

29 April 2026

Title	PLANNING APPLICATION UPDATE REPORT
Ward	Thames
Planning Application Reference:	PL/24/0846/FUL
Site Address:	Napier Court Napier Road Reading
Proposed Development	Demolition of existing buildings and erection of new buildings of 11 storeys to provide 570 build to rent residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works (amended description)
Deadline	Extension of time date: 26 th February 2026
Recommendations	As per the main agenda report
S106 Heads of Terms	As per the main agenda report
Conditions	As per the main agenda report
Informatives	As per the main agenda report

Amended Plans and Information

1. The applicant submitted a pack of revised drawings, documents and rebuttals shortly after midday on 28th April 2026 in response to the reasons for refusal outlined in the main agenda report. Given the limited time available, officers may not be able to consider all the new information before the committee meeting. If they are able to, officers will update Members verbally at Committee as to whether any of this information changes any of the refusal reasons or the officer recommendation. An updated list of the submitted plans and documents is set out at the end of this update report.

Section 106 Obligations

2. Since publication of the main agenda report, the applicant has also advised officers of their agreement to secure provision of the contributions or works by way of s106 agreement in relation to reasons for refusal 8, 9, 10, 11, 12, and 13 as numbered in the recommendation box at the top of the main agenda report. These contributions/works relate to matters discussed in the main agenda report that officers have identified as necessary, justified and directly related to the development, in order to mitigate its impacts on local infrastructure.
3. In relation to reason for refusal 8 (Leisure/Open Space/Public Realm) the applicant has advised of agreement to provide the requested contribution of £500,000 (prior to commencement of the development) towards improvement of the existing children's play area at Kings Meadow. The applicant has also confirmed agreement to an obligation to provide a new pedestrian crossing over Napier Road (and for detailed design of this to be

submitted and agreed with the LPA and to enter into necessary highway works agreements to deliver the works).

4. In relation to reason for refusal 9 (Kings Meadow Landscaping) the applicant has advised of agreement to provide the requested contribution of £20,000 (prior to commencement of the development) for tree planting within Kings Meadow.
5. In relation to reason for refusal 10 (Zero Carbon Off-Setting) the applicant has advised of agreement to provide an appropriate carbon off-setting contribution. This would be calculated as per the formula within the adopted Sustainable Design and Construction SPD.
6. In relation to reason for refusal 11 (Employment and Skills Plan) the applicant has advised of agreement to provide a construction phase employment and skills plan.
7. In relation to reason for refusal 12 (Healthcare) the applicant has advised of agreement to provide the requested contribution of £492,480 (prior to commencement of the development) towards healthcare facilities within Thames and adjacent Wards.
8. In relation to reason for refusal 13 (Loading Restrictions to Napier Road) the applicant has advised of agreement to provide the requested contribution of £5,000 (prior to commencement of the development) towards loading bay restrictions on Napier Road.
9. The applicant has not advised of full agreement to the s106 obligation required in relation to reason for refusal 14 (Build to Rent Accommodation Council Standard Terms) nor agreement to any part of the s106 obligation relating to reason for refusal 15 (Heat Network Feasibility Study).
10. Notwithstanding the above officers continue to recommend reasons for refusal 8, 9, 10, 11, 12, 13, 14 and 15 given the absence of a completed s106 agreement to secure the necessary contributions and works. Please note that the applicant continues to decline to agree that an obligation/contribution in relation to affordable housing is required.

