

DELEGATED APPLICATION REPORT

App Ref: 220941/FUL

Address: University of Reading

Proposal: Erection of a single storey extension with associated external and internal alterations to the existing central kitchen building to facilitate the relocation of the School of Art

Case Officer: Connie Davis

Extended Target Decision date: 17/10/22

Site Description and Surrounding Area

The application site has an area of approximately 4,158m², comprising of the Central Kitchen Building and a large forecourt laid to hardstanding sited to the east of the building. There are six parking spaces on this area which is also used as a service yard. The site is adjacent to Pepper Lane to the south, Carter Drive to the north and Cark Park 11 lies to the west. The Poly Vacher building sits to the north of the application site, beyond Carter Drive.

The Central Kitchen Building is about seven years old and is of a modern appearance with limited architectural detailing. The building has a part pitched/part flat roof design and is part single/part two storey. It is externally finished in grey brick, vertical and horizontal cladding with some louvres to the first floor level. The building is currently part vacant, with some cold storage units still in use.

The site is located within the University of Reading's Whiteknights Campus. The Whiteknights Campus is set in 123 hectares of parkland, which includes a lake, open grassland spaces, woodlands and heritage Harris Gardens. The Site's immediate surroundings predominantly comprise of other modern academic office buildings, including the Health and Life Sciences Building which is currently under construction, to the north east of the site.

Vehicular access to the site can be gained to the Kitchen Building service yard from both Carter Drive and Pepper Lane. Carter Drive is a private road within the University's Whiteknights Campus whereas Pepper Lane is a public adopted highway. The closest bus stops to the site are located on Pepper Lane in close proximity to the main Pepper Lane entrance (circa 180m). Pepper Lane is identified as a high frequency bus route. It is served by bus route Claret 21 and 21a which provides services every seven to eight minutes during peak periods.

Part of the application site is identified as an area of Biodiversity Interest as shown on Reading Borough Council's Proposals Map and this area also covers the tree belt directly to the south of the existing Central Kitchen building and forecourt. The area to the south of Pepper Lane (where Leighton Park School is located) is designated as a Major Landscape Feature and there is Existing or Proposed Green Link which links into the site.

The Site lies within Flood Zone 1 and therefore has a less than 0.1% chance of flooding in any year. Leighton Park School, a Grade II Listed Building, is located to the west of the application site, on the opposite side of Pepper Lane. Within Whiteknights campus there are heritage assets within proximity to the site including the Blandford Lodge, the URS Building, or the landscape garden feature.

Proposal

The proposal seeks the relocation of the School of Art Building and involves the extension of the central kitchen building. The proposed single storey extension would be located on the existing hardstanding forecourt area to the east of the existing Central Kitchen building. The number of staff and students within the campus would not change as a result of the proposal. The aim is to remain at an intake of 80 undergraduate students.

Internal Consultations

Transport - No objection subject to conditions

Natural Environment - No objection, subject to conditions

Ecology - No objection, subject to conditions

Sustainable Drainage Officer - No objection

Heritage Officer - No comments received

Environmental Protection - No objection, subject to condition

Berkshire Archaeology - No objection, subject to condition

Wokingham Borough Council - No objection

Plans/Documents Considered:

Exterior Lighting - Rev 5a - Dated 07.10.22

W310-1956132-BYA-ZZ-GF-DR-E-7080-82000 Rev 00-007 - Proposed Lighting Layout

External Lighting Calculations

Received 7th October 2022

Design Settings

Received 5th October 2022

Post Submission Transport Comments Response - Ref. 79760

Received 3rd October 2022

Revision 4 of Tree Survey Arboricultural Impact Statement Arboricultural Method Statement dated 1st September 2022

