Class E, or ancillary to any use) shall be commenced at any time without approved noise assessment.

64. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

65. Signage Strategy for each Plot prior to first occupation.

66. Submission of as built SAP assessment demonstrating energy compliance

67. i) Details and samples of the types of materials for approval concurrently with Reserved Matters

ii) Full details of the materials to be submitted prior to commencement (except demolition, groundworks and internal framework where this does not form part of the external surfaces of the development).

68. (i) Air quality mitigation measures for Plots A, B, C, D, and G prior to commencement (except demolition and groundworks).

(ii) Plot F development to be carried out in accordance with the detailed scheme for Air Quality Mitigation contained within Air Quality Assessment ref. WIE14788-100-R-24.1.2-AQ dated January 2020

69. (i) Air Quality Assessment to determine the impact of the development on local air quality including Mitigation Plan in respect of Plots A, B, C, D and G - Pre-commencement (except demolition and groundworks).

(ii) Plot F development to be carried out in accordance with the submitted Mitigation Plan comprising mitigation measures detailed in Air Quality Assessment WIE14788-100-R-24.1.2-AQ dated January 2020 and subsequent Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020.

70. Details of car parking space allocation for Plot F to be submitted for approval prior to first occupation of Plot F.

71. Electric Vehicle Charging Points. Min 10% of spaces active and 10% passive per Plot. Details prior to first occupation. Provision prior to first occupation or in accordance with approved timetable.

72. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles).

Recommendation 2) 201532/VAR (PLOT E):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to approval of 201534/NMA and subject to the satisfactory completion of the Section 106 agreement, or ii) Refuse Outline planning permission if the S106 agreement is not completed by 2 April 2021 (unless a later date is agreed by the HPDRS).

The S106 to include the same heads of terms as those set out under recommendation 1 in respect of 201536/VAR above.

And subject to the following conditions (to include): [Numbering and ordering as per permission 190442, Conditions are repeated from the extant permission, amended to reflect current policy, standards and practice. New conditions. Wording is summarised for conciseness within this recommendation.

1. Development in accordance with Reserved Matters to be submitted for approval.
2. Applications for Approval of Reserved Matters to be made not later than 9 January 2022.
3. All applications for approval of Reserved Matters for Plot E shall be in accordance with the 2019 design codes, parameter plans listed in condition 5 and shall be in general accordance with the submitted design and access statement.

4. Development to be commenced by 9 January 2022 or three years from approval of last reserved matter (whichever is the later).
5. Plot E approved details [List]
6. The total amount of development hereby permitted by this planning permission and within the site shall be as follows and shall not exceed at any time:
 - (a) Retail (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)): 7,000 m² Gross External Area (GEA)
 - (b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)): 1,000 m² (GEA)
 - (c) Residential (Use Class C3): 35,241 m² (GEA) (415 no. dwellings)
 - (d) Office: 1000 m² (GEA)
 - (e) Car Parking Spaces: 170 spaces
 - (f) Back of House 1,257 m² (GEA)

The following shall apply to the interpretation of this Condition:

 - (i) Floorspace figures exclude roof top and basement plant
 - (ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), which in total shall not exceed 10% of the approved retail floorspace.
7. Active frontage parameters
8. Phasing Strategy - in accordance with Phasing Strategy and Site Coordinates Plan SHR - CRL - SW - ZZ - DR - A -01 - 1004 - P2 dated 16 August 2019, both received 8 January 2020, (as per 192019/APC)
9. No telecommunications equipment (masts, antennas, etc) to be installed or otherwise provided on any building within the development.
10. SuDS Strategy - development to be carried out in accordance with SHR-RAM-XX-RP-C-000002 Rev. C04 - Phase 1 Drainage Strategy and SuDS Report dated 27 April 2020
Supplementary Memo by Ramboll ref. 1620004716 dated 12 June 2020
SHR-RMB-ZZ-GF-DR-C-03-000112 Rev. P03 Block E & F Proposed Surface Water Permavoid Layout Sheet 1 of 2 dated 20 July 2020
SHR-RMB-ZZ-GF-DR-C-03-000113 Rev. P03 Block E & F Proposed Surface Water Permavoid Layout Sheet 2 of 2 dated 20 July 2020 (as per 200003/APC)
11. Not less than 1,000 sq.m. (gross external area) retail ((Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis) floorspace to be provided.
12. TV and radio interference concurrently with Reserved Matters
13. Details of building maintenance and cleaning systems in respect of each Plot concurrently with Reserved Matters
14. [DELETED] (as per 190442) ~~Not less than 20% of the A1, A2, A3, A4 and A5 retail units hereby approved shall be 100sqm (GEA) or less.~~
15. Details of the residential numbers, mix, size of units and tenure for each Plot concurrently with Reserved Matters.
16. Minimum 20 metres face-to-face building separation distance (not including balconies) to be achieved within Reserved Matters.
17. Plans and report showing the degree of Compliance with daylight requirements of British Standard, BS8206 Part 2 to be submitted concurrently with Reserved Matters.
18. Wind tunnel testing and mitigation to be submitted concurrently with Reserved Matters.
19. Development to achieve BREEAM (Non-residential BREEAM Very Good min 62.5 points with office BREEAM Excellent where feasible / SAP Energy (35% improvement DER over TER using SAP10).
20. Submission of Final BREEAM Certificate, demonstrating compliance with requirements of condition 19.

21. ~~[DELETED as per 190442 - courtyard gates related to previous parameter plan layout]~~
22. Details of habitat mitigation works concurrent with Reserved Matters. Implementation in accordance. Habitat mitigation works for Plot E to be in accordance with Ecological Management Plan sixth issue ref WIE14788-100-R-7-6-1-EMP dated October 2020 and Green Roof Plan SHR-LDA-SB-ZZ-DR-L-110-13 P05 dated 23 September 2020
23. Car parking spaces approved pursuant to Condition 1 to be provided and retained
24. ~~DELETED as per 190442 Windows to western edge of site~~
25. Development to be carried out in accordance with 'Written Scheme of Investigation for Archaeological Evaluation: Plots E and F' ref. WIE114788-103-R-19-3-1-2-WSI, Fourth Issue dated November 2019, received 3 January 2020
26. No uncontrolled infiltration of surface water drainage
27. Land contamination: (i) Development to be carried out in accordance with Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020; Factual Report on Ground Investigation ref. 34769 1of1 - C dated 26 February 2019 and Figure B (Figure B: Soil Analysis Plan) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020.
(ii) Verification report to be submitted for approval prior to commencement (except demolition above existing ground floor, or existing basement floor, slab level.
(iii) Reporting of unexpected contamination.
28. Ground gas monitoring scheme. Development of Plot F in accordance with Ground Gas Assessment - Station Hill South Site Reading, ref. L1620004716_03 dated 22 February 2020; Figure A (Figure A: Gas Monitoring Locations) Issue 1 by Ramboll, received 20 March 2020 and associated email from Ramboll, received 19 March 2020; and Ground Investigation Report SHR-RAM-SB-XX-RP-G-00016 Revision C03 dated 26 February 2020.
29. Foundation design (groundwater) Foundation Design to be in accordance with approved drawings.
30. SuDS Strategy - development to be carried out in accordance with:
SHR-RAM-XX-RP-C-000002 Rev. C04 - Phase 1 Drainage Strategy and SuDS Report dated 27 April 2020
Supplementary Memo by Ramboll ref. 1620004716 dated 12 June 2020
SHR-RMB-ZZ-GF-DR-C-03-000112 Rev. P03 Block E & F Proposed Surface Water Permavoid Layout Sheet 1 of 2 dated 20 July 2020
SHR-RMB-ZZ-GF-DR-C-03-000113 Rev. P03 Block E & F Proposed Surface Water Permavoid Layout Sheet 2 of 2 dated 20 July 2020 (as per 200003/APC)
31. No demolition or site clearance within a Plot shall take place within the bird nesting season
32. Demolition Management Statement. Prior to commencement (except where alternative permission for demolition approved).
33. Development in accordance with Construction Management Statement:
Traffic Management & Logistics Plan RN: BO-JRLG-SM-HSP-PD-Z-0036 Rev.C06, received 15 July 2020
Logistics Plan Drawing No.04 - Rev.J dated 2 June 2020
Health and Safety Plan Rev. C11 - RN: BO-JRLG-SM-HSP-PL-Z-0001 dated 23 April 2020 (as per 192043/APC)
34. Location and floorspace of Back of House facilities to be detailed in Reserved Matters.
35. Environmental Management Plan - development in accordance with EMP ref. BO-MID-EM-XX-FM-Z-0001_S1_C04, Rev: C08, dated 13 May 2020, received 14 May 2020
36. Security/Anti-Crime Management Plan in accordance with the 'Secured By Design' standard. Pre-commencement (except demolition and groundworks).
37. Accessibility details (disabled access and pushchairs etc) between Garrard St and Friars Walk to be included in Landscaping, Access and Layout Reserved Matters.
38. Connection and improvements to water supply, sewerage and drainage prior to first occupation.
39. Parking permits - addresses - prior to first occupation.

40. Parking permits - information - prior to first occupation.
41. Provision of private amenity areas (including balconies) and approved communal amenity areas, prior to first occupation, or in accordance with timetable to be approved.
42. Sound attenuation scheme including internal/structure borne noise transmission. Pre-commencement except demolition and groundworks.
43. Details of service vehicle hours/waste management to be submitted for approval prior to first occupation.
44. Notwithstanding Condition 43, no commercial deliveries/waste management operations to Plots D, F or G shall occur outside the following hours: 0800-2200 hours Mondays-Saturdays and 1000-1800 hours on Sundays and Bank/other holidays.
45. No non-residential floorspace within shall be first Occupied until details of the proposed hours of use of all non-residential units have been submitted to and approved in writing by the Local Planning Authority. Use in accordance.
46. ~~[DELETED for Plot E only - as per 190442] A4 drinking establishment requirement~~
47. Details of external lighting for the visual enhancement and safe functioning of site.
48. Noise assessment of all proposed mechanical plant prior to installation.
49. Odour Risk Assessment for all flues, extraction and ventilation equipment prior to installation.
50. Submission of details of accesses in accordance with parameter plans and approved reserved matters prior to occupation. Provision prior to first occupation.
51. No building within Plot E shall be first Occupied until all hard and soft landscaping Works have been carried out in accordance with the details approved pursuant to this permission and the Reserved Matters approved pursuant to this permission; or in accordance with a timetable that shall have been agreed with the Local Planning Authority before first occupation of the building. The Works shall specifically include all public steps and other pedestrian routes linking Friars Walk and Garrard St, unless otherwise agreed in writing by the LPA.
52. Details of cycle ramp to steps between Friars Walk and Garrard Street to be submitted for approval prior to first occupation (except where steps are omitted under the terms of this permission). Provision in accordance.
53. Integrated Cycling Strategy for cycling routes and other facilities, within and surrounding the wider Station Hill site, to be submitted concurrently with Reserved Matters.
54. BREEAM /SAP post-construction review demonstrating compliance with Condition 19.
55. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.
56. The design codes shall not prohibit the use of coloured cladding on any building.
57. Landscaping management plan prior to occupation
58. All planted materials shall be maintained for five years
59. Details of refuse and recycling bin stores to be submitted prior to first occupation.
60. No gym use (Class E, or ancillary to any use) shall be commenced at any time without approved noise assessment.
61. Signage Strategy prior to first occupation.
- 62 . i) Details and samples of the types of materials for approval concurrently with Reserved Matters.
ii) Full details of the materials to be submitted prior to commencement (except demolition, groundworks and internal framework where this does not form part of the external surfaces of the development).
63. Development to be carried out in accordance with the detailed scheme for Air Quality Mitigation contained within Air Quality Assessment ref. WIE14788-100-R-24.1.2-AQ dated January 2020 (as per 200026/APC)

64. Development to be carried out in accordance with the submitted Mitigation Plan comprising mitigation measures detailed in Air Quality Assessment WIE14788-100-R-24.1.2-AQ dated January 2020 and subsequent Briefing Note ref. WIE14788-106-BN-24.3.1.AQ dated 15 June 2020.

65. Provision of vehicle access prior to occupation in accordance with details approved pursuant to Condition 1.

66. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles).

67. All car parking spaces approved pursuant to Condition 1 shall be provided prior to first occupation and retained as approved at all times thereafter.

68. Details of car parking space allocation for Plot F to be submitted for approval prior to first occupation of Plot F.

69. Electric Vehicle Charging Points. Min 10% of spaces active and 10% passive. Details prior to first occupation. Provision prior to first occupation or in accordance with approved timetable.

70. Updated bat survey.

Recommendation 3) 201537/REM PLOT E:

Subject to Planning Applications Committee resolving to GRANT s73 outline planning permission (subject to the s106 legal agreement) for applications 201532/VAR and 201536/VAR above, GRANT Reserved Matters approval. Subject to the following conditions (to include):

1. Approved detailed plans/sections, elevations and other relevant supporting material pursuant to permission 201532/VAR:

2. Accessible Lift linking Friars Walk to Garrard Street to be provided prior to occupation.

3. Confirmation of Secured By Design accreditation to be submitted.

4. Provision of cycle parking in accordance with drawings, conditions and for the avoidance of doubt shall provide

305 residential cycle parking spaces within the building; and 12 spaces for staff; and 16 spaces for visitors (total of 333 spaces).

Recommendation 4) 201533/REM - PLOT F:

Subject to Planning Applications Committee resolving to GRANT s73 outline planning permission (subject to the s106 legal agreement) for applications 201532/VAR and 201536/VAR above, GRANT Reserved Matters approval subject to the following conditions (to include).

1. The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 201536/VAR

2. Confirmation of Secured By Design accreditation to be submitted.

3. Notwithstanding approved drawings ground floor windows to Duplex units fronting Friars Walk shall be clear glazed and transparent (amenity of occupiers).

Recommendation 5) 201534/ NMA - PLOT E

The description of permission 190442/VAR is changed as follows:

Outline application under s.73 of the Town & Country Planning Act 1990 with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units (Use Class C3), a range of town centre uses, including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), and leisure uses (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), associated infrastructure, public realm works and ancillary development as permitted by planning permission 151426 granted on 26 July 2016 (as amended).

And subject to the following amended conditions:

Condition 6. *The total amount of development hereby permitted by this planning permission and within the site shall be as follows and shall not exceed at any time:*

- (a) Retail (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)): 7,000 m² Gross External Area (GEA)*
- (b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)): 1,000 m² (GEA)*
- (c) Residential (Use Class C3): 35,241 m² (GEA) (415 no. dwellings)*
- (d) Office: 0 m² (GEA)*
- (e) Car Parking Spaces: 170 spaces*
- (f) Back of House 1,257 m² (GEA)*

The following shall apply to the interpretation of this Condition:

- (i) Floorspace figures exclude roof top and basement plant*
- (ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), which in total shall not exceed 10% of the approved retail floorspace.*

Condition 11. *Not less than 1,000 sq.m. (gross external area) retail ((Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis) floorspace to be provided.*

Condition 60. *No gym use (Class E, or ancillary to any use) shall be commenced at any time without approved noise assessment.*

Recommendation 6) 201535/NMA - PLOT F and North Site

The description of permission 190441/VAR is changed as follows:

Outline application (pursuant to Section 73 of the Town & Country Planning Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class E (g)(i) and (g)(ii)), a range of town centre uses including retail and related uses (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)), leisure and community (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)), and residential units (Use Class C3), associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (as amended).

And subject to the following amended conditions

Condition 6. *The total amount of development hereby permitted by this planning permission and expressed as Gross External Areas (GEA) shall be as follows and shall not exceed at any time:*

- (a) Retail (Use Class E (a),(b) and (c)); Drinking establishments (sui generis) and Hot food takeaways (sui generis) 10,000 sqm (GEA)*

(b) Leisure (Use Class E (d), (e), and (f); Class F.1; Class F.2; and Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (sui generis)) (Plot F): 2,200 sqm (GEA)

(c) Residential (Class C3): 19,500sqm (GEA), 184 no. dwellings

(d) Offices (Use Class E (g)(i) and (g)(ii)): 122,000 sqm (GEA)

(e) Car Parking: 1,000 spaces

(f) Back of House facilities: 2,000 sqm (GEA)

And the following shall apply to the interpretation of this Condition:

i) Floorspace figures exclude rooftop and basement plant (including the energy centre)

ii) The public realm may additionally include small retail kiosks (Use Class E (a),(b) and (c); Drinking establishments (sui generis) and Hot food takeaways (sui generis)) which in total will not exceed 10% of the approved retail floorspace.

iii) The leisure floorspace area excludes the rooftop pitches on the roof of Plot G.

