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1. Introduction

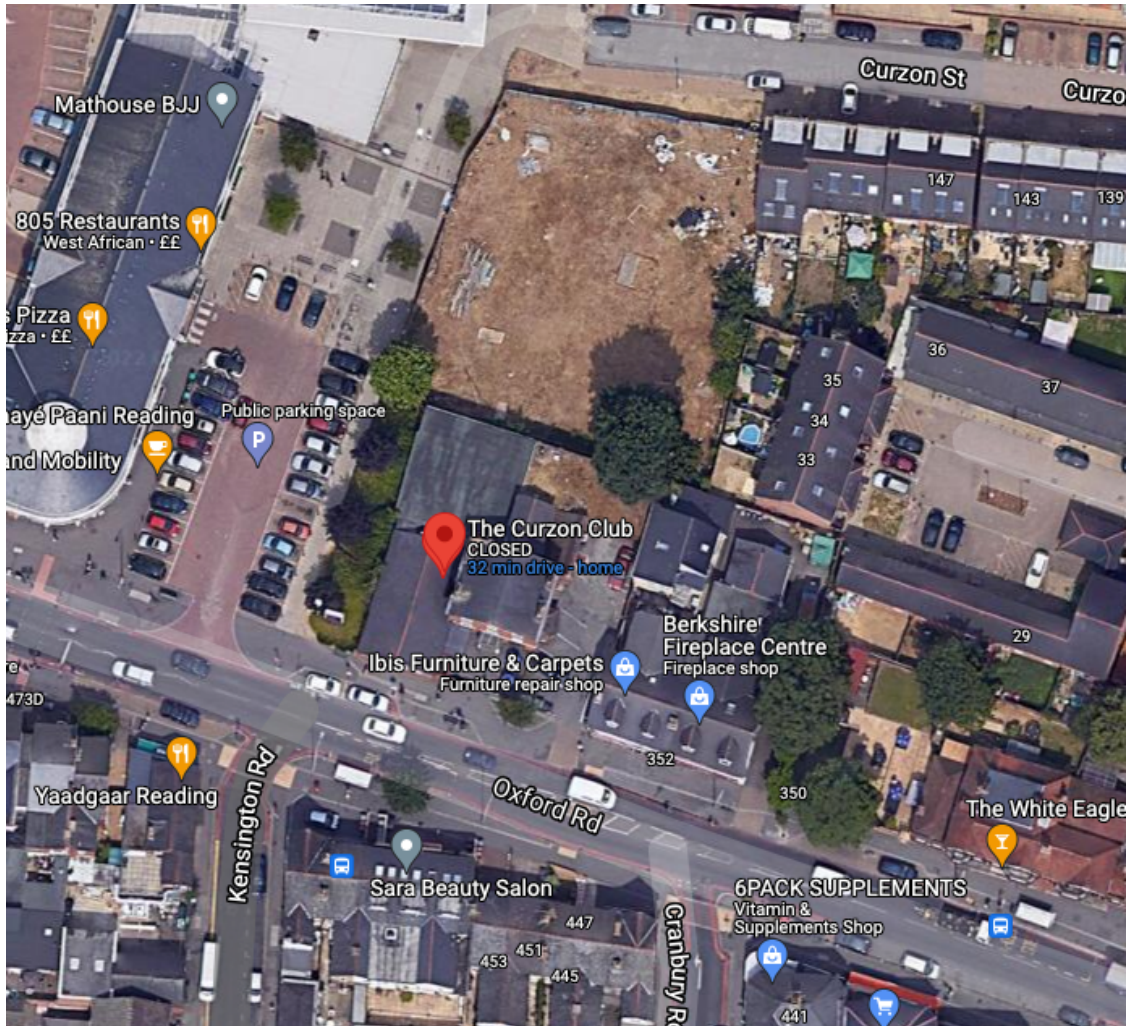
- 1.1 This statement is produced to support a planning application for the demolition of the existing unused social club and the erection of a block of 30 flats with associated access, parking and a ground floor commercial unit at The Curzon Club, 362 Oxford Road, Reading, RG30 1AQ.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed, and completed, and the following documents prepared by The Keen Partnership.
- 1:1250 Location Plan. Drawing No: PL-01
 - 1:500 Topographic Survey. Drawing No: PL-02
 - 1:500 Proposed Site Plan. Drawing No: PL-06
 - 1:100 Proposed Ground Floor Plan. Drawing No: PL-07
 - 1:100 Proposed First Floor Plan. Drawing No: PL-08
 - 1:100 Proposed Second Floor Plan. Drawing No: PL-08
 - 1:100 Proposed Third Floor Plan. Drawing No: PL-10
 - 1:100 Proposed Fourth Floor Plan. Drawing No: PL-11
 - 1:100 Proposed Fifth Floor Plan. Drawing No: PL-12

