

E05077 Battle Street – Pre-Planning Consultation Comments Tracker

No.	Question/Comment	Response	Date Raised/Date Responded
1.01	I am a local resident (& chair of local residents group – vpcg.org.uk). Suggestion – is there a possibility of a donation/funding to support our aim to have a local notice board at Victoria Park and plants to fill the planters in the area? I would love to see trees planted on Bedford Road and Battle Street opposite side of road to development. I would be very happy to be involved in further conversations to liaise locally.	We are proposing to enhance the biodiversity by planting trees along the building edges on both Battle St and Bedford Road.	26 th May 2022

No.	Question/Comment	Response	Date Raised/Date Responded
2.01	Very complimentary, supportive of the proposals.		26 th and 27 th May 2022
2.02	1. Very complimentary, supportive of the proposals. Questions about the re-location of the water trough. Landscape 2. Water feature for the courtyard space would be welcomed. Parking 3. Look at parking on James St, show it on parking strategy plan where current spaces are and if we can add any more. Planning Submission Date 4. When will the planning application be made? Needs to avoid being issued with a consultation period when the majority of people are on holiday.	1. We have some options to re-locate the water trough into the passageway from Oxford Road, to be discussed. Working with the project team to identify a suitable location so the courtyard landscaping is enhanced. 2. We are proposing water features in the courtyard. 3. The existing resident permit parking spaces have been added to the parking strategy drawing and we have added an extra space as we are now opening up the end James St. Highways have considered the plans and have concluded only residents will have parking permits. 4. Towards the end of the summer/beginning of Autumn	27 th May 2022
2.03	1. Mass The Mass of 3 story block of flats on Oxford Road feels too big.	1. We have tested some options with 2 story flats on the Oxford Road and concluded it does not fit comfortably into the existing urban grain. We have looked at the massing and developed the design to break down the mass of the block of flats by reducing the size of the bay window/balconies and opened the roof terrace by the entrance. The overall massing has been considered and reworked to relate to the existing context. Materiality is used as a tool to enhance this stretch of housing on the Oxford Road north side and help the mass tie into the local architectural grain. The existing 'villa' buildings on this side of Oxford Road are 3 storeys.	27 th May 2022

No.	Question/Comment	Response	Date Raised/Date Responded
	2. Conservation Area. Not doing enough with design to respond to the conservation area. Suggested Bond House (114-116 Oxford Rd) is not a good heritage precedent to be using, despite planners having previously highlighted it as a good example.	2. We have prepared a draft heritage statement to be issued ahead of the planning application. The summary is: the proposals address the heritage context in a number of ways. The scale of the proposals reduces towards Oxford Road with the individual pavilion buildings within the conservation area reflecting the Villa typology of the northern side of Oxford Road. The façade treatment and materiality are reflective of the context, and overall, it is therefore considered that any negative impact on the conservation area and the setting of the listed buildings in the locale has been minimised. The proposal enhances the urban grain of Oxford Road and the creation of a new public space to identify the new pedestrian route through the site is proposed to further enhance the streetscape within the conservation area. These proposals provide a long term economically sustainable use for the site which enable Reading Borough Council to provide much needed Adult Care housing in the area where it is most required, whilst also enhancing the historic context in which they are located.	
	3. Passageway Width Even though positive changes have been made since last councillor briefing to widen the passageway and add more active front with front doors, windows and landscaping, still feel the Passageway is too narrow, It was explained that the block at the front on Oxford road was as far over as it could go, it could not get thinner and deeper as this would push out towards Oxford road and back in front of windows to Alison Court flats.	3. We have developed the proposals to remove the planter at the entrance on Oxford Road, introduced a chamfered edge to the 2-story bay window and opened out the entrance passageway to 9.5m wide at the pavement edge to Oxford Road. We have also cut-away the top floor balcony to break down the mass of the building facing Oxford Road. This opens up the passageway with a more public facing gateway to the entrance into the site, breaks down the mass of the 3-story block, reflecting the adjacent building with the bay window set in, chamfered and framed. It is wider than Chain St.in Reading and shorter in length and single sided, with landscaping along it.	
	4. Building Heights suggested flipping 3 story block on Oxford road with 2 story on James St, so you have 2 storeys on Oxford road and 3 storeys on James St.	4. We have tested swapping the 3-storey Oxford Road block with the 2-storeyed James St block. The rights of light do not change to Alison court, but they become worse to the single aspect windows to the flats on Bedford Road. Also as noted in response to item 2.03.1 the 2-storey block on Oxford Road is deemed to be inappropriate in terms of massing in its context, also refer to comments from the chair of the Civic Society under item 3.23.	

