

COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES READING BOROUGH COUNCIL PLANNING APPLICATIONS COMMITTEE: 17th July 2019

Ward: Abbey

Application Nos.: 190441/VAR, 190442/VAR, 190465/REM, 190466/REM

Address: Station Hill, Reading

Proposals:

190441/VAR:

Application under s.73 for amendments to Outline Planning Permission ref. 151427, including alterations to the wording of Conditions 3, 5, 7, 8, 17, 19, 54 and 57. [Plot F 'Station Hill']

190442/VAR:

Application under s.73 for amendments to Outline Planning Permission ref. 151426, including alterations to the wording of Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

190465/REM:

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).

190466/REM:

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).

Applicant: SH Reading Master LLP

Dates received (valid): 20 March 2019

13 Week target decision dates: 19 June 2019

26 Week dates: 18 September 2019

PPA: Agreed target: 2 August 2019 (agreed EOT)

RECOMMENDATIONS:

Subject to satisfactory Wind and Microclimate testing outcomes (BRE advice awaited, to be reported in an Update Report):

Recommendation 1) 190441/VAR (PLOT F & Northern Site):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to the satisfactory completion of the Section 106 agreement and subject to outstanding wind and microclimate matters being satisfactory resolved with these matters being delegated to Officers to further assess and determine or ii) Refuse Outline planning permission if the S106 agreement is not completed and wind and microclimate matters resolved by 1 August 2019 (unless a later date is agreed by the HPDRS).

The S106 to include the following heads of terms:

S106 - Heads of Terms

Affordable housing (on-site)

- Provision of 27 affordable housing units (5% of the total across Plot F and/or Plot E/Telecom House (168 [Plot F] +370 [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 (19 no.); 30% 1 bed (8 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.
- 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 Prior-ity 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.

Affordable housing (off-site) _____

- An off-site commuted sum of £4,240,000 [four million two hundred and forty thousand pounds], towards provision of affordable housing elsewhere within the administrative area of the Council. Index-linked from the date of permission 130436/OUT and payable 50% on commencement and 50% on practical completion of Plot E or Plot F, (whichever is the earlier).
- An off-site commuted sum of £1,706,830 [one million seven hundred and six thousand eight hundred and thirty pounds] towards provision of affordable housing elsewhere within the administrative area of the Council. Index-linked from the date of permission and payable 50% on commencement and 50% on practical completion of Plot E or Plot F, (whichever is the earlier).

In accordance with Policy CS16/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

In accordance with Policy CS16

Family Leisure

- Provide Family Leisure unit Use Classes D1 or D2 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 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 x £454.55) [where F is Family Leisure floorspace (sqm) provided]

In accordance with RSAF and Development Brief, RCAAP etc.

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 50% on commencement of Plot F and 50% prior to first occupation of Plot F and index linked from the date of permission 130436.

In accordance with Policy CS29 and Draft 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.

Omit RUAP obligations for SOUTH SITE ONLY.

Retain existing RUAP obligations index linked from date of 130436 permission for northern 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).

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 £133,318 [one hundred and thirty three thousand three hundred and eighteen pounds] 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 CS9, CS13 and DM3.

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.
- 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]
- To provide, and subsequently allow unrestricted access to, all communal facilities and areas within Plots E and F for all residents of Plots E and F at all times (subject to pay-to-use restrictions which shall be the same for all residents).
- 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).
- 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).
- 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 CS7, RC14.

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 CS20, DM12.

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 CS9.

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 policies CS9, DM3.

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 130436/151426/151427.

And subject to the following conditions:

[Numbering and ordering as per 151427, 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. Full draft wording is attached at Appendix 1]

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 and 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]
6. Maximum floorspace parameters
7. Active frontage parameters
8. Phasing Strategy
9. Landscaping Masterplan for the whole site
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 .
ii) Submission of details of cycle parking (a cycle parking masterplan) for Plots A, B, C, D, and G
12. Television and radio reception interference.
13. Details of building maintenance and cleaning systems in respect of each Plot
14. [DELETED] (minimum retail floor areas).
15. Details of the residential numbers, mix, size of units and tenure.
16. Details of Lifetime Homes compliance.
17. Compliance with daylight requirements of British Standard, BS8206 Part 2
18. Wind tunnel testing and mitigation
19. BREEAM / SAP Energy requirements.
20. Photovoltaics feasibility study.
21. Sustainable Urban Drainage System (SuDS) proposal
22. Details of habitat mitigation works for that Plot. Implementation in accordance.
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. Site-wide Written Archaeological Scheme of Investigation (WSI),
26. Site-specific Written Archaeological Scheme of Investigation (WSI)
27. Land contamination scheme.
28. Ground gas scheme.
29. Foundation design (groundwater)
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
33. Construction Management Statement (CMS) for each Plot.
34. Temporary parking area and turning space shall be provided within each Plot, during

construction and demolition.

35. Environmental Management Plan (EMP) for each Plot.
36. Security/Anti-Crime Management Plan for each Plot in accordance with the 'Secured By Design' standard.
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,
42. Sound attenuation scheme for each building
43. Details of service vehicle hours/waste management to be submitted for approval prior to first occupation.
44. Commercial deliveries/waste management operations to Plots D, E, F or G - hours restriction.
45. Plots D, E, F or G details of proposed hours of use of all units falling under Use Classes A1, A2, A3, A4, A5, D1 and D2.
46. BREEAM /SAP post-construction review for each Plot
47. Details of external lighting for the visual enhancement and safe functioning, of each Plot.
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 to be installed or otherwise provided on any building within the development.
54. Minimum (A1, A2, A3, A4, A5 use) floorspaces per plot.
55. At least one unit to be within class A4 (Drinking Establishments) (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]
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
60. Landscaping management plan for each Plot prior to 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. Noise assessment prior to any gym (D2) use.
64. Hours of construction and demolition.
65. Signage Strategy for each Plot.
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.
68. Air quality mitigation measures
69. Air Quality Assessment to determine the impact of the development on local air quality including Mitigation Plan.
70. Provision of vehicle access prior to occupation
71. Allocation of car parking spaces Plot F.
72. Electric Vehicle Charging Points.

Recommendation 2) 190442/VAR (PLOT E):

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to i) **GRANT** outline planning permission, subject to the satisfactory completion of the Section 106 agreement and subject to outstanding wind and microclimate matters being satisfactory resolved with these matters being delegated to Officers to further assess and determine or ii) Refuse Outline planning permission if the S106 agreement is not completed and wind and microclimate matters resolved by 1 August 2019 (unless a later date is agreed by the HPDRS).

The S106 to include the following heads of terms:

S106 - Heads of Terms

The same as those set out under 190441 above.

And subject to the following conditions: [Numbering and ordering as per 151426, 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. Full draft wording is attached at Appendix 1.]

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 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. *Plot E approved details [List]*
6. *Maximum floorspace parameters*
7. *Active frontage parameters*
8. *Phasing Strategy*
9. *No telecoms equipment*
10. *SuDS Strategy*
11. *Not less than 1,000 sq.m. (gross external area) retail (A1, A2, A3, A4, A5 use) floorspace to be provided.*
12. *TV and radio interference*
13. *Details of building maintenance and cleaning systems in respect of each Plot*
14. ~~*[DELETED] 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.*
16. *Minimum 20 metres face-to-face building separation distance (not including balconies).*
17. *Compliance with daylight requirements of British Standard, BS8206 Part 2*
18. *Wind tunnel testing and mitigation*
19. *BREEAM / SAP Energy requirements (design stage).*
20. *Submission of Final BREEAM Certificate, demonstrating compliance with Interim BREEAM Certificate.*
21. ~~*[DELETED - courtyard gates - related to previous parameter plan layout]*~~
22. *Habitat mitigation and enhancement works for all buildings*

23. Provision of car and cycle parking spaces.
24. ~~DELETED Windows to western edge of site~~
25. Submission of archaeological Written Scheme of Investigation (WSI).
26. No uncontrolled infiltration of surface water drainage
27. Land contamination scheme.
28. Ground gas monitoring scheme.
29. Foundation design (groundwater)
30. SuDS Scheme
31. Site clearance (bird nesting)
32. Demolition Management Statement
33. Construction Management Statement.
34. Location and floorspace of Back of House facilities to be detailed in Reserved Matters.
35. Environmental Management Plan (EMP) for Plot E.
36. Security/Anti-Crime Management Plan for each Plot in accordance with the 'Secured By Design' standard.
37. Accessibility details between Garrard St and Friars Walk.
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,
42. Sound attenuation scheme to be submitted.
43. Service vehicle hours/waste management.
44. Commercial deliveries/waste management operations - hours restriction.
45. Hours of use of all units falling under Use Classes A1, A2, A3, A4, A5.
46. ~~[DELETED for Plot E only] A4 drinking establishment requirement~~
47. Details of external lighting for the visual enhancement and safe functioning of plot.
48. Noise assessment of all proposed mechanical plant prior to installation.
49. Odour Risk Assessment for all flues, extraction and ventilation equipment.
50. Provision of accesses prior to occupation.
51. All hard and soft landscaping works to be carried out.
52. Provision of cycle ramp to steps between Friars Walk and Garrard Street.
53. Integrated Cycling Strategy for cycling routes and other facilities, within and surrounding the wider Station Hill site, to be submitted.
54. SAP Energy requirements (as built) (19% improvement on 2013 Building Regs).
- 55.. Hours of construction/demolition
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
60. Noise assessment prior to any gym (D2) use.
61. Hours of construction/demolition
62. Signage Strategy
- 63 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.
64. Air quality mitigation measures
65. Air Quality Assessment to determine the impact of the development on local air quality including Mitigation Plan.
66. Provision of vehicle access prior to occupation
67. Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (excepting emergency vehicles).
68. All car parking spaces approved pursuant to Condition 1 shall be provided prior to first occupation and retained as approved for each plot at all times thereafter.

69. Allocation of car parking spaces Plot E.
70. Electric Vehicle Charging Points.

Recommendation 3) 190465/REM PLOT E:

Subject to Planning Applications Committee resolving to GRANT s73 outline planning permission (subject to the s106 legal agreement) for applications 190441/VAR and 190442/VAR above, GRANT Reserved Matters approval. Subject to the following conditions:

Conditions:

1. *Approved detailed plans/sections, elevations and other relevant supporting material pursuant to permission 190442:*
2. *Accessible Lift linking Friars Walk to Garrard Street to be provided prior to occupation.*
3. *SuDS Strategy and Maintenance details to be submitted.*
4. *Confirmation of Secured By Design accreditation to be submitted.*

Recommendation 4) 190466/REM - PLOT F:

Subject to Planning Applications Committee resolving to GRANT s73 outline planning permission (subject to the s106 legal agreement) for applications 190441/VAR and 190442/VAR above, GRANT Reserved Matters approval subject to the following conditions.

1. *The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190441*
2. *SuDS Strategy and Maintenance details to be submitted.*
3. *Confirmation of Secured By Design accreditation to be submitted.*

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

Site description

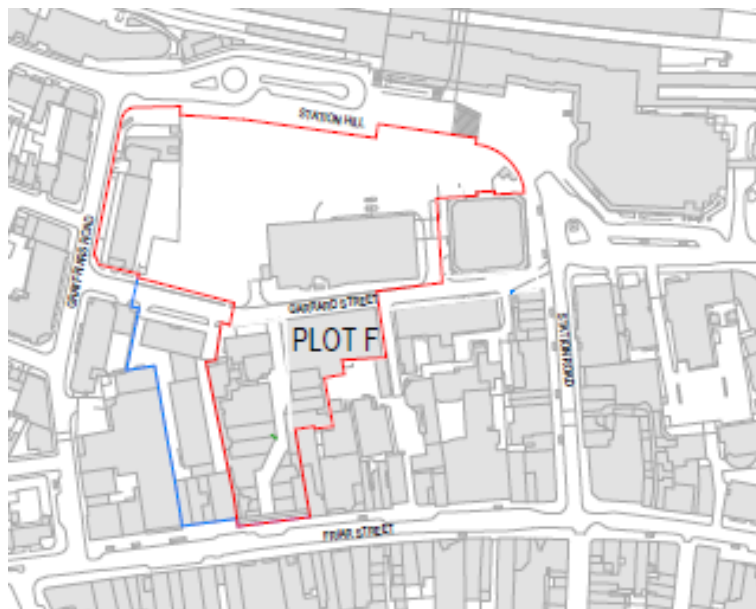
- 1.1 The entire Station Hill site is approximately 2.56 hectares and lies between the railway station in the north and Friar Street to the south. The wider site has been the subject of a number of applications and two of these have progressed to secure outline permission for different mixed-use approaches to developing the site. Most

recently a suite of permissions known collectively as 'Station Hill 3' have been approved involving large scale development containing a mix of uses across the site. The current outline permissions 130436, (as amended by 151427) and 151426 in respect of Plot E set out the broad limits of scale and layout for the development.

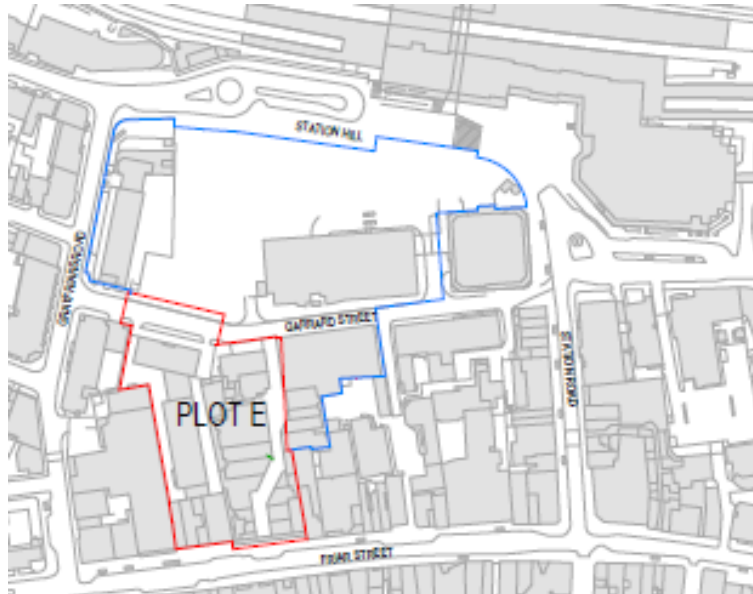
- 1.2 The site contains a number of buildings, all of which are now vacant, with the exception of the Xafinity House office building on Greyfriars Road and the multi-storey car park (Garrard Street NCP). The former Friars Walk Shopping Centre and Telecom House are currently undergoing demolition. The 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). 39 Friar Street has recently been removed from the statutory list ("delisted"). 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 natural topography of the site involves a general fall in levels downwards from southeast to northwest, towards the Thames.
- 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 Reading Central Area Action Plan. 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). The emerging Local Plan is at an advanced stage and continues to support redevelopment of the site in a similar manner.



View west along Friar Street towards Friars Walk and Telecom House (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 as SH3 to allow the development of the South Site (Plots E and F) to be developed in a different form to that currently permitted under 151426 (Plot E) and 151427 (Plot F and the remainder of the Station Hill site).
- 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 four separate applications. In terms of process this will require the s.73 applications to be determined first.
- 2.3 The proposals and recommendation for 190441/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 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. This is notwithstanding the applicant's indication that they intend to take a different approach to the Northern Site (north of Garrard Street) under a fresh application which is intended to be submitted later in 2019.
- 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 In this particular instance conditions have been set out fully in draft form and appended to this report. This is for the sake of clarity due to the complex and non-standard nature of the overall scheme.

Environmental Impact Assessment

2.7 The development is EIA Development as defined under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. A new Environmental Statement was also previously necessary in support of applications 151426/OUT and 151427/VAR. Changes to the design, recently approved development on surrounding sites, changes in the environmental 'baseline' conditions and the new 2017 Regulations have all contributed to the need for a re-assessment. The scope of these changes was agreed and a Scoping Opinion issued in November 2018. The applicant has produced an 'ES Addendum' to address these changes. The former 2015 ES is appended to the Addendum for completeness and together these documents form the Environmental Impact Assessment for the current application.

- **Community Infrastructure Levy (CIL)**

2.8 The development would be liable for CIL due to the amount of new floorspace proposed.

2.9 The Council's CIL Charging Schedule sets a base rate of £120 per square metre for residential floorspace, including student accommodation. The rate is index linked from the date of adoption of Schedule in and the current rate for 2019 is £148.24 per square metre.