Condition 54. *Minimum (Use Class E (a),(b) and (c)); Drinking establishments (sui generis) and Hot food takeaways (sui generis)) floorspaces per plot. As per 190441.*

Condition 55. *At least one retail unit to be a Drinking Establishment (sui generis) (replacement for Jolly Porter pub).*

Condition 63. *No gym use (Class E, or ancillary to any use) shall be commenced at any time without approved noise assessment.*

Delegate to the Head of Legal Services and Head of Planning Development and Regulatory Services to make such changes to the conditions and obligations, as may reasonably be required in order to complete/issue these permissions/approvals.

Informatives (all applications):

To include:

Positive and Proactive

Parking Permits

Building Control

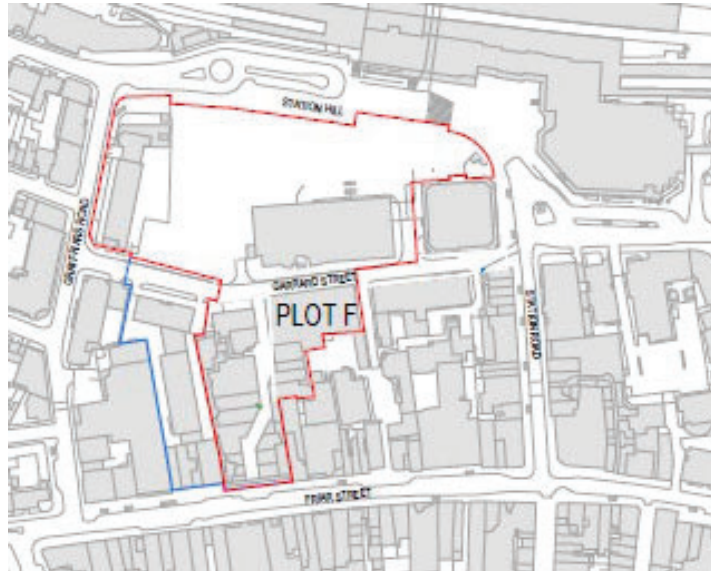
1. INTRODUCTION

- 1.1 The entire Station Hill site is approximately 2.56 hectares and lies between the railway station in the north and Friar Street to the south. The wider site has been the subject of a number of applications and two of these have progressed to secure outline permission for different mixed-use approaches to developing the site. The most relevant permissions are those which are extant and begin with a suite of permissions known collectively as 'Station Hill 3' under ref. 130436, (as amended by 151426 and 151427). These were subsequently amended in 2019/20 by s.73 outline permissions 190441 and 190442 to allow an increase in the number of dwellings on Plots E and F (to 538) with changes to the layout of the site. Reserved matters approvals 190465 and 190466 provided detailed residential-led proposals for Plots E and F, known as the 'South Site'. On 13 January 2021 Planning Applications Committee resolved to grant permission for revised 'North Site' proposals under application 192032. Those North Site proposals are designed to fit with the amended South Site proposals referred to above.

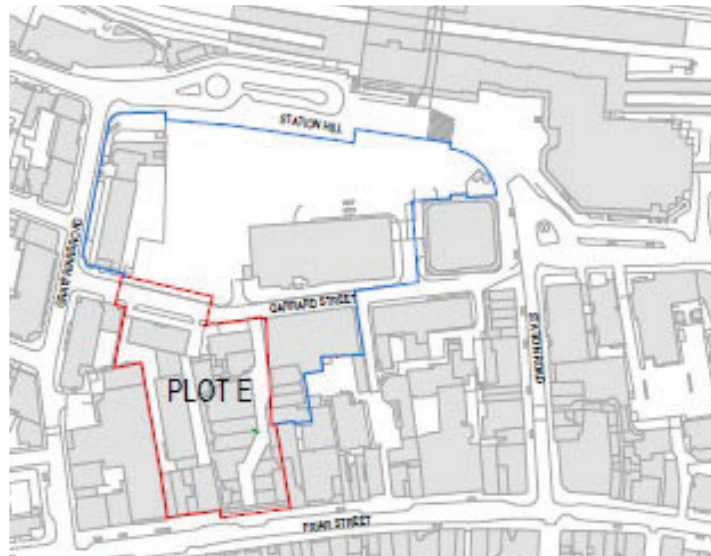
- 1.2 The buildings within the site comprise Xafinity House office building on Greyfriars Road which is now disused. The multi-storey car park (Garrard Street NCP) is still in use at the time of writing. The former Friars Walk Shopping Centre and Telecom House lie to the south of the current site but form part of the wider Station Hill site allocation and have now been demolished (under Prior Approval). The former long-distance coach station, the Mecca bingo hall; offices at Western Tower; and the walkway links to Friars Walk and Thames Tower have previously been demolished under extant permission 130436/OUT.
- 1.3 There are several Grade II listed structures surrounding the site: the former station ticket office (the Three Guineas pub, recently refurbished); the statue of Edward VII on the Station Approach roundabout; and Great Western House on Station Road (the Malmaison hotel/restaurant). The site is not within or adjacent to a conservation area, the nearest being the Market Place/London Street Conservation Area, to the south-east.
- 1.4 The topography of the 'north site' is broadly at two levels. The western section sitting at around 40 metres above sea level (Above Ordnance Datum) sloping upward (in the case of Garrard St) or stepping (in the case of the Station square) up to around 44 metres towards the eastern end. The western end lies at the low point of Greyfriars Road whereas the eastern end is markedly higher at the level of Station Road/Station Approach. Areas of made ground and podium structures exist between the two levels.
- 1.5 The site is entirely in Flood Zone 1 (lowest risk classification), Flood Zone 2 extends close to the site at the junction of Greyfriars Road and Garrard Street.
- 1.6 The site as a whole is covered by development plan policies including a specific site allocation policy in the Local Plan 2019. This is expanded upon in Supplementary Planning documents including the 'Station Hill South Planning and Urban Design Brief' (2007), and the 'Reading Station Area Framework' (2010), which the 2019 Plan confirms remain extant.



View north east from Friar Street towards Plot E



Location plan 190441 (Plot F and Plots A, B, C, D, and G)



Location plan 190442 ("Plot E")

2. PROPOSALS

- 2.1 The proposed scheme is presented as a variation to the permissions secured in 2019 which in turn were variations of the SH3 scheme. These newest proposals allow the development of the South Site (Plots E and F) to be developed in a similar form to that permitted under 190442 (Plot E) and 190441 (Plot F and the remainder of the Station Hill site) but allowing for 61 additional dwellings, a reduction in the amount of commercial floorspace and a reconfiguration of the basement and ground floor areas of Plots E and F. The additional dwellings are accommodated within an extra floor to the Friar Street frontage of Plot E. Two additional floors to the central wing of Plot E and through a reconfigured ground floor of Plot E which reduces the commercial units floor area and introduces a ground floor courtyard with dwellings fronting onto it. Plot F contains additional dwellings within an additional floor to

both wings and the creation of 'duplex' units fronting Friars Walk in place of the commercial units previously permitted.

- 2.2 The applicant has chosen to vary the existing Outline permissions under s.73 and to submit Reserved Matters applications pursuant to these (at the same time). This report therefore involves six separate applications. Firstly the NMA applications vary the description of development on the extant outline '2019 permissions' 190441/VAR and 190442/VAR to translate the 'old' pre-September 2020 Use Classes into the 'new' Use Classes and allow revised outline proposals to be submitted under 201532/VAR and 201536/VAR with reference to the new Use Classes. The proposed Reserved Matters (201533/REM (Plot F) and 201537/REM (Plot E) are submitted concurrently with the Outline applications under s.73 and are an expression of the amount of development sought within the constraints of the parameters and design codes to be secured under the Outline applications. Although submitted at the same time. The process requires the s.73 applications to be determined first (which can then be followed closely by an approval of the detailed Reserved Matters proposals which are submitted pursuant to the Outline s.73s.
- 2.3 The proposals and recommendation for 201536/VAR must also re-include works on the North Site, i.e. application land north of Garrard Street, as the application site remains unchanged under the proposed variations to the existing outline permissions. The proposals for this part of the site are a copy of that approved under 190441 (and 151427 and 130436 before that). It is Plots E and F which differ.
- 2.4 All conditions for all development covered by the permissions must be repeated for completeness.
- 2.5 For clarity, and in an attempt to avoid an overly-complicated examination of the proposals, this report will attempt to appraise the four applications as one development proposal and only separate them where necessary.
- 2.6 Procedurally, recent case law suggests that the description on an outline permission cannot be changed under s.73. It is possible to change a description using s.96a Non-material amendment, but only where the change is not material. The applicant is keen for the new proposals to refer to the 'new' post-September 2020 Use Classes as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 to avoid confusion when implementing or marketing the proposals. This can be achieved in three steps. (i) Amending the Outline descriptions under s.96a but with strictly equivalent uses described using the new Use Classes (i.e. no material change to what is permitted) but no change in floorspace permitted. (ii) Approving the s.73 Outline permissions with the description already altered by the NMAs and with the changes in the floorspace and numbers of dwellings proposed. This then allows (iii) the Reserved Matters (which must be consistent with the outline s.73s) to also be approved with reference to the new use classes on the basis that the s.73 has been varied to include these.

2.7 Outline Permissions - Proposed Floorspace (Maximum)

PLOT F and NORTH SITE (Plots A, B, C, D, G)

EXTANT Outline Maximum Amounts	PROPOSED under 201535/NMA New description - (same floorspace/number of dwellings)	PROPOSED - under 201536/VAR New floorspace and dwelling nos. (new Use Classes from NMA).
Retail Classes A1, A2, A3, A4, A5: 10,000 sqm (GEA)	Retail Class E (a),(b) and (c) (excluding office, non- residential institutions community and leisure and industrial); Drinking establishments (<i>sui generis</i>) and Hot food takeaways (<i>sui generis</i>) : 10,000 sqm (GEA)	Retail Class E (a),(b) and (c) (excluding office, non- residential institutions community and leisure and industrial); Drinking establishments (<i>sui generis</i>) and Hot food takeaways (<i>sui generis</i>) : 10,000 sqm (GEA)
Community and Leisure Use Class D1 or D2 (Plot F): 2,200 sqm (GEA)	Community and Leisure Use Class E (d), (e), and (f) (excluding retail, office and industrial); Class F.1; Class F.2; Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (<i>sui generis</i>) 2,200 sqm (GEA)	Community and Leisure Use Class E (d), (e), and (f) (excluding retail, office and industrial); Class F.1; Class F.2; Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (<i>sui generis</i>) 2,200 sqm (GEA)
Residential (Use Class C3): 19,500 sqm (GEA), 168 dwellings	Residential (Use Class C3) 19,500 sqm (GEA), 168 dwellings	Residential (Use Class C3): 19,500 sqm 184 dwellings
Offices Use Class B1a 122,000 sqm GEA	Offices Use Class E ((g)(i) and (g)(ii)) (excluding retail, non-residential institutions, assembly	Offices Use Class E ((g)(i) and (g)(ii)) (excluding retail, non-residential

	and leisure and industrial) 122,000 sqm GEA	institutions, assembly and leisure and industrial) 122,000 sqm GEA
Car Parking 1000 Spaces	Car Parking 1000 Spaces	Car Parking 1000 Spaces
Back of House Facilities (ancillary to approved uses) 2,000sqm GEA	Back of House Facilities (ancillary to approved uses) 2,000sqm GEA	Back of House Facilities (ancillary to approved uses) 2,000sqm GEA

PLOT E

EXTANT Outline Maximum Amounts	PROPOSED under 201534/NMA New description - (same floorspace/number of dwellings)	PROPOSED - under 201532/VAR New floorspace and dwelling nos. (new Use Classes from NMA)
Retail Classes A1, A2, A3, A4, A5: 7,000 sqm (GEA)	Retail Class E (a),(b) and (c) (excluding office, non-residential institutions community and leisure and industrial); Drinking establishments (<i>sui generis</i>) and Hot food takeaways (<i>sui generis</i>) : 7,000 sqm (GEA)	Retail Class E (a),(b) and (c) (excluding office, non-residential institutions community and leisure and industrial); Drinking establishments (<i>sui generis</i>) and Hot food takeaways (<i>sui generis</i>) : 7,000 sqm (GEA)
Community and Leisure Use Class D1 or D2 (Plot F): 120 sqm (GEA)	Community and Leisure Use Class E (d), (e), and (f) (excluding retail, office and industrial); Class F.1; Class F.2; Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (<i>sui generis</i>) Plot F 120 sqm (GEA)	Community and Leisure Use Class E (d), (e), and (f) (excluding retail, office and industrial); Class F.1; Class F.2; Theatres; Cinemas; Concert Halls; Bingo Halls; Dance Halls (<i>sui generis</i>) Plot F 1,000 sqm (GEA)

Residential (Use Class C3): 33,550 (GEA), 370 dwellings	Residential (Use Class C3) 33,550 (GEA), 370 dwellings	Residential (Use Class C3): 35,241 sqm (GEA) 415 dwellings
Offices Use Class B1a 0 sqm GEA	Offices Use Class E ((g)(i) and (g)(ii)) (excluding retail, non-residential institutions, assembly and leisure and industrial) 0 sqm GEA	Offices Use Class E ((g)(i) and (g)(ii)) (excluding retail, non-residential institutions, assembly and leisure and industrial) 1,000 sqm GEA
Car Parking 168 Spaces	Car Parking 168 Spaces	Car Parking 170 Spaces
Back of House Facilities (ancillary to approved uses) 1,200 sqm GEA	Back of House Facilities (ancillary to approved uses) 1,200 sqm GEA	Back of House Facilities (ancillary to approved uses) 1,257 sqm GEA

Reserved matters Floorspace

- 2.8 In *floorspace* terms it is proposed to provide a total of 61,620 sqm (GEA) of built floorspace. N.B the table below is an extract from the submitted Planning Statement. References to *sui generis* uses will need to be specified in more detail in the permissions (see above). **N.B. This table is subject to an amendment in an Update Report as the amount of retail (Class E (a),(b) and (c); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*)) proposed under the Reserved Matters is to be increased (see para 6.36).**

Land use	GIA (sqm)	GEA (sqm)
Plot E		
Residential (C3)	31,088	34,334
Residential Amenity (C3)	888	907
Flexible Office, Retail and Leisure (E, Sui Generis, F.1 and F.2)	651	722
BOH, Plant, Refuse	1,962	2,364
Parking	6,305	6,539
<i>Total</i>	40,913	44,865
Plot F		
Residential (C3)	13,238	14,799
Residential Amenity (C3)	291	336
Flexible Office, Retail and Leisure (E, Sui Generis, F.1 and F.2)	704	762
BOH, Plant, Refuse	746	858
Parking	-	-
<i>Total</i>	14,979	16,755
TOTAL	55,893	61,620

Table 3.1 – Proposed Area Schedule

2.9 165 Car Parking Spaces are proposed for both Plots E and F

2.10 The proposed revised residential mix is as follows:

	Plot E	Plot F	Total
Studio	41	23	64
1-bed	195	81	276
2-bed	168	80	248
3-bed	11	-	11

TOTALS:	415		184		599
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EXTANT = 538 dwellings

PROPOSED = 599 dwellings

= 61 additional dwelling units

= 11.3% increase.

Environmental Impact Assessment

- 2.11 The development is EIA Development as defined under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A new Environmental Statement was prepared in support of applications 190441/OUT and 190442/VAR. Changes to the design, recently approved development on surrounding sites, changes in the environmental 'baseline' conditions all require re-assessment. The applicant has produced an 'ES Addendum' to address these changes. This together with the 2015 ES Addendum form the Environmental Impact Assessment for the current application.