- 1:100 Proposed Loft Floor Plan. Drawing No: PL-13
- 1:100 Proposed Front Elevation. Drawing No: PL-14
- 1:100 Proposed Rear Elevation. Drawing No: PL-15
- 1:100 Proposed Left Side Elevation. Drawing No: PL-16
- 1:100 Proposed Right Side Elevation. Drawing No: PL-17
- 1:100 Proposed Site Elevation. Drawing No: PL-18
- 3D Images Front. Drawing. No: PL-19
- 3D Images Side. Drawing. No: PL-20
- 3D Images Street Scene. Drawing No: PL-21
- 3D Images Drawing. No: PL-22
- 3D Images Drawing Aerial View No: PL-23
- 3D Images Street Scene. Drawing No: PL-24
- 3D Images Rear. Drawing No: PL-21

1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

- 2.1 The site is located to the north of Oxford Road to the north-west of Reading. The site is surrounded by residential developments to the north, east and south and by retail and commercial units to the west.
- 2.2 The site is located in a mixed residential and commercial setting, with dwellings and blocks of flats making up much of the surrounding area. A large Tesco supermarket is located immediately northwest of the site, with other various businesses such as restaurants located to the west of site.
- 2.3 A row of trees and vegetation borders the site to the west, screening the site from the neighbouring commercial built form.
- 2.4 The site benefits from strong public transport links, there are direct bus links into Reading town centre and the University of Reading, and to Tilehurst and Calcot, from Oxford Road (within 100m).
- 2.5 The site also benefits from strong rail links, Reading West Station lies to the east of the site (within 650m), which provides services to central Reading and, Newbury and Basingstoke. Reading station lies within 2km of the site, providing regular fast train services into London Paddington and to the South-West.
- 2.6 Vehicle access can be gained off Oxford Road and this existing access point will be utilised with no proposed changes to the access and external highways system.
- 2.7 The application site is located within the Settlement boundary and is not located within the Green Belt or AONB. The site is not subject to a conservation area, any listed asset, or is it located within an article 4 direction or flood zone 2/3.
- 2.8 The application site is shown below for clarity



- 2.9 To the north of the site is a recently approved and completed development of 26 units over a 5 and a half storey building. The proposal within this submission looks to take influence from this adjacent approved scheme to ensure that it is acceptable.

3. Planning History

- 3.1 The site itself has not been subject to any recent planning applications which are recorded on the Reading Borough Council Website.
- 3.2 However, the planning details for the neighbouring development for the erection of 26 flats on “*land at 362 Oxford Road*” is set out below.

201391	<i>Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking (amended description)</i>	03/06/2021 Approved
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- 3.3 This was an allocated site within the Reading Local Plan (2019) under reference WP3J in which the Council sought to redevelop this area to provide residential units. Similarly, another provision was made under the reference WR3H for land to the rear of 303 and 315 Oxford Road. Both these allocations are adjacent to the application site in which Reading Borough Council sought to build upon vacant sites, proposing flats at a density similar to this proposal.
- 3.4 The proposal at 328 Oxford Road looks to demolish the closed social club and erect similar built form to that proposed at both of these adjacent sites. The proposed built form will be similar in terms of design, scale, height, and appearance to ensure that it matches surrounding development.
- 3.5 The flats approved and erected under 201391 are 5 and a half stories in height in which this application looks to match.
- 3.6 Drawings are provided in appendix 1 which highlight the design of the proposal under application 201391. These serve as a good point

of comparison to this proposal and should be used as a point of comparison when assessing this application.

- 3.7 The proposed building under application 201391 had the full 5 and a half stories facing the street scene. This proposal has considered any potential impact on Oxford Road and has been designed so the highest point of the building is at the centre, ensuring that it is not visible from the street scene.