Received 5th September 2022

W310-1956132-SBR-ZZ-SW-DR-A-ZZZZ-80001 Rev S2-8 - Site Layout Plan

W310-1956132-SBR-ZZ-XX-DR-A-ZZZZ-80202 Rev S2 5 - Proposed Elevations

W310-1956132-SBR-ZZ-XX-DR-A-ZZZZ-80203 S2 6 - Proposed Elevations
W310-1956132-SBR-ZZ-00-DR-A-ZZZZ-80100 Rev S2-5 - Proposed Ground Floor Plan

Received 18th August 2022

Design and Access Statement
CIL Form
Application Form
Planning Statement
Transport Statement
Sustainability Statement
Energy Statement
Noise Impact Assessment Report
Ecological Appraisal
Flood Risk Assessment and Sustainable Drainage Strategy
Archaeological Desk-based Assessment
Built Heritage Statement
Utilities Statement
Desk Top Study and Preliminary Risk Assessment
W310-1956132-SBR-ZZ-XX-DR-A-ZZZZ-81004 Rev S2-4 - Existing Elevations
W310-1956132-SBR-ZZ-XX-DR-A-ZZZZ-80201 Rev S2-4 - Proposed Sections
W310-1956132-SBR-ZZ-SW-DR-A-ZZZZ-81001 Rev S2 4 - Existing Site Plan
W310-1956132-SBR-ZZ-SW-DR-A-ZZZZ-80301 Rev S2-1 - Proposed Cycle Store
W310-1956132-SBR-ZZ-SW-DR-A-ZZZZ-80300 Rev S2-1 - Proposed Bin Store
W310-1956132-SBR-SW-DR-A-ZZZZ-80003 Rev S2-3 - Campus Plan
W310-1956132-SBR-ZZ-SW-DR-A-ZZZZ-80002 Rev S2-6 - Site Location Plan
W310-1956132-SBR-ZZ-RF-DR-A-ZZZZ-81005 Rev S2-2 - Existing Roof Plan
W310-1956132-SBR-ZZ-RF-DR-A-ZZZZ-80102 Rev S2-4 - Proposed Roof Plan
W310-1956132-SBR-ZZ-01-DR-A-ZZZZ-81003 Rev S2-4 - Existing First Floor Plan
W310-1956132-SBR-ZZ-01-DR-A-ZZZZ-80101 Rev S2-4 - Proposed First Floor Plan
W310-1956132-SBR-ZZ-00-DR-A-ZZZZ-81002 Rev S2-4 - Existing Ground Floor Plan

Received 28th June 2022

Relevant Planning History

090851 - Development of a centralised food production building with associated service yard, substation and widened access road - Application Permitted

081500 - Development of a centralised food production building with associated service yard, substation and widened access road - Application Permitted

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning

application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

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. The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).

The 'National Planning Policy framework' ('NPPF') 2021 states clearly that its content is to be a material consideration in the determination of applications. The 'NPPF' states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Reading Borough Local Plan, 2019) according to their degree of consistency with the 'NPPF' (the closer the policies in the plan to the policies in the 'NPPF', the greater the weight that may be given).

Relevant Policies:

National Planning Policy Guidance

National Planning Policy Framework (NPPF) (2021)

- Section 2 - Achieving Sustainable Development
- Section 6 - Building a Strong Competitive Economy
- Section 8 - Promoting Healthy and Safe Communities
- Section 11 - Making Effective Use of Land
- Section 12 - Achieving Well-Designed Places
- Section 14 - Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15 - Conserving and Enhancing the Natural Environment

Adopted Reading Borough Local Plan - November 2019

- Policy CC1: Presumption in Favour of Sustainable Development
- Policy CC2: Sustainable Design and Construction
- Policy CC3: Adaptation to Climate Change
- Policy CC5: Waste Minimisation and Storage
- Policy CC6: Accessibility and the Intensity of Development
- Policy CC7: Design and the Public Realm
- Policy CC9: Securing Infrastructure
- Policy EN1: Protection and Enhancement of the Historic Environment
- Policy EN2:
- Policy EN12: Biodiversity and the Green Network
- Policy EN13: Major Landscape Features and Area of Outstanding Natural Beauty
- Policy EN14: Trees, Hedges and Woodland
- Policy EN18: Flooding and Drainage
- Policy TR1: Achieving the Transport Strategy
- Policy TR3: Access, Traffic and Highway-Related Matters
- Policy TR4: Cycle Routes and Facilities
- Policy TR5: Car and Cycle Parking and Electric Vehicle Charging
- Policy ER2: Whiteknights Campus, University of Reading

Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Sustainable Design and Construction (2019)
- Planning Obligations under S106 (2015)
- Employment, Skills and Training (2013)

Other Relevant Documents

Tree Strategy (2020)

The Reading Biodiversity Action Plan (2006); Reading Biodiversity Action Plan, Draft for Consultation (Feb 2020)

National Design Guide (MHCLG, October 2019)

ASSESSMENT

The main issues to be considered are:

- a) Principle of Development
- b) Design
- c) Transport/ Parking
- d) Sustainability
- e) Landscaping & Ecology
- f) Environmental Matters
- g) S106 & Community Infrastructure Levy
- h) Submitting a planning application

a) Principle of Development

Policy CC1 of the Reading Borough Local Plan (RBLP) requires a positive approach to development proposals that reflect the presumption in favour of sustainable development, which lies at the heart of the National Planning Policy Framework (para. 11 NPPF).

It goes on to state that *“Planning applications that accord with the policies in the development plan will be approved without delay, unless material considerations indicate otherwise.....”*

The three overarching objectives defined in the NPPF, to achieving sustainable development are economic, social and environmental. The social role requires planning to support strong, vibrant and healthy communities and a high-quality built environment. The proposal would support the delivery of enhanced educational infrastructure; widening the choice in education as set out in the NPPF (para. 95).

The environmental role requires the natural, built and historic environment to be protected and enhanced with mitigation and adaptation to climate change; these aspects will be addressed below.

With regard to the economic role, the proposal would contribute to economic activity through contributing to “building a strong, responsive and competitive economy” as defined in the NPPF, through the construction period.

The provision of education facilities accords with the objectives as set out in the Reading Borough Local Plan (RBLP) to *“improve the quality of life for those living, working, studying in and visiting the Borough , creating inclusive sustainable communities with good access to ... education...”* (Para 2.2.2).

The site is located within the University of Reading Whiteknights Campus, covered by Policy ER2. The proposed provision of a new relocated Art Department would accord with the Campus being the *“focus for development associated with the University of Reading. Such development may include additional teaching, ... accommodation, infrastructure and services..”*. It would also be in accordance with Policy OU1 that states that *“proposals for new, extended or improved community facilities [which includes educational establishments] will be acceptable, particularly where this will involve co-location of facilities on a single site.”* *“And proposals for on-site intensification of important facilities*

will be supported, subject to other policies in the local plan.” “Proposals for additional development for further and higher education will only be acceptable where it can be demonstrated that it would not lead to a material increase in the need for student accommodation”, unless supported by an increase in student accommodation (also set out in Policy ER2). As the proposal is not intended to cater for a net increase in students, it would, therefore, not trigger the need to meet the requirement to provide for an increase in student accommodation.

The proposal would re-use an existing building and extend onto an existing service yard, thereby limiting further impact on undeveloped areas of the campus, thereby complying with achieving an effective use of land by using previously developed land (Para. 119 NPPF).

b) Design

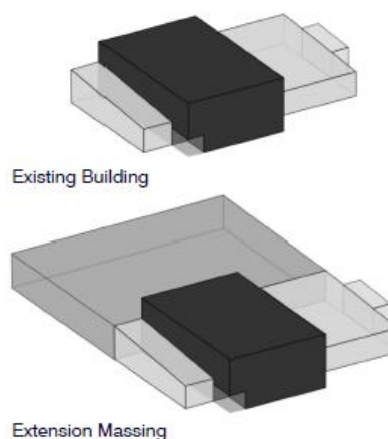
Section 12 of the National Planning Policy Framework (NPPF) places significant weight on ensuring good design and para. 126 states that *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”* The NPPF states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.”*

RBLP Policy CC7: Design and the Public Realm, requires all development to be of a *“high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.”* Design includes layout, landscape, density and mix, scale: height and massing, and architectural details and materials. Developments will also be assessed to ensure that they respond positively to their local context”

The existing building was built about 7 years ago, is of modern appearance with limited architectural detailing.