Updated List of Plans and Documents

READ-5PA-ZZ-ZZ-DR-A-000001_P15 Existing Site Plan
READ-5PA-ZZ-ZZ-DR-A-001000_P15 Existing Site Location Plan
READ-5PA-ZZ-ZZ-DR-A-000100_P16 Demolition Plan – Masterplan
READ-5PA-ZZ-ZZ-DR-A-042100_P12 Demolition Elevations – Masterplan
READ-5PA-ZZ-00-DR-A-022200_P01 GA Masterplan – Ground Floor Constraints Plan
READ-5PA-ZZ-00-DR-A-022200_P29 GA Masterplan - Ground Floor Plan
READ-5PA-ZZ-01-DR-A-022200_P23 GA Masterplan - First to Fourth Floor Plan
READ-5PA-ZZ-07-DR-A-022200_P23 GA Masterplan - Fifth to Eighth Floor Plan
READ-5PA-ZZ-09-DR-A-022200_P22 GA Masterplan - Ninth to Tenth Floor Plan
READ-5PA-ZZ-11-DR-A-022200_P22 GA Masterplan - Eleventh Floor Plan
READ-5PA-ZZ-RF-DR-A-022200_P21 GA Masterplan - Proposed Roof Plan
READ-5PA-ZZ-ZZ-DR-A-042000_P13 Existing Elevations, Sheet 1 of 2 – Masterplan
READ-5PA-ZZ-ZZ-DR-A-042001_P13 Existing Elevations, Sheet 2 of 2 – Masterplan
READ-5PA-ZZ-ZZ-DR-A-042200_P18 Proposed Elevations – Masterplan
READ-5PA-ZZ-ZZ-DR-A-052000_P13 Existing Sections - Sheet 1 of 2 – Masterplan
READ-5PA-ZZ-ZZ-DR-A-052001_P13 Existing Sections - Sheet 2 of 2 – Masterplan
READ-5PA-AB-GF-DR-A-022200_P28 GA Plan - Ground Floor - Block A & B
READ-5PA-AB-01-DR-A-022200_P23 GA Plan - First Floor - Block A & B
READ-5PA-AB-02-DR-A-022200_P23 GA Plan - Second Floor - Block A & B
READ-5PA-AB-03-DR-A-022200_P23 GA Plan - Third Floor - Block A & B
READ-5PA-AB-04-DR-A-022200_P23 GA Plan - Fourth Floor - Block A & B
READ-5PA-AB-05-DR-A-022200_P23 GA Plan - Fifth Floor - Block A & B
READ-5PA-AB-06-DR-A-022200_P23 GA Plan - Sixth Floor - Block A & B