4. Development Proposals

- 4.1 The National Design Guide (2019) identifies that “well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them. They meet the needs of a diverse range of users, taking into account factors such as the ageing population and cultural differences. They are adequate in size, fit for purpose and are adaptable to the changing needs of their occupants over time” (para 120-121).
- 4.2 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.3 **Use and Amount:** The proposed development seeks full planning permission for the demolition of the existing built form and the erection of a 5 and a half storey block of flats comprising of 30 residential units, a ground floor retail/commercial unit, associated access, landscaping and parking.
- 4.4 The proposed development will comprise of the following components
- 30 residential units (13 x 1-bedroom and 17 x 2-bedroom)

- Commercial/retail space located on the ground floor (circa 126 sqm)
- Bike and bin storage located on the ground floor which serves the proposed flats.
- 15 parking spaces are proposed, including 1 disabled parking space and 3 electric charging spaces?

4.5 **Layout and Scale:** The proposal will be five and a half stories and will match the adjacent development approved under reference 201391.

4.6 As alluded to above, the proposed block of flats has been influenced by the adjacent flatted development and seek to mimic the character of the approved built form. However, care has been taken to ensure that the principal elevation is kept more traditional with red brickwork and Georgian detailing to minimise any impact on the Oxford Road street scene.

4.7 The proposed flats have been moved forward on the plot to sit flush with the building line along Oxford Road. The previous built form was sat back into the plot.

4.8 The layout of the block of flats is summarised below.

- 1st floor = 7 units (3 x 1-bedroom and 4 x 2-bedroom)
- 2nd floor = 7 units (3 x 1-bedroom and 4 x 2-bedroom)
- 3rd floor = 7 units (3 x 1-bedroom and 4 x 2-bedroom)
- 4th floor = 6 units (3 x 1-bedroom and 3 x 2-bedroom)
- 5th floor = 3 units (1 x 1-bedroom and 2 x 2-bedroom)

- 4.9 **Landscaping:** Vegetation and trees are provided in and around the site, these will be retained. Further planting of shrubs and small vegetation is proposed around the parking area within the site.
- 4.10 An external arboriculture and ecology report has been provided alongside this report and is discussed in more detail within section 5 of this statement.
- 4.11 **Appearance:** The building has been designed to split the built form into 3 sections of differing external materials. Firstly, the principal elevation facing Oxford Road will be red brickwork to match the character of Oxford Road and the surrounding buildings.
- 4.12 To the rear of the proposed block of flats is the adjacent Tesco and the block of flats approved under reference 201391. Therefore, the appearance to the rear alters to match these neighbouring developments.
- 4.13 The use of these traditional materials will match the neighbouring built form within the locality
- 4.14 **Access & Parking:** The existing access will be utilised to accommodate the proposal. There will be no change in the position of the access road and its relationship with Oxford Road and the wider highways network.
- 4.15 15 parking spaces will be provided to accommodate the 30 units, with one of these being disabled and 3 being electric car parking spaces if necessary.
- 4.16 Internally, disabled access and circulation requirements are designed to achieve Building Regulations Part M standards, including entrance doors to be a minimum of 800mm, electrical fittings and service controls at suitable heights for disabled persons use, and all bathrooms and WC facilities designed for disabled access.

5. Relevant Policies

5.1 **Local Policies:** A local plan was released by Reading Borough Council in 2019 and is the main component of their planning policy. Further relevant supplementary documents are listed below:

- Reading Local Plan (2019)
- Community Infrastructure Levy Charging Schedule (2015)
- Annual Monitoring Report 2020-2021 (2021)
- Revised Parking Standards and Design SPD (2013)

5.2 **National Policies:** In addition to the Development Plan Documents, we consider the following to represent Material Considerations in the determination of this application:

- National Planning Policy Framework 2019 (NPPF);
- National Planning Practice Guidance (NPPG)

6. Policy Assessment

6.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.

6.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible". Paragraph 119 of the NPPF comments that planning should "make effective use of land".

- 6.3 Paragraph 60 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 6.4 Paragraph 126 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”, whilst paragraph 134 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”
- 6.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 111).
- 6.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.7 Policy CC1 reiterates the NPPF in that a positive approach should be taken that reflects the presumption in favour with sustainable development.
- 6.8 The application site is located in a suitable location for housing adjacent to the main town and off one of the main streets in Reading. The site is considered to be accessible, with strong public transport

links into Reading town centre, which itself has strong links into London and the South-West.