It includes vertical and horizontal cladding of dark and light grey and some grey brick. It comprises a part pitched and part flat roof, with the upper storey including services. The surrounding buildings are mostly relatively modern, ranging from 1 storey up to 4 storeys (recently built Health and Life Sciences building opposite) using a mixture of cladding of limited colour palette and brick.

The proposed extension would be single storey and would continue the simple rectangular form of the existing building and would meet the highest point of the existing pitched roof. To provide light into the proposed studio spaces the design includes some further windows and a northern light saw tooth roof.



The proposed scheme intends on re-using the existing cladding and extending this materiality with vertical metal profile cladding and inclusion of a brick plinth.

As a response to pre-application discussion, some further articulations of the elevations has been proposed, namely by including 'ART' spelt out on the building to add some visual interest to the elevation. Some bolder material choices and colours have also been selected on the northern façade facing Carter Drive including red with windows and doors being recessed to break up the expansive elevation and add articulation. A new entrance to the building has also been provided. The canopy will highlight the building entrance with glazing into the main building space.

It is considered that revised design is of suitable high quality, taking on points raised as part of the pre-application process, which reflects the international reputation of the UoR as referenced in Policy ER2.

The proposal would not be highly visible from the streetscene (Pepper Lane), although this is likely to vary depending on the season and the coverage of the adjacent wooded belt. Nonetheless, as set out by the Natural Environment Officer, it will important that the scheme achieves seeks to enhance the overall planting to include the aim of minimising and mitigating any visual impact both from outside and within the campus setting.

It is not considered that the proposal would have a significant detrimental effect on heritage assets within proximity to the site, both within campus and within Leighton Park School to the south in line with Policy EN1 of the Reading Borough Local Plan (2019). This is confirmed by the Built Heritage Statement, which Officers concur with.

c) Transport/ Parking

The supporting Transport Statement identifies that the redevelopment of site will utilise existing access points from Pepper Lane and Carters Drive. The pedestrian and cycling access to the building is through the main entrance to the existing building adjacent to Car Park 11. This will be the main entrance to the building for students and staff. The existing arts department will relocate from their current location within the campus. There will not be an uplift in staff or student numbers at the campus as a result of the proposals. Therefore, it is not anticipated that there would be a material change to the trip generation accessing the campus.

Reading Borough Council adopted a Supplementary Planning Document (SPD) 'Revised Parking Standards and Design' on 31st October 2011. This sets out the car parking requirements for different land uses. The SPD sets out parking standards based on a number of 'zones' within Reading. The University is within Zone 3 requiring a maximum car parking standard of 1 space per 1.5 full time equivalent (FTE) teaching staff, 1 space per 3 non-FTE teaching staff and 1 space per 20 students. Where FTE students live within Halls of Residence on site, D1 student parking provision will be deducted from this requirement.

There is an existing service yard with six car parking spaces located to the east of the existing building. The extension to the existing building is proposed to utilise the full extent of the existing service yard resulting in the loss the six car parking spaces located within the service yard. There will be no car parking provided within the site boundary.

As the proposals comprise the relocation of staff and students from within the campus, no additional car parking is to be provided for the refurbishment and expansion of the new School of Art building. The existing six spaces that are to be removed from the existing service yard have not historically been accessible by users of the wider campus and were

only used by occupants of the building which is now disused. Car Park 11 will remain and will not be impacted by the proposals.