READ-5PA-AB-07-DR-A-022200_P23 GA Plan - Seventh Floor - Block A & B
READ-5PA-AB-08-DR-A-022200_P23 GA Plan - Eighth Floor - Block A & B
READ-5PA-AB-09-DR-A-022200_P24 GA Plan - Ninth Floor - Block A & B
READ-5PA-AB-10-DR-A-022200_P24 GA Plan - Tenth Floor - Block A & B
READ-5PA-AB-11-DR-A-022200_P23 GA Plan - Eleventh Floor - Block A & B
READ-5PA-AB-RF-DR-A-022200_P21 GA Plan - Roof Level - Blocks A & B
READ-5PA-CD-GF-DR-A-022200_P28 GA Plan - Ground Floor - Block C & D
READ-5PA-CD-01-DR-A-022200_P23 GA Plan - First Floor - Block C & D
READ-5PA-CD-02-DR-A-022200_P23 GA Plan - Second Floor - Block C & D
READ-5PA-CD-03-DR-A-022200_P23 GA Plan - Third Floor - Block C & D
READ-5PA-CD-04-DR-A-022200_P23 GA Plan - Fourth Floor - Block C & D
READ-5PA-CD-05-DR-A-022200_P23 GA Plan - Fifth Floor - Block C & D
READ-5PA-CD-06-DR-A-022200_P23 GA Plan - Sixth Floor - Block C & D
READ-5PA-CD-07-DR-A-022200_P23 GA Plan - Seventh Floor - Block C & D
READ-5PA-CD-08-DR-A-022200_P23 GA Plan Eighth Floor - Block C & D
READ-5PA-CD-09-DR-A-022200_P23 GA Plan - Ninth Floor - Block C & D
READ-5PA-CD-10-DR-A-022200_P23 GA Plan - Tenth Floor - Block C & D
READ-5PA-CD-11-DR-A-022200_P22 GA Plan - Roof Level - Block C & D
READ-5PA-AA-ZZ-DR-A-042201_P21 Proposed Elevations - Sheet 1 of 2 - Block A
READ-5PA-AA-ZZ-DR-A-042202_P21 Proposed Elevations - Sheet 2 of 2 - Block A
READ-5PA-BB-ZZ-DR-A-042201_P21 Proposed Elevations - Sheet 1 of 2 - Block B
READ-5PA-BB-ZZ-DR-A-042202_P21 Proposed Elevations - Sheet 2 of 2 - Block B
READ-5PA-CC-ZZ-DR-A-042201_P21 Proposed Elevations - Sheet 1 of 2 - Block C
READ-5PA-CC-ZZ-DR-A-042202_P20 Proposed Elevations - Sheet 2 of 2 - Block C
READ-5PA-DD-ZZ-DR-A-042201_P21 Proposed Elevations - Block D
READ-5PA-AA-ZZ-DR-A-052202_P18 Proposed Sections - Block A
READ-5PA-BB-ZZ-DR-A-052203_P18 Proposed Sections - Block B
READ-5PA-CC-ZZ-DR-A-052204_P18 Proposed Sections - Block C
READ-5PA-DD-ZZ-DR-A-052205_P18 Proposed Sections - Block D
READ-5PA-ZZ-ZZ-DR-A-043200_P16 Typical Bay Studies - Sheet 1 of 4 - Bay Study 1
READ-5PA-ZZ-ZZ-DR-A-043201_P16 Typical Bay Studies - Sheet 2 of 4 - Bay Study 2
READ-5PA-ZZ-ZZ-DR-A-043202_P16 Typical Bay Studies - Sheet 3 of 4 - Bay Study 3 & 4
READ-5PA-ZZ-ZZ-DR-A-043203_P17 Typical Bay Studies - Sheet 4 of 4 - Bay Study 5
READ-5PA-ZZ-ZZ-DR-A-900031 Bike Store Section
READ-5PA-ZZ-GF-DR-A-023201 P05 Cycle store – plan layout
READ CUR XX XX DR C 090044_P02 Section 278 Footway Tie-in Long sections
READ CUR XX XX DR C 090043_P08 Section 278 Layout and Sections
READ-CUR-XX-XX-DR-C-090045-P01 Zebra Crossing Layout
READ CUR 00 00 D C 95001_P03 Vehicle Tracking Panel Van
80908 CUR XX 00 D TP 05001 P18 Swept path Analysis 7.5t Panel van (in TA)
80908 CUR XX 00 D TP 05002 P20 Swept path analysis 11.2m refuse vehicle (in TA)
80908 CUR XX 00 D TP 05003 P17 Swept path analysis large car ground floor (In TA)
80908 CUR XX 00 D TP 05006 P14 Swept path analysis 7.7m fire tender (In TA)
80908 CUR XX 00 D TP 75001 P11 Access Arrangement (IN TA)
35206-RG-LD-101-P9 Overall Landscape Reference Plan_A1.pdf (In DAS)
35206-RG-LD-200-1-P11 Hard and Soft Landscape GA 1_A0.pdf (In DAS)
35206-RG-LD-200-2-P11 Hard and Soft Landscape GA 2_A0.pdf (In DAS)
35206-RG-LD-200-3-P11 Hard and Soft Landscape GA 3_A0.pdf (In DAS)
35206-RG-LD-200-4-P7 Hard and Soft Landscape GA Spec Sheet_A0.pdf (In DAS)

Design and Access Statement (5plus Architects) (dated April 2026)
Planning Statement, including Affordable Housing Statement (Carney Sweeney)
Planning Position and Benefits Statement (Pegasus Group) dated April 2026.
Air Quality Assessment (Air Quality Consultants)
Acoustics Report (CPWP)
Arboricultural Assessment Including Arboricultural Impact Assessment and Method Statement Rev H (FPCR) (dated April 2026)
Archaeological Desk Based Assessment (Orion Heritage)

Contamination - Phase 1 Preliminary Risk Assessment and Phase 2 Ground Investigation Report (Curtins)
Daylight and Sunlight Report – Assessment of Proposed Development (MES Building Solutions) (dated 20th April 2026)
Daylight and Sunlight Report – Assessment of Impact on Neighbours (MES Building Solutions)
Daylight and Sunlight – response to BRE Review dated 08/12/2025. (MES Building Solutions dated 31st March 2026)
Ecological Appraisal and Biodiversity Net Gain Metric (FPCR)
Energy and Sustainability Statement (CPWP)
Fire Statement (Design Fire Consultants)
Flood Risk Assessment, SuDS and Drainage Strategy (Curtins)
Heritage Impact Assessment (HCUK)
Statement of Community Involvement (CarneySweeney)
Transport Assessment (Curtins)
Highways Technical Note Rev P01 dated 22nd April 2026 including Transport Assessment Addendum including ATE assessment Revision P03 (Curtins) dated 28th April 2026
Framework Travel Plan (Curtins)
Townscape and Visual Appraisal (HCUK)
Utilities Statement (HVSS)
Wind Microclimate (Urban Microclimate)