- 6.9 In addition, multiple allocations were made in the Local plan under WR3J and WR3i in close proximity to the application site. Reading Borough Council are clearly pro development in this location as they seek to build on open land in the area; therefore, the redevelopment of this site and previously developed land should be encouraged.
- 6.10 Reading Borough Council currently has a housing supply of 6.95 as shown in the 2021 annual monitoring report (AMR). However, Policy H1 states that Reading Borough Council require that 689 new homes are delivered per annum.
- 6.11 As shown on page 22 and 23 of the AMR in 2019-20 521 homes were delivered whilst in 2020-21 408 were delivered. Therefore, for the past 2 years Reading Borough Council has not met its delivery requirements.
- 6.12 Therefore, to ensure that the 5-year housing supply does not decrease Reading Borough Council should prioritise residential developments and planning permissions to ensure that a suitable number of dwellings are delivered.
- 6.13 Policy H2 also states that outside of the central area, 3-bedroom units will be prioritised. As the application site is located within the central area the proposal has focussed on smaller flats which can be used by reading town workers, students and furthermore.
- 6.14 Local Plan Policy RL3 (c) states that: *"Within and adjacent to district, major local and local centres, all new development should provide some 'centre uses' at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate."*

- 6.15 Due to the site's location on the Oxford Road West District Centre, the provision of a commercial units at the ground floor level is considered to accord with Policy RL3.
- 6.16 Policy OU1 states that *"proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted, unless it can be clearly demonstrated that there is no longer a need to retain that facility"*.
- 6.17 The definition of a 'community facility' is set out in the Local Plan glossary at page 237 as *"facilities and services which are of benefit to the wider community"*.
- 6.18 This definition is further clarified in the supporting text to Policy OU1 at page 116 – *"Community facilities mean different things to different people. The term could encompass health facilities, education and training facilities (at all levels), youth and community centres and meeting places, libraries, places of worship, civic and administrative facilities and recycling facilities and civic amenity sites. Other uses such as open spaces, sport and recreational facilities, leisure facilities or pubs are often centrepieces of a community, although these are dealt with in other sections of the Local Plan."*
- 6.19 The Cambridge Dictionary definition of a 'social club' is – *"A place with a bar and entertainment for people who have paid to become members."*
- 6.20 We do not consider that a 'social club', with private membership and primarily used in the past as a drinking establishment, falls within the definition of a community facility.
- 6.21 The social club was closed in early 2020 and such, has been closed for over 2 years. The facility was no longer in demand and was

making a considerable loss under the previous owner, leading to the site being put up for sale and sold.

- 6.22 In addition, the site is located along Oxford Road which is one of the busiest roads in Reading. The road has multiple drinking establishments which led to this facility being underutilised and, thus, unsustainable leading to closure.
- 6.23 The White Eagle is a pub located 230 ft to the east, The Foresters Arms is a pub 0.8 miles to the south, The Spread Eagle is 0.5 miles away to the south whilst The Pond House and The Royal Albion are located 0.4 miles to the west. These are only the immediate local services which does not include the multiple services in Reading Town centre which is only 1.2 miles away.
- 6.24 Therefore, there are multiple pubs and food and beverage establishments in close proximity to the site. This ensures that the loss of such use, if it is incorrectly deemed to be a community use, is mitigated by the ample number of alternate options.
- 6.25 We therefore do not consider that the loss of the existing use is contrary to Policy OU1 in this context.
- 6.26 Overall, the principle of the proposed development for a commercial unit at ground floor level and residential development above, would be considered to accord with the Development Plan
- 6.27 Overall, the principle of the proposed development for a commercial unit at ground floor level and residential development above, would be considered to accord with planning policy.
- 6.28 **Sustainable Development:** Policy CC2 of the Local Plan states that all major developments must be up to date with Excellent BREEAM standards where possible. The proposed block of flats will be made to a high quality and will accord with these further standards.

- 6.29 The site is in close proximity to adjacent schools, pubs, shops, and further amenities due to its location on the Oxford Road. Therefore, the site is in a suitable location for residential development.
- 6.30 In addition, the site is served by great transport links with train and bus services within walking distance of the proposal. The site is surrounded by residential dwellings and, in response to all of the points made above, the proposed development is in a sustainable location.
- 6.31 **Density and Housing Mix:** Policy H2 sets out that the appropriate density of residential development will be informed by:
- The character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas
 - Its current and future level of accessibility by walking, cycling and public transport;
 - The need to achieve high quality design;
 - The need to maximise the efficiency of land use; and
 - The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers
- 6.32 The proposal has been designed to maximise the site to ensure that a suitable number of units are be proposed whilst sufficient parking, access and landscaping can be retained in accordance with the NPPF.
- 6.33 The size and scale of the proposed built form matches the adjacent approved development under 201391. The number of stories, height and size of the structure is similar to approved application 201391 ensuring that the proposal is not larger and excessive when compared to adjacent built form.