No.	Question/Comment	Response	Date Raised/Date Responded
2.04	1. Why are modern buildings so simple and boxy and un-articulated, compared to buildings from the Victorian and Edwardian era. 2. General comments; Very positive and excited about the proposals.	1. There are a number of factors that influence the form, shape and appearance of the flats and houses on the Battle Street site; Sustainability and Passivhaus design requires a low form factor to minimise heat loss through the external walls – this leads to a simple form and shape with less articulation than traditional buildings. However, there are specific corners and edges of the various buildings that are articulated, angled and eroded to respond to the surrounding site to fit comfortably in and respect the rights of light and minimise overlooking. Flat roofs provide a suitable and maintainable surface for PV's and green roofs compared to pitched roofs. Pitched roofs make the buildings higher, cost more money and provide space not required in the flats. We are proposing traditional pitched roofs to the family houses on Battle Street where they are needed to continue the Victorian terrace. The articulation and detailing that will be developed for the planning application will refer to the local character of the area with the use of reading red and silver-grey bricks, brick detailing/patterns and textures, window proportions will reflect the local façades which are predominantly portrait, metal railings will be used at ground floor and for Juliette balconies that reflect the metalwork on the surrounding roads of the site. The Climate emergency means we are looking to keep the building as efficient as possible, and these forms are very sustainable.	27 th May 2022
2.05	1. The block will affect light into lounge on the eastern side of the property. 2. Not happy with the proposed building being so close to the boundary. 3. Suggested that the Oxford Road 3-storey block be swapped with the Mews facing 2-storey block.	1. In accordance with planning and as part of ongoing design development we have put the neighbouring amenity at the heart of our context and designed to have minimal negative impact on the quality and the amount of daylight. the resident's flat will maintain a suitable level of daylighting from the South (Oxford Road) into living spaces. The concern for poor daylighting is regarding East Facing windows which are likely receiving a low level of daylighting currently due to orientation and the height of the existing planting. 2. The Oxford Road flats are 1m from the western boundary adjacent to Alison Court and 9m from the east side of Alison Court. 3. Refer to 2.03.4 response.	27 th May 2022

No.	Question/Comment	Response	Date Raised/Date Responded
2.06	1. Where is the money coming from for this project? 2. What will happen to the current Focus House building as it's a listed building? 3. What will happen to my daughter if I'm not here in 3 years' time?	1. As per policy report the funding will be HRA borrowing and we will be looking to apply for Grant funding for Homes England. 2. We have yet to make decisions about the future of the current Focus House building. This will be reviewed in due course. 3. A social care assessment will take place to consider how to ensure that the daughter's needs are met in the most appropriate way. This will inform a Care and Support Plan which will detail how her support needs will be met.	26 th May 2022
2.07	General comments; Very positive and excited about the proposals. Took away some boards, comments sheets and newsletters to share at a local community event to get more feedback from the local community. 1. Can there be community planting within or around the edges of the scheme. 2. Can there be a community noticeboard somewhere in the scheme.	1. We are willing to discuss opportunities for community planting. 2. Yes, an active wall, much like the proposed art wall can be considered as a community notice board too. We need to decide which wall would be most suited to this use and discuss further in due course.	26 th May 2022