Given that the proposals result in the relocation of the School of Art, with no uplift in staff or student numbers as a result of proposals, there is not expected to be any material change to the trip generation of people or service vehicles accessing the campus.

Cycle access from the west of the site will be retained, via Car Park 11. The existing 8 covered cycle spaces adjacent to the entrance to the development will be relocated and an additional 22 covered cycle spaces will be provided as Sheffield stands. A total of 15 Sheffield stands (30 spaces) will be provided in total. These facilities will be provided under a covered shelter located adjacent to the building entrance.

The proposed redevelopment of the building will support the University's wider travel planning strategy. The Travel Plan is due to be updated and will include the new School of Art should it be given consent. The primary focus of the University Travel Plan is staff and student commuter trips to and from the University. The Travel Plan additionally considers travel by visitors and contractors as well as deliveries and fleet vehicles wherever feasible. This will be conditioned if the application is approved.

Conditions:

- Construction Method Statement (to be submitted)
- Cycle parking (as specified)
- Updated travel plan

d) Sustainability

The overarching sustainability policy CC2 requires proposals for new development to be designed and have site layouts which *"use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change."* In order to achieve this *"• All minor non-residential developments or conversions to residential are required to meet the most up-to-date BREEAM 'Very Good' standard as a minimum; • All non-residential development or conversions to residential should incorporate water conservation measures so that predicted per capita consumption does not exceed the appropriate levels set out in the applicable BREEAM standard. Both residential and nonresidential development should include recycling greywater and rainwater harvesting where systems are energy and cost effective."*

The submitted Pre-Application Design Statement refers to meeting a policy compliant BREEAM 'Very Good' rating and the Energy section addresses the key matters set out in the relevant policy. A sustainability statement has also been provided, with an extensive table of sustainability measures including water efficient fixtures and fittings, solar panels covering 70% of roof to supply electricity and ecological/landscape enhancements (as detailed earlier in the report). Waste minimisation and storage has also been addressed, with provision made for recycling and waste facilities following the University of Reading campus wide waste management strategy. The proposal is therefore compliant with Policy CC2, CC3 and CC5 of the Reading Borough Local Plan (2019). A condition will be secured to ensure that the building is built to this standard.

e) Landscaping & Ecology

Trees on the site and to the south-east and south-west lie within an area of identified biodiversity interest and there is a Green Link just to the south of the site connecting the wooded area north of Pepper Lane to one at Leighton Park School.

Policy EN12 requires the Green Network, which includes Green Links and Biodiversity Opportunity Areas to be “*maintained, protected, extended and enhanced*” and that any new development should demonstrate “*how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation... All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified... b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:* • *Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and* • *Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*”

Developments also need to accord with the criteria defined in Policy ER2, which states that: “ • *Areas of wildlife significance and current or potential green links will be retained or enhanced, and not detrimentally affected by development, including through light effects;*”

The applicant has submitted an Ecology Report (EPR, April 2022, ref: 21/70-1D) which concludes that the proposals are unlikely to affect protected species or priority habitats, as confirmed by the RBC Ecologist.

Biodiversity Enhancements

The Ecology report shows the location of bird and bat boxes, a single hedgehog house and areas of new planting. The DAS states ‘*Planting will be added to the adjacent wooded belt to provide further screening of the campus*’ although full details have not been supplied. Full details of this planting along with full specifications and details of the bat and bird boxes can be secured via condition.

Lighting

The revised lighting layout and documents: (External Lighting Calculation 07-10-2022 and Proposed Lighting layout:, ref: W310-1956132-BYA-ZZ-GF-DR-E-7080-82000 REV 7 - both by Butler & Young Associates) shows that light spillage has been reduced around the southern edge of the building adjacent to the woodland edge. This is accepted by the RBC Ecologist.

In light of the adjacent wooded area and the verdant nature of the immediate area, compliance with Policy EN14: Trees, Hedges and Woodland is particularly important. This states that:

“Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced.

New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.”