Community Infrastructure Levy (CIL)

- 2.7 The development would be liable for CIL due to the amount of new floorspace proposed.
- 2.8 The Council's CIL Charging Schedule sets a base rate of £120 per square metre for residential floorspace. The rate is index linked from the date of adoption of the Schedule and the current rate for 2021 is £156.71 per square metre.
- 2.9 The figures below are based on the Reserved Matters floorspace as per the CIL forms supplied by the Applicant. Offset for demolition will depend on existing building use and if the building still stands on day of granting the application. In basic terms the following liabilities would exist:
- *Reserved Matters Plot E/Telecom House: 40,262 sqm (GIA) = £6,309,458* [six million three hundred and nine thousand four hundred and fifty eight pounds]
 - *Reserved Matters Plot F: 55,189sqm (GIA) = £ 8,648,668* [Eight million six hundred and forty eight thousand six hundred and sixty eight pounds]
- 2.10 These figures are based solely on the CIL information forms supplied. No cross checking of floor area calculation methodology has been conducted to validate the figures supplied. This cross check will need to be conducted post-decision to ensure that all areas have been assigned to the relevant charging schedule.
- 2.11 The usual caveats apply, where relevant the buildings must have been in lawful use and exist on the day that planning permission first allows development.
- 2.12 Any relief for Social Housing will need to have annotated plans and supplementary floor areas calculations to validate the amount.
- 2.13 This gives an indication of the likely CIL outcomes but is provided without prejudice to further examination of the CIL application by the Council and the figures quoted above should be treated with caution.

3. RELEVANT PLANNING HISTORY

3.1 The most relevant planning history in relation to Station Hill is detailed below.

Application no.	Proposal	Decision
130436	Outline application for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved).	Permission with S.106 15/1/2015. Implemented
130440	Demolition of Station Hill Retail Parade (including 26 to 58 Station Hill) to create a multipurpose area to be used for holding temporary events. Works of hard and soft landscaping and other incidental works.	Temporary permission 20/1/2014. Implemented.
151426	Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development.	Permission granted 26/7/16.
151427	Section 73 application to vary conditions 2,5,6,54 and 57 of outline permission 130436 to remove reference to Plot E.	Permission granted 26/7/16.
151543	Application for approval of reserved matters following outline approval (130436), matters of Access, Appearance, Landscaping, Layout and Scale.	Permission granted 2/8/2016 (Plot B Station Hill for a 19-storey B1 office building). Not implemented.
151544	Public realm works associated with outline planning permission reference 130436.	Public realm application for additional small area of land on Station Hill. Approved 21/9/16 Implemented.

Various	Various approvals pursuant to conditions attached to 130436/OUT	
181820	Request for an EIA Scoping Opinion for s.73 Minor Material Amendment (Outline) and Reserved Matters applications pursuant to permissions 151426/OUT and 151427/VAR, involving demolition of existing buildings and construction of a mixed use development comprising residential development (C3), office development (B1A), retail (etc) uses (A1, A2, A3, A4, A5), leisure development (D2) and associated car parking and public realm works.	Opinion provided 14/11/18
182168 (Garrard St Car Park)	Application for prior notification of proposed demolition of the existing car park.	Prior Approval Given 11/2/19 Not implemented.
182171 (Telecom House and Friars Walk Shopping Centre)	Application for prior notification of proposed demolition of the Telecom House and Friars Walk Shopping Centre.	Prior Approval Given 11/2/19 Demolition completed.
190441	Outline application (pursuant to section 73 of the Town & Country Act 1990) for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings & structures to provide Offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved) as permitted by planning permission 151427 granted on 26 July 2016 (which itself was an application under S73 to vary planning permission 130436 granted on 9 January 2015) but without complying with Conditions 3, 5, 7, 8, 17, 19, 54 and 57 in respect of Plot F 'Station Hill'.	Approved subject to S106 17 July 2019 PAC - Permission issued 6 December 2019.
190442	Outline application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill site and neighbouring Telecom House site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/ structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5),	Approved subject to S106 17 July 2019 PAC - Permission issued 6 December 2019.

	associated infrastructure, public realm works and ancillary development as permitted by planning permission 151426 granted on 26 July 2016 but without complying with Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.	
190465	Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot E within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190442, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise the construction of a 12 storey building (plus basement storey) containing 370 Build to Rent residential units (Use Class C3), 1,151sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).	Approved subject to approval of 190442, 17 July 2019 PAC - Approval issued 6 December 2019.
190466	Application for approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F within the development site known as Station Hill submitted pursuant to Outline Planning Permission ref. 190441, and submission of details for approval pursuant to Conditions attached to that permission. The proposals comprise construction of a 12 storey (plus basement storey) building containing 168 Build to Rent residential units (Use Class C3), 390sqm (GEA) of flexible retail floorspace (Use Classes A1, A2, A3, A4, A5, D2), 656sqm (GEA) of leisure floorspace (Use Class D1 or D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works (amended description).	Approved subject to approval of 190441, 17 July 2019 PAC - Approval issued 6 December 2019.
190833	Request for an EIA Scoping Opinion (in respect of North Site)	Opinion Issued - 24 July 2020
Various applications for approval of details pursuant to conditions attached to 190441/190442/190465/190466		
191983	Non-material amendment to approval of reserved matters 190465 (Plot E Station Hill). Various changes to internal layout and external elevations. D2 use at LGF level.	Agreed - 15 June 2020

191984	Non-material amendment to approval of reserved matters 190466 (Plot F Station Hill). Various changes to internal layout and external elevations. Introduction of D1 use.	Agreed - 15 June 2020
191985	Non-Material Amendment to permitted application 190441 - Introduction of D1 use under Condition 6 (Plot F only), Amendment to Condition 9 (Landscaping Masterplan).	Agreed - 14 May 2020
192032	Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping.	Resolution to grant subject to S106 - Planning Applications Committee 13 January 2021
200489	A package of enabling works including demolition, the removal of existing structures, services and hard surfaces, excavation of ground, exploratory works, relocation of soft landscaping and the erection of site hoarding.	Approved 29 June 2020

4. CONSULTATIONS

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

(i) Statutory:

4.2 Environment Agency:

No objection subject to conditions securing contaminated land remediation and controls on foundation design to protect groundwater.

(ii) Non-statutory:

RBC Transport (Highways Authority)

- 4.3 A Reserved Matters application for the scheme (190465/REM and 190466/REM) was approved in July 2019 for 538 units, 1,770sqm of retail floorspace and 855sqm of community floorspace this proposed Section 73 Application is to extend and amend the development quantum to provide:

- 599 residential units; and
- 1,355sqm commercial/retail/community floorspace.

- 4.4 These changes result in an increase of 61 residential units and reduction of circa 1,270sqm commercial/retail/community floorspace when compared to the approved permission. A Transport Addendum has been submitted alongside the application to assess the implications of the proposed changes and my comments on this are as follows:

Trip Generation

- 4.5 The applicant has undertaken a comparison of the people trip generation between the consented and proposed development utilising the trip rates previously agreed, which is deemed an acceptable methodology. The assessment has identified that the proposal will result in an overall reduction in person trips and as such is deemed acceptable.

- 4.6 The applicant has not undertaken an assessment of the vehicle trip impact but given that the car parking numbers are being reduced Transport are happy that this will result in a reduction in vehicle movements on the network when assessed against the consented scheme.

Car Parking

- 4.7 It has been stated that no changes are proposed to the vehicular parking on the scheme. The scheme still proposes to provide 157 car parking spaces, 8 disabled and 5 motorcycle parking spaces as was agreed as part of the consented reserved matters application. Given that the site is located within the town centre area which is restricted so that overspill parking cannot occur this would comply with Policy. However, following the submission of the plans to include the steps the proposal now alters the car parking numbers on the site, it would appear that this results in a reduction of 2 car parking spaces one of which would be a disabled bay. There are no objections with this small reduction in car parking but the disabled bay provision must be retained as this would result in the development falling below the required number of disabled bays. A revised drawing is therefore

required relocating this disabled bay. *[Officer Comment: Revised drawings have been submitted showing eight disabled parking spaces for both options - with steps and with bridge. The applicant confirms that the 'with steps' option results in a reduction of 2 parking spaces giving a total of 155. This is considered acceptable as per the Transport comments above]*

Cycle Parking

- 4.8 As a result of an increase in residential units of the scheme, additional cycle parking will be provided. The development will still comply with the current 2011 RBC Parking Standards and provide:
- 305 residential spaces;
 - 12 spaces for staff;
 - 16 spaces for visitors
 - Total = 333 spaces
- 4.9 The residential cycle parking will be provided within the car park podium at lower ground level in Two Tier Bike Racks, within two secure cycle stores. One store will be accessible from Garrard Street and from within the lower ground floor car park whilst the other is accessed solely from the lower ground floor car park, this along with the proposed layout cycle parking layout is deemed acceptable.
- 4.10 The cycle parking layout for the scenario that includes the bridge is deemed acceptable however the scenario that includes the proposed steps does not provide the number of cycle spaces as illustrated on the submitted plan. The area directly under the proposed steps, I assume, would only be able to accommodate a single level of cycle storage and therefore the number proposed would actually be 120 within this particular store not 148. This would fall short of the required level of cycle parking and revised drawings provided to ensure the level of parking is provided or further drawings (including cross sections of the steps) confirming that 2 tier storage would be possible under the steps. *[Officer COMMENT: The applicant has confirmed that at least 3 metres headroom exists under the steps, which is sufficient for double stacked cycles.]*
- 4.11 It is also noted that 4 Sheffield stands are proposed to the side of the 4 duplex dwellings. However, these cycle spaces do not appear to be covered and would only be able to accommodate 1 bicycle. Given that these are houses they should be provided with 2 dedicated cycle spaces per unit within a covered and lockable store. Given this revised cycle parking will be required for these units. *[Officer COMMENT: The revised drawings accommodate cycle parking for these units in the basement stores - a condition is recommended to be attached to the Plot E Reserved Matters approval specifying the number of cycle parking spaces to be provided (for the avoidance of doubt and to avoid any misinterpretation of the drawings)].*
- 4.12 The minimum employee requirement has been calculated using RBC standards for retail facilities, these state that as a minimum 1 space per 6 staff and an additional visitor space per 300sqm or floor area should be provided. To calculate the minimum employee cycle parking requirements the staff numbers for Plot E and F have been estimated using the Homes and Communities Agency Employment Density Guide (3rd Edition). This suggests a retail employment density of 15-20 sqm per

employee. Using 1 employee per 20 sqm of floor area (1,355sqm) would suggest 68 staff.

- 4.13 On this basis storage for 12 bicycles is required as a minimum to meet RBC's requirement for staff (68 staff / 6 = 12 spaces). The storage for the commercial and community uses is proposed in a secure cycle store accessible from Friars Walk for employees and is deemed an acceptable form of cycle parking.
- 4.14 Visitors should be provided with access to a minimum of 5 spaces (1,355 sqm / 300 sqm) based on RBC standards. These cycle parking spaces will be located on street at the access point to Friars Walk and on Garrard Street as previously agreed and provide space for 16 bicycles and again is accepted.

Delivery, Servicing and Waste Strategy

- 4.15 No changes are proposed to the delivery and servicing strategy for Plot E and F as a result of the proposals.
- 4.16 There are also no changes proposed to the waste strategy and waste storage for the additional units can be accommodated within the existing strategy.
- 4.17 As previously agreed, the bins will be housed within the refuse storage areas located on the ground and mezzanine floors of the car park. It is still proposed to carry out a twice weekly collection of the refuse bins which requires storage for an overall provision of 60 bins on site for the residential units. The principle of which is accepted.
- 4.18 Infrequent access for vehicles setting up temporary event within the Plaza of the proposed Station Hill North site (Planning Ref 192032) is proposed to be accessed from Friar Street via Friars Walk. However, this was not accepted as part of planning application 192032 given the conflicting movements with pedestrians given that the vehicles would utilise a pedestrian crossing to access Friars Walk. The planning condition included within extant permission should therefore be retained. *[Officer COMMENT: This is a highway safety matter and officers will be following closely the advice of the Highways Authority. This is consistent with the extant permission and subsequent informal advice to date.]*

General Comments

- 4.19 It is noted that the proposal includes doors that open outwards, even though the area would be private this would be contrary to S153 of the Highways Act and therefore the doors should be revised so that they open inwards. *[Officer COMMENT: The applicant advises that outward opening doors are required for fire escapes and this is considered to be acceptable on this basis.]*
- 4.20 There are two Sheffield type stands proposed on the Garrard Street frontage that would obstruct pedestrian access to the car park (west of the vehicle entrance), as such the cycle parking must be relocated. *[Officer COMMENT: The position of these have been adjusted at the front of Plot E and are now considered acceptable.]*

RBC Licensing

- 4.21 No objection received.

Lead Flood Authority (RBC Highways)

- 4.22 The proposed drainage strategy proposes run off rates previously agreed and therefore is deemed acceptable in principle. However, as per previous consultation responses on discharge of condition applications I reiterate that the applicant has previously stated that trees cannot be located within the Permavoid area but it is evident that the submitted plans still identify trees within this extent. If trees cannot be included within this area the plan should be revised to take this into account or it should be confirmed why the proposed trees do not compromise the proposed Permavoid area. *[Officer COMMENT: This arrangement is consistent with previous approvals and is considered to be acceptable. The applicant has confirmed that the tree pit locations in Friars Walk are designed to avoid the permavoid and this is consistent with the Drainage Strategy drawings. The permavoid in Garrard Street does appear to conflict with the location of a tree pit outside the residential entrance to Plot E. The applicant has been asked to amend the permavoid to avoid the tree pit and this will be reported in an Update.]*

RBC Waste Operations

- 4.23 No objection received

RBC Environmental Protection (EP):

- 4.32 Confirm no objection in principle.
- 4.33 Request re-imposition of conditions relating to noise insulation for residents, plant noise mitigation odour control, hours of working, delivery hours, land contamination (including new receptors resulting from the new design), and ground gas and air quality.

RBC Valuers

- 4.34 Confirm that increasing the previously agreed Affordable Housing and related contributions pro-rata is an appropriate approach.

RBC Leisure

- 4.35 No response received. [Original advice requesting contributions towards off-site open space provision consistent with the extant permissions carried forward].

RBC Planning (Natural Environment) (Tree Officer)

- 4.36 Confirm no objection on the basis that the landscaping is materially the same as previously agreed.

RBC Ecologist

- 4.37 No response received. [Existing conditions carried forward based on extant permission].

BBO Wildlife Trust

- 4.38 No response received

RBC Sustainability Team

- 4.39 No response received. [Existing conditions and obligations carried forward based on extant permission].

Berkshire Archaeology:

- 4.40 No response received [Existing conditions and obligations carried forward based on extant permission].

Historic England

- 4.41 Do not wish to offer any comments. Suggest that the LPA seeks the views of the Council's specialist conservation and archaeological advisers, as relevant.

RBC Emergency Planning Manager

- 4.42 Confirmed that previous advice in respect of Hostile Vehicle Mitigation and laminated glass to prevent injuries from flying glass in the event of an explosion. Existing conditions carried forward from extant permission.

Royal Berkshire Fire and Rescue Service

- 4.43 No response received.