2.10 The figures below are based on the supplied 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. Assuming that the buildings are occupied (in CIL terms) and have not been demolished when permission is granted the following liabilities would exist:

- *Outline (s.73) Plot E/Telecom House 41,750sqm = £6,189,020: Total £4,482,258 Residential/Office Central Core*
- *RMA Plot E/Telecom House 39,283 sqm = £5,823,312: Total £4,057,846 Residential/Office Central Core*
- *Plot F + Wider Site 155,700sqm = £23,080,968: Total £ 6,248,297 Residential/Office Central Core*
- *Plot F 14,044 sqm = £2,081,883: No CIL charge as no net floor area increase after demolition.*

2.11 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.

2.12 The usual caveats apply, the buildings must have been in lawful use and exist on the day that planning permission first allows development.

2.13 Any relief for Social Housing will need to have annotated plans and supplementary floor areas calculations to validate the amount.

2.14 This gives an indication of the likely CIL outcomes but is provided without prejudice to further examination of the CIL application by the Council.

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. This is the permission which current application 190442/VAR seeks to vary.
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. This is the permission which current application 190441/VAR seeks to vary.
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 underway.

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:**

Confirmed no consultation necessary and refers LPA to standing advice.

(ii) **Non-statutory:**

RBC Transport (Highways Authority)

4.3 Applications have been submitted separately for the reserved matters for Blocks E and F however the submitted Transport Note only looks at assessing a combined Reserved Matters application comprising a development for 538 units, 1,541 sqm of retail floorspace and 390 sqm of community floorspace.

4.4 Transport have reviewed the Technical Note dated May 2019, amended plans received on 2nd July 2019 along with the Transport Statement and comment as follows:

4.5 The overall number of car parking spaces has been deemed acceptable, given that the site is in a sustainable location and parking restrictions are in place so that overspill parking does not take place. This provision is consistent with other planning applications within the town centre area.

4.6 There are two separate sites plot E and plot F (and it has been stated as being built together (with a shared car park) accommodating 168 car parking spaces. The applicant has assessed the transport aspects as a combined entity since their understanding is that the RMAs for Plot E and Plot F of the Station Hill development would be determined together. In principle this is acceptable however this must be secured through a S106 Clause specifying that any unit within either Plot would be able to make use of the parking provided within this application. Transport

Strategy also suggests the provision of a car park management plan which can be secured through condition.

- 4.7 It is stated that it is not the intention to allocate the car parking or the cycle parking by plot. The car parking will be leased by residents of Plot E and F based on resident demand. The cycle parking will be available to all residents since it is located within the communal areas.
- 4.8 The disabled parking provision is acceptable to Transport and although these spaces are spread throughout the car park these have now been relocated so that they are located close to access doors / lift cores.
- 4.9 Motorcycle parking is provided and is in excess of the Council's standards.
- 4.10 It has been confirmed that the car park has been designed in consideration of the document, 'Design recommendations for multi-storey and underground car parks', and Transport Strategy confirms that this and the configurations proposed are suitable.
- 4.11 Cycle parking has been proposed and is split between two locations which in principle is deemed acceptable. One area of cycle parking is located within the car park and revised drawings have been submitted locating these cycle spaces at the ground floor level and has been deemed acceptable. To comply with standards 96 cycle spaces have been provided at lower ground floor level.
- 4.12 The second cycle parking area is located at the Ground floor level and it is confirmed that the intention is to provide space to park/store 176 bicycles through a mixture of cycle lockers and stands. This is acceptable to RBC Transport.
- 4.13 Additional cycle parking has been proposed at the mezzanine level and has been deemed acceptable given that a compliant provision has been proposed at the ground and lower ground floor levels.
- 4.14 The route to and from the ground floor cycle store has also been revised to include a dedicated entrance to the external areas and is therefore acceptable.
- 4.15 It is noted that external doors have been illustrated as opening outwards but as this is likely to cause a hazard to pedestrians these doors must open inwards so as not to obstruct the Highway. This however can be dealt with by way of a condition.
- 4.16 It is noted that access doors are provided on the eastern elevation along Merchants Place, however the southern door would appear to be provided mid-level. The applicant has stated that the internal floor level to the rooms off Merchants Place is level with the external ground level and that they are raised to match and provide a flush threshold. Further information has been submitted that states that the floor level is provided to match Merchants Place floor level however Merchants Place does rise from Garrard Street towards Friar Street. Transport would therefore anticipate that some form of steps would be required. It is also noted that updated elevations have not been submitted to address the relocated doors along this frontage. This is not necessarily a transport issue and was only highlighted as a point that may be addressed and Transport still believe that this requires reviewing however this would not be for transport to address.
- 4.17 A set of before and after plans in relation to the Highways works (including off-site works) have been provided so that it is clear what Highway changes are being proposed. Transport have reviewed the proposals and Transport would comment as follows:

Friar Street Proposals

- Permission will be required from the operator of the ATM / phone box prior to it being relocated.
- The bin adjacent to the CCTV Camera will need to be relocated.

In principle the changes are acceptable and will be subject to a S278 Agreement.

Garrard Street Proposals

- Tactile paving would be required on the service entrance, but Transport would be happy for this to be dealt with at the detailed design / S278 Agreement stage.
- The proposals include the reduction in the kerb radii to the Merchants Place junction with Garrard Street, indicative tracking diagrams have been provided confirming that service vehicles will still be able to enter and exit Merchants Place however full tracking diagrams will be required at the detailed design / S278 stage.

4.18 In principle the changes are acceptable and will be subject to a S278 Agreement.

Delivery Service Technical Note

- 4.19 It is proposed that all servicing and delivery for the residential element of the development is to be accessed from Garrard Street. A service yard is proposed to accommodate for medium scale deliveries with the ability for a panel van to turn internally. Larger vehicles will either need to reverse into the service yard or load from Garrard Street within a proposed on-street loading bay.
- 4.20 The loading bay is proposed on Garrard Street adjacent to Block F to facilitate servicing and delivery for the community space and Block E & F residents. Submitted drawing 44470/5501/004 outlines the principles of the proposed highway alterations.
- 4.21 It is proposed that servicing and delivery for the retail element will be undertaken from a combination of Friar Street and Garrard Street via the proposed on-street loading bays.
- 4.22 A service lift from Garrard Street would facilitate access to the retail units and Friars Walk as shown on the submitted drawings.
- 4.23 However, as previously requested an assessment has been undertaken to establish what impact the proposed on street servicing would have when compared against the existing use.
- 4.24 When comparing the historic retail floor area serviced from the highway, with the retail/community floor area proposed, the proposed Plot E and Plot F servicing strategy is not anticipated to increase the level of service trips serving the site from the highway and is therefore deemed acceptable.
- 4.25 In the circumstances there are no transport objections to the proposal subject to the following conditions.
- DC1 Vehicle parking space provided in accordance with approved plans
 - DC2 Vehicle access provided in accordance with approved plans
 - DC6 Bin storage
 - Car Parking Management Plan

- Prior to occupation of the development details of how the allocation / mechanism for obtaining the car parking spaces for residents located within Plot E shall be submitted to and approved in writing by the local planning authority, unless otherwise agreed in writing by the local planning authority.
- Electric Vehicle (EV) charging points parking space provided in accordance with approved plans
- The dwelling(s)/building(s) hereby permitted shall not be occupied until a provision of 10% active and 10% 'passive' electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the local planning authority. The space(s) shall be kept available for parking and charging at all times thereafter.

RBC Licensing

- 4.26 Concerns that plans indicate shops and various dwellings adjacent to taxi ranks on Garrard Street. Past experience has shown that residents and taxi ranks do not mix well when residents want to keep their windows open.

Lead Flood Authority (RBC Highways)

- 4.27 The proposed scheme 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.
- 4.28 The proposed drainage strategy is based on the discharge rates agreed in the Storm Water Drainage Strategy produced by Hoare Lea, dated 13 July 2015; Block E 42.47 l/s and Block F 20.16 l/s. It is proposed that the surface water run-off is attenuated in below ground cellular storage tanks prior to discharging into the existing Thames Water sewerage network. The discharge from the attenuation structures will be restricted prior to discharge.
- 4.29 The submitted details / drawings do not identify what would be discharged from each of the attenuation tanks to ensure that the layout complies with the proposed strategy. In addition having reviewed the scheme there appears to be numerous yard gullies and rain water pipes surrounding the development but none of these are connected to any drainage network that leads to the attenuation tanks. The rainwater pipes illustrated also travel through the building i.e. kitchens, bathrooms bedrooms the community building and retail units clarity is therefore required as to how the proposed drainage network will operate. However the LFA are happy for this to be dealt with by way of a condition.
- 4.30 Both of the applications listed above will therefore need to be included with the following conditions.

“No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.”

“No development shall take place until a full detailed design of the sustainable drainage scheme including details implementation, maintenance and management plan have been submitted to and approved by the Local Planning Authority. The

scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

- i. a timetable for its implementation, and*
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.”*

RBC Waste Operations

- 4.31 No objection received

RBC Environmental Protection (EP):

- 4.32 No objection in principle.
- 4.33 Request new conditions controlling vermin access to bin stores and additional noise assessment for gym uses.
- 4.44 Request re-imposition of conditions relating to noise insulation for residents, plant noise mitigation odour control, hours of working, delivery hours, land contamination, and ground gas and air quality.

RBC Valuers

- 4.45 The proposals have been assessed by BPS Surveyors on behalf of the Council's Valuer. Their findings are addressed in the S106 and Affordable Housing sections of this report.

RBC Leisure

- 4.46 Request contributions towards off-site open space provision consistent with the extant permissions.

RBC Planning (Natural Environment) (Tree Officer)

- 4.47 Overall and following submission of revised plans provided on 18/6/19, the proposals are acceptable for the Landscaping submitted under the REM applications.
- 4.48 In relation to the Friar Street planting and planters, this is subject to Highways agreement in order for the relevant plans to be referred to in the S278 agreement.
- 4.49 NE note that the suggested linear planter has been dismissed, which is a pity as that would have increased the soil volume per tree.
- 4.50 Condition 18 (wind testing) - landscaping previously accepted as providing mitigation where required
- 4.51 Condition 22 (habitat) - for Ecology to comment.
- 4.52 Condition 52 (drainage strategy) it is understood that drainage/SUDs are still under discussion.

RBC Ecologist

- 4.53 Some landscaping notes have been included within the Design and Access Statement and the general planting layout is shown in the Ecological Management Plan Appendices.
- 4.54 An Ecological Management Plan (Waterman Infrastructure & Environment Limited, February 2019) for Plots E & F has been submitted. The management plan includes the specifications and maintenance details of multiple bird boxes that will be installed, with their locations shown in accompanying elevation plans. It is noted that nesting opportunities for peregrine falcons will not be offered within Plot E, but the report confirms that a peregrine falcon nest box will be provided on a building in Plot B instead.
- 4.55 It is not clear whether any bat boxes / bricks will be provided within the development. Bats have been recorded roosting in Reading town centre and would benefit from enhanced roosting opportunities in the area.
- 4.56 Condition 22 of the extant permission requires that 25% of the roof space comprises green and brown roofs. Section 5.3 states that in total, 25.42% of the roof space of Plot E will be covered by sedum green roof, shrub and tree planting. The ground floor courtyard has been included within this calculation, making up approximately 20% of the estimated 'green roof' coverage. Although the ground floor courtyard cannot be considered to constitute a green roof, the green roof coverage is sufficient in this case since (a) a number of other biodiversity enhancements have been proposed and (b) there is an opportunity to create more green roofs on other plots. For example, Plot F will include sedum green roofs on floors 11 and 12.

BBO Wildlife Trust

- 4.57 No response received

RBC Sustainability Team

- 4.58 Object due to the failure to integrate decentralised energy generation into the scheme.
- 4.59 Advise that the proposals would need to meet current policy requirements in respect of BREEAM and energy standards (19% improvement over the 2013 Building Regulations (measured using SAP 2012 methodology).

Berkshire Archaeology:

- 4.60 There is a need to establish and agree one overarching archaeological strategy for the whole Station Hill development that provides clarity to all concerned on what archaeological response is required in each part or plot of the site and at what stage within the overall development programme.
- 4.61 The assessment should therefore draw together the results of all these investigations to provide an overview of the archaeological potential of areas of the site. This overview is likely to need to be tested by exploratory archaeological trial trenching, which will become possible now that the existing structures between Garrard Street and Friar Street are being demolished. The applicant should therefore be aware that post-demolition and pre-commencement of

construction, there will a need to provide for an appropriate period of archaeological investigation. This proposal is for a major development within central Reading that includes a significant portion of the regionally important medieval town of Reading along and to the rear of Friar Street.

Historic England

- 4.62 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

- 4.63 No objection to the principle of the development.
- 4.64 Request details of blast resistant glazing to lower storeys, Hostile Vehicle Mitigation measures to the public realm and details of CCTV provision.

Royal Berkshire Fire and Rescue Service

- 4.65 No response received.

Civil Aviation Authority

- 4.66 No response received

Wokingham Borough Council

- 4.67 No response received

South Oxfordshire District Council

- 4.68 No response received

Reading Civic Society

- 4.69 No response received

Crime Prevention Design Advisor (Thames Valley Police):

- 4.70 Confirmed no objection to the proposals. However TVP considers some aspects of the design and layout to be problematic in crime prevention design terms.
- 4.71 The Design and Access Statement (DAS) contains a fairly comprehensive Security Summary, which TVP commend the applicants for supplying. This states that 'Physical protection of assets within the development will be as identified through the SRA (Security Risk Assessment) or in accordance with SBD (Secured by Design) principles and Building Regulations Approved Document Q.'
- 4.72 To ensure that SBD principles and standards are incorporated within the proposals, and that the opportunity to design out crime is not missed ,TVP request that the following (or a similarly worded) condition be placed upon any approval for this application;
- "Prior to commencement of development, an application shall be made for Secured by Design accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority."*
- 4.73 TVP also refer the authority and applicant to the content of the previously approved condition for outline planning application ref; 190465, which remains applicable.

- 4.74 TVP also provide further guidance on the need to compartmentalise the building horizontally and vertically between floors and wings with a number of additional doors and access controls, together with suitable lighting recommended.
- 4.75 There is a need to ensure that landscaping and lighting does not affect natural and CCTV surveillance.
- 4.76 Recommend controls preventing vehicles accessing the site from Friar Street and controls on gates and shutters to the car park.

Network Rail

- 4.77 No response received

Crossrail

- 4.78 No response received

Caversham GLOBE

- 4.79 No response received

Reading UK CIC

- 4.80 No response received

Thames Water

- 4.81 No response received

Scottish and Southern Energy

- 4.82 No response received

Southern Gas Networks

- 4.83 No response received

BT (Openreach)

- 4.84 Telecoms apparatus exists near to the area of proposed works. Guidance notes on BT's special requirements when working near Openreach apparatus have been provided. [Officer note: These have been forwarded to the developer for action as appropriate].

Clinical Commissioning Group (CCG) (NHS)

- 4.85 Having reviewed the latest notices and the original applications, the CCG do not have any specific comments to make. It is apparent though that the proposed development will create a significant increase in the number of residents seeking to access health services in the central Reading area. Taking this into account, The CCG would ask that Reading BC give due consideration to how health providers can be supported to deliver health care for the new residents.

Public consultation

- 4.86 Site notices were displayed for each application on Friar Street, Station Road, Garrard Street and Merchants Place, adjacent to the site.
- 4.87 One letter of objection has been received, raising the following issues:
"I'm objecting to this development as there is construction on a similar development of Napier road. The additional building will put more pressure on the already poor infrastructure in the Reading station area, namely traffic and

schools. Moreover, this is a build to let building alike with the Napier Road construction. Mass letting does not support people trying to buy in Reading. Mass letting also ruins the communities surrounding these areas as there will be an influx of ever-changing tenants. The only reasonable location for another mass rental building would be closer to the university.”

