

Reading Borough Council
Planning Section
Directorate for Economic Growth and
Neighbourhood Services
Civic Offices, Level 1 North
Bridge Street
Reading
RG1 2LU



Date: 17 August 2023

My ref: 22109/LT20230817

By email

To whom it may concern

2 Hexham Road, Reading, RG2 7UG (230279)

1. On behalf of Reading Borough Council, please find enclosed updated/new information responding to consultee responses received on the above planning application. We also provide a summary of the information.
2. We have copied this letter to the Case Officer Tom Bradfield, Principal Planning Officer.

Submitted with the planning application	Updated/new
Arboricultural Impact Assessment (Hampshire Highways Arboriculture) (8 February 2023);	Arboricultural Impact Assessment (Hampshire Highways Arboriculture) (20 June 2023);
N/A	Construction Phase Health and Safety Plan (CPHSP) – (PEP Part 2) rev 1 (Morgan Sindall Construction) (2 May 2023)
N/A	TN001 – 6943 Addendum – Hexham Road, Reading revision 4 (terra firma) (3 July 2023) [addendum to Phase 2 Ground Investigation Report comprising gas monitoring results]
N/A	ANTICIPATED PLANNING CONDITIONS (APPLICATION NO. 230279) (Hampshire County Council Property Services) (21

	July 2023) [commentary on proposed conditions]
Drawings (Hampshire County Council Property Services): ○ Proposed Site Plan, drawing E05076-HCC-ZZ-RL-DR-A-1501 (February 2023); ○ GA Ground Floor Plan, drawing E05076-HCC-ZZ-GF-DR-A-2050 (February 2023);	Drawings (Hampshire County Council Property Services): ○ Proposed Site Plan, drawing E05076-HCC-ZZ-RL-DR-A-1501 (July 2023); ○ GA Ground Floor Plan, drawing E05076-HCC-ZZ-GF-DR-A-2050 (July 2023);
Ecological Appraisal and Biodiversity Net Gain Assessment (Hampshire County Council Ecology Team) (February 2023);	Ecological Appraisal and Biodiversity Net Gain Assessment rev 2 (Hampshire County Council Ecology Team) (May 2023);
Landscape drawings (Hampshire County Council Property Services): • Landscape General Arrangement Plan, drawing E05076-L-7001 revision P02 (17 February 2023); • Hard Surfaces and Levels Plan, drawing E05076-L-7101 revision P01 (9 February 2023); • Means of Enclosure and Furniture Plan, drawing E05076-L-7201 revision P01 (9 February 2023); • Tree Planting Plan, drawing E05076-L-7301 revision P02 (15 February 2023); • Detail Planting Plan and Topsoil Depths, drawing E05076-L-7302 revision P02 (17 February 2023); • Planting Specification and Aftercare Plan, drawing E05076-L-7303 revision P03 (15 February 2023). • N/A • N/A	Landscape drawings (Hampshire County Council Property Services): • Landscape General Arrangement Plan, drawing E05076-L-7001 revision T02 (25 July 2023); • Hard Surfaces and Levels Plan, drawing E05076-L-7101 revision T02 (25 July 2023); • Means of Enclosure and Furniture Plan, drawing E05076-L-7201 revision T02 (25 July 2023); • Tree Planting Plan, drawing E05076-L-7301 revision T02 (21 July 2023); • Detail Planting Plan and Topsoil Depths, drawing E05076-L-7302 revision T02 (25 July 2023); • Planting Specification and Aftercare Plan, drawing E05076-L-7303 revision T02 (25 July 2023). • Technical Note, E05076-HCC-XX-XX-RP-L (27 July 2023); • Tree Pit Details, drawing E05076-HCC-XX-00-DR-L-7102 revision T01 (9 May 2023);
N/A	Plant Noise Planning Condition (24 Acoustics) (18 July 2023)
Transport Statement Issue 02 (Transport Planning Services, Strategic Transport, Hampshire County Council) (9 February 2023)	Transport Statement Issue 03 (Transport Planning Services, Strategic Transport, Hampshire County Council) (19 July 2023)

External Lighting Strategy (Hampshire County Council Property Services) (February 2023)	External Lighting Strategy (Hampshire County Council Property Services) (July 2023)
N/A	Ground floor – Refuse and Waste Strategy, drawing E05076-HCC-GF-DR-A-2780 revision T3, version .1 (Hampshire County Council Property Services) (31 July 2023).
N/A	Combined Utilities, drawing E05076-ECH-XX-XX-DR-C-7520 revision P01 (Hampshire County Council Property Services) (1 August 2023).