Civil Aviation Authority

- 4.44 No response received

Wokingham Borough Council

- 4.45 No response received

South Oxfordshire District Council

- 4.46 No response received

Reading Civic Society

- 4.47 No response received

Crime Prevention Design Advisor (Thames Valley Police):

- 4.48 Access Block E - Security to residential corridor: Air lock access control separating Amenity space from the private residential core is welcomed , I note for this core access to a residential corridor and Amenity gardens has been provided. To ensure the privacy and security of the two apartments on this residential corridor I ask that the door from the core be relocated to the entrance of the residential corridor. *[Officer comment: Additional doors have been provided to provide a compartmented corridor solely for the flat entrances. This is considered acceptable]*
- 4.49 Large bike shed - Cycle storage facilities can be problematic in terms of crime and theft of valuable cycle is a growing concern. Therefor I recommend that the communal bicycle be accessible only by those with legitimate use. In additional, as discussed I recommend that the (vulnerable) double leaf doors be replaced by a single leaf door (meeting the minimum physical specifications of LPS 1172 SR2) and that the internal space be segregated using floor to ceiling dividing weld mesh fence and gates, and be fitted with a secure electronic access control on all doorsteps. *[Officer comment: The amended door has been incorporated in the design. The weld mesh would affect the useability of the workshop and store. Officers are satisfied that other security enhancements (CCTV, locking systems, access control etc) can be secured under recommended condition 36.]*
- 4.50 Block F: Strip of land to rear of Duplex , Amenity and refuse collection: In order to prevent unauthorised access in to this secluded areas or the creation of a desire connecting the new development to Merchants Place. I ask that and additional gate be included at the top of the step, this will ensure the privacy and security to the rear of the duplexes while facilitating refuse collections: all three

gates be access controlled and included within the Secured by Design condition of 190465 and 190466 [*Officer comment: A gate securing the steps is now shown on the revised drawing and is now shown on the revised drawings and is considered acceptable*]

- 4.51 Defensible space: Generally setbacks defensible space within a Town Centre should be 2 metres in depth with appropriate boundary (identifying ownership). This should be seen as a minimum to ensure that residents are offered appropriate levels of privacy and that windows do not open up over footpaths.. The nature or type of front boundary treatment in particular can provide clear demarcate between public and private space and can have a significant impact on privacy, security and safety. For this location I ask that the boundary between private and public realm should be clearly defined by low round top vertical railings, with hedges, and planting on the private side. [*Officer Comment: These spaces have now been enlarged as much as possible whilst allowing sufficient planting and public circulation space on Friars Walk.*]
- 4.52 Seating benches on raised landscaping - Given the Town Centre location, careful consideration should be given to the provision of low walls / benches or seating opportunities along this route outside of the residential duplexes. Seating benched in this areas encourage individuals to gather and congregate 24/7, It is not unreasonable to assume that that this type of public activity could conflict with the needs of residents and become “anti- social” in nature. , In order to provide a reasonable level of privacy and reduce opportunity for conflict I ask that the seating benches be removed, encouraging individuals to pass through this short residential areas. [*Officer comment: seating is an important feature of the quality of the scheme and the amenity of users of the space. The seating is well overlooked by the managed reception of Plot E and on balance it is considered preferable to provide the seating.*]
- 4.53 Duplexes to be included within Secured by Design condition of 190465 and 190466.
- 4.54 [*Officer COMMENT: Much of the security requirements are covered by recommended condition 36 of both permissions and the Secured by Design Conditions on the Reserved Matters approvals. It is considered that suitable defensible space is indicated on the proposed landscaping drawings and that the proposed planting provides suitable separation from users of the Friars Walk public realm, consistent with other residential uses in the town centre.*]

Network Rail

- 4.55 No response received

Crossrail

- 4.56 No response received

Caversham GLOBE

- 4.57 No response received

Reading UK CIC

- 4.58 No response received

Thames Water

- 4.59 Confirm that the developer will need to contact them to discuss water/sewerage connections and sewer/pipe build-over arrangements.

Scottish and Southern Energy

- 4.60 No response received

Southern Gas Networks

- 4.61 No response received

BT (Openreach)

- 4.84 No response received

Clinical Commissioning Group (CCG) (NHS)

- 4.85 No response received

Public consultation

- 4.86 Site notices were displayed for each application on Friar Street, Station Hill, Garrard Street and Merchants Place, adjacent to the site.

- 4.87 No representations have been received

5. RELEVANT POLICY AND GUIDANCE

- 5.1 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

- 5.2 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the Local Planning Authority shall have 'special regard' to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 5.3 In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument 'within an appropriate setting' as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument.

- 5.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

EIA Regulations

- 5.5 The application proposals are subject to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and are supported by an Environmental Statement issued pursuant to these Regulations. Much of the supporting technical information for the applications is contained in the Environmental Statement which consists of the original 2015 version as amended by an updated addendum issued in October 2020.

5.6 **National Planning Policy Framework (NPPF) (2019)**

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

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

Planning Practice Guidance (NPPG)

The Government's Planning Portal advises that local planning authorities should take account of the following practice guidance. This adoption of this suite of guidance notes also led to the cancellation of various former guidance documents.

The most relevant topics are:

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

5.7 **Other Government Guidance which is a material consideration**

HM Government: Crowded Places: The Planning System and Counter-Terrorism (2012)

Historic England: Advice Note 4 "Tall Buildings" (2015).

DCLG: Accelerating Housing Supply and Increasing Tenant Choice in the Private Rented Sector: A Build to Rent Guide for Local Authorities (2015)

5.8 **The following local policies and guidance are relevant:**

Reading Borough Local Plan 2019

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC4: DECENTRALISED ENERGY

CC5: WASTE MINIMISATION AND STORAGE

CC6: ACCESSIBILITY AND THE INTENSITY OF DEVELOPMENT
CC7: DESIGN AND THE PUBLIC REALM
CC8: SAFEGUARDING AMENITY
CC9: SECURING INFRASTRUCTURE
EN1: PROTECTION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT
EN2: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE
EN3: ENHANCEMENT OF CONSERVATION AREAS
EN5: PROTECTION OF SIGNIFICANT VIEWS WITH HERITAGE INTEREST
EN6: NEW DEVELOPMENT IN A HISTORIC CONTEXT
EN7: LOCAL GREEN SPACE AND PUBLIC OPEN SPACE
EN9: PROVISION OF OPEN SPACE
EN10: ACCESS TO OPEN SPACE
EN12: BIODIVERSITY AND THE GREEN NETWORK
EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY
EN14: TREES, HEDGES AND WOODLAND
EN15: AIR QUALITY
EN16: POLLUTION AND WATER RESOURCES
EN17: NOISE GENERATING EQUIPMENT
EN18: FLOODING AND DRAINAGE
EM1: PROVISION OF EMPLOYMENT
EM2: LOCATION OF NEW EMPLOYMENT DEVELOPMEN
EM3: LOSS OF EMPLOYMENT LAND
EM4: MAINTAINING A VARIETY OF PREMISES
H1: PROVISION OF HOUSING
H2: DENSITY AND MIX
H3: AFFORDABLE HOUSING
H4: BUILD TO RENT SCHEMES
H5: STANDARDS FOR NEW HOUSING
H6: ACCOMMODATION FOR VULNERABLE PEOPLE
H10: PRIVATE AND COMMUNAL OUTDOOR SPACE
TR1: ACHIEVING THE TRANSPORT STRATEGY
TR2: MAJOR TRANSPORT PROJECTS
TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS
TR4: CYCLE ROUTES AND FACILITIES
TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING
RL1: NETWORK AND HIERARCHY OF CENTRES
RL2: SCALE AND LOCATION OF RETAIL, LEISURE AND CULTURE DEVELOPMENT
RL5: IMPACT OF MAIN TOWN CENTRE USES
RL6: PROTECTION OF LEISURE FACILITIES AND PUBLIC HOUSES
OU1: NEW AND EXISTING COMMUNITY FACILITIES
OU5: SHOPFRONTS AND CASH MACHINES
CR1: DEFINITION OF CENTRAL READING
CR2: DESIGN IN CENTRAL READING
CR3: PUBLIC REALM IN CENTRAL READING
CR4: LEISURE, CULTURE AND TOURISM IN CENTRAL READING
CR5: DRINKING ESTABLISHMENTS IN CENTRAL READING
CR6: LIVING IN CENTRAL READING
CR7: PRIMARY FRONTAGES IN CENTRAL READING
CR8: SMALL SHOP UNITS IN CENTRAL READING
CR9: TERRACED HOUSING IN CENTRAL READING
CR10: TALL BUILDINGS
CR11: STATION/RIVER MAJOR OPPORTUNITY AREA
CR15: THE READING ABBEY QUARTER
CR16: AREAS TO THE NORTH OF FRIAR STREET AND EAST OF STATION ROAD

5.9 Supplementary Planning Documents

- Station Hill South Planning and Urban Design Brief (March 2007)
- Reading Station Area Framework (December 2010)
- Sustainable Design and Construction (December 2019)
- Parking Standards and Design (October 2011)
- Employment, Skills and Training (April 2013)
- Affordable Housing (July 2013)
- Planning Obligations under S.106 (2015)

5.10 Other Reading Borough Council Documents:

- Reading 2020 Partnership: Sustainable Community Strategy (2010/11)
- Central Reading Parking Strategy (2004) and Interim Parking Strategy (2011)
- Reading Borough Council's Cultural Strategy: A Life Worth Living
- Reading Biodiversity Action Plan (2006)
- Local Transport Plan 3: Strategy 2011-2026 (2011)
- Draft Local Transport Plan 4
- Tall Buildings Strategy 2008
- Tall Buildings Strategy Update Note 2018
- Reading Open Space Strategy (2007)
- Reading Tree Strategy 2010
- Strategic Housing Market Assessment (2016)

6. APPRAISAL

(i) Principle of Development

Procedure

- 6.1 Government guidance on s.73 applications explains that procedurally “*where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and un-amended. A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. A section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.*” (NPPG Paragraph: 015 Reference ID: 17a-015-20140306)
- 6.2 The submitted Non-material Amendment Applications are intended to allow the new s.73 and Reserved Matters to refer to the new 2020 Use Classes and achieve this by altering the relevant parts of the extant permission descriptions to refer to the equivalent new (2020) Use Classes and uses. This adjusts the use *classifications* without introducing a material change in the uses actually permitted. The NMAs do not change the amount or form of development. Only the description.
- 6.3 A s.73 application must follow the principles set out in the judgement in *Finney v Welsh Ministers & Ors [2019]* which prevent a change to the operative parts of the permission i.e. the description of development on the s.73 proposals. This is therefore accommodated under the s.96a NMAs referred to above. The s.73 is able to change the amount of development and the form this takes provided that it does

not amount to a substantial change in the context of the development as a whole. The Reserved Matters applications/approvals (201533/201537) must also remain within the scope of the outline permission.

- 6.4 A proposal qualifies for consideration under s.73 if it does not constitute a 'fundamental alteration' to the original permission. Although now at the limits of what might be reasonably accommodated under s.73, officers are satisfied that the proposed changes to the approved parameters (building heights, amount and uses etc) under the current proposals can be dealt with under this approach.
- 6.5 Once implemented, a change of use within the scope of the *new* Use Class is possible subject to any conditions/S106 controls preventing this (as would also be the case if the developer opted to implement the 190441/190442 permissions). The new Use Class E is particularly broad and recommended Condition 6 therefore seeks to limit the amount of floorspace within different parts of Class E both on implementation and also subsequent use.
- 6.6 The procedural approach taken by the applicant means that permitting application 201536/VAR would also include approval for development of the 'North Site' (Plots A, B, C, D and G - all land north of Garrard Street). The current s.73 applications do not propose any changes to the North Site development as currently approved and the proposed reserved matters applications do not relate to any Plots within the North Site. Although the policy context has changed since the extant permissions were originally granted following adoption of the Local Plan 2019, the extant permissions are a material consideration and the s.73 procedure allows for a narrower focus on the particular changes proposed under the relevant conditions. Therefore whilst granting permission under the current application 201536/VAR would include these works, they are considered to be acceptable for the reasons already expressed in the previous reports to the Planning Applications Committee. Relevant conditions relating to the North Site Outline permissions are recommended to be repeated as set out in the recommendation above.

Proposed Build to Rent Approach

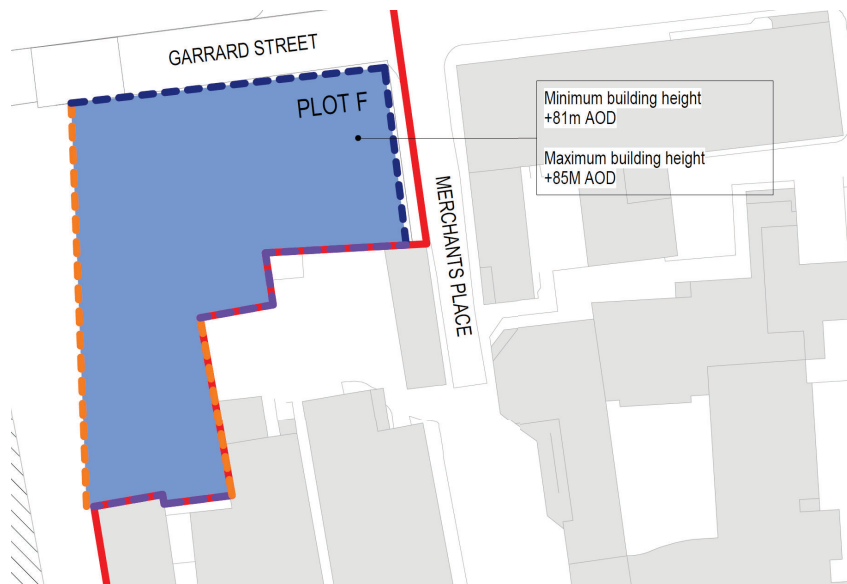
- 6.7 Policy H4 sets out the Council's approach to Build to Rent which reflects national policy in the NPPF. The proposals remain unchanged from the extant permission and the original S106 controls are proposed to be carried forward including the parameters of the lettings agreement, the rent levels, apportionment of the homes across the development, a management and service agreement, and a marketing agreement setting out how their availability is to be publicised. The national guidance addresses the question of eligibility criteria for occupants and recommends a 3 year minimum tenancy. The proposed approach is set out in the recommendation at the head of this report.

(ii) Design

Changes to approved Outline parameters and design

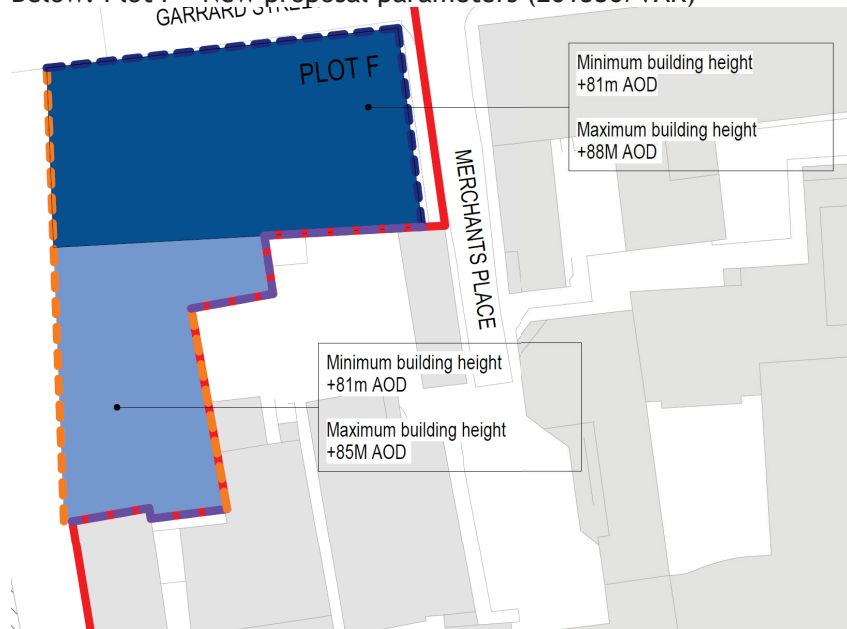
- 6.8 As with 190441/190442 (the 2019 permissions) a key reason for the current s.73 (Outline) applications is the prescriptive nature of the current permissions with tightly-defined parameters relating to height, massing and layout, and the associated Design Codes. The new applications seek to continue this tightly-defined approach with relatively few amendments (compared with the 2019 version which involved more fundamental changes to the shape of Plot E and the profile of Friars Walk) but still require a new set of parameters and design codes to be agreed.

- 6.9 For Plot F this involves a three metre height increase in both the parameters and Reserved Matters proposal design (to 88m AOD) to the northern end fronting Garrard Street to accommodate an additional floor to Garrard Street. The southern wing is also proposed to increase by an additional floor (to 84.35m) but in this instance the additional height fits under the current 85m AOD height parameters as approved under the 2019 (and 2015) extant permissions.