2.08	1. Landscape Courtyard and gardens to ground flats and flatlets need to be easily maintainable, less grass more paving, probably planters rather than grass. Like the idea of raised beds for users to own and plant as they want. Built in furniture that can stay outside and last and not fall apart. Can the garden have raised beds/planters and the garden be dementia friendly? 2. Will there be someone to maintain the courtyard? 3. How big are the toilets? 4. Is there parking 5. How big will the sink be? The sink we currently have is not big enough to wash industrial size equipment 6. Will there be laundry/slucie facilities? 7. Can there be a sluice in the shower room to allow for soiled clothes to be rinsed before washing in laundry? 8. Will you be putting in solar panels? 9. Will there be space for cars/buses to turnaround? 10. Is there a separate room for staff to have lunch etc.? 11. Can there be a water feature, planted beds with roses. 12. Will there be lots of places to sit, both inside and out, people like Pam need to be able to sit down every 10-15 minutes.	1. The landscape proposals have been developed to reduce the grass areas and increase the number of planters. 2. Yes. 3. Toilets are sufficiently sized to meet the user needs and building regulation requirements. 4. Yes there are 9 car parking spaces within the site, the division between OPDC and Supported Living staff to be confirmed by Reading. 5. Sink size and details to be developed at the next stage. 6. Yes. 7. Yes. 8. Yes, the roofs of all buildings will have PV's. The heart of the project is Passivhaus and net zero as per the council's climate policy. 9. No the Mews is a one-way road so cars will not turn around in it they will drive through it to get out along James St from Battle Street. This will make it safer for pedestrians and provide an additional parking space in James St. 10. A designated staff room is not included in the plans. However, there are a number of rooms which can be utilised for staff to eat their lunch (e.g. quiet room, small meeting room/1:1 room). In addition, there is outside space where staff can have their lunch. 11. Yes, the courtyard will have added water features and planters into the courtyard space. Also, we are looking to re-locate the existing cattle trough on Bedford Road to a more public space, so it is more relevant to the 'memory/ continuity of the town history'. 12. Yes, the proposals have seats in private and public landscape areas.	27 th May 2022
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No.	Question/Comment	Response	Date Raised/Date Responded
	13. Dining/Lounge: Can the space be flexible so tables and chairs can be cleared away for a variety of different activities like dancing. 14. Can courtyard have furniture that can be cleared for outdoor activities, and provide enough clear space for multiple wheelchairs to move within a space? 15. If courtyard is to be split, division needs to feel natural and subtle – seating, planters etc. Need to be secure enough to prevent OPDC users from wandering into local residencies (Supported Living). 16. Use of dementia colours – appropriate and stimulating colours to aid OPDC Dementia users.	13. Yes. 14. Yes, the proposals have loose furniture that can be cleared away and fixed seats combined with water features and planters. 15. Yes, the courtyard design will build in the ability to divide into 2 parts in a natural subtle way. 16. Yes, we will build this into the landscape design with building bricks, paving and planter/furniture colours.	
2.09	Programme 1. When will the project go to planning, start on site and be complete.	1. Aiming for planning submission at the end of the summer, starting on site in 2023 with completion in 2025.	27 th May 2022
2.10	Resident listened and took away comments. Positive interaction but before leaving mentioned that she would be objecting the proposal online.		27 th May 2022