The Natural Environment Officer has confirmed that the Arboricultural Statement is sufficient and satisfactorily retains and protects existing trees. A more in-depth landscaping scheme will be secured via condition.

The proposal would be just to the north of an existing Major Landscape Feature (at Leighton Park School), covered by Policy EN13, although it is considered unlikely that any development, of the scale presented, would “*detract from the character or appearance of a Major Landscape Feature.*”

f) Environmental Matters

Archaeology

The Archaeological Desk Based Assessment (Wessex Archaeology 2022) submitted with the application notes a potential for buried remains of all periods to be present on the site, albeit a relatively low potential, based on the evidence from finds across the wider landscape. It is suggested that the site has been a wooded part of Whiteknights Park from at least the mid-18th century, and probably back into the medieval period, through to the 1970s, when the campus was developed. This means that any medieval or post medieval remains would likely be only chance finds or part of parkland management.

Prior to the medieval period we do not know whether the site was within woodland or if it had been cleared at some stage for settlement or agriculture. Evidence from the wider study area suggests some level of settlement activity in the vicinity, and therefore presumably also agriculture, through the Bronze Age, Iron Age, and Roman periods. Should such activity have been present on site then the medieval and post medieval history of the site may have aided the survival of remains, being protected from ploughing.

It would therefore be in line with both local and national planning policy to require an archaeological scheme of works to evaluate the archaeological potential of the site and to mitigate any harm should it be caused to the historic environment. A pre-commencement condition requiring a archaeological scheme of works to be submitted to evaluate the archaeological potential of the site and mitigate any harm to the historic environment in accordance with Policy EN2 of the Reading Borough Local Plan (2019).

Environmental Protection

Applications which include noise generating plant when there are nearby noise sensitive receptors should be accompanied by an acoustic assessment carried out in accordance with BS4142:2014+A1:2019 methodology.

A noise assessment has been provided which sets appropriate noise limits for the new plant, but as the plant has not yet been selected. As such, a condition will be applied so that it can be ensured that the plant to be installed meets the limits to comply with Policy EN17 of the Reading Borough Local Plan (2019).

Drainage

As the proposal is not a major application, it is not required to provide a sustainable drainage system in line with Policy EN18. However, a strategy has been provided and reviewed by the SuDS Officer with no objections. The proposal is therefore considered to go beyond policy requirements in this regard, which is positive.

g) S106 & Community Infrastructure Levy (CIL)

The development would be liable to Community Infrastructure Levy (CIL) however, in line with the Council's Charging Schedule there would be nil charge for the proposed use.

Although this scale of scheme would not trigger the requirement to meet the obligations within the Employment, Skills and Training SPD per se it would be a positive deliverable given that this is a University project. The applicant has confirmed that the University will request that the appointed contractor provides one apprenticeship role during the construction phase of the development. However, this cannot be formally secured via a S106 agreement in line with the Employment, Skills and Training SPD due to not being a major application.

Conclusion

The overall principle of a relocated educational space within the university campus is acceptable. The overall scale of the proposed scheme is considered acceptable and the proposal is acceptable in terms of specialist consultee matters.

Recommendation: GRANT permission subject to conditions:

Pre-commencement conditions have been agreed by the applicant

1. Time Limit
2. Approved Plans
3. Materials as specified
4. Cycle Parking as specified
5. Travel Plan
6. Construction Method Statement to be submitted (pre-commencement)
7. Landscaping - slab level
8. AMS as approved
9. Sustainability measures as approved
10. BREEAM - As Built
11. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 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.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

12. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason:

The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy EN2 of the Reading Borough Local Plan (2019).

13. Drainage as specified

14. Refuse and recycling as specified

15. Biodiversity Enhancements

16. Vegetation to be cleared outside of the nesting season

17. External lighting as specified

Informatives

1. Terms

2. Building Control

3. Complaints about construction

4. Encroachment

5. Pre-commencement conditions

6. Positive and Proactive