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 2013 version as amended by an updated addendum issued in 2019.
- 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)

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)

5.7 The following local policies and guidance are relevant: **Reading Borough Local Development Framework: Core Strategy (January 2008) (as amended 2015)**

- CS1 (Sustainable Construction and Design)
- CS2 (Waste Minimisation)
- CS3 (Social Inclusion and Diversity)
- CS4 (Accessibility and the Intensity of Development)
- CS5 (Inclusive Access)
- CS7 (Design and the Public Realm)
- CS8 (Waterspaces)
- CS9 (Infrastructure, Services, Resources and Amenities)
- CS10 (Location of Employment Development)
- CS13 (Impact of Employment Development)
- CS15 (Location, Accessibility, Density and Housing Mix)
- CS16 (Affordable Housing)
- CS20 (Implementation of The Reading Transport Strategy (Local Transport Plan 2006-2011))
- CS21 (Major Transport Projects)
- CS22 (Transport Assessments)
- CS23 (Sustainable Travel and Travel Plans)
- CS24 (Car/Cycle Parking)
- CS25 (Scale and Location of Retail, Leisure and Culture Development)
- CS26 (Network and Hierarchy of Centres)
- CS29 (Provision of Open Space)
- CS31 (Additional and Existing Community Facilities)
- CS32 (Impacts on Community Facilities)
- CS33 (Protection and Enhancement of the Historic Environment)
- CS34 (Pollution and Water Resources)
- CS35

CS36 (Biodiversity and Geology)
CS37 (Major Landscape Features and Strategic Open Space)
CS38 (Trees, Hedges and Woodlands)

Reading Borough Local Development Framework: Reading Central Area Action Plan (RCAAP) (2009)

RC1 (Development in the Station/River Major Opportunity Area). RC1b and RC1c.
RC5 (Design in the Centre)
RC6 (Definition of the Centre)
RC7 (Leisure, Culture and Tourism in the Centre)
RC8 (Drinking Establishments)
RC9 (Living in the Centre)
RC10 (Active Frontages)
RC11 (Small Shop Units)
RC12 (Terraced Housing in the Centre)
RC13 (Tall Buildings)
RC14 (Public Realm)

Reading Borough Local Development Framework: Sites and Detailed Policies Document (2012) (as amended 2015)

SD1 (Presumption in Favour of Sustainable Development)
DM1 (Adaptation to Climate Change)
DM2 (Decentralised Energy)
DM3 (Infrastructure Planning)
DM4 (Safeguarding Amenity)
DM5 (Housing Mix)
DM6 (Affordable Housing)
DM10 (Private and Communal Outdoor Space)
DM12 (Access, Traffic and Highway-Related Matters)
DM15 (Protection of Leisure Facilities and Public Houses)
DM16 (Provision of Open Space)
DM18 (Tree Planting)
DM19 (Air Quality)
DM23 (Shopfronts and Cash Machines)

Supplementary Planning Documents

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

Other Reading Borough Council corporate 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)
Artists in the City: A Public Art Strategy for Reading

Tall Buildings Strategy 2008

Tall Buildings Strategy Update Note 2018

Reading Open Space Strategy (2007)

Reading Tree Strategy 2010

Reading Borough Submission Draft Local Plan 2018

The examination process included a set of public hearings. These hearings took place between 25th September and 5th October at the Town Hall, Blagrove Street.

The Inspector has provided a Post Hearing Advice Note in respect of a number of issues arising during the examination which is available to view at <http://www.reading.gov.uk/localplanexamination> (document ref EI 014). Needs to refer to the Mods. See Suki's Hosier St report.

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

H1: Provision Of Housing

H2: Density And Mix

H3: Affordable Housing

H4: Build To Rent Schemes

H5: Standards For New Housing

H10: Private And Communal Outdoor Space

TR1: Achieving The Transport Strategy

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

CR1: Definition Of Central Reading

CR2: Design In Central Reading

CR3: Public Realm In Central Reading
CR6: Living In Central Reading
CR10: Tall Buildings
CR11: Station/River Major Opportunity Area

6. APPRAISAL

(i) Principle of Development *Procedure*

6.1 The procedural approach taken by the applicant means that granting 190441 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. Furthermore the proposed reserved matters applications do not relate to any Plots within the North Site. There have been no significant changes in the policy context since the extant permissions 151427 or 130436 were granted. Therefore whilst granting permission under the current application 190441 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.

6.2 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)

6.3 A proposal qualifies for consideration under s.73 if it does not constitute a 'fundamental alteration' to the original permission. Although approaching the limits of what might be reasonably accommodated under s.73, officers are satisfied that the proposed changes to the approved parameters under the current proposals can be dealt with under this approach.

Proposed Build to Rent Approach

6.4 Government Policy is set out in the National Planning Practice Guidance (NPPG accompanies the NPPF) at: <https://www.gov.uk/guidance/build-to-rent>. Build to Rent is defined in the NPPF Glossary as "**Build to Rent: Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.**"

- 6.5 The guide at national level is for 20% of the dwellings to be Affordable Housing (Affordable Private Rent tenure) on site unless a commuted payment or other form of provision is agreed with the LPA.
- 6.6 The process for managing affordable private rent units should also be set out in the section 106 agreement. This should set out the parameters of the lettings agreement, the rent levels, apportionment of the homes across the development, a management and service agreement, and a marketing agreement setting out how their availability is to be publicised. The national guidance addresses the question of eligibility criteria for occupants and recommends a 3 year minimum tenancy.
- 6.7 Policy H4 in the emerging Draft Local Plan specifically deals with and allows for Build to Rent Schemes. It is considered that this policy can be given some weight in decision-making at this time. The latest version of the emerging policy is set out in the Main Modifications consultation June 2019 and sets a 20 year minimum period over which Build to Rent tenure requirement (together with other standards).

(ii) **Design**

- 6.8 The pre-application design was appraised by the Berkshire Panel of Design South East in January 2019. The Panel was generally positive about the overall design and provided some guidance on further improvements. These are referred to in the relevant paragraphs below.

Changes to approved parameters

- 6.9 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 but require a new set of parameters and design codes to be agreed. This is because the design now involves a change to the form of the building on Plot E (now proposed as an 'E' shape) and changes to the Friars Walk public realm, which is now proposed to continue as a level surface from Friar Street ending with steps down to Garrard Street (previously the route sloped downwards following the natural topography).
- 6.10 The acceptability of the proposed changes is dependent on the design outcomes of this approach, discussed further below.

Layout, Routes and Integration with the North Site.

- 6.11 A north-south route through the scheme is a key requirement of specific policies relating to the Station Hill site. Policy RC1b of the RCAAP states "*FRIARS WALK & GREYFRIARS ROAD: Development in this area will be of a mixed use with a significant leisure element. Active retail and leisure uses will be on the ground floor, particularly along Friar Street, with a mix of uses on higher floors. Development should enhance linkages in a north-south direction at a single level into the Station Hill area and through to the station...*"
- 6.12 The proposals maintain the 'Friars Walk' route which introduces an open air route for pedestrians and cycles linking Friar Street and Garrard Street in place of the redundant Friars Walk Shopping Centre.

- 6.13 The levelling-off of Friars Walk has both advantages and disadvantages compared with the extant permission. It is considered that maintaining the main route at the same level as Friar Street, Station Road and Station Approach is more desirable than the extant permission which drops down to the level of 'secondary' routes and requires users of the site to climb back up steps to the level of the railway station entrance (the main destination and focus of activity in that part of the site). The level surface within Friars Walk will also be more pleasant to negotiate than the series of ramps and landings envisaged previously and will allow a wider range of uses spilling out onto the street (pavement cafes, kiosks etc). Less positive would be the sheer drop to Garrard Street which will require a flight of steps and accessible lift. Also, the current proposals are not in accordance with Policy RC1b as this requires a "single level" which will not be the approved scheme unless and until a revised design is secured on the 'North Site' (the public realm north of Garrard Street is currently approved at the same level as the lowest point on Garrard Street). Design South East also focussed on this issue and were keen to ensure effective integration of north-south routes through the scheme and beyond. The Applicant has indicated informally that they intend to provide an alternative design for the entire North Site and a bridge across Garrard Street meeting with a public realm at a podium level continuing onwards to the Station. Procedurally this is not a formal part of the current proposals and therefore cannot be required to be provided at this stage. In terms of actual approvals, if the current proposals are permitted, the new layout south of Garrard Street would sit adjacent to the extant approval for the North Site which continues northwards level with Garrard Street below. This would provide a passable route but not one which would exhibit a particularly high standard of design, nor would it readily meet the original objectives of the 2007 planning brief, such as legibility and permeability.
- 6.14 The design of the steps has been subject to extensive pre-application discussion in an attempt to improve the way in which they are experienced in the context of the less-than-ideal separation of levels. The current splayed design is considered to provide a more welcoming, less enclosed, staircase. This would be further improved by the use of lighting integrated within the walls alongside the steps.
- 6.15 The width of the Friars Walk route was subject of some discussion with Design South East, who felt that a narrower route more akin to Union Street and Chain Street might reflect local character. However, officers support the Applicant's approach of a wider route (buildings would not extend to fill the maximum footprint on the extant or proposed Parameter Plans) as this would ensure a more pleasant, better-lit space and provide sufficient room for the higher level of footfall that is predicted.
- 6.16 Overall it is considered that the proposed design would provide a convenient and relatively pleasant route between Friar Street and Garrard Street. The steps down to Garrard Street and 're-approval' of the 'old' layout north of Garrard Street is, however, a weak point in the design produced by the old-meets-new scheme designs.
- 6.17 The new layout to Friars Walk would be secured by revised Parameter Plans under the Outline 190442 and in accordance with detailed drawings submitted for approval under Reserved Matters 190465. The original Parameter Plans for the north site approved under 151427 would be repeated under 190441.

Height and massing

- 6.18 The upper heights of buildings proposed are consistent with those approved under 151426 and 151427. The stepping up in building height from Friar Street to Garrard Street is also repeated and does not exceed the previous limits. The main changes to the Parameter Plans involve increasing the height limit within centre of Plot E to allow for the central spur of the 'E' shape. The proposed changes are minor in the context of this large redevelopment proposal and are not considered to have significant impacts beyond the site in excess of those already approved under 151426/7.
- 6.19 **Friar Street:**
The detailed proposals submitted under 190465/6 show a 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 slight increase in height at the corner with Friars Walk would serve to identify the entrance to the new street (currently named 'Friars Walk').
- 6.20 **Friars Walk:**
The previous approval 151426 provided a continuous retail façade running the length of Friars Walk. The current proposals by comparison provide a more articulated ground floor with the entrance to the residential part of Block E featuring prominently in views north from Friar Street. The E-shape of Block E would result in even stronger articulation of the upper storeys and it is considered that this would improve the way in which the public realm is experienced by reducing the oppressiveness of the tall buildings, opening up views of the sky and providing greater visual interest in terms of the massing of the development.
- 6.21 **Garrard Street:**
The proposal rises to 13 storeys across both Plots fronting Garrard Street. This continuous height and mass complies with and makes full use of the maximum parameters already agreed under 151426/7. There is very little large-scale articulation in this façade, the only relief being the gap occupied by Friars Walk. Notwithstanding, the scale of buildings on Garrard Street is considered to be acceptable on the basis of the extant permissions and the more functional nature of this street. The proposals would offer a marked improvement compared with the existing situation. The design of future proposals on the north side of the street, and the quality of landscaping within Garrard Street will be critical to the overall success of this part of the Station Hill regeneration

Architectural Detailing

- 6.22 The overall approach seeks to integrate the scheme with the existing streetscape of Friar Street whilst creating a new character within the confines of the site. The general approach seeks to use a relatively restrained materials palette of brick, stone-effect fibre-cement panels, render and metal and to present warmer tones to Friar Street with lighter, cooler tones at the Garrard Street end.
- 6.23 The proposals seek to add visual interest with 'lantern' buildings which occur through the site and act as visual waymarkers. These are highlighted with a different architectural approach involving greater use of sheet metalwork and an enhanced lighting scheme.
- 6.24 Full details of the types of materials proposed are listed on the submitted drawings (applications 190465/190466). Sample panels have been submitted which are considered to demonstrate that good quality materials are proposed. A condition

securing materials to be in accordance with these, (with flexibility built in to allow for changes in manufacturer for example), is recommended.

- 6.25 The way in which the facing materials, windows and other façade elements are to be arranged relative to one another is shown in the submitted 'Bay Elevation' and 'Strip Section' drawings. It is considered that these demonstrate that the overall approach would be to provide a good deal of 'depth' and therefore visual interest, within the facades. Sample panels showing the proposed types of materials will be presented at the Committee meeting.
- 6.26 **Friar Street:**
The proposed detailed design takes a 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. It is considered that this, combined with the form and proportions proposed, would result in a somewhat restrained but visually pleasing composition fronting the main street.
- 6.27 **Friars Walk:**
The general form of the buildings continues into Friars Walk with simple, contemporary geometry and large well-proportioned window openings. The buildings relate well to the street with glazed, 'active', ground floor frontages to commercial and residential uses fronting the public realm. The detailing in this section changes to a less traditional style with greater use of stone effect cladding and grey/chrome colour brickwork.
- 6.28 **Courtyards:**
The facades which enclose the courtyards on three sides are proposed to be predominantly finished in a light coloured render. This is not considered to be the ideal material due to concerns regarding potential staining and discolouration over time. However the courtyards are visually recessive within the scheme and the light colour would bring some benefit in terms of reflected daylight and perceived brightness. The negative aspects are not considered to warrant refusal of the application in this context.
- 6.29 **Garrard Street:**
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. Pre-application discussions focussed on this issue and it is considered that the outcome is a reasonable balance of active frontage, car park access and service functions. Attempts have been made 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 residents' amenity area in Plot E as these would be more likely to remain active compared with a separate commercial use which may not be so successful in this location.
- 6.30 Plot F provides an active frontage to Garrard Street in the form of the proposed D1/D2 leisure facility.
- 6.31 Overall it is considered that Garrard Street would undergo a significant improvement over its existing condition and the architecture of the buildings, combined with landscaping and careful streetworks upgrades would support this.

Public Realm and Landscaping

- 6.32 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 permission which would be carried forward under 190441 allows for the central public square to the Station Hill regeneration on the north site).
- 6.33 The proposals for Friars Walk allow for a good quality planting scheme including an informal 'woodland' row of 'upright Silver Birch' trees (*Betula Pendula Fastigiata*) in a long linear planter to the eastern edge adjacent to 34 Friar Street, a larger feature tree in a tree pit at approximately the mid-point between Friar St and Garrard St and a series of smaller multi-stem trees in planters towards the northern end of Friars Walk.
- 6.34 A small public square is proposed adjacent to the reception entrance to Plot E on Garrard Street and it is proposed to site a tree in a suitable tree pit and benches at this point. Three additional trees in planters are proposed outside Plot F on Garrard Street.
- 6.35 Replacement tree planting is proposed in planters to the front of Plot E on Friar Street.
- 6.36 Private courtyards are also 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.
- 6.37 Green roofs are proposed and suitable plant species are shown.
- 6.38 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 CS38, DM18, CS7, RC1 and RC5.

Design Codes

- 6.39 The Design Codes secured previously sought to provide rules for high quality design at Outline stage by constraining the subsequent Reserved Matters applications. The Applicant has carried this approach forward and this is welcome. The Design and Access Statement contains a review of the Design Codes and explains where changes are required to accommodate the amendments sought under the current s.73 applications. These new Design Codes are considered to be acceptable in respect of Plots E and F. The Design Codes for the 'North Site' (Plots A, B, C, D, and G) are repeated under 190441 in the same form as originally approved under 151427.

iii) Land Use

- 6.40 The proposed uses are 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 proposed increase in the number of dwellings from 471 to 538 (an increase of 67) fits within the overall envelope of the maximum parameters permitted and represents a further increase in the efficient use of land; supported by the detailed floorplans which were not available previously under 151426 and 151427. However, officers acknowledge that the retail situation is now more challenging for retail uses since 2015 and that additional flexibility may be necessary to allow a viable, active street-level urban environment.