No.	Question/Comment	Response	Date Raised/Date Responded
3.01	Object 1. 'The elderly center sounds like a great idea. But all the flats? Terrible. I live on Stanley Grove so I am right next to the proposed site and I can tell you now it is an absolute nightmare here. It is so overcrowded its ridiculous so the thought of adding yet again even more flats is just ridiculous and NOT what any of us residents want or need!! Parking is already now atrocious, half the time us existing residents can't park anywhere near our homes. Every single day there are extremely close calls with the school pick up and drop off because there is no room already let alone adding all these flats! Our cars are constantly damaged. I've seen several kids hit already because there is nowhere to park so by adding more flats it's going to make the problem a lot worse! Don't even get me started on the refuse collection service! We go months at times with no collection because the roads are blocked up so again, adding so many more residents in this tiny space is going to make the issue even worse (and months in no over exaggeration, over Christmas's it was over 8 weeks for both red and black bin, it gets disgusting) So unless your going to add no cars to these new people's rental agreements it is just going to make everything so much worse as no one has clearly thought about parking!! 2. What we actually need is an activity center for the kids!! A community center with youth groups!! More doctors and dentists! Stop trying to cram as many people into the center of Reading so they will commute to London and actually stand by your people! This town have been crying out for an ice rink for as long as I can remember so at least 20 + years! Putting flats on this small site is a Terrible idea, please consider the environment and residents that actually live here already!	1. We can confirm the development will not have an adverse impact on traffic as only a few residents will have allocated parking as part of their tenancies. The remaining will not be able to park their vehicle in the area. This is in line with the council's climate policy to reduce car usage in central locations. 2. RBC is continuing to review all services to ensure all residents have access to community services across the borough.	26 th March 2022
3.02	Support 'I am a resident of Bedford Road. Will the additional housing area contain sufficient space to accommodate ALL the additional parking requirements. The general area of Great Knollys Street, Bedford Road and numerous side streets is full to bursting with parking, which has been exacerbated by many properties being converted into flats.'	Refer to response to item 3.01	27 th March 2022
3.03	Support 'Good idea to have an old person's day centre and sheltered living and supported living flats in a location close to the town centre.'		29 th March 2022
3.04	Object 'There are a total of 62 dwellings being proposed in the development yet only 9 parking spaces are being provided, Given the density of the population in the surrounding area and the limited on-street parking available in the locality I would have thought that more parking spaces would have been incorporated within the development'	The parking spaces are in accordance with the local planning requirements. Refer to other response to parking to items	30 th March 2022

No.	Question/Comment	Response	Date Raised/Date Responded
3.05	Support 'I assume solar panels will be used across a large percentage of the roofing. Heat pumps ?'	Yes, solar panels are proposed to all the building roofs. We are not proposing heat pumps but tied into the sustainability strategy and Passivhaus design we are proposing air source heat pumps providing heating, hot water, ventilation, and cooling with heat recovery.	30 th March 2022
3.06	Support 'I support as the area needs improvement that is for sure. The only concerns I have is safety for older persons either visiting day centre or living in accommodation especially where there are undesirables who hang around there.'	The design proposals have been developed with entrances to blocks of flats, front doors to flats and houses and windows that overlook public spaces in and around the development to enhance and maximise active fronts to make the area feel safer.	30 th March 2022
3.07	Support 'The development of social housing and specific provisions for older people and those who require sheltered accommodation by the council should be applauded. Whilst I would like to see additional greening of the site (including green roofs, more trees and renewable energy considerations), I also think that this is an excellent use for this space and provides much needed access to housing and services in the local area'		30 th March 2022
3.08	Support 'This is exactly what Reading needs more of instead of expensive high-rise flats. I'm 60 and I would love to live somewhere like this, with thought given to outside space and places to sit plus support close at hand for those that need it.'		30 th March 2022
3.09	Object 1. 'You are selling it as over 55s but only 2 tiny parts are assisted living the rest is regular housing. 2. Most over 55s don't want to live with younger families around, hence them moving to an over 55. 3. We have too many flats being built already. We clearly don't have the infrastructure to support them. We need more police, paramedics, nurses, doctors, GPs, dentists, to support all the new redevelopment happening. Please don't keep adding more. 4. What about the children needing more extracurricular activities? I have to drive my Son to Wallingford and Basingstoke for his activities as RBC doesn't have the space to accommodate them...'	1. The assisted living (supported living flats) are located in the south and west wings of the larger block of flats and in 2 separate 2-story blocks of flats, 13 flats in total. 2. The over 55's sheltered flats have separate entrance and external communal spaces to the general-needs family housing and flats, which have their own separate entrances and external spaces. So, although both user groups will live on the same site, they are kept separate. 3. Refer to response below. 4. Local Planning needs us to deliver 400+ local affordable houses per year. The development is in line with the policy to deliver much needed housing for people who currently live in Reading. RBC is continuing to review all services to ensure all residents have access to comm services across the borough.	30 th March 2022