Natural Environment officer

3. The Arboricultural Impact Assessment submitted with the planning application has been updated to respond to the comments. For ease of reference, the additional information is highlighted in blue text throughout the document and summarised in a new Section 8 at the end of the document.
4. The landscape drawings submitted with the planning application have been updated in response to the comments and an additional drawing of Tree Pit details has been produced. The Technical Note explains what has been produced.
5. We have produced a new drawing showing combined utilities.

Ecology consultations

6. The Ecological Appraisal and Biodiversity Net Gain Assessment submitted with the planning application has been updated to respond to the comments. For ease of reference, text has been added to the Executive Summary to summarise the changes and identify which paragraphs/plans these are in. The BNG assessment does not need to be updated.
7. The Officer suggested a condition requiring details of the sedum roof and planting, including planting plans and maintenance schedules. We have produced this information. The Technical Note explains what has been produced. We would like this to be approved as part of the current application and thus avoid the need for a condition. This is important as it will allow us to proceed with development following the grant of planning permission.
8. The Officer suggested a condition requiring details of external lighting scheme and how this will not adversely impact upon wildlife. These are provided in the updated External Lighting Strategy. We would like this to be approved as part of the current application and thus avoid the need for a condition. This is important as it will allow us to proceed with development following the grant of planning permission.

Transport Development Control Officer

9. We have met with the Transport Development Control Officer to discuss their comments. Following this we have updated the Transport Statement, including results of an on street car parking survey. The total number of car parking spaces on the site has increased.
10. The Officer asks for details of signage and we are happy to accept a condition requiring these.
11. The Officer asks for visibility splays but these will remain as existing.

Environmental Health Officer

12. The Environmental Health Officer commented on a number of aspects of the scheme which we respond to below.
13. Noise: the Officer suggested a number of conditions to address noise. We have no issue in principle with N10 NOISE MITIGATION SCHEME (AS SPECIFIED) or N24 NOISE MITIGATION SCHEME (INTERNAL) - MIXED USE (TO BE SUBMITTED). However, we do have concerns with N2 MECHANICAL PLANT (NOISE ASSESSMENT REQUIRED). We explain this in the Plant Noise Planning Condition note.
14. Note that the existing building on the site has already been demolished. However the ground floor slab will need to be removed / recycled or crushed. This is addressed in the Plan.
15. Contamination: the Officer suggested a number of conditions relating to contamination. Since submission of the planning application we have completed a gas monitoring programme in view of the significant thickness of made ground encountered during the site investigation works. The findings are detailed in a technical which is an addendum to the Phase 2 Ground Investigation Report comprising gas monitoring results. A subsequent note provides commentary on proposed conditions.
16. Light: the Officer was satisfied with the lighting report but requested some further information to understand the predicted impact on neighbouring buildings. The Lighting Report has been updated with necessary information including a Sky Glow calculation and modified lighting layout.
17. Construction: the Officer suggested a condition requiring a Construction Method Statement. In response We have produced a Construction Phase Health And Safety Plan. We would like this to be approved as part of the current application and thus avoid the need for a condition. This is important as it will allow us to proceed with development following the grant of planning permission.

Waste Operations Supervisor

18. We have produced a new drawing showing the waste collection strategy, including drag distances. The southern area bins are now to be presented to Northumberland Avenue. Dimensions / distances are illustrated on the drawings. All bin stores and associated routes to the collection points have dropped kerbs. The junction of Northumberland Avenue and Bede Walk has a drop kerb in place currently.

We look forward to receiving confirmation that the application has been registered and validated.

Yours faithfully

A handwritten signature in black ink, appearing to read 'RCL Shrimplin'.

Robert Shrimplin

Director

robert.shrimplin@shrimplin.co.uk

cc Tom Bradfield, Principal Planning Officer, Planning Projects, Reading Borough Council

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