- 6.41 The proposals seek to maintain flexibility in the types of uses permitted at ground floor and lower ground floor, within a range of A1 (retail), A2 (professional and financial services), A3 (restaurant/café), A4 (drinking establishment) and A5 (hot food takeaway). This is considered to be acceptable as these are ‘town centre uses’ and the effects of any changes between uses will largely be contained within the site itself. Relevant conditions controlling noise, odour etc. are recommended to control any residual harm that may arise.
- 6.42 The Family Leisure unit in Plot F secured at Ground Floor previously under 151427 is now proposed at Lower Ground Floor fronting Garrard Street (ground level relative to Garrard Street). The floorspace has reduced compared with the extant permission and the Applicant wishes to secure additional flexibility to include the option of a D1 (non-residential institutions) or a D2 (Assembly and Leisure) use. Class D1 can include medical or health services, children’s day nurseries or day centres, education uses, non-commercial art galleries, museums and places of worship. It is considered reasonable to allow this use as being consistent with the community nature of the proposed unit, however places of worship and educational uses can result in excessive vehicle movements and noise and disturbance and should be restricted by condition and/or through the S106 legal agreement (further legal advice will be sought on this). This would allow due consideration of the impacts on a case-by-case basis through a planning application, should such a use be offered.
- 6.43 Similarly the proposed Class D2 option is considered to be an acceptable, as approved previously under the extant permissions, but should be limited 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.

iv) **Affordable Housing and Housing Need**

- 6.44 The proposals seek a variation from standard ‘open market’ housing to Build-to-Rent housing as defined within the NPPF. Although this is not a separate use class (it remains Class C3), national guidance and emerging Policy H4 (Submission Draft Local Plan as modified by proposed Main Modifications) 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”*.
- 6.45 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 fundamentally differ from the original permissions. It is on this basis that officers consider that Affordable Housing should be equivalent to that secured previously under 151426 and 151427.

- 6.46 In summary, the extant permissions secured 5% Affordable Rent (rent at LHA level) on site, 5% Shared Ownership on site, a contribution of £4.2 million (equivalent to 10% provision) for off-site provision and a deferred payments mechanism for the remaining 10% subject to viability and realised sales values and costs, in order to capture any increase in profit.
- 6.47 The current proposals originally offered the 5% on site as Affordable Private Rent (equivalent to Affordable Rent limited to LHA rents) and the remaining 5% at 'Intermediate Private Rent' (IPR) which national policy defines as being rents up to 80% of market rent for an equivalent housing product. The Council's Housing Officer has made it very clear that even 80% of the rent for a premium BTR product would be well in excess of affordability thresholds and is therefore worthless as a form of Affordable Housing to meet the Borough's housing needs. For this reason it has been agreed that the equivalent value should be commuted off-site. The Council's specialist viability surveyors have considered this and advise the Council that this would be equivalent to £1,706,830 which added to the existing £4.24m off-site contribution would result in a total of £5,946,830m for off-site provision. The Council's Housing Officer is supportive of this approach as in contrast to the situation in 2016; the Council currently has a house building programme and the commuted sum would enable the Council to build out homes that better meet housing need. As an estimate, the contribution would allow the Council to build twenty nine 3-bed houses within the Borough or to subsidise around eighty four houses using established sources of funding available to the Council. It is considered that this approach would result in a useful contribution towards meeting local housing need and is preferable to securing Intermediate Private Rent on site in this instance.
- 6.48 The deferred payments mechanism as currently worded under the extant permissions has already been discharged by the site owner. Accordingly, this is not currently proposed to be carried forward under the s.73 procedure into the new S106 agreement under 190441 and 190442. This leaves an overall provision of 5% on site and 15% off-site, total of 20% Affordable Housing within the scheme as currently proposed.
- 6.49 The Surveyors, acting for the Council's Valuer, have assessed the current proposals and confirm that the on-site and off-site Affordable Housing proposals are considered to be equivalent to that secured under the extant permissions.
- 6.50 It is apparent that the current proposals (190441/2) would not secure the full 30% on-site as required by policy and the shortfall in numbers must be considered to be harmful to meeting housing need; as the 30% requirement is based on detailed assessment of this need. The NPPF and the Council's policies allow for viability considerations to reduce the provision and the current proposals are a continuation of this exercise carried on from the 2016 permissions. Nevertheless, the harm in terms of housing need will need to be weighed against other material considerations, including the wider benefits of the scheme if the proposals are to be considered acceptable.
- 6.51 The Recommendation above includes a detailed list of S106 requirements intended to comply with national guidance on Build to Rent and to ensure that similar protections are afforded future occupiers of Affordable Housing as would be the case if they rented from a Registered Provider are recommended and to ensure that the Council has appropriate rights to nominate future occupiers in housing need. This includes a 3 year minimum tenancy (with a 6 month tenant-only break

clause), a nominations agreement, qualifying criteria (to include those in receipt of benefits) details of marketing, and details of rent levels.

v) **Heritage**

- 6.52 The Council's Historic Buildings Consultant has assessed the proposals and advises 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').
- 6.53 The elevations of the existing buildings along Friar Street which would be demolished and re-developed within Plot E are unexceptional and currently extend from between 5 and 6 storeys. The Novotal/Ibis hotel, further to the east along Friar Street, at 14 storeys high is considered to be generally out-of-scale with the prevalent storey heights in the surrounding townscape.
- 6.54 The design for the development northwards, towards the Garrard Street, (the north of Plot E and Plot F) is 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.
- 6.55 The creation of the separate 'Friars Walk' would allow the historic (now unlisted building of townscape importance) No. 39 Friar Street to be viewed in the round and increase its prominence in the streetscene whilst increasing the separation of the historic building from the modern buildings.
- 6.56 In view of the existing consent for this development and the proposed limiting of development along Friars Street to 6-storeys in height, there are no objections from the Historic Buildings Consultant to the principle of these proposals. However, 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.
- 6.57 The proposals would not result in harm to the setting of heritage assets and are considered to comply with Policies CS33 and RC1 on this basis.

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

- 6.58 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 change proposed is the shift from a ring-shaped building on Plot E, to an E-shaped building on Plot E. The outward facing elevations would remain within the original parameters, with the main change being towards the centre of the South Site - with the 'prongs' of the E and intervening courtyards neighbouring proposed Block F. This has the effect of minimising any additional impacts on neighbouring uses beyond the site boundary when compared with the extant permission.

Daylight and Sunlight

- 6.59 The extant permission included a condition requiring living rooms and bedrooms to meet the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot were required to meet the annual probable sunlight hours recommendations in BS8206 Part 2.
- 6.60 This requirement was included at Outline stage when the layout of the building was not known and the ring-shaped development on Plot E (as later enlarged via the inclusion of the Telecom House land) was a very crude design solution offered within the overall outline massing parameters approved. It is considered that there is an inherent tension between the scale and density of the building, the numbers of dwellings allowed for under the Outline and the potential for access to daylight and sunlight.
- 6.61 Officers have commissioned an independent assessment of the daylight and sunlight characteristics of the current proposals from Malcolm Hollis LLP. The advice received is that the applicant's proposals show generally reasonable levels of daylight amenity for the development.
- 6.62 The proposals would achieve 79 % compliance with the Average Daylight Factor (the accepted method of assessing the general adequacy of daylight) across Plots E and F combined with 54% compliance with the "No Sky Line" requirements (a measure of rooms where more than 20% of the floor area 0.7m above floor level would not have direct line of sight of the sky).
- 6.63 Malcolm Hollis advise that their analysis of the applicant's assessment is that it shows generally reasonable levels of *daylight* amenity for future occupiers of the proposed development.
- 6.64 In respect of the *sunlight* standard, over half of the proposed units will not meet the criteria, however, it is harder to achieve compliance with in a dense urban location, and it is therefore unrealistic to expect full sunlight compliance for this scheme in this location.
- 6.65 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 including residents' lounges, gym, function room, cinema room and library 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), as per the recommended S106 heads of terms above.
- 6.66 The impact on surrounding properties beyond the site boundary is largely dictated by the parameters already approved under the extant outline permissions 151426

and 151427. The current proposals do not exceed these parameters at the external boundaries of the site, the main change being the change to an E-shape for Plot E. The advice received from the Council's daylight advisors on this issue is that:

"As a whole all of results for the properties requiring assessment, will remain in keeping/unchanged or seen improvement when compared with the consented scheme."

The impact on some of the neighbouring properties will remain moderately adverse, which is inevitable for a site of this nature. For other neighbouring properties the retained levels of daylight will actually be relatively good for an urban location."

- 6.67 The proposals are considered to be acceptable in daylight and sunlight terms on this basis. In accordance with Policy CS7 and DM4.

Privacy

- 6.68 The current outline permission 151426 includes parameter plans and a corresponding condition requiring privacy separation distances of 21 metres for blocks of up to 6 storeys and 25 metres for taller blocks within Plot E. The current scheme achieves a minimum of 20 metres between facades largely due to the introduction of the central wing of the 'E' shape. Although this is a reduction in amenity, it does fit with the basic 20 metre back-to-back guideline distance advised in Policy DM4. On the one hand this standard is better suited to lower suburban layouts rather than the greater overlooking potential inherent in taller buildings. However, this should be balanced against the dense urban characteristics of the location and further weight in favour of this particular proposal is provided by the Build-to-Rent tenure where lower standards of amenity within individual dwellings is outweighed to a degree by the wider range of indoor and outdoor amenity spaces. Again, this does require the BTR model to be secured for the maximum time possible, as per the recommended S106 heads of terms above.
- 6.69 Beyond the site, extant permission 162210 relating to 52-55 Friar Street (redevelopment of the Sainsbury's site, not implemented) 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. The extant Station Hill permissions included a condition restricting windows in the west façade of Plot E (facing the Sainsbury's land) unless they were obscure glazed, due to concerns that these might prejudice the development of this neighbouring plot. This is considered to be less relevant now that the neighbouring proposals are known and permission for the adjacent plot has been granted without windows in the flank (eastern) elevation. 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.
- 6.70 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.

- 6.71 Privacy in other areas of the Plot E and Plot F is as expected based on the parameter plans approved under 151426/7. The proposed adjustments to form an E-shape on Plot E would have little effect. 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

- 6.72 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.
- 6.73 Outlook within the Plot E elevated courtyards 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.
- 6.74 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.

Overbearing Effects

- 6.75 In terms of the wider effects beyond the site boundaries, the proposals are within the parameters defined by 151426/7 with a stepped approach to the scale of the building increasing with distance from Friar Street. The revised parameter plans repeat these height and massing limits at the site boundaries and it is considered

that these, together with the proposed reserved matters for Plots E and F would not worsen the overbearing effects of the proposal beyond that already permitted.

Noise and Disturbance

- 6.76 The Council's Environmental Protection Team has considered the various studies included in the ES 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. This will only work with windows closed and therefore a suitable ventilation system will also be required to ensure reasonable living conditions during noisy periods. Noise between uses is also a concern due to the mixed-use nature of the proposals. 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.

Outdoor Amenity Space

- 6.77 The site provides two good quality (albeit somewhat overshadowed) courtyard gardens one at ground floor level and one at first floor level on a podium deck. These are complimented by roof gardens (one on Plot E and one on Plot F). A 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 is an imbalance of 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.
- 6.78 It is considered that the outdoor amenity provision would be acceptable on this basis in accordance with Policies DM4 and DM10.

Indoor Amenities

- 6.79 Good quality indoor amenities are a defining characteristic of the Build-to-rent model. The proposals include a range of indoor amenity areas including residents' lounges, gym, function room, cinema room and library. To some extent it is in the operator's interests to ensure that these are provided in order to retain tenants. Nevertheless it is considered necessary to define and secure provision and retention of the indoor amenity floorspace and uses within the S106 agreement (with some flexibility for changes to the types of amenities built in to the agreement to allow for changing needs and wants over time). These amenities must be made available for all occupiers of the building across all tenures to ensure that the harm identified above is 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.
- 6.80 Overall it is considered that the 'amenity' aspects of the scheme comply with Policies DM4, CS15 and CS34 in respect of and also the amenity intentions of emerging policy H4 'Build to Rent Schemes'

vii) Sustainable Transport Walking

- 6.81 The proposals for the South Site are designed to provide a pleasant experience for pedestrians within Friars Walk and it is considered that the widened Friars Walk would provide a good quality direct route for pedestrians which would offer a traffic-free alternative to the often overcrowded Station Road. It is noted that the

route would be less successful at the junction with Garrard Street due to the drop in levels if an appropriate revised design for the North Site is not forthcoming in the future. This is a weakness of the current approach, which seeks to vary the South Site design without a corresponding revised design for the North Site having been secured. The level change could represent a particular barrier to disabled persons or those with pushchairs, etc. although it is considered that the proposed accessible lift will provide acceptable, if not particularly convenient, mitigation. A condition is required to secure the provision and retention of the lift. It is anticipated by the applicant that this abrupt change in levels would be temporary arrangement.

Cycling

- 6.82 Policy RC1 and The Station Area Framework (SPD), as well as emerging policy in the Draft Local Plan seek to improve North-south routes through the town centre Policy RC1 requires development around the Station to, “...*facilitate greater pedestrian and cycle permeability, particularly on the key movement corridors. North-south links through the centre and across the railway line, IDR and River Thames centred on the new station are of particular importance;*” - within this context it is considered that links north to Christchurch Bridge and southwards to the town centre (West Street, St Mary’s Butts, Kennet Cycleway) should be fully integrated and facilitated by the Station Hill proposal given its size, location and strategic importance.
- 6.83 The only direct link north-south across the railway is via the existing Station Underpass. Cycling is not currently permitted through this tunnel. However it is considered an essential cycle route if a practical north-south link is to be established. RBC Transport have established that the height of the tunnel complies with national (Sustrans) guidance with a minimum headroom of 2.3 metres and further work is being undertaken with a view to securing this change to allow a through cycling link.
- 6.84 It is accepted that the South Site (Plots E and F) have a limited contribution to make in terms of establishing improved cycle routes with the current scope realistically limited to ensuring cycling through Friars Walk. The changes in levels at the northern end will then probably limit its attractiveness as a route, unless and until the North site comes forward. The North Site has a much wider role to play in establishing improvement. The Applicant has submitted a Cycling Strategy (TN009 V3, recd. 2/7/19) which confirms that cautious and considerate cycling will be permitted through Friars Walk but that cyclists will be encouraged to use cycle routes around the edge of the site. This is considered to be a reasonable approach and would allow cycles to access dwellings and commercial uses within and leisure cycling through the scheme whilst encouraging fast commuter cycling around the edge of the site. The success of this strategy will be heavily dependent on the Applicant proposing high quality, direct, convenient and safe cycle routes that link with existing routes beyond the site boundary as part of any future proposals of the North Site. This will need to include new, suitably designed cycleways on Greyfriars Road, Garrard Street, Station Road and through the Station Underpass. These would need to link seamlessly with ongoing routes west via Stanshawe Road, north from the underpass towards Christchurch Bridge, and east via Station Road, Station Approach and Forbury Road. Failure to secure this would inevitably result in unnecessary conflict between different modes of transport.
- 6.85 The cycling strategy currently submitted states that the overall scheme would:

- *“facilitate RBC’s aspiration of allowing cyclists to use the railway underpass (subject to it being deemed feasible and viable);*
 - *assume shared pedestrian and cycle principles;*
 - *provide cyclists using the subway and Station Hill with a wheeling ramp adjacent to the stairs to be able to reach the Station Square.*
 - *The proposed north-south connection from Reading Station through the development is to be designed as a pedestrianised environment with cyclists encouraged to use cycle routes around the edge of the site and along Garrard Street;*
 - *Cycle access through the proposed north-south connection to Friars Walk (Plots E and F) will not be prohibited, with the landscape strategy developed to encourage cautious and considerate cycling through the scheme;*
 - *A suitable cycling wayfinding strategy will be developed to encourage cyclists to use designated cycle routes such as Garrard Street, Station Hill, Greyfriars Road and Friar Street;*
 - *Visitor cycle parking stands will be provided at the entrances of the development within the public realm;*
 - *Emerging development proposals to the public realm within the Station Square and South West Interchange areas will:*
 - *Cycle parking for residents and employees working within the development will be secure, covered and provided adjacent to the designated cycle routes;*
 - *The emerging scheme, traffic levels and public realm could provide suitable environments for cyclists on RBC’s designated cycle network surrounding the development (Greyfriars Road, Garrard Street and Station Hill) but will require some enhancements to improve legibility and priority;*
 - *As part of the North Scheme, the Applicant is considering how these neighbouring cycle routes could be improved and enhanced for cyclists. These routes include, Greyfriars Road, Garrard Street, Station Hill and the junction where Garrard Street meets Station Road. The enhancements will be discussed with officers as part of future dialogue and contributions made (as appropriate).”*
- 6.86 This submitted strategy is not considered to be suitably ambitious, especially in terms of the level of improvements that will be required to the surrounding highway network. However it is accepted that these changes are largely beyond the scope of the South Site and it would not be reasonable to secure these within the historic extant office-based permission for the North Site granted under 151427 and to be reiterated for completeness under 190441. However any new proposal for the North Site will be a ‘new chapter’ in Planning terms and significant improvements will be expected at that point. It is accepted that the cycling strategy is a work in progress and Officers fully expect improvement and further refinement as part of ongoing discussions in respect of the North Site.