No.	Question/Comment	Response	Date Raised/Date Responded
3.10	Object 'Why is there no supported living for younger disabled people? There is vanishingly little for disabled people in Reading who need supported living facilities and are not elderly. You need to address this.'	The development offers supported living to people with mental health needs as this was identified as a priority area. The flats will be designed to accommodate people with some mobility needs and one of the flats will be designed to a wheelchair accessible standard.	30 th March 2022
3.11	Support <i>No comment</i>		31 st March 2022
3.12	Object 'The proposals are not needed, this was a recreational site and it should remain so, there are limited facilities for families in this local area'	This is part of the Council's recent review of leisure facilities. Replacement facilities are being provided elsewhere in the town. The development is providing green recreational spaces to the residents in the form of roof terraces and courtyard.	31 st March 2022
3.13	Support 'It's good to see that we are offering housing for the over 55' and supported living housing. I would like to see less general or affordable housing and more sheltered. I think this will be a real issue in 10- 15 years.'	The design proposals have been developed with future flexibility in mind so the typical flat plan can be modified to suit either general needs flats, supported living flats or sheltered over 55's flats.	31 st March 2022
3.14	Support 'Affordable and social housing is desperately needed, so I support the plans to develop this site.'		31 st March 2022

No.	Question/Comment	Response	Date Raised/Date Responded
3.15	Support 1. 'I own a property a few streets away from here and in principle, I support this development but there are no detailed plans available to be seen on this website - therefore do not know the access points to buildings, heights of buildings particularly a roof terrace should not overlook the private space of other neighbouring buildings. 2. However, please ensure that anti-crime and anti-ASB are built into the design because this area of Oxford Road is known to be frequented by those with substance abuse issues, and therefore drug dealing can be frequent I.e. An example is ensuring that the courtyard doesn't have the sound characteristics of an amphitheater. 2. It is not clear if vehicles can enter the courtyard - surely Readibus will need to? If there is no vehicle access then just 6 trees in the middle it is neither a courtyard nor a fully-fledged garden so it is inadequately designed and could be a source of ASB issues. If you utilise part of it as a growing space with raised beds for residents to grow their own veg and shield the borders of that space with tall thin trees or fencing with climbing plants. Otherwise, it will be used as a space to play football or nothing at all and it is wasted space. 4. Having sheltered housing and supported housing next to each other should not include adults with complex needs and opioid or alcohol addictions unless there are adequate support and supervision provisions contracted into the management of the flats to safeguard the other vulnerable people housed nearby, and from each other. 5. As there appears to be no direct access to Oxford Road, the means of the barrier next to the border with Oxford Road should be unclimbable and it should not allow for items to be passed through it or to be vandalised to create a walk-through. 6. There is not enough parking provision included as this will not be able to be absorbed by the local narrow streets. 7. Will the residents be offered free parking permit allocation?'	1. The detailed plans were in a link on the Reading web site which is still live; Battle Street Development - Reading Borough Council - Citizen Space Scroll down to the bottom and click the following; Battle Street Public Consultation A1 Boards 2. Refer to response to 3.06. re ASB. The courtyard is not fully enclosed all the way up as it is stepped from 1 to 2 to 3 stories around the perimeter. We do not envisage any acoustic issues with this space, conversely it is enclosed and designed to provide a quiet sheltered space away from the noisier adjacent roads and streets. 3. The courtyard to the larger block of flats is for Older Person Day Care residents only and will have gated access from the mews off Battle Street. It is pedestrian access and use only, no cars will have access. We have developed the proposals to provide a suitable courtyard space for the end users with a mixture of paving, planters, water features and trees so it will be pleasant to be in and to look into. We are also proposing some of the planters will be for the end users to plant either vegetables or flowers and plants. 4. The supported living and sheltered flats have separate entrance and external spaces so the two user groups should not mix, unless they are in the public realm. 5. There is a pedestrian passageway from Oxford Road through to the centre of the development and into the Mews leading to both James Street and Battle Street. 6. Refer to response in 3.20. 7. No.	31 st March 2022
3.17	Support 'it can only be a good thing to have more affordable housing and care for the evergrowing elderly population'		31 st March 2022

