

Planning Statement

205-213 and Land to the Rear of 215-219
Henley Road, Caversham

January 2022

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1. Introduction

- 1.1 This Planning Statement has been prepared by Turley on behalf of Knowles Construction Limited in support of a full planning application to Reading Borough Council (RBC) relating to land at 205-213 and land to the rear of 215-219 Henley Road, Caversham, Reading, RG4 6LJ (hereafter referred to as the 'Site').

- 1.2 The description of development is as follows:

"Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) comprising 59 apartments including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road."

Background to the Application

- 1.3 This planning application has been submitted following the withdrawal of a previous planning application on the site under Reading Borough Council reference: 210975. The application sought planning permission for:

"Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartment blocks (C3 use) comprising a mixture of 60no. 1 & 2 bedrooms with several communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping."

- 1.4 Following comments received from the Planning Officer, the planning application was withdrawn on 20 September 2021.

- 1.5 This application seeks to address the comments raised prior to the withdrawal of the application, with a verbal meeting held with the Planning Officer prior to this submission. This meeting discussed the scope of the flood sequential assessment alongside the design concerns with the original scheme and the outstanding technical work that was required to be undertaken to support the re-submission.

Purpose and Format of the Planning Statement

- 1.6 This Planning Statement sets out a description of the site and surrounding area, summary of the planning history and the pre-application discussions undertaken with the Council.
- 1.7 This Statement also provides a summary of the relevant planning policy context at both a national and local level, alongside an assessment of how the proposals comply with the existing planning policy framework with reference to a suite of technical planning documentation and drawings supporting the submission.
- 1.8 A conclusion is then drawn to demonstrate the planning justification as to why planning permission should be granted for the proposed development.
- 1.9 The Planning Statement is structured as follows:

- **Chapter 2** provides details of the application site, including a description of development and the planning history of the site;
- **Chapter 3** provides details of the proposed development;
- **Chapter 4** outlines the relevant national and local planning policies application to the proposed development when determining the application;
- **Chapter 5** provides a planning assessment focussed upon the principle of development and the housing need requirements for C3 restricted over 60's residential accommodation
- **Chapter 6** discusses the design approach to the proposal alongside design policy considerations
- **Chapter 7** summarises other technical considerations associated with the proposed development within a policy context
- **Chapter 8** provides a position on the planning obligations likely to be associated with the proposed development
- **Chapter 9** provides a summary of the proposed development and draws conclusions from the material supporting the application submission within the policy context.

Accompanying Documentation

1.10 The material supporting the application comprises the following and should be read in conjunction with this Statement.

Document	Reference
Application Form	
CIL Form	
Cover Letter	
Transport Statement prepared by Mode, January 2022	
Travel Plan Statement prepared by Mode, January 2022	
Sustainability & Energy Statement prepared by Bluesky Unlimited, February 2022	
Design & Access Statement prepared by Bowman Riley	
Noise Assessment prepared by Suono, January 2022	
Flood Risk Assessment and Drainage Strategy, prepared by JUDWAA	
Arboricultural Impact Assessment and Method Statement, prepared by Lizard Landscape Design and Ecology	LLD2348-ARB-REP-001
Existing Tree Schedule and Schedule of Tree Works, prepared by Lizard Landscape Design and Ecology	LLD2348
Air Quality Assessment, prepared by Aether	

Utilities Report, prepared by Clancy Consulting	
Ecological Survey	A1133.004
Design and Access Statement	
Application Drawings	

Title	Reference	Revision
Location Plan	8466-BOW-A0-XX-DR-A-001	/
Proposed Site Plan	8466-1001	/
Proposed Site Plan	8466-1002	/
Block A Elevations Sheet 1	8466-BOW-A1-XX-DR-A-3001	P2
Block A Lower & Upper Ground Floor Plans	8466-BOW-A1-ZZ-DR-A-2002	P4
Block A First & Second Floor Plan	8466-BOW-A1-ZZ-DR-A-2003	P4
Block A Third Floor & Roof Plan	8466-BOW-A1-ZZ-DR-A-2004	P4
Block B Proposed Elevations	8466-BOW-A2-XX-DR-A-3001	P2
Block B Ground and First Floor Plans	8466-BOW-A2-ZZ-DR-A-2001	P4
Block B Second and Third Floor Plans	8466-BOW-A2-ZZ-DR-A-2002	P4
Site Sections	8466-BOW-A0-ZZ-DR-A-3002	P2

2. Site and Surrounding Area

- 2.1 This section of the Planning Statement provides the setting and context of the application sites for delivering residential development, including relevant planning history associated with the site and its close surrounding.