- 6.34 The proposal has been designed to ensure that it blends in with this neighbouring development as does not stand out. The proposal is also of high quality.
- 6.35 Policy H2 of the Local plan states that a mix of units should be considered. The proposal provides a mix of 1 bedroom 1 person, 1 bedroom 2-person, 2 bedroom 3-person, 2 bedroom 4-person accommodation. This ensures that a wide range of future occupiers can be accommodated for in accordance with local policy.
- 6.36 **Character and Appearance of the Area:** Policy CC7 of the Local Plan states that all applications must maintain or enhance the character and appearance of the area in relation to layout, urban structure, landscape, density, height, scale, and architectural detailing.
- 6.37 The proposal has been designed in relation to the surrounding area and the approval for 26 flats to the rear. The height of the building (5 and a half stories) matches the approved development to the rear. Other surrounding buildings to the rear are 5 to 7 storeys tall ensuring that the proposed height is acceptable in comparison.
- 6.38 The building has been carefully designed to ensure that a redbrick principal elevation is retained on Oxford Road whilst the side elevation of the building is slightly more modern relating to the adjacent Tesco and block of flats to the rear.
- 6.39 The taller part of the building is located in the middle of the proposal to ensure that from the street scene the building appearance as a 5-storey building.
- 6.40 In addition, the vegetation to the west will be retained to provide screening for the building and the proposed balconies, most of which are located on this elevation.

- 6.41 **Residential Amenity:** Policy CC8 (Safeguarding amenity) states that developments should not cause a detrimental impact on the living environment of existing residential properties, or unacceptable living conditions for new residential properties.
- 6.42 All of the units would meet Nationally Described Space Standards to ensure that they are of a suitable size to accommodate future occupiers.
- 6.43 The technical requirements of the MHCLG state that
- "A single bedroom must be 7.5m² and at least 2.15 metres wide whilst a double (or twin bedroom) must have a floor area of at least 11.5m². one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide"*
- 6.44 These standards have been met within the proposal ensuring that the size of rooms meet requirements along with the overall floor area requirements.
- 6.45 Local Plan Policy CC8 also states the importance of protecting neighbours and future occupiers' access to sunlight and daylight. An external sunlight and daylight assessment was carried out which evidences that the proposal has no impact in this regard.
- 6.46 As discussed above, the proposal will meet the relevant BRE guidance targets and will have no impact in regard to amenity.
- 6.47 Policy H10 (Private and communal outdoor space) requires dwelling to be provided with functional private or communal open space.
- 6.48 Each residential unit will have access to private amenity space in the form of balconies. These have been positioned to carefully minimise overlooking, with the majority located on the north and west

elevations looking over the adjacent Tesco and block of flats to the rear.

- 6.49 On the adjacent development approved under 201391, no balconies were proposed on the rear elevation which faces onto the application site. Therefore, the proposal will not overlook any balconies on the adjacent built form whilst it will not block any sunlight on to the amenity space of the adjacent flats.
- 6.50 **Trees and Ecology:** Policy EN12 sets out on all sites, development should not result in a net loss of biodiversity and should provide a net gain wherever possible. Policy EN4 identifies new development shall make provision for tree retention and planting within the application site, to improve the level of tree coverage within the Borough.
- 6.51 There are no TPOs on site. The attached plans demonstrate the retention of vegetation, including the screening to the west of the site. New landscaping is to be included as aforementioned in paragraphs 4.9 and 4.10 of this statement.
- 6.52 This application is supported by an arboriculture and ecology statement which emphasises how the proposal will have no impact on ecology and the trees on site. Please refer to these external documents for further information in regard to these issues.
- 6.53 **Transport and Parking:** Local Plan Policy TR3 seeks to protect the transport network, with consideration given to the effect on safety, congestion, and the environment.
- 6.54 The proposal will utilise the existing access to the site ensuring that it complies with the adopted standards of the Borough. As the existing access is being utilise there will be no wider impact on the highways network and its function from the proposal. The only minor change will be the number of cars going to and from the site.