Above: Extant 2019 Permission - Plot F

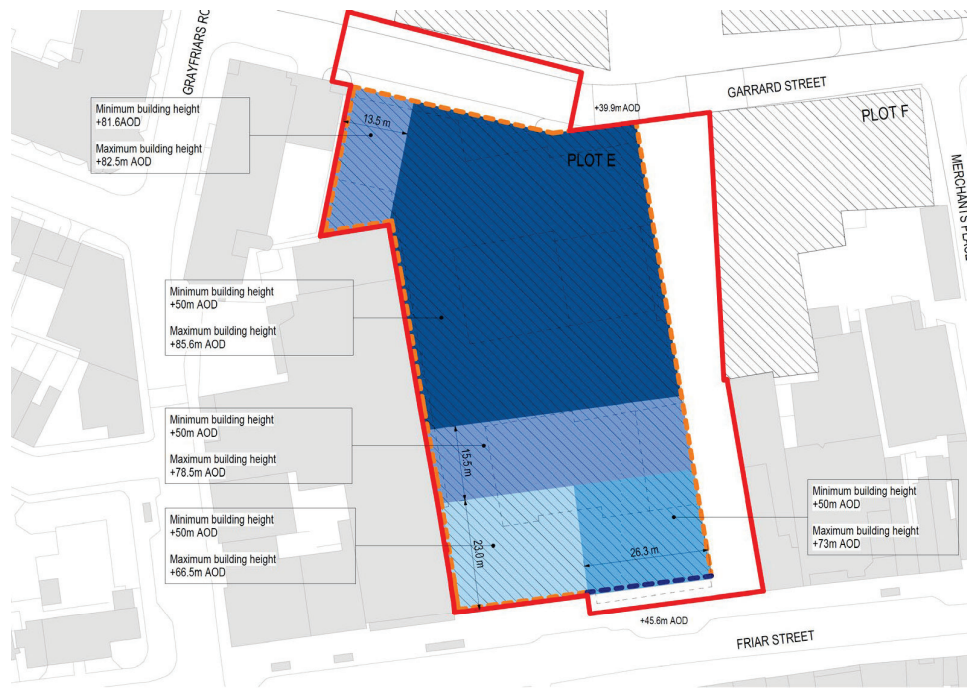
Below: Plot F - New proposal parameters (201536/VAR)



- 6.10 For Plot E, much of the additional floorspace fits within the 2019 parameters but small increases in height (3.5 metres at the south western corner of Plot E) and a small southwards extension the central wing of Plot E are needed to ensure that the

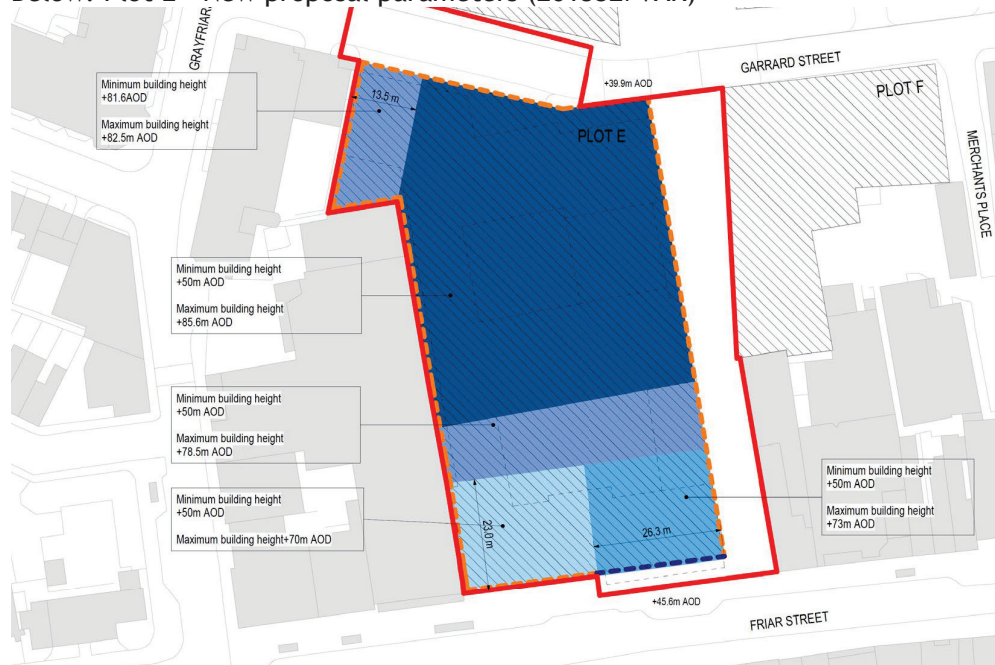
additional floor fronting Friar Street and the two additional floors to the central wing fit fully within the parameter envelope.

- 6.11 Generally it is considered that the proposed changes to the Outline Parameter Plans are minor in the context of this large redevelopment proposal and are not considered to have substantial impacts beyond the site in visual terms.



Above: Plot E - Extant 2019 permission parameters

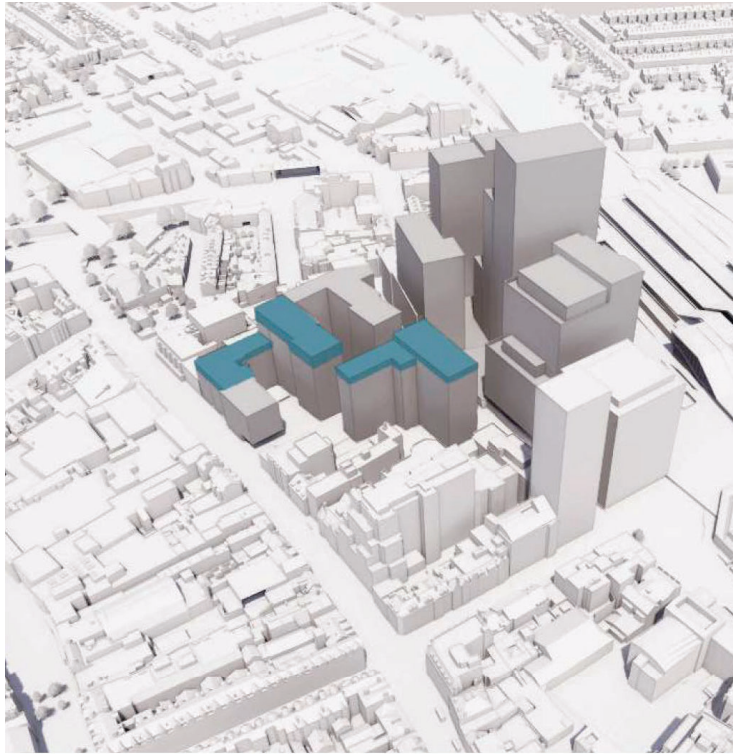
Below: Plot E - New proposal parameters (201532/VAR)



Specific Reserved Matter Proposals:

6.12 Plot E - Friar Street:

It is considered that the detailed proposals submitted under 201532/VAR and 201537/REM can reasonably be described as continuing the previously approved, well-considered, approach to building height and massing with a fairly consistent building height to Friar Street which fits well with the existing character of the street. The proposals maintain the primary focus in terms of height at the corner with Friars Walk which serves to identify the entrance to the new street. The additional floor at the south west corner, and wrapping around the western edge of the courtyard, remains recessive both in terms of height and its position set back from the main façade below.



Extract from Design and Access Statement showing areas of new height in blue. N.B. the taller buildings to the North Site relate to application 192032/HYB and are indicative only. The permitted (not built) hotel at 29-35 Station Rd is also included for context.



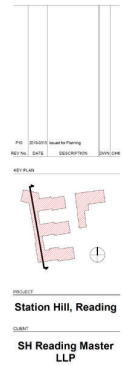
Above: Plot E - Extant 2019 Reserved Matters

Below: Plot E - New proposed Reserved Matters (201532/VAR) showing additional floor to left hand side fronting Friar Street and two floors to central wing matching height of the northern wing behind.





Plot E - Section CC - Longitudinal
1:200

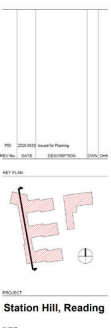


ABOVE: Plot E - Extant 2019 permission - Section north-south

BELOW: Plot E - Proposed Reserved Matters - Section north-south



Plot E - Section CC - Longitudinal
1:200



Plot E Central Wing:

- 6.13 The largest increase in height and massing is proposed to the central wing of Plot E. This is centrally-located within the site and would not substantially alter close-range views. It is considered that the additional height would improve the vertical emphasis of the original design when viewed from the new Friars Walk public realm. The additional height would enclose the courtyard spaces to a greater extent which is considered acceptable in visual terms. Amenity impacts are discussed below.



Above: Plot E Extant 2019 RM Approval - east elevation to Friars Walk.

Below: Plot E - New proposed Reserved Matters (201537/REM) showing the additional floor to left hand side fronting Friar Street and two floors to the central wing matching height of the northern wing behind.



Site - Friars Walk East Elevation Plot E

Plot F Friars Walk and Garrard Street:

- 6.14 The Plot F Reserved Matters proposal seeks to increase from 13 storeys to 14 storeys (including basement storey) fronting Garrard Street and from 11 to 12 storeys fronting Friars Walk. This is largely contained within the existing parameters, with the exception of the additional 3 metre height to the northern end. The additional scale makes full use of the revised parameters and is considered to acceptable, but at the limits of what might reasonably be accommodated.



Above: Plot F Extant 2019 RM Approval - west elevation to Friars Walk.

Below: Plot F - New proposed Reserved Matters (201533/VAR) showing additional floor to left hand side fronting Friar Street and two floors to central wing matching height of the northern wing behind.



Left: Extant 2019 RM Approval

Right: Proposed Plot F North Façade to Garrard St

Architectural Detailing

- 6.15 The revised scheme carries forward the 2019 approval palette of brick, stone-effect fibre-cement panels, render and metal with generally warmer tones to Friar Street with lighter, cooler tones at the Garrard Street end. Full details of the types of materials proposed are listed on the submitted drawings (applications 201533/201537) and a sample panel submitted in 2019 was secured by condition. A condition securing materials to be in accordance with these, (with flexibility built in to allow for changes in manufacturer for example), is recommended.
- 6.16 As before, the way in which the facing materials, windows and other façade elements are to be arranged relative to one another is shown in the revised 'Bay Elevation' and 'Strip Section' drawings.
- 6.17 *Friar Street:*
The proposed detailed design retains the rectilinear approach to the facades which reflects both the traditional, and also the more modern architecture surrounding the site. Materials include a red multi brick with a creased texture, fibre-cement stone effect cladding and areas of metalwork. This is the same as the 2019 approvals with the addition of the recessed upper floor to the south west corner. It is considered that this maintains a visually pleasing composition fronting the main street.
- 6.18 *Friars Walk:*
The simple, contemporary geometry and large well-proportioned window openings continue within both Plots E along Friars Walk but now with a notable increase in scale to the centre of the block. The scale is considered acceptable, as described above. The architecture is arguably an improvement over the extant 2019 approval in that the additional height serves to emphasise the vertical and produces a more slender, elegantly proportioned, building.
- 6.19 For Plot F the architecture simply continues upwards with the increase in height in the same vein as previously. Another key change is the introduction of residential entrances at ground floor level fronting Friars Walk. These serve a row of four 'duplex' apartments. The slightly projecting façade to these units and the change in frontage from shopfront to residential doors and windows serves to add visual interest and variety to the frontage at street level.
- Courtyards:*
- 6.20 Another important change under the current proposals is to lower the southern courtyard from its previous iteration as a first floor podium deck above a retail unit to a ground floor courtyard at the same level as the northern courtyard. This new arrangement forms part of a revised internal layout with additional dwellings surrounding and facing onto the new courtyard on three sides.
- Garrard Street:*
- 6.21 Garrard Street requires a balance to be struck between the potentially competing requirements of providing a welcoming, attractive and active frontage to the street and the need to service and access the buildings. The scheme proposes use of the lower ground floor of Plot E as a cycle store and residents' cycle workshop/maintenance area, the workshop/maintenance element of which will offer a degree of activity to the frontage. As with the 2019 approvals, the Garrard Street frontage to Plot E seeks to secure active uses which are fundamental elements in the operation of the residential parts of the building such as a second reception,

a parcel delivery area and a the cycle workshop/store in Plot E as it is less likely that a retail unit would succeed in this location.

Public Realm and Landscaping

- 6.22 Friars Walk is an opportunity to provide a high quality public realm linking through to the larger, northern part of the site to the north of Garrard Street. (The extant 'Station Hill 3' design north which would be carried forward under 201536 allows for the central public square to the Station Hill regeneration on the north site).
- 6.23 The revised proposals for Friars Walk allow for a good quality planting scheme including an informal 'woodland' mix of 'Silver Birch' (*Betula Pendula*) and 'Downy Birch' trees (*Betula Pubescens*) in a linear planter which has been modelled into a broader wave shape in its amended form to the eastern edge adjacent to 34 Friar Street, a larger 'Sweet Gum' (*Liquidambar styraciflua*) feature tree in a tree pit at approximately the mid-point between Friar St and Garrard St and 'Honey Locust' (*Gleditsia triacanthos 'Sunburst'*) at the Friar Street entrance to Friars Walk. A series of smaller multi-stem trees are also included in planters (incorporating bench seating around their edge) towards the northern end of Friars Walk. These changes are in line with the details approved under recent NMAs 200822/NMA and 200823/NMA (13 January Planning Applications Committee).
- 6.24 The small public square is retained adjacent to the reception entrance to Plot E on Garrard Street and it is proposed to site a Hornbeam (*Carpinus Betulus*) tree in a suitable tree pit and benches at this point. Three additional trees in planters are proposed outside Plot F on Garrard Street.
- 6.25 Replacement tree planting is proposed in planters to the front of Plot E on Friar Street.
- 6.26 The private courtyards are proposed to be landscaped with suitable tree and shrub planting to provide pleasant spaces for future occupiers of the building and to enhance outlooks from the flats. The layout has been amended to create more useable space to within the centre of the courtyards with trees and shrubs surrounding the space. This is in line with the details approved under recent approvals 200822/NMA and 200823/NMA.
- 6.27 Green roofs are proposed and suitable plant species are shown in line with the 2019 permissions .
- 6.28 It is considered that overall the landscaping would be appropriate and makes reasonable use of opportunities to deliver planting within this densely urban location, in accordance with policies EN12, EN14, CC7, CR2, CR3, CR10 and CR11.

Layout, Routes and Integration with the North Site.

- 6.29 A north-south route through the scheme is a key requirement of specific policies relating to the Station Hill site including *Policy CR11*. A level design to Friars Walk was approved under the 2019 permissions included steps down to Garrard Street on the basis that the North Site proposals (192032/HYB) which include a bridge across Garrard Street in place of the steps and continue at the same level northwards had not been submitted or approved. Although the design is now known and the developer has indicated that that they intend to develop that design, it remains the case that the 'old' design north of Garrard Street also remains extant and could be built out, equally the developer could opt to only build Phase 1 (Plots E and F). If this were to occur, steps down to Garrard Street will be required to maintain the

north-south route through the wider site. It is therefore important that the current proposals should include both designs, one with bridge and the other with steps, and provision controlled under the S106 agreement as per the recommendation a the head of this report. The steps down to Garrard Street should be provided prior to occupation of Plot E and the bridge should only be provided if the North Site proposals under 192032/HYB (approved subject to s106 agreement) are carried out to an appropriate stage of development (e.g. podium deck level).

Design Codes

- 6.30 The Design Codes secured previously seek to provide rules for high quality design at Outline stage by constraining the subsequent Reserved Matters applications. The Design and Access Statement contains a review of the Design Codes which was prepared for the 2019 permission applications and which also applies to the new design and is therefore carried forward for approval.