The Application Site and Surrounding Area

Site Location

- 2.2 The application site is located in the eastern side of Caversham, fronting Henley Road (A4155). The site is within the Reading Borough Council administrative boundary.
- 2.3 The site is located within a predominantly residential area, with residential dwellings located immediately to the north, east and west of the site. Berry Brook runs parallel with the southern boundary of the application site and beyond this are fields and Caversham Lakes.
- 2.4 Within the wider context, Caversham centre is located approximately 2.3km west of the site which provides a range of services and facilities. The closest foodstore (Co-op Food) is located approximately 600m west of the site; a GP Surgery (Baltimore Park Surgery) is located approximately 1.7km from the site and a pub (Travellers Rest Reading) is located approximately 260m west of the site. There are also a plethora of restaurants/takeaways located to the north, east and west of the site a 2km distance. Moreover, there are a number of nursery, primary and secondary schools within close proximity. The nearest nursery school (Orchards Day Nursery) is located 170m to the east of the site; the nearest primary school (Micklands Primary School) is located 600m north of the site, and the closest secondary school (Highdown Secondary School and Sixth Form) is situated 2.6km north of the site.
- 2.5 The site is also well located to modes of public transport. The closest bus stop is located approximately 50 metres to the west of the site (on the same side of the road) and provides services to Central Reading via route numbers 24, 145c and 800. A bus stop is also located 85 metres west of the site, on the opposite side of the road. This provides a service to High Wycombe, Henley-on-Thames, Caversham Park and Emmer Green via route numbers 800 and 145c.

Site Description

- 2.6 The site extends circa 6259 sqm/ 0.62 hectares and comprises 5 dwellings (nos. 205-213 Henley Road) which are a combination of detached and semi-detached properties. In addition, the site includes the rear gardens of 215, 217 and 219 Henley Road. A Site Location Plan is included at **Appendix 1**.
- 2.7 With regards to landscaping, there is a strong tree belt along the southern boundary line. Additional landscaping across the site is associated with the delineation of the existing residential plots and reflective of that found within private gardens.
- 2.8 Access to the existing properties on-site is taken from Henley Road with private driveways serving each dwelling.

Site Surroundings

- 2.9 The application site is surrounded by residential development. There is existing linear residential development to the east and north of Henley Road.
- 2.10 However, the immediate character of the area has changed following planning permission being granted under application 190835 at 199-203 Henley Road, directly to the west of the site. The planning permission was granted for the following development that is currently under construction:
- “Demolition of 1990-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care homes building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping.”*
- 2.11 The proposal incorporated the creation of a new access road that served the proposed development but also allowed for potential future development directly to the east – the applicant site. A copy of the approved site layout is included at **Appendix 2** and a copy of the access arrangements at **Appendix 3**.
- 2.12 The new access road being delivered as part of the above position would be the primary access route to the application proposal. The access road is to be adopted by RBC under the Section 106 Agreement associated with 190835.

Statutory Designations

- 2.13 The adopted Proposals Map (2019) identifies the site as being located within an Air Quality Management Area (**Appendix 4**).
- 2.14 The Environment Agency Flood Maps confirms that the site is located in Flood Zones 1, 2 and 3a. The area identified as Flood Zone 3a is contained to the southern-most point of the application site.
- 2.15 There are no listed or Locally Listed Buildings on the Site, nor is the site within a Conservation Area.
- 2.16 The area to the south of the site is identified as a Major Landscape Feature.