Public Transport

- 6.87 The proposals have been assessed by the Highways Authority and the revised proposals for the South Site and the re-iterated proposals for the North Site would not conflict with policy aims for public transport, including routes reserved for future MRT links.
- 6.88 It is understood that there are pre-existing proposals to prohibit taxis from exiting onto Station Road from Garrard Street (they currently do so across the footway under a temporary arrangement). The South Site proposals and the re-iterated North Site proposals would not prevent this restriction from being carried out. Concerns regarding the proximity of taxis to new dwellings fronting Garrard Street are noted however it is considered that this would be suitably mitigated through the use of acoustic glazing and ventilation systems and such situations are sometimes unavoidable in urban environments. The overall strategy for managing taxis within the town centre is a wider issue for the Highways Authority to resolve and is beyond the scope of this application. The main consideration with these applications is that it would be unduly harmed due to the presence of taxis, and equally would not prejudice changes to the existing highway, or other taxi management measures, should these be required by the Highways Authority. It is expected that future proposals for the North Site may require more detailed consideration of the effect on taxis if these include changes to the South West Interchange on Station Hill.

Private Vehicles

- 6.89 The parking, access and circulation aspects of the proposal are addressed in the Transport consultee comments section of this report and are considered to be acceptable on this basis.
- 6.90 The detailed comments of the Highways Authority are set out in the consultation section above and officers agree with this assessment.
- 6.91 Overall the Transport aspects of the current proposals are considered to be in accordance with Policies CS20, CS21, CS22, CS23, CS24.

viii) Ecology

- 6.92 As with extant permissions 151426/7, 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.
- 6.93 The applications are considered to comply with Policy CS36 on this basis.

ix) Wind and Microclimate

- 6.94 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.
- 6.95 Their findings are awaited and will be reported to Committee in an Update. Failing that, officers request delegated authority to finalise assessment and issue permission once the wind and microclimate matter is resolved. Such an approach would be consistent with the approach approved under 170326/FUL at Land between Weldale Street and Chatham Street.

x) **Environmental Sustainability**

Carbon Emissions

- 6.96 Station Hill is a key regeneration site in the Borough and will need to demonstrate exemplary sustainability compliance. Policy CS1 when translated into the latest equivalent standards, requires half of the dwellings to achieve a 19% improvement in the Dwelling Emission Rate over and above the Target Emission Rate as set out under the 2013 Building Regulations. These are based on the SAP 2012 assessment methodology.
- 6.97 The Applicant's Energy Strategy is based on an 'all-electric approach' using electric powered underfloor heating. The strategy is predicated on the reductions in carbon dioxide emissions which are currently being achieved through the national grid and because of this the Applicant argues that the carbon figures in a draft version of SAP known as SAP10 should be used instead of SAP 2012 as it is suggested that these better-reflect the decarbonisation of the National grid.
- 6.98 The Council's Sustainability Manager objects to the use of SAP10 calculations in the context of Reading Borough as these would not result in a comparable energy improvement for the proposed buildings under current policy requirements. It is understood that the draft SAP10 carbon emission figures are now being applied in Greater London but within the context of more stringent Zero Carbon policy targets. Emerging policy CC2 in the Reading Borough Draft Local Plan will also require a residential scheme of the scale of Station Hill to meet Zero Carbon standards, but this is not yet adopted and the Applicant and Officers are working to the less stringent requirements of Policy CS1. As things stand currently the Council's standard approach requiring 19% improvement DER/TER on the SAP 2012 (Building Regulations, 2013) is recommended to be secured by condition in order to secure the minimum policy requirement and make an otherwise unacceptable development acceptable. Officers will continue to work with the applicant on this point and any alternative (but equivalent) option that may be agreed will be reported to Committee in an Update Report.
- 6.99 The non-residential floorspace will be required to meet BREEAM Very Good standard (with a minimum achievement of 62.5 points). The energy strategy confirms that this will be achieved in compliance with the policy.
- 6.100 Policy DM2 also requires a CHP plant, or biomass-fuelled heating scheme, or other form of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable or feasible for this form of energy provision. The applicant has submitted a report which demonstrates that a Ground Source Heat Pump (GSHP) system (which is a form of decentralised energy provision) would outperform the proposed All-electric solution in terms of carbon dioxide emission reduction. However the report also seeks to explain why they do not believe the GSHP to be feasible. The Council's Sustainability Manager objects to the lack of decentralised provision on the site especially given its size and strategic importance and the apparent space available within the site as a whole for this type of technology. It would appear that much of the resistance to the GSHP on the part of the Applicant is due to the configuration of the building which may require redesigning to accommodate a GSHP system. There is also the question of overheating due to hot water pipes running through the building (although it is possible that GSHP could in fact be used to provide cooling to the building).

- 6.101 Officers are not convinced that a GSHP or other decentralised energy solution could not be accommodated; especially given the opportunity afforded by a more strategic approach to the development of the wider Station Hill site as a whole. It would appear that many of the problems cited by the Applicant result from this type of system not being designed into the scheme at a sufficiently early stage (despite pre-application advice to do so).
- 6.102 This is clearly a negative aspect of the current proposals and it is considered these applications fail to demonstrate compliance with Policy DM2 in respect of decentralised energy.
- 6.103 It should be noted that any future proposals are likely to come under the requirements of the new Local Plan which will require dwellings to meet Zero Carbon standards and reiterates and clarifies the Council's requirement for decentralised energy. If approved, the absence of a decentralised energy system in these current proposals should not be taken as justification for a similar approach in the future.

Surface Water Drainage and Flood Risk

- 6.104 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.
- 6.105 The proposed drainage strategy is based on the discharge rates agreed in the Storm Water Drainage Strategy produced by Hoare Lea, dated 13 July 2015; Block E 42.47 l/s and Block F 20.16 l/s. It is proposed that the surface water run-off is attenuated in below ground cellular storage tanks prior to discharging into the existing Thames Water sewerage network. The discharge from the attenuation structures will be restricted prior to discharge. This general approach is considered acceptable however the submitted details / drawings do not identify what would be discharged from each of the attenuation tanks to ensure that the layout complies with the proposed strategy. In addition having reviewed the scheme the Lead Flood Authority is not satisfied that sufficient detail has been provided demonstrating that all surface water will be diverted to these tanks before discharge. Standard conditions requiring full details of the scheme and its future maintenance are therefore recommended.
- 6.106 Whilst the underground attenuation tank approach is acceptable purely in terms of flow rates and discharge amounts, its environmental credentials are relatively low compared with the benefits of a more 'natural' system. The applications therefore include additional measures, including green roofs, to be secured by condition. The proposed landscaping condition also requires SUDS to be integrated within the planting and hard landscaping scheme where possible. It is considered that this is a reasonable combined approach given the dense, urban, character of the proposals and would comply with the general aims of Policy DM1 in this context.

xi) Air Quality

- 6.107 The proposals involve a large 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.

These matters are recommended to be addressed by condition. It is considered that, subject to these conditions, the proposals would comply with Policies DM19, RC9 and CS34 in respect of Air Quality.

xii) Contaminated Land

- 6.108 The Contaminated Land conditions are carried forward from the extant permissions as these were partially discharged previously but further investigation, further remediation and final verification are required. The proposals are in accordance with Policy CS34 on this basis.

xiii) Security

- 6.109 The design of the buildings, with long corridors and a limited number of stair cores does not lend itself to effective compartmentation and is at risk of a large number of residents per floor which can increase anonymity and the associated risk of intruders. It is acknowledged that the Build-To-Rent model, which is more actively managed with staff on site, offers some mitigation for these concerns. 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 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 RC9, RC14 and CS7

xiv) Archaeology

- 6.110 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. The sites have archaeological potential and a further Written Scheme of Investigation should be provided, site-wide. Various investigations have already taken place and the assessment should therefore draw together the results of all these investigations to provide an overview of the archaeological potential of areas of the site. This overview is likely to need to be tested by exploratory archaeological trial trenching, which will become possible now that the existing structures between Garrard Street and Friar Street are being demolished. Post-demolition and pre-commencement of construction, there will be a need to provide for an appropriate period of archaeological investigation. Conditions are recommended to secure this. In accordance with Policy CS33 and emerging Policy CR11.

xv) Building Maintenance Arrangements

- 6.111 The application includes a building management framework report 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.

xvi) Fire Safety

- 6.112 the Applicant has submitted a fire strategy to demonstrate that this matter has been considered at an early stage in the design process and will be dealt with further at Building Regulations stage.

xvii) Broadcast Signal Interference

- 6.113 Despite new transmitting technology, tall and bulky buildings can still interrupt TV, radio and other similar signals. The submitted Television and Radio Signal Survey & Television and Radio Reception Impact Assessment report concludes that:
- Interference to analogue television service reception would not be possible
 - Interference to DTT service reception is not expected
 - The proposed development could cause interference to digital satellite reception within 89m to the immediate northwest of the site. However, as there are no dishes located in this theoretical signal shadow area, no interference will occur to digital satellite television reception
 - The proposed development is not expected to affect VHF(FM) radio Reception.
- No mitigation measures are proposed on this basis which is considered to be acceptable. The submitted details comply with recommended condition 12 and should therefore be approved under the Reserved Matters applications.

xviii) S106 Matters

- 6.114 The extant SH3 Section106 agreements (130436, 151426, 151427) have been used as the starting point for the revised Section 106 obligations. Consistent with the s.73 procedural approach, existing obligations are largely carried forward, index-linked from the original permissions and increased pro-rata to reflect the increase in floorspace/dwellings. Some have been adjusted where obligations are wholly replaced by CIL (the Education Contribution for instance). Additional obligations relating to the Build to Rent model are proposed to secure the buildings (Plots E and F) as Build to Rent and the benefits associated with this type of building management. As can be seen from the Recommendation above, these issues are complex between the various applications and permissions and the Update Report may need to provide further discussion of these matters.

xix Equality

- 6.115 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

- 6.116 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.
- 6.117 The proposed scheme, comprising a mix of retail, leisure and high-density residential uses will serve to regenerate the site. Whilst it is appreciated that the developer has indicated their intention to pursue a different design north of Garrard Street, nevertheless the current applications when taken together, encompass the whole Station Hill site. 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.

- 6.118 This report makes reference to a number of negative aspects of the scheme. The environmental credentials of the energy strategy fall short of expectations for a site of this scale and importance and the Affordable Housing proposals also fall short of the policy requirements (albeit this is consistent with the extant permission). There are also concerns regarding the abrupt change in levels at the junction of Friars Walk and Garrard Street in the event that a revised design for the north site is not forthcoming.
- 6.119 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 considerable benefits of the scheme outweigh the less favourable aspects and it is recommended that Planning Permissions 190441 and 190442, followed by Reserved Matters approvals 190465 and 190466, be granted on this basis.

Case Officer: Steve Vigar

APPENDIX 1: DRAFT CONDITIONS IN FULL

1) 190441/VAR (PLOT F & North Site):

1. No development (except demolition) on any Plot (Plots defined as per the approved Parameter Plans) shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved in writing by the Local Planning Authority for that part of the development in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of vehicle and cycle parking and servicing areas

B. The Scale of buildings

C. The Layout of buildings, routes and open spaces

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture, and

E. Landscaping;: to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses) and climbers

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork

F. The internal layout of all buildings.

The development shall not be carried out except in accordance with the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

2. All applications for the approval of Reserved Matters in respect of all or part of any one or more Plot(s) shall 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 following documents (insofar as they apply to the relevant Plot):

Application for Approval of Reserved Matters to be in accordance with: (a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects (Chapter 8, DAS, March 2019); (b) Parameter Plans as listed in Condition 5; and (c) Generally in accordance with the submitted document "Station Hill Reading Plots E & F Design and Access Statement (March 2019).

(ii) All applications for approval of Reserved Matters for Plots A, B, C, D and G shall be in accordance with the following documents (insofar as they apply to the relevant Plot):

(a). "Station Hill, Reading Design Codes", dated November 2013, by Allies and Morrison Architects

(b). the Parameter Plans (as listed in Condition 5); and

(c). shall be in general accordance with the document, "Station Hill, Reading Design and Access Statement".

Reference to Plot or Plots within this permission shall be defined as per the approved Parameter Plans.

4. The development hereby permitted shall be commenced before either (a) 9 January 2022 or (b) the expiration of three years from the date of approval of the last reserved matter (whichever is the later).

5. (i) The development permitted within Plot F shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

SHR-CRL-SB-ZZ-PL-A-100-003-P10 - Plot F Location Plan

SHR-CRL-SB-ZZ-PL-A-100-007-P10 - Plot F Proposed Site Plan

SHR-CRL-SB-ZZ-PL-A-100-009-P10 - Plot F Topography

SHR-CRL-SB-ZZ-PL-A-100-100-P10 - Building Parameters - Indicative Sequence

SHR-CRL-SB-ZZ-PL-A-100-101-P10 - Building Parameters - Application Boundary

SHR-CRL-SB-ZZ-PL-A-100-102-P10 - Demolition and Retained Buildings

SHR-CRL-SB-ZZ-PL-A-100-102-P11 - Building Parameters - Building Plots

SHR-CRL-SB-ZZ-PL-A-100-103-P10 - Building Parameters - Public Realm

SHR-CRL-SB-ZZ-PL-A-100-104-P11 - Building Parameters - Access Routes

SHR-CRL-SB-ZZ-PL-A-100-105-P10 - Building Parameters - Ground Floor Uses

SHR-CRL-SB-ZZ-PL-A-100-106-P10 - Building Parameters - Upper Floor Uses

[--- Final drawing revision numbers to reported in Update Report ---]

(ii) The development permitted within Plots A, B, C, D and G shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY;

698_PP_07_002 Rev. P4: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS;

698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS 698_PP_07_004 Rev. P3: PARAMETER PLAN 4, PUBLIC REALM;

698_PP_07_005 Rev. P5: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;

698_PP_07_006 Rev. P4: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P4: PARAMETER PLAN 7, UPPER FLOOR USES.

As originally received by the Local Planning Authority on 2 April 2013.

6. The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:

(a) Retail (Classes A1, A2, A3, A4, A5): 10,000 sqm (GEA)

(b) Leisure (Classes D1 and/or D2) (Plot F): 2,200 sqm (GEA)

(c) Residential (Class C3): 19,500 (GEA), 168 no. dwellings

(d) Offices (Class B1a): 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 Classes A1, A2, A3, A4, A5) 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. The ground floors of each Plot shall have active frontages as shown on the approved Parameter Plans (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise

either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

8. No development (excluding demolition) shall commence until a detailed phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall accord with the phasing detailed in the submitted Environmental Statement Addendum dated February 2019. The development shall not be carried out except in accordance with approved Strategy unless otherwise agreed in writing by the Local Planning Authority.

9. No part of the development hereby approved shall be commenced (excepting demolition and groundworks) until a Landscaping Masterplan for the whole site has been submitted to and approved in writing by the Local Planning Authority. The Masterplan shall include the following elements:

A. an overall strategy for soft landscaping within the development, integrating this with elements of a SUDs scheme where appropriate and providing commitment within landscaping submission to respond to climate change;

B. details of service runs and planting areas to demonstrate clearance for emergency access;

C. a range plant species including native species which are likely to survive in a predominantly hard urban environment, with particular emphasis on suitable 'street tree' species

D. details of management responsibilities

E. the location of hard landscaping, street furniture and how paving and lighting will be positioned; and

F. how soft and hard landscaping features may provide a suitable wind/ microclimate environment.

Unless otherwise agreed in writing by the local planning authority.