No.	Question/Comment	Response	Date Raised/Date Responded
3.18	Support 'As a tenant in supported housing I think it's a great idea you are going to be providing this sort of housing'		31 st March 2022
3.19	Object 1. 'Style is not in keeping with local area. Just because you are using red bricks doesn't mean it'll look nice. It will look nothing like Oxford Road Primary and looks like the former yellow pages building - a typical 80s monstrosity. Surely the architects could do better. 2. There is no indication of how local services and facilities would be impacted. where would the children attend school? What about the oversubscribed GP services?'	1. We have developed the design proposals to be in-keeping with the local area in terms of scale and materiality. 2. All the people are from within Reading and no new numbers are being added. The development is in line with the council's policy to provide 400+ A homes for people within Reading.	1 st June 2022
3.20	Object 'There are only 9 parking spaces over the new build which are meant to cater for, I estimate, 200 people. None of these have been indicated to be electric car parking spaces either. This means that parking in other roads nearby will become more congested than they already are with parking spaces. Therefore because there is inadequate parking being provided that will affect other residents, I do not approve the current version of this application.'	We are providing parking numbers in line with the planning requirements as discussed with the planning case officer and highways team in the pre-application planning stage. We are also providing several EV (Electric Vehicle) charging points in line with the planning requirements with one for each of the 9 car parking spaces. The housing is providing homes for 151 people.	3 rd June 2022