Planning History

- 2.17 A review of Reading Borough Council’s online planning portal has identified the following relevant planning decisions:

Application Reference	Site Address	Description	Decision
210975	205-213 And Land to the Rear of 215-219 Henley Road, Caversham, Reading, RG4 6LJ	<i>Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartment blocks (C3 use) comprising a mixture of 60 no. 1 & 2 bedrooms with several</i>	Withdrawn – 20/09/2021

		<i>communal spaces such as lounges, terraces, external gardens and associated access from the adjacent development on Henley Road, car parking and landscaping</i>	
190887	Land to the rear of 209-219 Henley Road, Caversham, Reading, RG4 6LJ	<i>Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping</i>	Approved – 25/03/2020
071074	215 Henley Road, Caversham, Reading, RG4 6LJ	<i>Erection of a 60-bed care home and 60 dwellings including access, parking and landscaping</i>	Appeal dismissed – 24/05/2007

Pre-application discussions following withdrawal of 210975

2.18 Following the withdrawal of application 210975 in September 2021, a pre-application discussion (verbal) was held with Matthew Burns at RBC to inform the re-submission of the planning application (i.e this application). The discussion focussed upon a number of design, policy and statutory consultee comments that were received through the determination process. A summary of the key points that the Applicant has sought to address through this application are below:

- Inclusion of additional sections/ streetscenes to support the revised proposal to set the scheme within the wider context;
- Consider the relationship of the proposed development with 215 and 217 Henley Road in terms of outlook and privacy;
- Simplify the elevation of Block A fronting Henley Road with design cues taken from the new carehome to the west;
- Simplify the roof form of Block B including the removal of the flat roof element, with design detail required to demonstrate relationship with 215 and 217 Henley Road;
- Additional landscaping to be proposed across the site;
- Updated survey work to address biodiversity comments; and
- Flood Sequential Assessment to be submitted with the application, in line with the following scope:
 - (i) Sites to be considered within Flood Zone 1 (i.e. sequentially preferable);
 - (ii) Site size threshold of 0.45-0.75ha

- (iii) Site capacity threshold of 50 -70 units
- (iv) Sites identified through the Housing and Economic Land Availability Assessment (2017)

2.19 The above comments have been taken forward within the revised material supporting this application.

Other relevant planning history

2.20 Land to the west of the Site, 199-203 Henley Road and rear of 205-207 Henley Road, Caversham, was subject to a planning permission dated 19 December 2019, for the following development:

“Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping.”

2.21 The planning permission is currently being implemented with the carehome currently under construction. As part of this planning permission, the access road into the site from Henley Road has been designed such that *‘provision of a link up to the eastern site boundary to allow for future development on the adjacent land’*¹.

2.22 The planning permission was further supported by an adoption/highway extents Plan (Drawing no: 3141.09A) which identifies that the access road is to be adopted highways.

2.23 This drawing is enclosed at **Appendix 3**, and has been secured through Condition 2 of the Decision Notice (enclosed at **Appendix 5**).

¹ RBC Transport response to planning application 190835 dated 26 September 2019

3. Proposed Development

- 3.1 The proposal is seeking full planning permission at Henley Road, Caversham for the following development:

“Demolition of nos. 205-213 Henley Road and rear gardens of nos. 205-219 Henley Road and erection of 2 retirement living apartments blocks (C3 use-age restricted) comprising 59 apartments including communal spaces with supporting car parking, open space landscaping and associated infrastructure. Access into the site from the adjacent development on Henley Road.”

Housing Provision

- 3.2 The proposed development will comprise a mix of 1 and 2 bedroom apartments that have been designed for retirement living, age restricted to those over 55 years of age (Use Class C3 – age restricted).
- 3.3 In total, 59 dwellings will be provided which comprises 18 one bedroom apartments and 41 two bedroom apartments. These dwellings will be split across two complementary blocks (Block A and Block B) that are positioned to the north and south of the site.
- 3.4 In addition to the dwellings, provision has been made for a communal lounge in each block along with an office, cycle and mobility storage, refuse storage and store room.