Landscaping Masterplan Illustration (extract from Design and Access Statement)

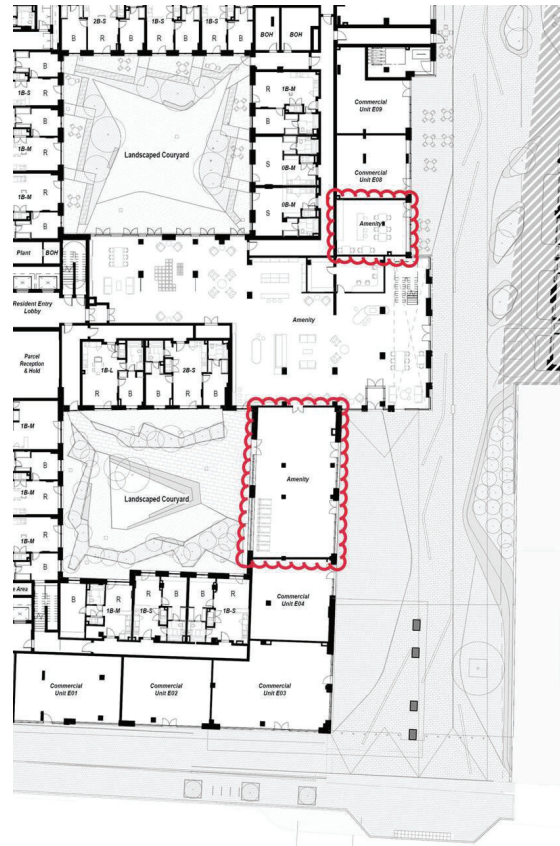
iii) Land Use

- 6.31 The current s.73 applications seek to vary the 2019 permissions which were granted prior to the change in the Use Classes Order in September 2020. The Town and

Country Planning (Use Classes) (Amendment) (England) Regulations 2020 does include 'Transitional Arrangements' but is silent on dealing with s.73 applications made after September 2020 where the original permission pre-dates the changes.

- 6.32 It is possible to amend descriptions under a s.96 'Non-material Amendment', although this is only possible where the LPA consider that this would not materially alter the original permission. In this case completely removing references to use classes would materially widen the scope of the original permission. However it is considered appropriate to approve an equivalent description using the 'new' use classes which directly translates the scope of uses previously granted under the extant permission into from the 'old' to the 'new' Classes. The new descriptions created are lengthened due to the number of *sui generis* uses created under the amendments to the Order which previously fell within a Use Class but now stand alone and therefore need to be specified to maintain equivalence.
- 6.33 The Reserved Matters must remain within the scope of the varied Outline permissions and can now also refer to the new (post-Sept 2020) Use Classes set out in the proposed NMAs and s.73 applications. These can only be approved once the s.73 outline permissions are granted.
- 6.34 The proposed uses remain largely in keeping with the extant permissions in terms of residential density, efficient use of land and the types of uses adjacent to one another. The proposal increases the number of dwellings from 538 approved under the 2019 permissions to 599. (The 2019 permissions also included an increase from 471 to 538 dwellings). This increase is accommodated partially through a reduction in commercial floorspace and partially through the increases in scale described above. 1000sqm of Class E office use is proposed to be added to Plot E under the Outline permission where none was proposed before, although the particular Reserved Matters proposals do not include this. Condition 11 requires a minimum of 1000sqm retail to be provided and it is considered that this combined with the residential uses would maintain an appropriate balance of uses whilst maintaining a degree of flexibility in the outline permission.
- 6.35 The current proposals involve a reduction of approx. 1,270sqm in commercial floorspace across Plots E and F. Discussions have focussed on the extent to which an active frontage is maintained to Friars Walk. The parameter plans include residential lobbies and entrances within the definition of 'active frontage' but it is reasonable to expect this to be limited to what is necessary and an appropriate balance between uses is required.
- 6.36 The applicant has confirmed that they will be partially reverting to the original 2019 design with areas previously shown as internal residential amenity areas (gym, meeting room etc) will now be shown as retail (Class E (a),(b) and (c); Drinking establishments (*sui generis*) and Hot food takeaways (*sui generis*). The areas to be changed are shown outlined in red below and a detailed drawing and revised floorspace schedule will be provided in an Update Report. The current proposals seek to maintain 1,355sqm of commercial uses at ground floor and lower ground floor, within a range of retail, professional and financial services, restaurant/café, drinking establishments and hot food takeaway as well as leisure and community uses. This will increase as per the changes above and this is considered to be acceptable in principle as these maintain a character defined by 'town centre uses'. It is considered that the submitted Reserved Matters proposals (as proposed to be amended) maintain a good mix of retail and leisure at ground and lower ground floors

(as required by Policy CR11) whilst maintaining active frontages through other means including residential entrances to the Plot F duplex units and views into the reception/communal areas within Plot E.



Sketch provided by applicant indicating the Ground Floor areas of Plot E to be changed to commercial use - final drawings to be provided in an Update Report.

- 6.37 Community uses (Assembly, Leisure and Non-residential institutions) are allowed under the extant permissions as amended by 191984/NMA and 191985/NMA. 'The Family Leisure Unit' in Plot F secured at Ground Floor previously under 190441 is proposed at Lower Ground Floor fronting Garrard Street (ground level relative to Garrard Street). The current floorspace (approx. 650sqm GIA) is consistent with the extant permission 190441 and is approved as a D2 (Assembly and Leisure) use. The D1 and D2 uses will need to be replaced with Class E (excluding retail), F.1, F.2 and specific *sui generis* uses - e.g. theatres and cinemas under the 'new' amended Use Classes Order.
- 6.38 With regard to the Family Leisure unit uses should be limited within the s106 legal agreement to 'family' leisure uses, i.e. those suitable for children consistent with previous permissions and the aims of the Station Area Framework. A restriction on uses that could give rise to disturbance, or be unsuitable for 'family' use such as amusement arcades, bingo, snooker, pool, club, gym or meeting halls (and other similar uses) will be required. This is consistent with all previous permissions.

iv) **Affordable Housing and Housing Need**

- 6.39 The proposals carry forward the Build-to-Rent housing secured under 190441/190442. Although this is not a separate use class (it remains Class C3), national guidance and Local Plan Policy H4 treat it as a distinct housing model due to its institutional, long-term rent nature. These policies require Affordable Housing at 30% of the total provision (as per CS16 and draft Policy H3) but allow for onsite affordable housing to be provided as 'Affordable Private Rent'. However, the supporting text at 4.4.31 of the Submission Draft Local Plan explains that in the Reading context, *"The Council will expect rental levels for the affordable housing or Affordable Private Rent housing to be related to Local Housing Allowance (LHA) rate levels (including service charges) and be affordable for those identified as in need of affordable housing in the Borough. The Council will expect such housing to remain affordable in perpetuity"*.
- 6.40 It is relevant that the current applications seek to vary extant permissions which secure Affordable Housing. As noted elsewhere in this report s.73 applications should not substantially differ from the original permissions. It is on this basis that officers consider that Affordable Housing should be equivalent to that secured previously under 190441 and 190442 and that it is appropriate to calculate the current Affordable Housing requirements based on the extant permissions that are subject of the s.73 variation. This includes the agreed deed of variation agreed at 13 January 2021 Planning Applications Committee in respect of the Build to Rent 'Clawback' arrangements. The terms remain the same as agreed previously but are increased pro-rata to reflect the 11.3% increase in the number of dwellings. The revised obligations are set out in detail in the recommendation at the head of this report.
- 6.41 The proposals are considered to accord with Policies H3 and H4 within the context of the extant permissions which are a material consideration.

v) **Heritage**

- 6.42 In assessing the 2019 permissions, the Council's Historic Buildings Consultant advised that the most sensitive part of the scheme is the proposed southern elevation fronting Friar Street (Plot E), which has the potential to affect views towards the Grade I Listed Greyfriars Church and associated Grade II Listed quadrant walls, 39 Friar Street adjacent to the site has now been removed from the statutory list, 'delisted').
- 6.43 The design for the development northwards, towards Garrard Street, (the north of Plot E and Plot F) was previously considered to be less sensitive as this area has less potential to visually affect the settings of Listed Buildings, although Nos. 13 and 15 Station Road and the Pearl Assurance building could potentially be affected by large-scale developments within longer distance views. It is noted that the increase in height to the central wing of Plot E would not exceed the highest part of Plot E fronting Garrard Street. The small (3m) increase to Plot F would also be to the northern end of the site. The increases are not considered to substantially alter the previous conclusions and would not harm sensitive longer distance views within the town centre in respect of heritage assets and would be significantly less prominent than the extant heights approved for the North Site under 190441/VAR (SH3) and more recently 192032/HYB (13 January 2021 Planning Applications Committee).
- 6.44 The 2019 permissions determined that, in view of the existing permissions (2015) for this development and the proposed limiting of development along Friars Street to 6-

storeys in height, there are no heritage objections to the principle of these proposals. The Plot E building remains at 6 storeys at the Friar St frontage and the increased massing at the south west corner is lower and significantly more recessive than the (approved) prominent 'lantern' section of the building at the corner of Friar Street and Friars Walk.

6.45 As previously, it is recommended that, in order to ensure the quality of materials for development, further details of the proposed facing materials for the development are agreed as conditions of consent, in advance of development, including the type of brick, its texture and colour, and the stone coloured panels. Officers agree with this conclusion. It is noted that details of the types of materials and samples of these have already been submitted with a view to securing precise manufacturer and final specifications prior to construction. Conditions are recommended to this effect.

6.46 It is considered that the revised proposals would not result in harm to the setting of heritage assets and are considered to comply with Policies EN1, EN3, EN4, EN5, EN6, CR2, CR10 and CR11 on this basis.

vi) **Amenity (Neighbouring Occupiers, Future Occupiers).**

6.47 In general the nature of the proposal as an urban, large scale, high density, residential scheme has been established under the parameters approved under the extant outline permissions. The key changes likely to affect amenity are the proposed increases in height resulting in increased overshadowing and overbearing effects within the scheme and beyond.

Daylight and Sunlight

6.48 Officers have commissioned an independent assessment of the daylight and sunlight characteristics of the current proposals from Hollis LLP. The advice received is that the applicant's proposals show generally reasonable levels of daylight amenity for the development.

6.49 Hollis advise that the assessments for both the surrounding properties and the units within Plots E & F yield similar results in terms of impacts and effects when compared with the 2019 Consented Scheme and do not materially differ from what is approved.

6.50 As with the 2019 approval it is acknowledged that the daylight and sunlight characteristics of the proposal are not ideal in terms of the amount of light which would be received by the residential units produced. However this should be considered within the context of the dense urban environment and high density nature of the proposal. It is considered that a significant improvement in daylighting would likely require substantial changes to the scheme and a much lower density and a less 'urban' character. Further mitigating factors also exist because of the Build to Rent model proposed. Residents would have access to additional internal amenity areas together with external amenity areas, including balconies, roof terraces and communal courtyard gardens. These would provide greater 'breathing space' and reduce negative implications of inadequate daylight in some areas of the scheme. It is important that access to these should be maintained under the BTR model in order to retain this as mitigation for inadequacies that exist in terms of daylight and sunlight. This does require the BTR model to be secured for the maximum time possible (20 years), subject to the agreed 'clawback' mechanism as

per the recommended S106 heads of terms above. Where BTR 'use' ceases residents should still be granted full access to amenity areas.

- 6.51 The increased height is not considered to introduce substantial new overbearing effects and the impact on neighbours remains acceptable in this regard.
- 6.52 The proposals are considered to be acceptable in daylight and sunlight terms on this basis. In accordance with Policies CC7 and CC8.

Privacy

- 6.53 The current outline permission 190442 includes parameter plans and a corresponding condition requiring privacy separation distances of 20 metres between facades this is maintained and carried forward under the new proposals.
- 6.54 Beyond the site, extant permission 162210 relating to 52-55 Friar Street (redevelopment of the Sainsbury's site, not implemented, lapses on 19th March 2021) permits a large 10 storey building adjacent to the boundary with Plot E but does not include any windows or other openings in its eastern façade. As with the 2019 permissions daylight received by windows proposed in the western flank of Plot E would be severely limited by the extant Sainsbury's site permission if it were to be implemented. However these windows would largely serve (non-habitable) corridors in Plot E and this arrangement is therefore considered acceptable.
- 6.55 Where west and south facing balconies and windows to habitable rooms are proposed towards northern end of Plot E, these would largely overlook the service yard of Plot E itself with views onto the blank north and east facades of the approved Sainsbury's site building or towards the rear of the existing office building at 20-30 Greyfriars Road. 20-30 Greyfriars is also within the Station Hill site allocation RC1b (CR11c in draft Local Plan). It currently has Prior Approval for conversion to 43 flats which would use the existing building and window arrangement. The proposed Plot E would allow oblique, limited, views from windows and balconies towards the windows of 20 Greyfriars with the majority of direct views (west façade Plot E to east façade of 20 Greyfriars) at a minimum of 23 metres separation. Furthermore it is considered that the 20 Greyfriars element of the Station Hill RCAAP allocation site could be adequately re-developed in the future without harm to amenity of occupiers of proposed Plot E, or the future proposal on this neighbouring site and as such the proposals are not prejudicial to the development of the wider site allocation. This assessment remains unchanged from the 2019 permissions.
- 6.56 Privacy in other areas of the Plot E and Plot F is as expected based on the parameter plans approved under 190441/190442 and remain similar under the current proposals. Views north would be towards the remainder of the Station Hill site, views east from Plot F are recommended to be restricted with a blank façade to Merchant's Place, consistent with the extant permission. Views south from Plot E would be across the Friar Street public realm and area: a typical town centre arrangement. Views south from Plot F would be across the rear of the café at 8 Merchants Place and the private car park and service yard accessed to the rear of nos. 30 to 38 Friar Street.

Outlook

- 6.57 Outlook remains very similar to that approved under the 2019 permissions. The additional floors would have an improved outlook due to their height above other obstructions, the lowest floors in the buildings may experience a marginal decline in the quality of outlook due to the height of additional floors, but this is unlikely to be

particularly noticeable in the context of the already tall, high density design previously approved. The proposals for Plots E and F are dominated by single aspect flats, a design which immediately limits the quality of outlook. However it is considered that the outlook would generally be acceptable across the scheme with the best examples being across Garrard Street to the northern edge and Friar Street to the south (the new private amenity terrace servicing flats within the new upper floor will be a particular improvement in this regard).

- 6.58 Outlook within the Plot E courtyards, including the amended southern courtyard, would be reasonable given the 20 metre or greater separation distances. The good quality detailing of the buildings and the planted courtyard gardens would also benefit outlook, particularly on the lower levels.
- 6.59 The report on the 2019 permissions noted that the west elevation of Plot E would have a reduced outlook in the event that extant permission 162210 52-55 Friar Street (Sainsbury's) were to be implemented. The studio flats midway along the western flank of the building would have an outlook partially obscured by the northern end of the building permitted on the adjacent site. However this would be mitigated to a degree by a clear view North West across the rear of Plot E which would be maintained. It is also considered that further mitigation would be provided in the form of access to the amenities of the wider Build to Rent complex (indoor and outdoor spaces etc). Another relatively poor outlook would be from single-aspect south facing flats at Ground Floor level on Plot F due to the heavy enclosure from the surrounding Plot F building and the boundary treatment opposite across the small courtyard garden, again the wider amenities available would provide some mitigation. Although not a full justification for a somewhat substandard arrangement, it is nevertheless relevant to note that this tight relationship between buildings is repeated elsewhere in the town centre and forms part of the character of the immediate area. For instance parts of Projection East, Projection West and Icon House located east of Merchants Place and south of Garrard Street. These cramped arrangements are clearly a weak point of the scheme, but it is not considered sufficiently harmful to warrant refusal in isolation given the mitigating factors described above. The increased height proposed is unlikely to materially affect this conclusion, either in terms of restricting outlook due to additional built form, or in terms of outlook from the new flats within the additional floors.
- 6.60 Outlook from the new Plot F duplex units fronting Garrard Street would be acceptable and would benefit from two floors of windows compared with a single floor within a typical flat.

Overbearing Effects

- 6.61 In terms of the wider effects beyond the site boundaries, the proposals are largely within the parameters defined by 190441/190442 with a stepped approach to the scale of the building increasing with distance from Friar Street. The revised parameter plans allow an increase in height at the centre of Plot E, which is largely contained within the site itself and a relatively small increase in the height of Plot F to Garrard Street. It is considered that these changes, would not substantially worsen the overbearing effects of the proposal beyond that already permitted.

Noise and Disturbance

- 6.62 The Council's Environmental Protection Team has considered the various studies included in the amended submission regarding noise affecting residential uses within the scheme. Significant noise insulation will be required due to traffic noise and night-time noise within the town centre, particularly in terms of the design of

window glazing and ventilation and this is carried forward from the 2019 permissions. Noise between uses is also a concern due to the mixed-use nature of the proposals. Further assessment is required where new residential uses are proposed above or adjacent to plant rooms and commercial uses, the new Plot F duplex units for instance. Gym uses can be particularly problematic with structure-borne noise and vibration affecting occupiers of the building and a condition is recommended to secure further noise assessment and insulation relating to these uses. In accordance with Policies CC8 and CR6.