10. Car parking spaces approved pursuant to Condition 1 shall be provided prior to first occupation and retained as approved for each plot at all times thereafter.

11. i) Prior to the submission of the first application for Reserved Matters in respect of Access and Layout within Plot F (see Condition 1), details of the provision for cycle parking for Plot F (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within each relevant Plot (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include secure, covered and lockable bicycle storage spaces with Sheffield cycle stands. For commercial uses, this will also include changing/shower/locker provision. For public areas, this will include Sheffield stands with covers in well-surveyed areas. The cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within the Plot/first use of the public realm within the Plot and retained for their approved purposes in relation to cycle parking/ cyclists' usage only.

ii) Prior to the submission of the first application for Reserved Matters in respect of Access and Layout within Plots A, B, C, D, and G (see Condition 1), details of the provision for cycle parking for those plots (a cycle parking masterplan) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the numbers of cycle parking spaces within each relevant Plot (secure longer-term parking for residential/ commercial uses and short-term surface cycle parking for shoppers/ visitors). For residential occupiers, this will include secure, covered and lockable bicycle storage

spaces with Sheffield cycle stands. For commercial uses, this will also include changing/shower/locker provision. For public areas, this will include Sheffield stands with covers in well-surveyed areas. The cycle parking and related facilities shall thereafter be installed as approved no later than the first Occupation of the relevant building within the Plot/first use of the public realm within the Plot and retained for their approved purposes in relation to cycle parking/ cyclists' usage only.

12. (a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.

(b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required.

(c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

13. In respect of each Plot, concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details.

~~14. [DELETED] Not less than 20% of the A1, A2, A3, A4 and A5 retail units hereby approved shall be 100sqm (GEA) or less.~~

15. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

16. Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, plans showing the internal layouts and fittings, to Lifetime Homes standards where feasible (including room configurations, circulation spaces and doorways and the location of any obscure glazing) in respect of the relevant Plot shall be submitted to the LPA for approval. The development shall thereafter be carried out in accordance with the approved details.

17. Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within that Plot and a report demonstrating the degree of compliance with the Average Daylight Factor and Annual Probable Daylight Hours recommendations in the British Standard, BS8206 Part 2, together with any mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be constructed within the relevant Plot except in accordance with the approved details.

18. Concurrently with the submission of Reserved Matters for each Plot in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first

public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

19. Notwithstanding the submitted Energy Strategy dated 14 March 2019 no development shall be commenced on any Plot (excepting demolition) until details of the sustainability/environmental performance measures for that Plot have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that: i) for the residential element of the Plot (through a Design Stage Standard Assessment Procedure (SAP) Assessment), 50% of all approved dwellings within the Plot shall achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) (or any subsequent Approved Document); and ii) all non-residential floorspace within each Plot shall achieve a BREEAM Very Good rating with a minimum of 62.5 points. Where feasible, the office use within each Plot shall achieve a BREEAM Excellent rating. ii) The development of each Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.

20. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by an assessment report in respect of the feasibility of use of electricity-generating photo-voltaic (PV) panels within the relevant Plot which shall be submitted to and approved by the Local Planning Authority. The assessment report shall examine the amount of roof space available for PV panels after plant areas, building maintenance equipment, 'green'/'brown' roof and amenity spaces have been taken into account. ii) Where a PV installation is shown to be feasible, no Plot shall be first occupied until a detailed PV Scheme has been submitted to and approved in writing by the LPA. The approved PV installation shall be fully provided and operational no later than first Occupation of the building to which it relates within on the Plot. The PV installation shall thereafter be retained, as approved.

21. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by a Sustainable Urban Drainage System (SuDS) report in respect of the relevant Plot. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited, as appended to Environmental Statement by Waterman, February 2019) and integrated with the Landscaping Masterplan (required by Condition 9 above), where appropriate, has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the relevant Plot is Occupied.

22. In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot. The details shall include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority under the Reserved Matters approval:

A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons

B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and

C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The approved habitat mitigation works shall be provided prior to first occupation of the relevant building/Plot and retained thereafter.

23. Concurrently with the submission of any Reserved Matters relating to the Car Park plot (Plot G), details of the landscaping scheme of a 'green wall' on the southern elevation of Plot G shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of species, irrigation, timing of implementation and management/maintenance arrangements. The landscaping scheme shall be implemented as approved and retained in accordance with the approved details at all times thereafter.

24. The Reserved Matters for Plot A (to the extent relevant to the subject matter of that Reserved Matters application) shall indicate a 'shoulder' set-back to upper floors within the principal façade on Greyfriars Road.

25. No development (including any works of demolition) shall take place until a site-wide archaeological Written Archaeological Scheme of Investigation (WSI), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall only take place in accordance with the approved Scheme.

26. No development (including any works of demolition) shall commence on any relevant Plot until an archaeological Written Archaeological Scheme of Investigation (WSI), to update the site-wide WSI, as necessary (to be approved by the Condition above), has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development of the Plot shall only take place in accordance with the approved Scheme.

27. No development (including demolition) shall commence within a Plot until a scheme that includes the following components to deal with the risks associated with contamination of that Plot (whether or not it originates from the site/Plot) has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses*
- potential contaminants associated with those uses (extent, nature and scale of the contamination)*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site*

(b) A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

- human health*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes*
- adjoining land*
- groundwaters and surface waters*
- ecological systems; and*

- *archaeological sites and ancient monuments;*

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(e) In the event that contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on that part of the site and shall be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

28. No development (including any works of demolition) be commenced on any Plot until ground gas monitoring has been carried out within the application site by a suitably qualified person and a risk assessment and scheme showing how that Plot is to be protected against any landfill gas identified has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building within the Plot shall take place until the scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained at all times thereafter.

29 . No development (except demolition) shall be commenced on any Plot until a method statement for the foundation design for all buildings within that Plot has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/practicable. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement. Reason: the site is potentially contaminated and is located over the chalk major aquifer. Piling at the site has the potential to mobilise contaminants into the chalk aquifer which would result in pollution of controlled waters and therefore agreement will only be given for piling in those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater quality.

30. *In the event that demolition within a Plot has not commenced by 31 March 2020, no development/demolition shall commence within that Plot until an updated bat survey has been undertaken (by an appropriately qualified ecologist, that is a member of CIEEM or an equivalent institution with experience of undertaking bat surveys), and the results submitted to and approved in writing by the Local Planning Authority. Furthermore, should bats or evidence of bats be found, no development shall commence until any relevant licence(s) have been obtained from the Statutory Nature Conservation Organisation (currently Natural England) and a copy submitted to the Local Planning Authority. Should bats or evidence of bats be found and the applicant considers that a licence for development works affecting bats is not required, the applicant must submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing before development shall commence.*

Design

31. *No demolition or site clearance within a Plot shall take place within the bird nesting season (mid-February to mid-September inclusive). If clearance within a Plot during the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist will resurvey the areas within and adjacent to the Plot immediately prior to clearance within the Plot and advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found on a Plot, all works of demolition within a Plot or site clearance within a Plot which could disturb the nest must cease until a method statement for undertaking the works on the Plot has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation*

32. *No demolition shall take place on any Plot until a Demolition Management Statement (DMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include:*

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles*
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500*
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500*
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required*
- E. Wheel washing facilities*
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction*
- H. The method of piling (normally restricted to auger bored or hydraulic press)*
- I. Footpath Closures/Road Closures needed during construction*
- J. Traffic Management needed during construction*
- K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)*
- L. A commitment to regular meetings with the RBC Streetworks Co-ordinator*
- M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman, March 2019)*
- N. Controls on timing of operations (to include quiet periods)*
- O. External lighting*
- P. A scheme for recycling/disposing of waste resulting from the construction works*

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved DMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

33. No development (except for demolition works) shall take place on any Plot until a Construction Management Statement (CMS) for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

A. The parking of vehicles and site operatives and visitors, to

be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles

B. Loading and unloading of plant and materials used in

constructing the development: areas to be shown on a plan not less than 1:500

C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500

D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required

E. Wheel washing facilities

F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction

H. The method of piling (normally restricted to auger bored or hydraulic press)

I. Footpath Closures/Road Closures needed during construction

J. Traffic Management needed during construction

K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)

L. A commitment to regular meetings with the RBC Streetworks

Co-ordinator

M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013, as appended to Environmental Statement by Waterman, February 2019)

N. Controls on timing of operations (to include quiet periods)

O. External lighting

P. A scheme for recycling/disposing of waste resulting from the construction works

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

34. In relation to the conditions 32 and 33 above relating to demolition and construction, a temporary parking area and turning space shall be provided within each Plot, to the satisfaction of the Local Planning Authority, and shall be maintained concurrently with

and for the duration of development of that Plot, in a position to be agreed, unless otherwise agreed in writing by the LPA.

35. No development shall commence (including works of demolition) on any Plot until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated March 2013 by Waterman Group) as amended by Chapter 6 of "Environmental Statement Addendum - Volume 1, Main Text" dated February 2019 for that Plot has been submitted to and approved in writing by the Local Planning Authority. The demolition and construction within the Plot shall thereafter only be undertaken in accordance with the approved EMP (which shall include noise control, hours of construction and controlling exposure to contaminated land), unless the Local Planning Authority approves any variation to the approved details.

36. No development (except demolition) shall commence within a Plot until a Security/Anti-Crime Management Plan for that Plot in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the Plot shall include:

- A. Laminated external glazing, with an emphasis on proximity to public realm*
- B. Emergency vehicle access (physical barriers and management)*
- C. Hostile vehicle mitigation measures*
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).*
- E. Safe movement on shared surfaces such as Garrard Street*
- F. Policy regarding provision, location and management of litter bins*
- G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.*
- H. Management of large crowds, i.e. Reading football and pop festival events*
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour*
- J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours*
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery*
- L. The development to secure Secured by Design and Safer Parking Scheme compliance*
- M. Preparation of a comprehensive lighting strategy*
- N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.*
- O. Lift access control and measures to ensure appropriate compartmentation between and across floors.*

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within a Plot are Occupied, or any public space within a Plot is brought into first use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

37. No building within a Plot shall be first Occupied until the relevant access(es) for that Plot has/have been constructed in accordance with details which shall have been submitted to and approved by the Local Planning Authority, in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

38. No Plot shall be first Occupied before a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of that Plot has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, unless the Local Planning Authority approves any variation to the approved details. Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, unless the Local Planning Authority approves any variation to the approved details. The development shall be retained and operated only in accordance with the approved scheme at all times thereafter

39. No residential units within Plot E or F (see Condition 3 above) shall be Occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot(s). Such notification shall be addressed to the Head of Planning, Development and Regulatory Services, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.

40. Prior to any agreement being entered into for a new Occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

41. No approved building containing residential units within any Plot shall be first Occupied until all approved private amenity areas (including balconies) or approved communal amenity areas, as appropriate, for that building have been completed and made available for use. All amenity areas shall be retained as approved for the use of occupiers of the related dwellings at all times thereafter.

42. No development shall be commenced (excepting demolition and groundworks) within Plot F before details of a sound attenuation scheme informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and do not exceed 45dB L_{Amax} for bedrooms within any dwelling. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. The development shall not be carried out other than in accordance with the approved scheme which shall be completed before the building to which it relates is first occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall be retained as approved at all times thereafter.

43. No commercial uses within any Plot shall be first Occupied until details of how service vehicle hours/waste arrangements to the relevant Plot are to be managed shall be submitted to and approved in writing by the local planning authority. Commercial servicing for the development shall take place in accordance with the approved details,

save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

44. Notwithstanding Condition 43 above, no commercial deliveries/waste management operations to Plots D, E, 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 Occupation of Plots D, E, F or G shall commence until details of the proposed hours of use of all units falling under Use Classes A1, A2, A3, A4, A5, D1 and D2 within the Plot have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details, unless the Local Planning Authority approves any variation(s) to the approved scheme.

46. No building within any Plot shall be Occupied until a post-construction review for that Plot has been carried out by a Licensed Assessor and verified with an BREEAM As Built Certificate or Energy Performance Certificate (as appropriate) for that Plot that the relevant buildings within the Plot meet the Energy use (SAP) and BREEAM standards set out in Condition 19. The development within that Plot shall thereafter be retained in full accordance with the approved standards and specifications.

47. No building within any Plot shall be Occupied until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within that Plot has/have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowl, height, and luminance/lux levels and lighting times, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and timetable, unless the Local Planning Authority approves any variation(s) to the approved details

48. No mechanical plant, including kitchen extraction plant, shall be installed at any time until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive facade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

49. No flues, extraction or ventilation equipment shall be installed at any time until an Odour Risk Assessment and full details the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of all external chimneys/other plant, noise specifications, odour and smoke control equipment, and maintenance plans and schedules. The equipment shall not be installed except in accordance with the approved details and shall be retained as approved at all times thereafter.

50. No materials or green waste produced as a result of the clearance of the Plot or demolition works or construction works associated with the development of the Plot hereby approved shall be burnt on site.

51. In respect of each Plot, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited as appended to, and as amended by Environmental Statement Addendum by Waterman, February 2019) and the following mitigation measures detailed within the approved FRA:

A. Limiting the surface water run-off generated by the 1 in 100 year critical storm with an allowance for climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site; and

B. The inclusion of green roofs and permeable paving within the detailed surface water drainage scheme.

52. No development within any Plot hereby approved shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission or by details to have been submitted before the commencement of any Plot within any subsequent Reserved Matters application, unless Local Planning Authority approves any variation(s) to the approved details.

53. Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no telecommunications equipment permitted by Part 16 (masts, aerials, antennas, cabins, dishes, etc.) shall be installed or otherwise provided on any building within the development.

54. In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1, A2, A3, A4, A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

Plot E: not less than 1,000 sq.m.

Plot F: not less than 350 sq.m.

Plot G: not less than 800 sq.m.

55. Notwithstanding the A4 uses hereby permitted and notwithstanding the provisions of Article 3 and Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), at least one retail unit within the permitted A1, A2, A3, A4, A5 Use Class floorspace hereby permitted shall not be used for any purpose other than as a an A4 (Drinking Establishments) use of not less than 150 sq.m. Net Internal Area.

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

57. [Deleted]

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

New Conditions

59. No building within an approved Plot shall be first occupied until all hard and soft landscaping works relating to that Plot 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 an alternative timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the building.

60. No building within an approved Plot shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within that Plot has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.

61. No building within any Plot hereby permitted shall be first occupied until details of refuse and recycling bin store(s) for that building have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the building and shall not be used for any purpose other than bin storage at all times thereafter.

62. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

63. No gym use (Class D2, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure-borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained as such at all times thereafter.

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. No building within any Plot hereby permitted shall be first occupied until a Signage Strategy for that building has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided otherwise than in accordance with the approved Strategy, at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

66. No residential floorspace within the development hereby permitted shall be first-occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority demonstrating that 50% of the dwellings permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

67. No non-residential floorspace within the development hereby approved shall be first-occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a

licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate submitted pursuant the condition attached to this permission.

68. i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter for each Plot.

ii) No development above ground level shall be carried out within any Plot until full details and samples of the materials to be used in the construction of the external surfaces of the development permitted within that Plot have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved pursuant to the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

69. No development shall take place (excepting demolition and groundworks) until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

70. No development shall take place (excepting demolition and groundworks) until an Air Quality Assessment to determine the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall use a full dispersion model to predict the pollutant concentrations at the building façade of nearby affected sensitive receptors for the proposed year of occupation as well as any impacts during the development phase. Where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be included. The development shall not be carried out except in accordance with the approved Mitigation Plan at all times thereafter.

72. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawings.

73. The development hereby approved shall not be first occupied until details of how the car parking spaces are to be allocated and distributed to residents of Plot F have been submitted to and approved in writing by the local planning authority. The car park shall not be used except in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

74. The dwellings hereby permitted shall not be occupied until a provision of 10% active and 10% passive electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the local planning authority. The space(s) shall be kept available for parking and charging at all times thereafter.