Vehicle and Pedestrian Access

- 3.5 The proposed development seeks to utilise a new access being proposed through the neighbouring planning permission. The new access is proposed from Henley Road and is for adoption by Reading Borough Council.
- 3.6 The proposed development will continue this access road eastwards, providing two access points into Block A and B, as shown on the site layout plan. The access will also provide a pedestrian footpath leading to each of the residential blocks and parking areas.
- 3.7 In addition, the proposals incorporate the continuation of the access road to the east proposing to terminate at the application site boundary. This is to allow any future development to the east to come forward in due course.
- 3.8 A detailed access plan is included within this application.

Building Design, Height and Massing

- 3.9 The proposed development includes the provision of two residential blocks (Block A and Block B). Block A extends to 5 storeys and Block B extends to four storeys in height. The blocks are sympathetic to the locality in terms of size with Block A having a Gross Internal Area (GIA) of 3,936m² and Block B having a GIA of 2,664m².
- 3.10 With regards to design, the proposed materials are a combination of red brick and render. In order to provide the building with its own identity, a red zinc cladding is proposed for roof level apartments, a stone banding will be incorporated as well window heads. In addition,

the entrance areas will be differentiated from the rest of the building which will facilitate way-finding.

- 3.11 Private balconies will be provided and a large terrace area is proposed to Block A.

Parking Provision

- 3.12 In total 46 car parking spaces are proposed which are split across two car parks, one serving Block A and the other serving Block B.
- 3.13 Provision for six cycle storage spaces has been made within each block.

Waste and Recycling

- 3.14 A storage area for refuse and recycling will be provided in both blocks A and B.

Landscaping and Open Space

- 3.15 The proposed development incorporates 2,865 sqm of open space around the two residential blocks.
- 3.16 Areas of landscaping have been integrated into the scheme by way of a nature garden, retention of existing trees and planting of additional trees, areas of ornamental planting and pathways leading to points of interest.
- 3.17 Areas of hard landscaping are also incorporated within the proposal for the provision of the two car parks and access road.

4. Planning Policy Context

Introduction

- 4.1 This section outlines the key planning considerations to the proposed development at a national and local level. It provides a review of the key planning policies which are subjected to a more detailed assessment and analysis in the following sections of this statement.
- 4.2 It follows Section 38(6) of the Planning and Compulsory Purchase Act 2004 which provides as follows:

“If regard is to be had to the development plan for the purpose of any determination under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”

- 4.3 In addition, Section 70(2) of the Town and Country Planning Act 1990 states:

“in dealing with an application for planning permission or permission in principle the authority shall have regard to the provisions of the development plan, so far as material to the application,... and any other material considerations.”

- 4.4 The sources of policy relevant to this application are:

- The Development Plan; and
- Other material considerations.

The Development Plan

- 4.5 The Statutory Development Plan for Reading comprises:
- Reading Borough Council Local Plan (adopted November 2019); and
 - Proposals Map (adopted November 2019).
- 4.6 The Local Plan sets out a number of policies which are of relevance to the determination of this application. The Policy references are set out below.
- Policy CC1: Presumption in favour of sustainable development
 - Policy CC2: Sustainable Design
 - Policy CC3: Adaptation to Climate Change
 - Policy CC4: Decentralised Energy
 - Policy CC5: Waste Minimisation and Storage
 - Policy CC6: Accessibility and the Intensity of Development
 - Policy CC7: Design and Public Realm

- Policy CC8: Safeguarding Amenity
- Policy CC9: Securing Infrastructure
- Policy EN9: Provision of Open Space
- Policy EN12: Biodiversity and the Green Network
- Policy EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
- Policy EN14: Trees, Hedges and Woodlands
- Policy EN15: Air Quality
- Policy EN16: Pollution and Water Resources
- Policy EN18: Flooding and Sustainable Drainage Systems
- Policy H1: Provision of Housing
- Policy H2: Density and Mix
- Policy H3: Affordable Housing
- Policy H5: Standards for New Housing
- Policy H6: Accommodation for Vulnerable People
- Policy H7: Protecting the Existing Housing Stock
- Policy H10: Private and Communal Outdoor Space
- Policy H11: Development of Private Residential Gardens
- Policy TR1: Achieving the Transport Strategy
- Policy TR3: Access, Traffic and Highway-Related Matter
- Policy TR4: Cycle Routes and Facilities
- Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

4.7 The above policies of the Development Plan are considered in detail in the following section, which assesses the proposed development in planning policy terms.