Outdoor Amenity Space

- 6.63 The site provides two good quality (albeit somewhat overshadowed) courtyard gardens now both at ground floor level and a further landscaped amenity spaces above the single storey amenity and retail elements at first floor level on a podium deck. These are complimented by roof gardens. The roof garden to Plot F has enlarged significantly compared with the 2019 permissions/approvals. A good number of balconies are also proposed across the scheme. It is considered that the overall provision is good for a town centre site and that this would be further improved by the good indoor amenity spaces and the quality public realm to Friars Walk. It is apparent that there remains an imbalance in communal amenity spaces between Plots E and F and that it will be necessary to ensure that Plot F is not constructed without Plot E and that residents of Plot F have unrestricted access to the amenity spaces within Plot E.
- 6.64 It is considered that the outdoor amenity provision would be acceptable on this basis in accordance with Policies CC8, and H10.

Indoor Amenities

- 6.65 Good quality indoor amenities are a defining characteristic of the Build-to-rent model. The proposals include a range of indoor amenity areas. As with the 2019 permission these areas will be defined and secured within the S106 agreement. These amenities must be made available for all occupiers of the building across all tenures to ensure that the deficiencies identified above are suitable mitigated and to ensure equitable access to the benefits of the Build to Rent model of housing. This is to be secured in the S106 legal agreement.
- 6.66 Overall it is considered that the 'amenity' aspects of the scheme comply with Policies H4, H10 and CR6 and CC8.

vii) Sustainable Transport

- 6.67 The routes, spaces and transport links secured under the 2019 permissions/approvals are carried forward into the current proposals and are considered acceptable on that basis. The detailed comments of the Council's Transport officer are set out in the consultation section above and are accepted as part of the recommendation on the current proposals. Conditions and planning obligations are carried forward from the 2019 permissions as per the recommendation at the head of this report.
- 6.68 Overall the Transport aspects of the current proposals are considered to be in accordance with Policies CR11, TR1, TR3, TR4, and TR5.

viii) Ecology

- 6.69 As with extant permissions 190441/2, the proposed area of green roof is suitable (at 25% of the total) and the roof area should also include opportunities for Peregrines

and Swifts and conditions are recommended to this effect. The submitted bat survey confirms that bats would not be affected. This will need to be updated if works do not start within a year of the survey and a condition is recommended.

6.70 The applications are considered to comply with Policy EN12 on this basis.

ix) **Wind and Microclimate**

6.71 BRE have been commissioned by the Council to appraise the wind and microclimate characteristics of the proposal, within the context of the general scale and massing allowed under the extant outline that is to be varied. The following is confirmed:

1. The proposed revisions to the south site parameters and subsequent revised Reserved Matters proposals (201532/VAR/ 201533/REM/ 201536/VAR/ 201537/REM) are not harmful in terms of wind and microclimate and can be approved under similar terms as the 2019 permission/approvals 190441/190442/190465/190466.
2. The proposed revised South Site design (201532/VAR/ 201533/REM/ 201536/VAR/ 201537/REM) is acceptable in relation to Phase 2 (Plot G) office design which is known at this stage and which has been permitted (subject to completion of the s106 legal agreement) under 192032/HYB.
3. The effects of the proposed South Site Phase 1 design (201532/VAR/ 201533/REM/ 201536/VAR/ 201537/REM) will need to be fully modelled and taken into account within the wind testing for the Phase 3 (outline) element of 192032/HYB which is to be secured by condition to be submitted concurrently with detailed Reserved Matters submissions pursuant to that permission (once issued). This is to be determined in future submissions and does not prevent the current applications (201532/VAR/ 201533/REM/ 201536/VAR/ 201537/REM) being approved.

x) **Environmental Sustainability**

Energy

6.72 This was the subject to some debate under the 2019 permissions which were granted under a negotiated position in respect of energy use and this is a material consideration in the determination of this application. It is considered that the current s.73 proposals do not substantially differ from the extant 2019 permission and the agreed approach is recommended to be carried forward as set out in the recommendation at the head of this report.

Surface Water Drainage and Flood Risk

6.73 The site is required under national and local Planning policy to provide a sustainable urban drainage system to deal with surface water and ensure that the rate and amount of surface water discharge suitably managed. The Applicant has submitted a SUDS strategy which proposes three attenuation tanks, two of which are located underneath the basement car park and the other is beneath the retail unit facing Friar Street.

6.74 The strategy remains unchanged from the 2019 permissions and the Lead Flood Authority confirm that it remains acceptable to serve the development in accordance with Policies CC2 and CC3.

xi) Air Quality

6.75 The proposals involve a further increase in dwellings within the Air Quality Management Area (AQMA) and an assessment of the suitability of proposed mitigation both in terms of protecting future residents (ventilation, etc.) and mitigation of the wider impacts on the surrounding area needs to be provided. As with the 2019 permissions these matters are recommended to be addressed by condition. It is considered that, subject to these conditions, the proposals would comply with Policy EN15.

xii) Contaminated Land

6.76 The Contaminated Land conditions are carried forward from the extant permissions as these were partially discharged previously but final verification is required, as per the recommended conditions. The proposals are in accordance with Policy EN16 on this basis.

xiii) Security

6.77 On the advice of Thames Valley Police CPDA and the Council's Emergency Planning Manager, conditions are recommended, similar to that imposed previously, to require a security strategy, including full details of access control and additional compartmentation where necessary. This is needed as the previous approved strategy was specific to the previous design. This should also include 'Hostile Vehicle Mitigation' to prevent unauthorised access to the public realm areas of Friars Walk and the public realm areas of the re-iterated proposals for the North Site. A condition requiring proof of Secured by Design accreditation is also recommended to ensure that the Police and LPA can be confident that the building offers a robust, holistic, approach to security and safety. In accordance with Policies CR10 and CC7.

xiv) Archaeology

6.78 As advised by Berkshire Archaeology, the sites include a significant portion of the regionally important Medieval town of Reading along and to the rear of Friar Street. Berkshire Archaeology confirm that a scheme of archaeological mitigation has been agreed previously. The previously agreed scheme remains relevant and appropriate.

6.79 Conditions are recommended to secure this in relation to the current applications. In accordance with Policies CR11, EN1 and EN2.

xv) Building Maintenance Arrangements

6.80 The application carried forward the building management framework report which from the 2019 permissions/approvals which indicates that upper floors will be cleaned via abseil and not building maintenance units (BMUs). This will ensure that there will be no unsightly cleaning apparatus on the roof of the building. In accordance with Policy CR10.

xvi) Fire Safety

6.81 the Applicant has submitted a fire safety statement (para 5.11 of the submitted Design and Access Statement) confirming that the strategy will be based on the guidance of Approved Document B (2006) Volume 2[4], 2019 Edition; BS9991:2015[1] and BS9999:2017[2]. This is based on a fire-engineered approach with mechanical ventilation and smoke extract with sprinklers to all apartments and

compartmentalisation of all units. Facades are designed to ensure that non-combustible insulation is used and that cladding is fire-resistant. Friars Walk has been designed to take the loading of fire engines and the buildings are also accessible from Garrard St and Friar St.

xvii) Broadcast Signal Interference

6.82 The changes in height do not increase the overall height of the blocks by a significant amount and the changes are not considered to be material. The submitted details comply with recommended condition 12 (attached to the Outline permissions) and should therefore be approved under the Reserved Matters applications.

xviii) S106 Matters

6.83 Consistent with the s.73 procedural approach, existing obligations are carried forward, index-linked from the original permissions and increased pro-rata where appropriate to reflect the increase in floorspace/dwellings. These are set out in the recommendation section of this report. Policy CC9 applies.

xix) Equality

6.84 In determining this application, the LPA is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

xx) Conclusion and Planning Balance

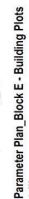
6.85 The conclusions reached on the 2019 extant permissions/approvals remain relevant to the current proposals. The increased scale and changes to the balance of uses reflect a changing market and refinements that are a product of the ongoing design process. The Station Hill site occupies a key strategic location in the town centre. Its current dilapidated condition is clearly harmful to the vitality of the town centre and fails to make effective use of the site. The regeneration of this site is therefore understandably a focus of Development Plan policy for the Borough. Previous schemes have not been realised and only a limited development (generally restricted to demolition) has been undertaken on the Station Hill 3 scheme.

6.86 The proposed scheme, comprising a mix of retail, leisure and high-density residential uses will serve to regenerate the site south of Garrard Street and would fit comfortably with the new design for the North Site recently approved by Planning Applications Committee under reference 192032/HYB (subject to S106) and remains acceptable (albeit to a lesser extent) in respect of the 'old' SH3 design that would be re-approved under 201536/VAR. It is considered that the regeneration benefits of the proposal would be considerable; especially in socioeconomic and townscape terms, and that these benefits should be afforded substantial weight when considering the current proposals. The negative aspects of the approved 2019 scheme are also carried forward but not worsened by the current s.73 and Reserved Matters proposals and some improvements on the 2019 design in terms of the vertical emphasis of buildings and the layout and function of the ground floor of Plot E have been identified.

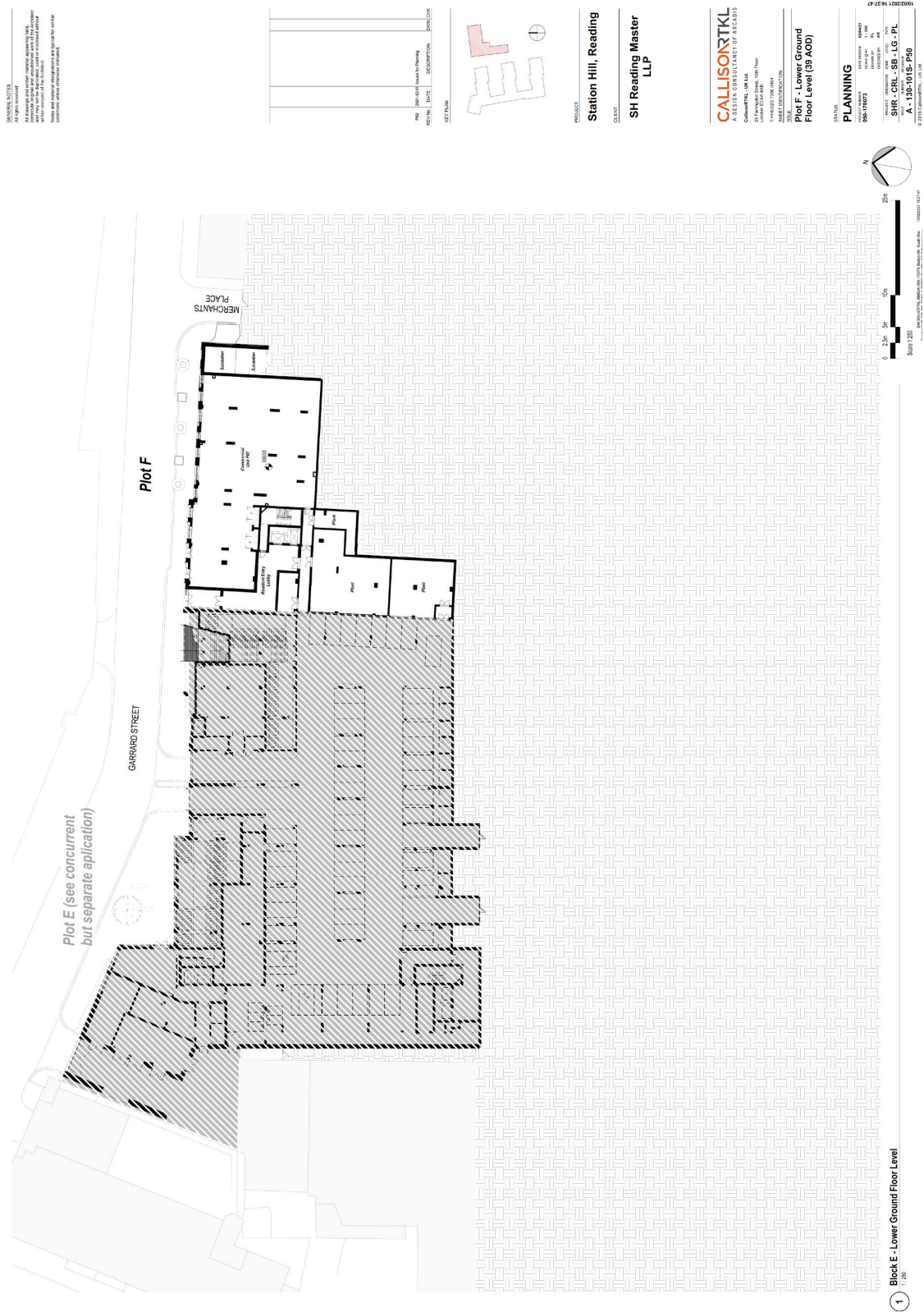
- 6.87 It is recognised that a balanced approach is required when determining planning applications - particularly when large-scale regeneration proposals are involved - and that partial compliance with development plan policy can be acceptable where other material considerations indicate a different approach. In this particular case it is considered that the 2019 permissions/approvals represent a significant material consideration due to their recentness and strong similarities with the current proposals. It is considered that the extant permissions serve to define the principles that guide the current proposals. This allows the proposals to be recommended for approval with a relatively narrow focus on the proposed changes where these differ from the 2019 scheme. As with the 2019 scheme the considerable benefits of the revised proposals outweigh the less favourable aspects and it is recommended that non-material amendments allowing a revised description to the extant permissions should be granted under 201534/NMA and 201535/NMA; a revised amount and scale of development should be approved under 201532/VAR and 201536/VAR; with the full detailed design proposal subsequently approved under Reserved Matters applications 201533/REM and 201537/REM as set out in the recommendation.

Case Officer: Steve Vigar

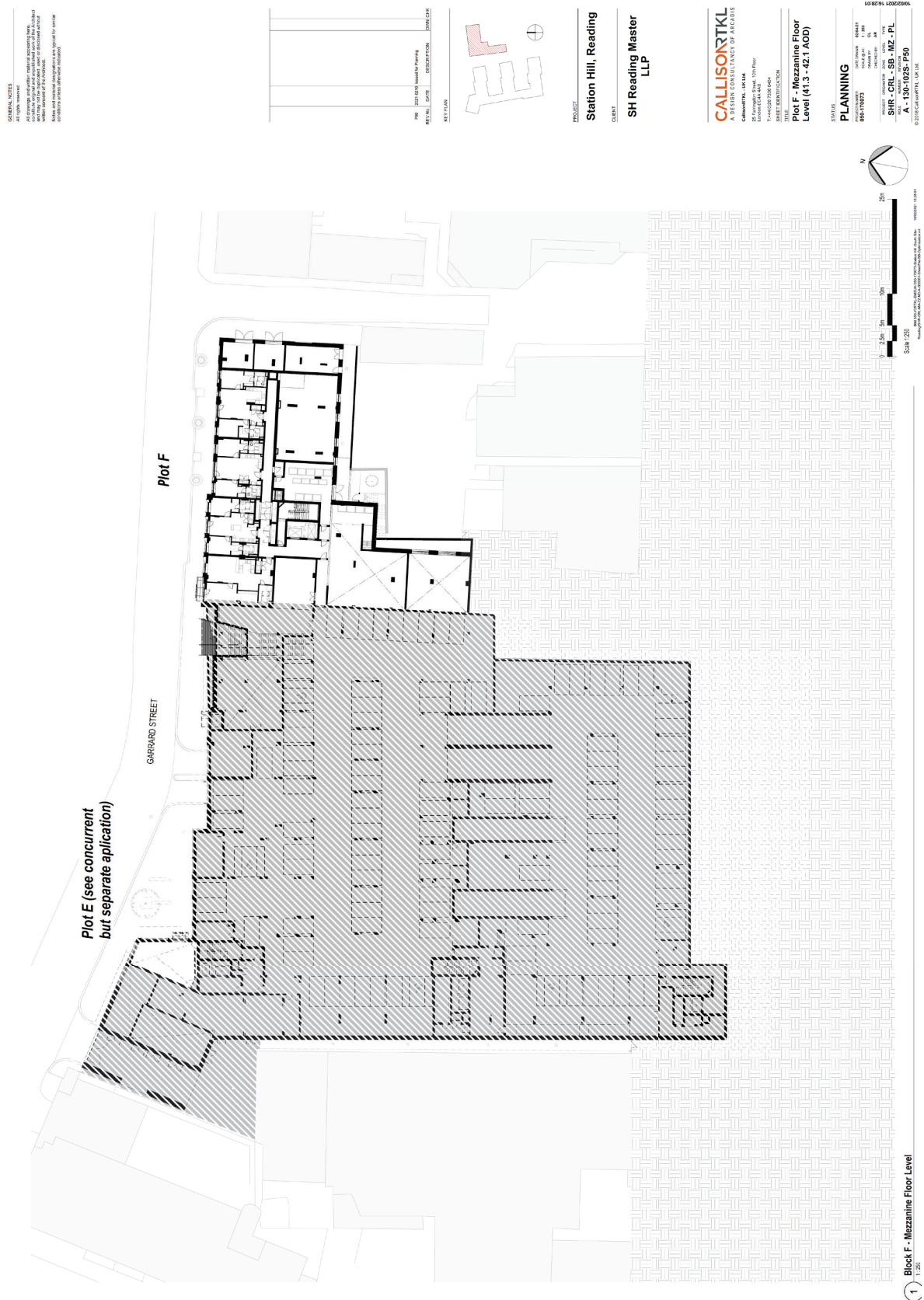




Param



Plot F - Lower Ground Floor (201533/REM)



Plot F - Mezzanine Floor Level (201533/REM)



Plot F - Ground Floor (201533/REM)



Plot E - Basement Mezzanine Floor (201537/REM)





Plots E and F - North Elevation to Garrard Street (with bridge) (201533/REM and 201537/REM)



View (illustrative CGI) of Friars Walk, as proposed, looking north-west towards Plot E showing taller central wing (extract from Design and Access Statement).