3.21	'RE: Response after attending pre-planning consultation event on 27th May 2022, regarding Battle Street Development. To Whom It May Concern, I am writing this response to raise the serious concerns I have about the proposed re-development of the former Central Swimming pool site on Battle Street/Oxford Road. I am the owner/occupier of the dwelling that would be most adversely affected, if the present plan is realised. [REDACTED] I bought my flat in 2005; the building was built in 1974 and has never had any obstruction of light, as the area closest to our block was a car park when the swimming pool was in operation. My flat is on the ground floor of the block of flats in Allison Court which is situated closest to the Battle Street site, and five of the six windows in my flat face the said site, less than 10 meters from the existing fence that separates the Battle Street site and our property. 1. In the proposed plan one of the buildings would be so tall that it would totally block out light from one of the windows in my living room, which I find unacceptable for several reasons. Firstly, it would reduce natural light in this habitable room so I would have to increase use of electricity to compensate for loss of natural light; furthermore, a blocked window would make the whole flat colder, and it is already quite cold, unless there is sunshine, as all the other rooms have one external wall. I would have to use more heating for the same reason, especially during the long dark and cold months of the year. Neither of this adds to sustainability, which is a major concern in the current worrying climate change situation, as is the ever increasing cost of living, not least energy. My living room is the coldest room in my flat, as it has three external walls, and I can ill afford losing any natural light in that room, nor in my other rooms; I use my second bedroom as a study, so that is also a habitable room. 2. Reduction of natural light would also mean increased risk of damage due to damp and buildup of mould in my flat, which is already a problem that has to be kept in check. The proposed plan would greatly infringe negatively on my domestic quality of life, and would, as already indicated, also have financial consequences, not least would it decrease the value of my property, which I am aware of is not a valid reason for complaint, but it is important to me as a homeowner, as I am sure it would be to anyone in the same situation. Regarding the right to natural light I would like to refer you to the following web page: https://www.blbsolicitors.co.uk/blog/rights-of-light-explained/ 3. Due to time constraints I have not had time to analyse this document in detail, but there is clearly a legal ground for 'rights-of-light', but it is a grey area, and therefore leaves room for interpretation. 4. I do understand that there is a need for affordable housing in Reading, and in general I do not object to developing the Battle Street site for that purpose, but in the planning of a new development like Battle Street/Oxford Road due consideration must surely also be	1. The 3-story block of flats adjacent to Allison Court would not totally block out light to any of the windows in Alison Court facing east. Through the careful placement of buildings on the site we have tried to minimise the impact on the existing buildings in terms of impact on views and daylight. The building is a villa form and has been reduced in size in discussion with the planners, from a larger proposal. 2. We have carried out a rights of light review with a Rights of Light surveyor for the 3-story block of flats adjacent to Allison Court and the impact is minimal. The only window impacted is the living room which is dual aspect and has another window facing south. 3. Refer to item 2 above. 4. We have carefully considered the impact of the proposals on the surrounding buildings in terms of building positions and heights.	3rd June 2022
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No.	Question/Comment	Response	Date Raised/Date Responded
	given to the impact of the development on surrounding areas. Has there been a proper impact assessment done? For example, has any measurements been taken and calculated to accurately establish the light reduction for each flat in our three-story building, if the plan is realised as it stands? My conclusion is that the impact on surrounding areas has not been addressed properly. 5. Furthermore, we, the potentially most affected by the development, did not receive any information about the proposed plan; it was only because one of my ward councillors checked with me if we had received any information about the consultation that I found out about the meeting. 6. Finally, at the meeting I attended, a week ago, one of the development team members at the dismissed my objection to loss of natural light in one of my living room windows; he bluntly rejected my concern with the phrase 'but you have another window in your living room'. That arrogant and highly unprofessional comment indicates a lack of consideration for those of us who would have to live with the consequences of this plan. I am certain that the person who uttered this comment would not be happy if he were in the same situation. Besides, I am convinced that he would never have made this comment to a man. Since I became aware of the potential implications for me and my flat due to the development I have been preoccupied with thinking about it and I this situation has already affected my mental health detrimentally.	5. The public consultation newsletters were posted to all local residents around the site including Alison Court. 6. In terms of rights of light this statement is correct as dual aspect habitable spaces are treated differently to single aspect rooms affected by rights of light. We have listened to your concerns and reviewed what we can do without compromising the overall scheme and reducing the public passageway width. Our planning proposals compared to what was shared at the public consultation event has moved the 3-storey block of flats a small amount away from the Allison Court boundary, reduced the roof height and the width of the bay-window/balconies onto Oxford road. If any planting on the Alison Court boundary which oversails onto our site is damaged or has to be cut down during the development of our site and this increases visibility into our site from your flat/gardens we will look to replace and enhance the planting on the Alison court side of the boundary with details to be agreed.	

No.	Question/Comment	Response	Date Raised/Date Responded
3.22	'Dear Sir or Madam, 1. My wife is a Maples user although the half day outreach goes nowhere to replace the three days a week before Covid. I really feel let down by Reading Council. I am the sole carer (and 74) for my wife who was diagnosed with Alzheimer's in 2014. She really needs more stimulation and I need more respite and the council has done nothing to get support back to pre-covid levels. Since the average life span after diagnosis with Alzheimer's is seven years, the likelihood of my wife using your facilities in 3 years time is very low. She is likely to be dead or in a home. So the timescale is just not good enough. With respect to the actual development, I would encourage someone to go to Greenfield House Resource Centre at 2.45pm on a Friday and watch the departure of the day centre attendees between then and 3pm. (I'll meet you there!) It's just like the Maples used to be, three Readibus types and a few private cars. The clients mostly have dementia or learning difficulties and many are in wheel chairs (or need the ramp with a walking frame). So they have to be escorted in and out and the busses turn up early (they used to do that with the Maples). 2. I feel you need to make a proper provision for drop off and pickup with time to fetch or take in the client. The exhibition was in roughly the same parking area and on my first visit there was nowhere to park, even with a disabled badge and I had to come back later. The Readibus will park blocking the road (as they do at the Carey Centre) - so imagine 3 busses and several private cars. There needs to be a dedicated drop off/pickup area or it will be impossible. 3. The parking in that area is residents only and some with 2 hours as well. Disabled Badges are not allowed in the residents only and even an exception for quick drop off (like red routes) is not enough - the people need escorting! The two hours is frequently full as it was on two recent visits. A single yellow line with "drop off/pickup for day centre only" is probably the only other solution - or certain hours. I suppose my solution, if we ever get there, might be to use the Readibus - then it isn't my problem. But that's just using more Council services and I'm sure it will cause more distress to my wife.	1. The Service Manager for The Maples has responded to comments about feeling let down by the Council as this is not directly in relation to the build of the new service. 2. There is a dedicated mini-bus drop-off area proposed on Battle Street adjacent to the Older Persons Day Care Centre entrance. 3. The Older Persons Day Service will be reviewing how best to manage drop off and pick up times to ensure that journeys are appropriately spaced.	2 nd June 2022