Other Material Considerations

National Planning Policy Framework (2021) (the 'Framework')

4.8 The Framework was published in July 2021 and sets out the Government's economic, environmental and social planning policies for England and how these are expected to be applied. The Framework covers a range of land issues including housing, transport,

infrastructure, sustainable communities, climate change and the natural and historic environments.

4.9 The following paragraphs are considered to be of particular relevance to the determination of this application. It is not intended to be a replication of the documentation, rather a summary of those sections:

- **Paragraph 7** sets out the purpose of the planning system that is to contribute to the achievement of sustainable development.
- **Paragraph 8** emphasises that *“sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.”* This includes:
 - (a) *“An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - (b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
 - (c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
- **Paragraph 10** states that sustainable development should be pursued in a positive way and that at the heart of national planning policy is the presumption in favour of sustainable development.
- The presumption is set out in **Paragraph 11** and in terms of decision taking, means development proposals that accord with an up-to-date Development plan should be approved without delay.
- **Paragraph 38** of the Framework outlines that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- **Paragraph 47** states that planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period of time has been agreed.

- **Paragraph 60** reiterates that to support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. Further to this, **Paragraph 62** confirms that a range of house sizes, types, and tenures are required to reflect different groups in the community. This will support increased opportunities for home ownership and inclusive, mixed communities.
- **Paragraph 92** outlines that planning policies and decision should aim to achieve healthy, inclusive and safe places which (a) promotes social interaction between people who would not otherwise come into contact with each other; (b) are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and (c) enable and support healthy lifestyles.
- **Chapter 9** of the Framework guides the important role transport plays in achieving sustainable development. The underlying thread of the chapter is to therefore maximise sustainable transport solutions.
- **Chapter 11** indicates the importance of making effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment and ensuring safe and healthy living conditions.
- **Paragraph 125** addresses how developments should make optimal use of land and the potential of each development site, noting the application of densities and minimum density standards.
- **Chapter 12** sets out the importance of design within the built environment.
- **Paragraph 126** explains that the creation of high quality buildings is fundamental to what the planning and development process should achieve, with design being a key aspect to sustainable development.
- **Paragraph 130** states that policies and decision should ensure that developments:
 - (a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - (b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - (c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - (d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - (e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

(f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

- **Chapter 14** focuses on meeting the challenge of climate change, flooding and coastal change, including for climate change, flood risk and coastal change.
- **Chapter 15** addresses the conservation and enhancement of the natural environment, whilst **Chapter 16** considers the historic environment.

Planning Practice Guidance

- 4.10 The Planning Practice Guidance (PPG) is a web-based resource which supports the policies set out in the Framework, including how such policies are expected to be applied. It brings together planning practice guidance on various topics into one place and was launched in March 2014 (coinciding with the cancellation of many Government Circulars).
- 4.11 The PPG is extensive and it has therefore not been repeated here. However, where necessary, reference has been made to extracts within the planning assessment.
- 4.12 The PPG forms an additional material consideration in the assessment of the proposed development and should therefore be afforded significant weight.

Supplementary Planning Guidance

- 4.13 The following Supplementary Planning Documents (SPDs) are material considerations to the determination of this planning application:
- Revised Parking Standards and Design SPD (adopted October 2011)
 - Sustainable Design and Construction SPD (December 2019)
 - Affordable Housing SPD (March 2021)

5. The Principle of Development

- 5.1 The legislative basis for decision making is Section 70 (2) of the Town and Country Planning Act 1990 which required a local planning authority in determining a planning application to have regard to the development plan insofar as it is relevant and other considerations that are material, and Section 38 (6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The following Sections (Sections 5, 6, 7 and 8) consider the principle planning issues associated with the proposed development against the relevant planning policy framework identified within Section 4.
- 5.3 Where relevant, this section also summarises the findings of other documentation submitted in support of the application in the context of relevant planning policy, and as such this Statement should be read alongside the suite of other application documents.