2) 190442/VAR (PLOT E):

1. No development (except demolition) shall be commenced until detailed plans/sections, elevations and other relevant supporting material have been submitted to and approved by the Local Planning Authority in respect of:

A. Means of Access for vehicles, cycles and pedestrians including details of the positioning and treatment of access and circulation routes and the position and layout of parking and servicing areas

B. The Scale of buildings

C. The Layout of buildings, routes and open spaces

D. The Appearance of buildings including details in respect of architecture, materials, decoration, lighting, colour and texture, and

E. Landscaping; to include:

i) details of hard and soft landscaping works, boundary treatment and or means of enclosure;

ii) details of planting in respect of trees, shrubs, ground area (including grasses) and climbers

iii) details (including colours) of materials to be used on paved areas and other hard surfaces and details of all external flooring materials and drainage;

iv) street furniture, signage, lighting;

v) any features of artwork

The development shall not be carried out except in accordance with the detailed plans/sections, elevations and other relevant supporting material approved pursuant to this condition.

2. Applications for Approval of Reserved Matters to be made not later than 9 January 2022.

3. (i) All applications for approval of Reserved Matters shall be in accordance with the following documents:

Application for Approval of Reserved Matters to be in accordance with: (a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects (Chapter 8, DAS, March 2019); (b) Parameter Plans as listed in Condition 5; and (c) Generally in accordance with the submitted document "Station Hill Reading Plots E & F Design and Access Statement (March 2019).

4. The development hereby permitted shall be commenced before either (a) 9 January 2022 or (b) the expiration of three years from the date of approval of the last reserved matter (whichever is the later).

5. The development hereby permitted shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

SHR-CRL-SB-ZZ-PL-A-100-002-P10 - Plot E Location Plan

SHR-CRL-SB-ZZ-PL-A-100-006-P10 - Plot E Proposed Site Plan

SHR-CRL-SB-ZZ-PL-A-100-008-P10 - Plot E Topography

SHR-CRL-SB-ZZ-DR-A-100-003-P10 - Building Parameters - Plot E - Application Boundary

SHR-CRL-SB-ZZ-PL-A-100-111-P10 - Demolition and Retained Buildings

SHR-CRL-SB-ZZ-PL-A-100-110-P10 - Building Parameters - Plot E - Building Plots

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

SHR-CRL-SB-ZZ-PL-A-100-112-P10 - Building Parameters - Plot E - Access Routes

SHR-CRL-SB-ZZ-PL-A-100-113-P10 - Building Parameters - Plot E Ground Floor Uses

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

[--- Final drawing revision numbers to reported in Update Report ---]

6. The total amount of development hereby permitted in this planning permission shall be as follows and not exceed:

A1-A5 7,000 m²
Leisure 0 m²
Residential 33,550 m² (370 no. dwellings)
Office 0 m²
Car Parking Spaces 168 spaces
Back of House 1,200 m²

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 Classes A1, A2, A3, A4, A5), which in total shall not exceed 10% of the approved retail floorspace

7. The ground floors of each Plot shall have active frontages as shown on the approved Parameter Plans (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.

8. (i) No development (excluding demolition) shall commence until a detailed Phasing Strategy to accord with the *Environmental Statement Addendum dated February 2019* has been submitted to and approved in writing by the Local Planning Authority..

The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site. The development shall not be carried out otherwise than in accordance with the approved Strategy.

9. *Notwithstanding Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no telecommunications equipment permitted by Part 16 (masts, aerials, antennas, cabins, dishes, etc.) shall be installed or otherwise provided on any building within the development.*

10. (a) Notwithstanding the approved Design Codes (see Condition 3A above) and the approved Parameter Plans (see Condition 5 above), the development hereby approved shall not be commenced (excepting demolition) until a report into the feasibility of a Sustainable Urban Drainage System (SUDS) within the proposed North-South street (connecting Friar Street to Garrard Street) and a detailed Strategy for its provision has been submitted to and approved in writing by the Local Planning Authority.

(b) The development shall thereafter be undertaken in accordance with the approved SUDS strategy.

11. *Not less than 1,000 sq.m. (gross external area) retail (A1, A2, A3, A4, A5 use) floorspace shall be provided within the Plot E/Telecom House application site hereby approved.*

12. (a) *Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority.*

(b) *If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required.*

(c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

13. Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units and other associated equipment and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant building(s) shall thereafter only be undertaken in accordance with the approved details.

14. ~~[DELETED] Not less than 20% of the A1, A2, A3, A4 and A5 retail units hereby approved shall be 100sqm (GEA) or less.~~

15. Concurrently with the submission of Reserved Matters for Plot E, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

16. Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout, a minimum 20 metres face-to-face building separation distance (not including balconies) shall be achieved, in accordance with the Parameter Plans approved under Condition 5 above.

17. Concurrently with the submission of Reserved Matters for Plot E in respect of Layout as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within that Plot and a report demonstrating the degree of compliance with the Average Daylight Factor and Annual Probable Daylight Hours recommendations in the British Standard, BS8206 Part 2, together with any mitigation measures required shall be submitted to and approved in writing by the Local Planning Authority. No development shall be constructed except in accordance with the approved details.

18. Concurrently with the submission of Reserved Matters for Plot E in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.

19. Notwithstanding the submitted Energy Strategy dated 14 March 2019 no development shall be commenced within the site (excepting demolition) until details of the sustainability/environmental performance measures have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that: i) for the residential element of the site (through a Design Stage Standard Assessment Procedure (SAP) Assessment), 50% of all approved flats within the site shall achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition) (or any

subsequent Approved Document); and ii) all non-residential floorspace within the Site shall achieve a BREEAM Very Good rating with a minimum of 62.5 points. ii) The development of each Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.

20. No non-residential floorspace within the development hereby approved shall be first-occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate submitted pursuant to the condition attached to this permission.

21. [DELETED - courtyard gates - related to previous parameter plan layout]

22. Notwithstanding the submitted details, no development shall commence (excepting demolition and below-ground works) until Details of habitat mitigation and enhancement works for all buildings have been submitted to and approved in writing by the Local Planning Authority. The Details shall include:

A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons

B. specifications for green roofs and brown roofs (to be a minimum area of 25% of the roof area within the development), including their method of construction and landscaping on-going management for five years; and

C. planting scheme details (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme).

The approved habitat mitigation works shall be provided prior to first occupation of any building and shall be retained at all times thereafter.

23. The approved cycle parking spaces pursuant to Condition 1 above shall be provided prior to first occupation of the Plot to which they relate and retained as approved and kept available for cycle parking at all times thereafter.

~~24. DELETED Notwithstanding the approved parameter plans in Condition 5 above, no window shall be installed in any building adjacent to the western edge of the development (adjacent to the boundary of the adjacent sites at 52-55 Friar Street and 20-30 Greyfriars Road) unless the window is non-opening and glazed with obscure glass prior to first occupation of the room to which it relates. The window shall be permanently retained as such at all times thereafter.~~

25. No development (other than demolition down to slab/ground level) shall take place within the site until an archaeological Written Scheme of Investigation (WSI), which shall update the Station Hill site-wide WSI as necessary, has been submitted to and approved in writing by the Local Planning Authority. No development of the site shall take place except in accordance with the approved Scheme at all times thereafter.

26. No uncontrolled infiltration of surface water drainage into the ground shall occur, other than as approved by this permission, or as approved by details that shall have been submitted prior to commencement (excepting demolition), unless the Local Planning Authority approves any variation(s) to the approved details.

27. No development (including demolition) shall be commenced until a scheme that includes the following components to deal with the risks associated with contamination of the site (whether or not it originates from the site has been submitted to and approved in writing by the Local Planning Authority:

(a) A preliminary contaminated land risk assessment which has identified:

- all previous uses*
- potential contaminants associated with those uses (extent, nature and scale of the contamination)*
- a conceptual model of the site indicating sources, pathways and receptors*
- potentially unacceptable risks arising from contamination at the site*

(b) A site investigation scheme, based on the approved preliminary contaminated land risk assessment (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site, i.e.:

- human health*
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes*
- adjoining land*
- groundwaters and surface waters*
- ecological systems; and*
- archaeological sites and ancient monuments;*

(c) The results of the site investigation and detailed risk assessment referred to in (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. The strategy shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 The strategy shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 and shall be suitable for its intended use after remediation.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

(e) In the event that contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on that part of the site and shall be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme, a validation report shall be submitted to and approved in writing by the Local Planning Authority.

The development of the relevant Plot shall thereafter only be undertaken in accordance with the approved details in (a)-(e) above, as relevant, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

28. No development (including any works of demolition) shall be commenced until ground gas monitoring has been carried out within the application site by a suitably qualified person and a risk assessment and scheme showing how the site is to be protected against any landfill gas identified has been submitted to and approved in writing by the Local Planning Authority. No Occupation of any building within the site shall take place until the scheme has been fully implemented as approved (save to the extent that the Local Planning Authority approves any variation(s) to the approved scheme), and those measures shall be retained at all times thereafter.

29. No development (except demolition) shall be commenced until a method statement for the foundation design for all buildings within the site has been submitted to and approved in writing by the Local Planning Authority. Such a statement shall seek to avoid piling or any other foundation designs using penetrative methods, as far as is possible/practicable. The foundation works shall thereafter only be carried out in accordance with the agreed method statement, save to the extent that the Local Planning Authority approves any variation(s) to the approved statement.

30. Each application for the approval of Reserved Matters pursuant to this permission shall be accompanied by a Sustainable Urban Drainage System (SuDS) report. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited, as appended to Environmental Statement by Waterman, February 2019) and integrated with the design of the Landscaping Reserved Matters has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before any building within the site is first-occupied.

31. No demolition or site clearance within shall take place within the bird nesting season (mid-February to mid-September inclusive). If clearance during the bird-breeding season cannot reasonably be avoided, a suitably qualified ecologist will resurvey the areas within and adjacent to the site immediately prior to clearance within the site and advise whether nesting birds are present. If active nests are recorded, no works that could disturb the nest shall proceed until all young have fledged the nest and if a nest of a Peregrine Falcon, Swift or Black Redstart is found, all works of demolition or site clearance which could disturb the nest must cease until a method statement for undertaking the works on the Plot has been agreed with the Local Planning Authority. The works shall only be undertaken in accordance with the approved method statement, unless the Local Planning Authority approves any variation.

32. No demolition shall take place within the site until a Demolition Management Statement (DMS) has been submitted to and approved in writing by the Local Planning Authority. The DMS shall include:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles
- B. Loading and unloading of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)

E. Wheel washing facilities

F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction

H. The method of piling (normally restricted to auger bored or hydraulic press)

I. Footpath Closures/Road Closures needed during construction

J. Traffic Management needed during construction

K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)

L. A commitment to regular meetings with the RBC Streetworks

Co-ordinator

M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman, March 2019)

N. Controls on timing of operations (to include quiet periods)

O. External lighting

P. A scheme for recycling/disposing of waste resulting from the construction works

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved DMS shall be adhered to throughout the development hereby permitted unless prior agreement has been received in writing from the Local Planning Authority.

33. No development (except for demolition works) shall take place until a Construction Management Statement (CMS) has been submitted to and approved in writing by the Local Planning Authority. The CMS shall include:

A. The parking of vehicles and site operatives and visitors, to

be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles

B. Loading and unloading of plant and materials used in

constructing the development: areas to be shown on a plan not less than 1:500

C. Storage of plant and materials used in constructing the development: areas to be shown on a plan not less than 1:500

D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required)

E. Wheel washing facilities

F. Measures on-site to control the deposition of dirt/mud on surrounding roads during construction

H. The method of piling (normally restricted to auger bored or hydraulic press)

I. Footpath Closures/Road Closures needed during construction

J. Traffic Management needed during construction

K. Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of any associated construction waste from the site and methods of preventing deposition of materials on the public highway)

L. A commitment to regular meetings with the RBC Streetworks

Co-ordinator

M. A dust mitigation and monitoring scheme during construction phases (to accord with paragraph 10.113 of the submitted Environmental Statement by Waterman Energy, Environment and Design, March 2013, as appended to Environmental Statement by Waterman, February 2019)

N. Controls on timing of operations (to include quiet periods)

O. External lighting

P. A scheme for recycling/disposing of waste resulting from the construction works

Q. Confirmation of external treatments (cleaning, render/brick repairs, graffiti removal, window and security measures) for any building within a Relevant Site which has not been demolished within one year after the first building on site has been demolished.

The approved CMS for the relevant Plot shall be adhered to throughout the development hereby permitted in respect of that Plot, unless prior agreement has been received in writing from the Local Planning Authority.

R. Measures to control vermin during demolition works including capping off of redundant below ground sewers and other services.

The approved CMS shall be adhered to throughout the development hereby permitted, unless prior agreement has been received in writing from the Local Planning Authority.

34. Each application for Reserved Matters relating to Layout shall include the location and floorspace of Back of House facilities and describe the function of these areas. The Back of House areas shall thereafter remain ancillary to the approved development.

35. No development shall commence (including works of demolition) until an Environmental Management Plan (EMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, "Environmental Statement Volume 1", dated March 2013 by Waterman Group as amended by Chapter 6 of "Environmental Statement Addendum - Volume 1, Main Text" dated February 2019 and to include noise control and controls on exposure to contaminated land) has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction shall thereafter only be undertaken in accordance with the approved EMP, unless the Local Planning Authority approves any variation to the approved details.

36. No development (except demolition and groundworks) shall commence until a Security/Anti-Crime Management Plan for the site, in accordance with the 'Secured By Design' standard has been submitted to and approved in writing by the Local Planning Authority. The Security/Anti-Crime Management Plan for the Plot shall include:

- A. Laminated external glazing, with an emphasis on proximity to public realm*
- B. Emergency vehicle access (physical barriers and management)*
- C. Hostile vehicle mitigation measures*
- D. Location, surveillance and management of ATM cash-point and public toilet provision (if relevant).*
- E. Safe movement on shared surfaces such as Garrard Street*
- F. Policy regarding provision, location and management of litter bins*
- G. Defined extent of external café seating areas and alcohol-free zone status to include areas outside of defined external café seating areas.*
- H. Management of large crowds, i.e. Reading football and pop festival events*
- I. Appropriate robustness, safety and security of public art, water features and other potential targets for anti-social behaviour*
- J. Close liaison with other stakeholders and partner agencies in the preparation of operational requirements covering the use and technical compatibility for CCTV and patrolling of public areas including the proposed retail arcade and after retail hours*
- K. Secure (including visually-verified) access control arrangements for residential entrances and car parks, including secure mail delivery*
- L. The development to secure Secured by Design and Safer Parking Scheme compliance*
- M. Preparation of a comprehensive lighting strategy*
- N. Measures within the public realm to discourage anti-social behaviour, such as street drinking and skateboarding.*
- O. Lift access control and measures to ensure appropriate compartmentation between and across floors.*

The approved measures within the Security/Anti-Crime Management Plan for the relevant Plot shall be in place before any of the buildings within a Plot are Occupied, or any public space within a Plot is brought into first use by the public (as appropriate), save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

37. The Landscaping, Access and Layout Reserved Matters shall include accessibility details which shall set out proposals for ensuring that all persons, including disabled people, and those with pushchairs, can negotiate the change in levels between the Friars Walk public realm and Garrard Street. The development shall thereafter be constructed and retained only in accordance with the approved details.

38. No part of the development hereby approved shall be first Occupied until a scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of the development has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved, unless the Local Planning Authority approves any variation to the approved details. Furthermore, no Occupation of buildings or public realm approved by this permission on any Plot shall occur until the approved scheme for improvements of the existing water/sewage system has been completed, unless the Local Planning Authority approves any variation to the approved details. The development shall be retained and operated only in accordance with the approved scheme at all times thereafter.

39. No residential dwellings shall be occupied until the Council has been notified in writing of the full postal addresses of the units within the relevant Plot. Such notification shall be addressed to the Planning Manager, Reading Borough Council, Floor 1, Civic Offices, Bridge Street, Reading, RG1 2LU, quoting the planning application reference specified in this Decision Notice.

40. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved, the prospective occupier/transferee shall be informed of the prohibition on entitlement to an on-street car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units.

41. All private amenity areas (including balconies), and communal amenity areas, shown on the approved drawings shall be provided prior to first occupation of any dwelling, or in accordance with a timetable for phased provision that shall have been approved in writing by the Local Planning Authority prior to first occupation of any dwelling. All amenity areas shall be retained as approved for the use of occupiers of the related dwellings at all times thereafter.