3.23	Good Morning I had the opportunity to visit this exhibition and to talk to Ward Councillors present and the architects. I have shared information with my committee members. Overall we find the proposal is a good use of the site. Mixed uses and varied heights of buildings with reasonable distances between, and even a couple of houses linking with neighbouring properties, are supported. The height of the buildings which front onto Oxford Road is appropriate to the setting. Those on the rest of the site do not seem to be overbearing. 1. When I was there a lady who lives in the ground floor of the neighbouring group of properties, [REDACTED] was not happy about the proximity of the development. Her ground floor flat looks at the greenery at the edge of the site (if you look on google it is not particularly exciting greenery). I found it hard to judge how much her light and views would be impacted in reality. However she did not feel that her questions were being responded to by the team at the consultation, listening I think she had a point about that it was “hard luck”. I can understand challenges like this can be difficult for people to deal with but that is what they are there for. 2. I hope that her questions can be sensibly answered even if it is “we don’t propose to remove that great mass of hedging which is in place ” . or “if it proves necessary to remove the hedging in place something more fitting will replace it.” Whilst I despair of the architects’ predicable use of square boxes. Do they not have a single artistic flourish in their kit bag for heaven’s sake? I did have this discussion with the architect. I can see that on this site it is important to achieve as much accommodation as possible. 3. We will naturally be interested to engage on thoughts about art work for the site perhaps drawing on the local vernacular, something I ended up discussing with the architect. 4. I ended up in a discussion with the architect about the horse trough on Bedford Road and its potential relocation to be central to the site. I can see the sense in doing that as in its current location it is an uncared for dumping ground for litter. If it is possible to relocate it next to the newly formed part of James Street, rather than in the centre of housing development, that would reflect its original intent and who knows when you might get a passing horse or cattle! 5. Minimal Parking. We understand that a previous scheme to provide underground parking proved not to be financially viable. However ... not providing parking does not remove people’s wish to have cars, no matter how central the location. At Waterfest a fellow committee member and I met a resident of Thames Quarter (BMW site) and we grilled her about what it was like to live there and “ how did she get on with the lack of parking?” . At that development only 1/3 of the accommodation there (100 of 334 units) has parking and so she parks in Reading Station, not something everyone can afford to do. Whilst her car use was low it was clear it was not going to be disposed of. I don’t know the answer but not providing parking for potential residents does not mean they will dispose of their cars.	1. Refer to responses on item 3.21. 2. We do not propose to remove that existing hedging which is in place outside of the development boundary in-between the 3-story Oxford Road block of flats and Allison Court, but we will need to cut-back any growth that has come over onto the development site to allow the build to take place. If it proves necessary to remove the hedging in place something more fitting will be planted to replace it. 3. We have options for areas of the scheme where artwork could be incorporated. We can arrange further discussions about this. 4. There are some options for the location of the existing cattle trough, potentially tied into artwork making connections to historical references. We can arrange further discussions about this. 5. Refer to response to 3.20.	9 th June 2022
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	Overall a scheme to be encouraged and supported. We do hope you manage to pull it off.		