Principle of Development on the site

- 5.4 The Site comprises 5 existing dwellings and the associated gardens (205-213) fronting Henley Road, alongside the rear gardens of 3 additional properties (215,217,219 Henley Road).
- 5.5 As aforementioned, the Site has an extant planning permission on the site (190887) for 9 new residential dwellings. In the consideration of this proposal, the Officer's Report states:

"Policy H1 of the Local Plan sets out that 'provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum)' in the Borough between 2013-2016, with an unmet need for 230 dwellings over the plan period. This proposal will make a contribution towards meeting this requirement."

- 5.6 Notwithstanding the above, when looking at the Site characteristics, there are a number of policies within the Local Plan that require assessment to ascertain whether the principle of development on the site is acceptable. This section will cover these principle matters:
- The protection of the existing housing stock given there are existing properties on the Site (Policy H7: Protecting the Existing Housing Stock)
 - The acceptability of development of private residential gardens (Policy H11: Development of Private Residential Gardens); and
 - The principle of developing within Flood Zone 2 and the Sequential Assessment (Policy EN18: Flooding and Sustainable Drainage Systems);

Loss of Existing Housing Stock

- 5.7 The existing dwellings on site are previously developed land in line with the definition within the Framework, and therefore the principle of redevelopment is supported.
- 5.8 However, the proposal is mindful of Policy H7 (Protecting the Existing Housing Stock) and is considered to fully accord with the requirements. Whilst the proposed development would

see the demolition of 5 existing dwellings, the overall scheme would provide 54 net additional dwellings and, therefore, a net increase of residential floorspace.

- 5.9 Therefore, the proposed development will not result in either a net loss in the number of residential units nor the gross floor area of residential floorspace which is currently on Site.

Development of Private Residential Gardens

- 5.10 Policy H11 (Development of Private Residential Gardens) of the adopted Local Plan is relevant to considering the acceptability of the principle of the proposed development.
- 5.11 The supporting text to the policy at paragraph 4.4.89 states that *“Residential development of garden land is a component of the overall housing land supply in the Borough, and this will continue to be the case through the plan period.” In addition, paragraph 4.4.90 of the Local Plan defines ‘private residential garden land’. This proposal accords with all these requirements.”*
- 5.12 Careful attention has been paid to the requirements of the policy alongside the Officer’s feedback following withdrawal of the previous planning application on the Site.
- 5.13 For ease, the table below outlines the key policy considerations and demonstrates how the proposed development complies with these requirements.

Policy Requirement	Compliance of Proposal
The proposal makes a positive contribution to the character of the area in terms of: The relationship of the existing built form and spaces around buildings within the surrounding area; A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage; Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc; Compatibility with the general building height within the surrounding area; The materials and elevational detail. These should be high quality, and where appropriate distinctive and/or complementary; The arrangement of doors, windows and other principal architectural features and their	The proposal utilises the topography of the site to ensure cohesion with the existing built form. Block A appears to extend three-storeys at street level along the front elevation and is smaller in scale than the development to the west of the site, and steps down further to relate to the existing 2 storey residential dwellings to the east. As such this conforms to the existing streetscene. The proposal provides for large areas of private and communal outdoor space in the form of balconies, terraces, and a nature gardens. Hard and soft landscaping features are also incorporated which include the retention, and planting, of trees, ornamental planting, and pathways throughout the site

rhythm between buildings	to access the points of interest. Planting has also been strategically placed long the boundary lines.
The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking	The application site extends to 0.62 ha. The layout of the site has evolved through comments from Officers alongside reducing the footprint and roof form of Block B (south of the site) which has allowed for additional landscaping to be accommodated and greater spacing between the Block and the site boundaries. In addition, additional landscaping has been accommodated within the parking areas.
The proposal includes access, which meets appropriate highway standards	The proposed access is from Henley Road through a new access being delivered by the neighbouring carehome development. This access road is proposed to continue eastwards to serve two separate access points into Block A and B of the proposed development. In addition, it is proposed for the access route to continue to the eastern boundary of the Site to facilitate the delivery of future parcels of land at the appropriate time. The access provides for a 5.5m wide carriageway and 1.8m wide footway.
The proposal does not lead to tandem development	Given the distance between the rear elevations of 215, 217, 219 alongside the proposed landscaping strategy, it is not considered the proposal will result in a tandem development. The proposed development has been laid out such that the distance between the rear elevation of properties