42. The development hereby approved shall not be commenced (excepting demolition and groundworks) until details of a sound attenuation scheme informed by an assessment of the current noise environment, for protecting the dwellings from the external noise environment of the area has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and do not exceed 45dB L_{Amax} for bedrooms within any dwelling. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative

mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. The development shall not be carried out other than in accordance with the approved scheme which shall be completed before the building to which it relates is first occupied, unless the Local Planning Authority otherwise agrees in writing. The scheme shall thereafter be retained as approved at all times thereafter.

43. No commercial uses shall be first Occupied until details of how service vehicle hours/waste arrangements to the relevant Plot are to be managed shall be submitted to and approved in writing by the local planning authority. Commercial servicing for the development shall take place in accordance with the approved details, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.

44. Notwithstanding Condition 43 above, no commercial deliveries/waste management operations 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 shall be first occupied until details of the proposed hours of use of all units falling under Use Classes A1, A2, A3, A4, A5 have been submitted to and approved in writing by the Local Planning Authority. The development shall be retained and operated only in accordance with the approved details, unless the Local Planning Authority approves any variation(s) to the approved scheme.

~~46. Notwithstanding the A4 (Drinking Establishments) uses hereby permitted and notwithstanding the provisions of Schedule 2, Part 3, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as may be amended), not less than one retail unit within the scheme (i.e. outline permission 130436 as modified by this outline permission and permission 151426) shall be provided and retained as an A4 retail unit of not less than 150 sq.m. net internal area.~~

47. No building shall be first-Occupied until details of all proposed external lighting for the visual enhancement, and safe functioning, of all buildings and public realm within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include details of visual effects, lamps, cowls, height, and luminance/lux levels and lighting times, together with a timetable for provision. The lighting shall be installed, maintained and operated in accordance with the approved details and timetable, unless the Local Planning Authority approves any variation(s) to the approved details

48. No mechanical plant, including kitchen extraction plant, shall be installed at any time until a noise assessment of the proposed mechanical plant has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be carried out in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

49. No flues, extraction or ventilation equipment shall be installed at any time until an Odour Risk Assessment and full details the equipment have been submitted to and approved in writing by the Local Planning Authority. The details shall include height and location of all external chimneys/other plant, noise specifications, odour and smoke control equipment, and maintenance plans and schedules. The equipment shall not be installed except in accordance with the approved details and shall be retained as approved at all times thereafter.

50. No building within Plot E shall be occupied until the relevant access (es) (the zone for which is shown on Parameter Plan SHR - CRL - SB - ZZ - PL- A - 100-112- P10) has (have) been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.

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 the public steps linking Friars Walk and Garrard St, to be provided as shown on approved drawings.

52. No building within Plot E shall be first occupied until details of a ramp to assist in cycles being wheeled up and down the public steps linking Friars Walk and Garrard St have been submitted to and approved in writing by the Local Planning Authority. The ramp shall be provided in accordance with the approved details before the building is first occupied and retained as such at all times thereafter.

53. The development hereby approved shall not be commenced (excepting demolition and below-ground works) until a Strategy demonstrating an integrated approach to the provision and improvement by the developer of cycling routes and other facilities, within and surrounding the wider Station Hill site, to form the basis of future development proposals, has been submitted to and approved in writing by the Local Planning Authority.

54. No residential floorspace within the development hereby permitted shall be first-occupied until written documentary evidence has been submitted to, and approved in writing by, the Local Planning Authority demonstrating that 50% of the dwellings permitted as built have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

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

57. No part of the development hereby approved shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.

58. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

59. No building within the site shall be first occupied until details of refuse and recycling bin store(s) for that building have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of the building and shall not be used for any purpose other than bin storage at all times thereafter.

60. No gym use (Class D2, or ancillary to other use) shall be commenced until a detailed Scheme to control airborne and structure borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained as such at all times thereafter.

61. 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.

62. No building shall be first occupied until a Signage Strategy for that building has been submitted to and approved in writing by the Local Planning Authority. No signage shall be provided otherwise than in accordance with the approved Strategy, at all times thereafter, unless otherwise agreed in writing by the Local Planning Authority.

63. i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter.

ii) No development shall take place (excepting demolition and groundworks) until full details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority and the materials shall be in accordance with those approved under the Appearance Reserved Matter pursuant to part (i) of this condition. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

64. No development shall take place (excepting demolition and groundworks) until a detailed scheme demonstrating sufficient mitigation to protect the occupants of the new dwellings hereby approved from poor air quality has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

65. No development shall take place (excepting demolition and groundworks) until an Air Quality Assessment to determine the impact of the development on local air quality has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall use a full dispersion model to predict the pollutant concentrations at the building façade of nearby affected sensitive receptors for the proposed year of occupation as well as any impacts during the development phase. Where the Assessment identifies an impact on air quality, a Mitigation Plan demonstrating sufficient mitigation to prevent negative impact on air quality and including a timetable for implementation shall also be included. The development shall not be carried out except in accordance with the approved Mitigation Plan at all times thereafter.

66. No dwelling/building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

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

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

69. The development hereby approved shall not be first occupied until details of how the car parking spaces are to be allocated and distributed to residents of Plot E have been submitted to and approved in writing by the local planning authority. The car park shall not be used except in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

70. The dwellings hereby permitted shall not be occupied until a provision of 10% active and 10% passive electric vehicle (EV) charging points have been provided in accordance with a layout to be submitted to and approved by the local planning authority. The space(s) shall be kept available for parking and charging at all times thereafter.

3) 190465/REM: PLOT E:

1. The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190442:

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

Ecological Management Plan WIE14788-100-R-7-3-3-EMP Third Issue, dated May 2019
Façade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning)
Television and Radio Signal Survey & Television and Radio Reception Impact Assessment
Station Hill, Issue 1 by Reading Gtech Surveys Ltd dated 14 February 2019
Materials details (Approved drawings; Design and Access Statement
Materials Sample panel 1 of 3 Friar Street
Materials Sample panel 2 of 3 Garrard Street
Materials Sample panel 3 of 3 Courtyards
Pedestrian Level Wind Microclimate Assessment RWDI no. 1803688 PLW REV-C dated

15th February 2019

Daylight Assessment GIA ref. 5847 Rev.3, dated 13 March 2019

Fire Safety Strategy DOC-19196885-05-JW-20181213-Fire Safety Statement Rev2

Superfast Broadband Note, dated 5th December 2018

Acoustic Report - NOTE-1010694-2F-TH-20190201-Station Hill, Phase 1 - Plots E & F dated 1 February 2019

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Issue 1.0 dated 14 February 2019

Topographical Survey SHR - CRL - SB - ZZ - PL A - 100-008- P11

Landscaping:

- SHR-LDA-SB-GF-DR-L-320-106 P03 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3, received 20/6/19
- SHR-LDA-SB-LG-DR-L-110-101 P06 - PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET
- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-LG-DR-L-320-101 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3
- SHR-LDA-SB-LG-DR-L-320-102 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 2 OF 3
- SHR-LDA-SB-LG-DR-L-320-103 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3
- SHR-LDA-SB-GF-DR-L-320-104 P01 - GF Courtyard
- SHR-LDA-SB-GF-DR-L-320-105 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- SHR-LDA-SB-01-DR-L-320-108 P0 - GA Northern Terrace
- SHR-LDA-SB-01-DR-L-320-109 P0 - GA Southern Terrace
- SHR-LDA-SB-06-DR-L-320-110 P0 - Block E Level 6 Roof Terrace
- SHR-LDA-SB-11-DR-L-320-111 P0 - Block F Level 11 Roof Terrace
- SHR-LDA-SB-ZZ-DR-L-500-231 P05 Podium Edge Details, Friars Walk
- SHR-LDA-SB-ZZ-DR-L-500-241 P03 Block E Level 00 Courtyard Edge type details
- SHR-LDA-SB-ZZ-DR-L-500-251 P02 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS
- SHR-LDA-SB-ZZ-DR-L-500-261 P02 PLOT E LEVEL 06 AND PLOT F LEVEL 11 TERRACE EDGE TYPE DETAILS
- SHR-LDA-SB-ZZ-DR-L-500-312 P02 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 2 OF 2 (resubmitted but not revised)
- SHR-LDA-SB-ZZ-DR-L-500-311 P04 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 1 OF 2
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET
- SHR-LDA-SB-ZZ-DR-L-500-331 P04 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 (resubmitted but not revised)
- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET

[and all detailed building drawings... to be listed in Update Report]

2. No part of the development hereby approved shall be first occupied until the Accessible Lift linking Friars Walk to Garrard Street has been provided in accordance with the approved drawings and Design and Access Statement (March 2019). The lift shall be retained in working order and accessible to all persons at all times thereafter.

3. Notwithstanding the submitted Phase 1 Drainage Strategy and SuDS Report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019, no development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

i. a timetable for its implementation, and

ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

4. No part of the development shall be occupied until confirmation of Secured By Design accreditation has been submitted to and receipted in writing by the Local Planning Authority.

Recommendation 4) 190466/REM - PLOT F:

1. The following detailed plans/sections, elevations and other relevant supporting material are approved pursuant to permission 190441:

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

Ecological Management Plan WIE14788-100-R-7-3-3-EMP Third Issue, dated May 2019

Facade access, Planning submission Revision 02 dated 31 May 2019 (Building Cleaning)

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Station Hill, Issue 1 by Reading Gtech Surveys Ltd dated 14 February 2019

Materials details (Approved drawings; Design and Access Statement)

Materials Sample panel 1 of 3 Friar Street

Materials Sample panel 2 of 3 Garrard Street

Materials Sample panel 3 of 3 Courtyards

Pedestrian Level Wind Microclimate Assessment RWDI no. 1803688 PLW REV-C dated 15th February 2019

Daylight Assessment GIA ref. 5847 Rev.3, dated 13 March 2019

Fire Safety Strategy DOC-19196885-05-JW-20181213-Fire Safety Statement Rev2

Superfast Broadband Note, dated 5th December 2018

Acoustic Report - NOTE-1010694-2F-TH-20190201-Station Hill, Phase 1 - Plots E & F dated 1 February 2019

Television and Radio Signal Survey & Television and Radio Reception Impact Assessment Issue 1.0 dated 14 February 2019

Topographical Survey SHR - CRL - SB - ZZ - PL A - 100-009- P11

Landscaping:

- SHR-LDA-SB-GF-DR-L-320-106 P03 BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 2 OF 3, received 20/6/19
- SHR-LDA-SB-LG-DR-L-110-101 P06 - PLOT E&F LOWER GROUND FLOOR GENERAL ARRANGEMENT GARRARD STREET
- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-LG-DR-L-320-101 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 1 OF 3
- SHR-LDA-SB-LG-DR-L-320-102 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 2 OF 3
- SHR-LDA-SB-LG-DR-L-320-103 P02 - BLOCK E&F LOWER GROUND FLOOR DETAIL SOFTWARES GA GARRARD STREET SHEET 3 OF 3
- *SHR-LDA-SB-GF-DR-L-320-104 P01 - GF Courtyard*
- SHR-LDA-SB-GF-DR-L-320-105 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 1 OF 3
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- *SHR-LDA-SB-01-DR-L-320-108 P0 - GA Northern Terrace*
- *SHR-LDA-SB-01-DR-L-320-109 P0 - GA Southern Terrace*
- *SHR-LDA-SB-06-DR-L-320-110 P0 - Block E Level 6 Roof Terrace*
- *SHR-LDA-SB-11-DR-L-320-111 P0 - Block F Level 11 Roof Terrace*
- *SHR-LDA-SB-ZZ-DR-L-500-231 P05 Podium Edge Details, Friars Walk*
- *SHR-LDA-SB-ZZ-DR-L-500-241 P03 Block E Level 00 Courtyard Edge type details*
- SHR-LDA-SB-ZZ-DR-L-500-251 P02 BLOCK E LEVEL 01 TERRACE EDGE TYPE DETAILS
- SHR-LDA-SB-ZZ-DR-L-500-261 P02 PLOT E LEVEL 06 AND PLOT F LEVEL 11 TERRACE EDGE TYPE DETAILS
- *SHR-LDA-SB-ZZ-DR-L-500-312 P02 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 2 OF 2 (resubmitted but not revised)*
- SHR-LDA-SB-ZZ-DR-L-500-311 P04 PUBLIC REALM FURNITURE TYPE DETAILS GARRARD STREET SHEET 1 OF 2
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET
- *SHR-LDA-SB-ZZ-DR-L-500-331 P04 PODIUM FURNITURE TYPE DETAILS FRIAR'S WALK SHEET 1 OF 2 (resubmitted but not revised)*
- SHR-LDA-SB-GF-DR-L-110-102 P07 - PLOT E&F GROUND FLOOR GENERAL ARRANGEMENT FRIARS WALK & COURTYARD
- SHR-LDA-SB-GF-DR-L-320-107 P02 - BLOCK E&F GROUND FLOOR DETAIL SOFTWARES GA FRAR'S WALK & FRIAR'S STREET SHEET 3 OF 3
- SHR-LDA-SB-ZZ-DR-L-500-321 P03 PUBLIC REALM FURNITURE TYPE DETAILS FRIAR STREET

[and all detailed building drawings... to be listed in Update Report]

2. Notwithstanding the submitted Phase 1 Drainage Strategy and SuDS Report SHR-RAM-XX-RP-C-000002 Rev.02 dated 15 February 2019, no development shall take place until a

Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and*
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

3. No part of the development shall be occupied until confirmation of Secured By Design accreditation has been submitted to and receipted in writing by the Local Planning Authority.

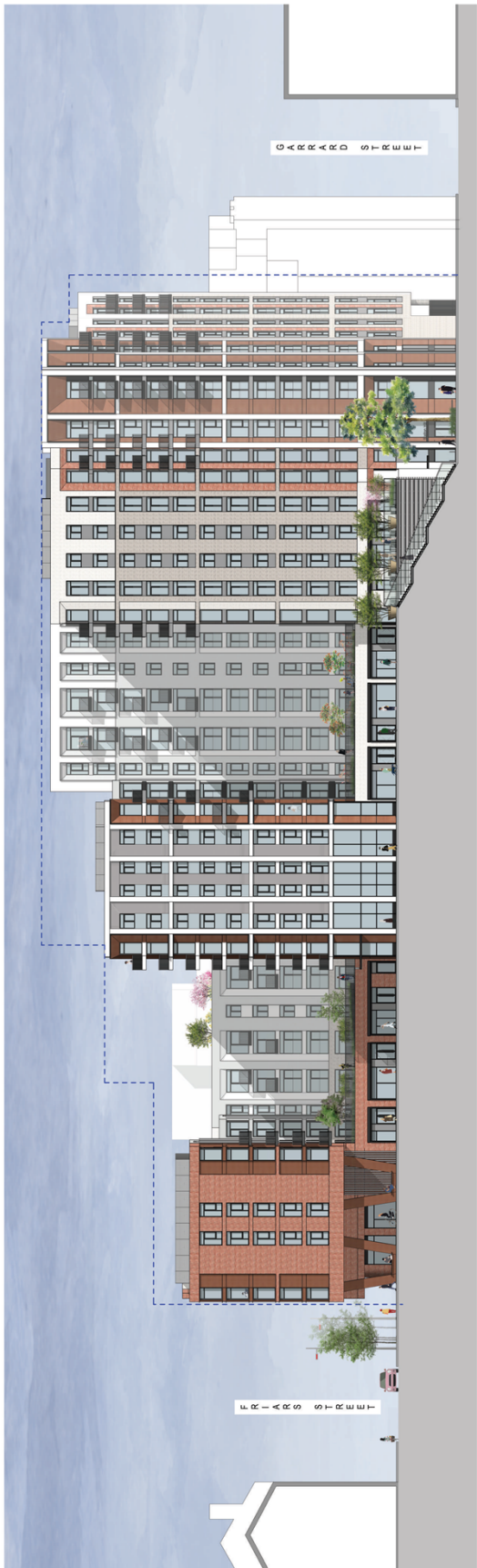
With delegated authority given to officers for any related conditions and obligations as may be advised by the Council's Planning Solicitor, as may reasonably be required in order to complete/issue these permissions.



Street Elevation Plot E - Friar St (190465)



Proposed Street Elevation Plots E and F - Garrard St (190465 / 190466)



1 Site - Friars Walk East Elevation Plot
1:250

Friars Walk - Proposed East Elevation (190465)