- 6.55 Oxford Road is a straight road ensuring that the visibility splays from the access have always been and will continue to be acceptable in regard to the proposal.
- 6.56 The Reading Borough Council Parking Standards state that within zone 2, in which the application site is located, a maximum of 1 parking space is required per 1-2 bed flat.
- 6.57 However, the standards do state that *"Should a developer require fewer spaces than are set out here then there would need to be demonstration, to the Highway Authority's satisfaction, that there would be no detriment to highway safety as a result."*
- 6.58 In addition, Policy CC6 (Accessibility and the intensity of development) sets out that the scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations.
- 6.59 Therefore, due to the location of the proposed development it is anticipated that public transport will be utilised for a significant number of future occupiers.
- 6.60 An external transport statement has been provided to justify the provision of car parking spaces and to ensure that there will be no overflow into on-street parking which on-street parking provision cannot facilitate.
- 6.61 As per policy TR5 of the Local Plan 10% of parking spaces will be provided with electric charging ports. Therefore, 3 electric spaces will be provided.
- 6.62 Overall, the Proposed Development is considered acceptable from a highways and transport perspective.

- 6.63 **Cycle and Refuse Provision:** Cycle and refuse provision is provided on the ground floor of the building with secure internal rooms being utilised for these facilities.
- 6.64 **Air Quality:** Local Plan Policy EN15 (Air Quality) sets out that development should have regard to the need to improve air quality and reduce the effects of poor air quality.
- 6.65 An external air quality assessment has been carried out and submitted alongside this application. This assessment identifies mitigations that will be carried out during construction to prevent any significant air quality effects.
- 6.66 The proposed development is not expected to introduce new receptors into an area of existing poor air quality, and it is not anticipated to significantly impact local air quality.
- 6.67 Overall, the proposed development is expected to comply with all relevant local and national air quality policies.
- 6.68 **Flooding and Drainage:** Local Plan Policy EN18 (Flooding and Sustainable Drainage Systems) directs development to areas at the lowest risk of flooding. Further, all major developments must incorporate sustainable drainage systems as appropriate.
- 6.69 The site is located in Flood Zone 1, the lowest risk of flooding and, thus, a full FRA was not required in regard to this submission. However, the application is supported by a Sustainable Drainage Assessment which highlights how drainage will be handled on the site and assesses the proposed impacts on drainage.
- 6.70 Overall, the Proposed Development is considered to accord with the relevant policy and will have no impact on drainage.

6.71 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished; however it is proposed that the development would conform to Part L of the Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. This is equivalent to Code level 3 of the Code for Sustainable Homes. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

- A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards to create an excellent SAP rating;
- B. Use of locally sourced, recycled materials and labour where practicable;
- C. Reduced internal water consumption of 110 litres per person per day through the incorporation of water efficient sanitary fittings, including low flow toilets and water efficient taps for wash basins;
- D. Refuse, recycling and composting facilities to be provided to work with the Council's existing waste and recycling collection service;
- E. Secure cycle provision to encourage sustainable modes of transport;
- F. 'A' rated electrical appliances and energy saving light fittings;
- G. 'A' rated double glazed windows with natural cross ventilation provision;

H. Recycling of waste construction materials where practicable;

I. Permeable driveway/parking spaces to avoid increase in surface water runoff;

6.72 The proposal is therefore considered to comply with sustainability objectives in this respect.

6.73 **Noise:** Local Plan Policy CC8 (Safeguarding Amenity sets out that developments must not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, amongst others, in terms of noise and disturbance.

6.74 A Noise Statement is submitted alongside the application which notes the anticipated noise sources around the site. Due to the surrounding residential units adjacent to the site, it is considered that the noise level around the site would be acceptable.

6.75 **Affordable Housing:** Local Plan (2019) Policy H3 sets out a requirement for 30% affordable homes on sites of 10 or more units

6.76 The proposed development would provide 30% affordable units to ensure that the requirements have been met.

6.77 **Community Infrastructure Levy:** Reading Borough Council's CIL charging schedule was adopted in 2015 and states that a charge of £120 per sqm is applicable in relation to residential development.

6.78 The CIL charge will be applied "to the gross internal area of the net increase in development" as per the charging schedule. Therefore, the GIA of the existing buildings to be removed should be minused from the charge.

7. Conclusion

- 7.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 7.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute an appropriate windfall site to the Borough's housing supply without having an adverse effect on the character of the area or the amenity of neighbouring residents.
- 7.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

Sam Peacock BA (Hons) MSc

Senior Planner | ET Planning

200 Dukes Ride Crowthorne RG45 6DS

sam@etplanning.co.uk 01344 508048