	215,217,219 is c. 44m and c.57m. This is considered a sufficient distance to reduce any privacy/ overlooking concerns.
The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures	The boundary treatment with the residential curtilage of 215,217,219 Henley Road has been carefully considered with landscaping proposed directly to the south of these boundaries. It is proposed that landscaping within these areas will be subject to on-going management. Given the proposed layout, the southern area of the Site will ensure ongoing surveillance within the site with no physical security measures required.
The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants	Since the withdrawn proposal, the eastern extent of Block A has been reduced in depth to reduce the impact on the residents of 215 Henley Road. The extension has been reduced by 6,900mm, and it is proposed that landscaping is located along this boundary to soften the relationship between the two properties. In addition, with regard to the relationship of Block B with 215,217 and 219 Henley Road, the existing garden extent to c.32m, c.32m and c.27m respectively. Additional landscaping is proposed with these boundaries which will insure privacy and overlooking is minimised.
The emphasis is on the provision of family-sized housing	The proposed development provides C3 age restricted accommodation, for which there is an identified need within the Borough. Whilst

	family sized housing is not provided, the proposed development will meet alternative housing requirement for vulnerable people as identified within Policy H6 of the Local Plan. Further details of this position is included within Section 6 of this Statement. C3 age restricted development Specific local need within the market is being met, albeit not family homes
The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network	Ecology (waiting) An Ecological Appraisal has been prepared by Crossman Associates to support this application.
The proposal does not prejudice the satisfactory development of a wider area	The proposed development incorporates the continuation of the proposed access up to the eastern boundary of the site. This will ensure that access can be secured in the future to neighbouring parcels to the east.

- 5.14 In light of the above, it is considered that the proposed development accords with the requirements of Policy H11.

Flood Risk and the Sequential Test

- 5.15 The proposed development falls within Flood Zones 1 and 2. The southern extent of the site is within Flood Zone 3a although the proposals are entirely landscaping/open space within this part of the site.
- 5.16 The proposed residential dwellings are considered to be a 'more vulnerable' use of the land (as identified within the PPG). Consequently, in line with Policy EN18 and the Framework, a sequential assessment has been undertaken to accompany this Planning Statement. This examines whether there are suitable alternative sites within the Borough that are within Flood Zone 1 in which the proposed development could be located.

- 5.17 In line with the results from the sequential assessment, the principle of the development is acceptable In line with Policy EN18 of the Local Plan. Further details of flood mitigation and the surface water drainage strategy are included within Section 7 of this Statement.

6. Principle of Development: Age-restricted C3 Accommodation

Delivery of accommodation for vulnerable people

- 6.1 The proposed development seeks to bring forward 59 age –restricted residential apartments in the form of sheltered accommodation for older persons. The design of the scheme has evolved with careful consideration to the needs of the future residents with the inclusion of communal lounge areas, office accommodation for support staff and mobility storage areas.
- 6.2 The proposal meets the criteria under Policy H6 of the Local Plan which identifies the policy requirements for development supporting “*other specialist accommodation for vulnerable people*”.
- 6.3 The supporting text to the policy identifies at paragraph 4.4.52 that for ‘*many groups, accommodation that supports more independent living is required, rather than large new nursing homes. This may include extra-care housing, supported living and sheltered housing*’.
- 6.4 The proposed development incorporates form of accommodation that enables occupants to live as independently as possible, particularly for older people and people with physical disabilities, whilst having opportunities for interaction with others and care support as required. As a result of the level of care provided, the accommodation proposed in this development falls into a C3 use class.
- 6.5 This Section considers the following:
- The need for C3 (age restricted) accommodation; and
 - Compliance of the proposal with Local Plan Policy H6 (Accommodation for vulnerable people).