APPENDIX 2 - SUBMITTED DRAWINGS and DOCUMENTS

201537/REM - PLOT E RESERVED MATTERS

SHR - CRL - SB - GF - PL - A - 130-003- P51 Plot E - Ground Floor Level (45.7 AOD) - dated 10 February 2021

SHR - CRL - SB - LG - PL - A - 130-001- P52 Plot E - Lower Ground Floor Level (39 AOD) - dated 17 February 2021

SHR-CRL- SB - ZZ - PL- A - 200 -001 - P51 Site - Garrard Street Elevation Plots F and E dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-101-P51 Plot E Elevations - South and North dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-003S- P50 Plot E Ground Floor Level (45.7 AOD) dated 10 February 2021

SHR - CRL - SB - LG - PL A - 130-001S- P51 Plot E Lower Ground Floor Level (39 AOD) dated 17 February 2021

SHR-CRL-SB-ZZ-PL-A-200-001S-P50 Site Garrard Street Elevation Plots F and E dated 15 March 2019

SHR-CRL-SB-ZZ-PL-A-200-003S-P50 Site - Friars Walk East Elevation Plot E dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-1013-P50 Plot E Elevations - South and North dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-102S-P50 Plot E Elevations - East and West dated 10 February 2021

SHR - CRL - SB - ZZ - PL- A - 100-002- P10 Plot E Location Plan dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-002- P50 Site Friar Street Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-003- P50 Site Friar Street Elevation Plot E dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 200-005- P50 Site Friar Street Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-002- P50 Site Greyfriars Road West Elevation Plot E dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 200-102- P50 Plot E Elevations East and West dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 200-103- P50 Plot E Elevations South and North Courtyard dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-001- P50 Plot E Friar Street Bay Elevation dated 30 March 2020

SHR - CRL - SB - ZZ - PL- A - 400-002- P10 Plot E Friar Street Bay Elevation dated 15 March 2019

SHR - CRL - SB - ZZ - PL- A - 400-003- P50 Plot E Friar Street Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-004- P50 Plot E Friars Walk Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-005- P50 Plot E North Courtyard Bay Elevation dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 400-008- P50 Plot E South Courtyard Bay Elevation dated 30 September 2020

SHR - CRL - SB - MZ - PL- A - 130-002- P50 Plot E Mezzanine Floor Level (41.3-42.1 AOD) dated 30 September 2020

SHR - CRL - SB - ZZ - PL- A - 130-004- P50 Plot E Floor Levels 01-02 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130-005- P50 Plot E Floor Levels 03-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-006- P50 Plot E Floor Levels 05-06 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-007- P50 Plot E Floor Levels 07-08 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-008- P50 Plot E Floor Levels 09-10 dated 30 September 2020

SHR - CRL - SB - ZZ - PL -A - 130-009- P50 Plot E Floor Level 11 - Roof Level dated 30 September 2020

SHR-HL-BE-RF-GA-E-690-2112-1 C01 Electrical Services Small Power and Data Layout Roof, Block E Sheet 1 of 2, dated July 2019 (received 2 November 2020)

SHR - CRL - SB - ZZ - PL - A - 300-001- P50 Plot E Section AA & Section B-B dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 300-002- P50 Plot E Section CC dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 300-003- P50 Plot E and F Section DD and Section EE
dated 30 September 2020

201533/REM - PLOT F Reserved Matters

SHR - CRL - SB - MZ - PL - A - 130-102- P51 Plot F - Mezzanine Floor Level (41.3-
42.1 AOD) dated 10 February 2021

SHR-CRL- SB - ZZ - PL- A - 200 -001 - P51 Site - Garrard Street Elevation Plots F and
E dated 10 February 2021

SHR-CRL - SB- ZZ-PL-A-200-004 - P51 Site - Friars Walk West Elevation Plot F dated
10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-006 - P51 Site -Merchants Place East Elevation Plot F
dated 10 February 2021

SHR-CRL-BF-ZZ-PL-A-200-201- P51 Plot F Elevations dated 10 February 2021

SHR - CRL - SB - GF - PL A - 130-103S- P50 Plot F - Ground Floor Level (45.7 AOD)
dated 10 February 2021

SHR - CRL - SB - LG - PLA - 130-101S- P50 Plot F Lower Ground Floor Level (39 AOD)
dated 10 February 2021

SHR - CRL - SB - MZ - PL- A - 130-102S- P50 Plot F Mezzanine Floor Level (41.3 -
42.1 AOD) dated 10 February 2021

SHR-CRL-SB-ZZ-PL-A-200-001S-P50 Site Garrard Street Elevation Plots F and E
dated 15 March 2019

SHR-CRL-SB-ZZ-PL-A-200-004S-P50 Site - Friars Walk West Elevation Plot F dated 15
March 2019

SHR-CRL-SB-ZZ-PL-A-200-006S-P50 Site Merchants Place East Elevation dated 10
February 2021

SHR-CRL-SB-ZZ-PL-A-200-201S-P50 Plot F Elevations dated 10 February 2021

SHR - CRL - SB - ZZ - PL - A - 300-003- P50 Plot E and F Section DD and Section EE
dated 30 September 2020

SHR - CRL -BF-ZZ-PL-A-200-201-P50 - Plot F Elevations dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 300-100- P50 Plot F Section AA & Section BB dated 30
September 2020

SHR-CRL-SB-ZZ-PL-A-400-101- P50 Plot F Garrard Street - Bay Elevation dated 30 September 2020

SHR-CRL-SB-ZZ-PL-A-400-102- P50 Plot F Garrard St - Bay Elevation dated 30 September 2020

SHR-CRL-SB-ZZ-PL-A-400-103- P51 Plot F Friars Walk - Bay Elevation dated 19 February 2021

SHR - CRL - SB - GF - PL A - 130-103- P50 Plot F Ground Floor Level (45.7 AOD) dated 30 September 2020

SHR - CRL - SB - LG - PL - A- 130- 101 - P50 Plot F Lower Ground Floor Level (39 AOD) dated 30 September 2020

SHR - CRL - SB - RF - PL - A - 130 - 107 - P50 Plot F - Roof Level dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130 - 104 - P50 Plot F - Floor Levels 01-04 dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 130 - 105 - P50 Plot F - Floor Levels 05-08 dated 30 September 2020

SHR - CRL - SB- ZZ- PL - A- 130 - 106 - P50 - Plot F - Floor Levels 09-12 dated 30 September 2020.

LANDSCAPING (for both Reserved Matters)

SHR-LDA-SB-GF-DR-L-110-102 rev. C04 PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD dated 13 November 2020

SHR-LDA-SB-LG-DR-L-110-101 rev. C03 PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET dated 13 November 2020

SHR-LDA-SB-ZZ-DR-L-400-101 P06 Plot E and F Site Section Friars Walk Looking East dated 21 October 2020

SHR-LDA-SB-01-DR-L-110-103 P07 PLOT E&F LEVEL 01 GENERAL ARRANGEMENT PODIUM TERRACES dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-108 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA - NORTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-109 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA - SOUTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-01-DR-L-320-109 P03 BLOCK E LEVEL 01 DETAIL SOFTWARES GA - SOUTHERN TERRACE dated 21 October 2020

SHR-LDA-SB-07-DR-L-110-104 P01 PLOT E&F LEVEL 07 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOF dated 21 October 2020

SHR-LDA-SB-07-DR-L-320-110 P01 BLOCK E LEVEL 07 DETAIL SOFTWARES GA - ROOF TERRACE dated 21 October 2020

SHR-LDA-SB-12-DR-L-110-106 P01 PLOT E&F LEVEL 12 GENERAL ARRANGEMENT ROOF TERRACE AND GREEN ROOFS dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-110-130 P05 PLOT E&F GREEN ROOF AREAS dated 21 October 2020

SHR-LDA-SB-12-DR-L-320-111 P01 BLOCK F LEVEL 12 DETAIL SOFTWARES GA - ROOF TERRACE dated 21 October 2020

SHR-LDA-SB-13-DR-L-110-107 P01 PLOT E&F LEVEL 13 GENERAL ARRANGEMENT GREEN ROOF dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-104 P03 BLOCK E&F GROUND FLOOR COURTYARD LEVEL 00 DETAIL SOFTWARES GA dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-104A P01 BLOCK E&F GROUND FLOOR SOUTHERN COURTYARD LEVEL 00 DETAIL SOFTWARES GA dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-105 P04 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-106 P05 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-320-107 P04 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3

SHR-LDA-SB-GF-DR-L-500-231 P07 PODIUM EDGE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-500-321 P04 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET dated 21 October 2020

SHR-LDA-SB-GF-DR-L-500-331 P06 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 dated 21 October 2020

SHR-LDA-SB-GF-DR-L-500-332 P02 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK SHEET 2 OF 2 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-320-101 P04 BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-320-103 P04 BLOCK E&F LOWER GROUND FLOOR
DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-500-311 P05 PUBLIC REALM FURNITURE TYPE DETAILS
GARRARD STREET SHEET 1 OF 2 dated 21 October 2020

SHR-LDA-SB-LG-DR-L-500-312 P04 PUBLIC REALM FURNITURE TYPE DETAILS
GARRARD STREET SHEET 2 OF 2 dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-100-110 P06 WILDLIFE INSTALLATION PLAN dated 21 October
2020

SHR-LDA-SB-01-DR-L-500-241 P05 BLOCK E LEVEL 00 COURTYARD EDGE TYPE
DETAILS
dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-101 P06 PLOT E&F SITE SECTION FRIARS WALK LOOKING
EAST dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-102 P06 PLOT E&F SITE SECTION THROUGH PLOT E AND
FRIARS WALK LOOKING NORTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-103 P06 PLOT E&F SITE SECTION THROUGH BLOCK E,
FRIARS WALK AND BLOCK F LOOKING NORTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-104 P06 PLOT E&F SITE SECTION THROUGH GARRARD
STREET LOOKING SOUTH dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-400-105 P05 PLOT E&F SITE SECTION THROUGH PLOT E
LOOKING WEST dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-500-251 P03 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS
dated 21 October 2020

SHR-LDA-SB-ZZ-DR-L-500-261 P03 BLOCK E AND F LEVEL 07 AND 12 TERRACE EDGE
TYPE DETAILS dated 21 October 2020

Plot E s.73 - 201532/VAR

SHR - CRL - SB - ZZ - PL- A - 100-112- P50 Building Parameters - Plot E - Building
Plots dated 30 September 2020

SHR - CRL - SB - ZZ - PL - A - 100-115- P51 Building Parameters Plot E Ground Floor
Uses dated 19 February 2021

SHR - CRL - SB - ZZ - PL- A - 100-006S- P50 Plot E Proposed Site Plan dated 10
February 2021 (with steps)

Site - Plot E - Location Plan SHR-CRL-SB-ZZ-PL-A-100-002 P11 dated 28/6/19

Site - Plot E Existing Site Plan SHR-CRL-SB-ZZ-PL-A-100-004 P11 dated 28/6/19

Site - Plot E Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-006 P11 dated 28/6/19

Site - Plot E Topography SHR-CRL-SB-ZZ-PL-A-100-008 P11 dated 28/6/19

Building Parameters - Plot E - Application Boundary SHR-CRL-SB-ZZ-PL-A-100-003 P10 dated 15 March 2019

Building Parameters - Plot E - Demolition and Retained Buildings SHR-CRL-SB-ZZ-PL-A-100-111 P10 dated 15 March 2019

Building Parameters - Plot E - Public Realm SHR-CRL-SB-ZZ-PL-A-100-111 P10 dated 15 March 2019

Building Parameters - Plot E - Access Routes SHR-CRL-SB-ZZ-PL-A-100-112 P11 dated 2 July 2019

Building Parameters - Plot E - Upper Floor Uses SHR-CRL-SB-ZZ-PL-A-100-114 P10 dated 15 March 2019

Plot F s.73 - 201536/VAR

SHR - CRL - SB - ZZ - PL - 100-103- P51 Building Plots dated 9 February 2021

SHR - CRL - SB - ZZ - PL A - 100-106- P50 Building Parameters - Plot F - Ground Floor Uses- dated 30 September 2020

Site - Location Plan SHR-CRL-SB-ZZ-PL-A-100-001 dated 14/3/19

Site - Plot F - Location Plan SHR-CRL-SB-ZZ-PL-A-100-003 P11 dated 28/6/19

Site - Plot F Existing Site Plan SHR-CRL-SB-ZZ-PL-A-100-005 P11 dated 28/6/19

Site - Plot F Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-007 P11 dated 28/6/19

SHR - CRL - SB - ZZ - PL-A - 100-007S- P50 Plot F Proposed Site Plan dated 10 February 2021 (With steps)

Site - Plot F Topography SHR-CRL-SB-ZZ-PL-A-100-009 P11 dated 28/6/19

Building Parameters - Indicative Sequence SHR-CRL-SB-ZZ-PL-A-100-100 P10 dated 15 March 2019

Building Parameters - Application Boundary SHR-CRL-SB-ZZ-PL-A-100-101 P10 dated 15 March 2019

Building Parameters - Demolition and Retained Buildings SHR-CRL-SB-ZZ-PL-A-100-102 P11 dated 15 March 2019

Building Parameters - Public Realm SHR-CRL-SB-ZZ-PL-A-100-103 P10 dated 15 March 2019

Building Parameters - Access Routes SHR-CRL-SB-ZZ-PL-A-100-104 P11 dated 15 March 2019

Building Parameters - Upper Floor Uses SHR-CRL-SB-ZZ-PL-A-100-106 P10 dated 15 March 2019

DOCUMENTS LIST

Design and Access Statement October 2020

Phase 1 Drainage Strategy and SuDS Report P02 - SHR-RAM-XX-RP-C-000003 dated 6 October 2020

Television and Radio Reception Impact Assessment Issue 1.0 dated 22 September 2020

Daylight and Sunlight Within Amended Plots E & F Station Hill - 5847_IS37 dated 9 October 2020

Pedestrian Level Wind Microclimate Assessment RWDI #1803688 Ref. F dated 23 October 2020

Ecological Management Plan WIE14788-100-R-7-6-1-EMP Sixth Issue dated October 2020

Plot E and F Cycle Strategy TN009 V5 dated September 2020

Environmental Statement WIE14788-100-R-35.22.2-ES Addendum Second Issue dated October 2020 (all volumes, figures and appendices)

Environmental Statement by Waterman Energy, Environment and Design, March 2013, as amended by Environmental Statement Addendum by Waterman, dated February 2019