The need for C3 (age-restricted) accommodation within the Borough An ageing trend in the Caversham area

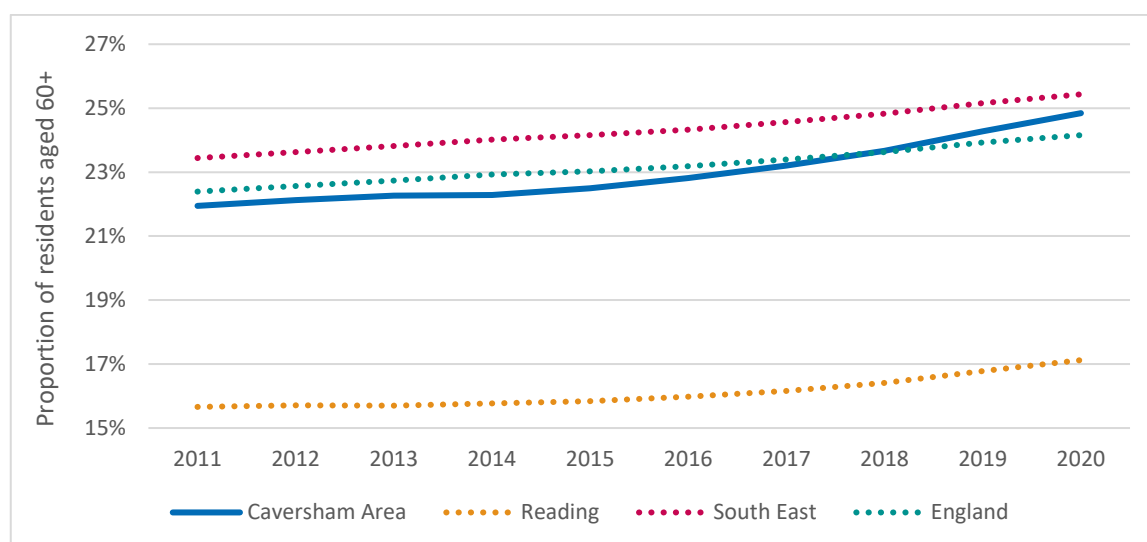
- 6.6 The proposed development at Henley Road, Caversham responds to an ageing trend that is intensifying throughout the Caversham area².
- 6.7 The area has seen its elderly population aged 60 and over increase by 7% in the past decade for which official data is currently available³ (2011-20). This is matched only by the increase in the population aged between 45 and 59, which has also grown by 7% and will in time only lead to further growth in the older population as these residents continue to age. There has been a decline in those aged between 15 and 29 (-14%) and 30 and 44 (-27%) with an overall decline of 6% across the population as a whole since 2011.

² The ‘Caversham area’ in this note comprises the amalgamated wards of Caversham, Mapledurham, Thames and Peppard within the borough of Reading.

³ ONS (2021) Population estimates – small area based by single year of age, mid-2020

- 6.8 Consequently, this means that the proportion of the overall population that are elderly has sharply risen at a faster rate than recorded across Reading, the South East or England. As a result, Caversham's elderly population now accounts for 25% of the area's total population, approaching the equivalent figure for the South East – having previously been much lower – and exceeding the figure recorded for England (24%). This alignment is particularly notable where Reading as a whole continues to have a much smaller elderly population, in proportionate terms.

Figure 6.1: Proportion of Residents Aged 60+



Source: ONS

- 6.9 The Local Plan does acknowledge the rapid ageing of the population in Reading and firmly expects the trend to continue, citing evidence from the 2016 Berkshire Strategic Housing Market Assessment that the number of people in Reading aged over 65 is expected to increase by more than 60% to 2036.⁴ This is corroborated by the latest projections developed by the Office for National Statistics (ONS), which anticipate a 40% increase in the size of this population in Reading between 2018 and 2036, increasing to 51% in 2043.⁵
- 6.10 The Council rightly highlights how this ageing trend can be expected to generate 'a range of housing needs over the coming years', having noted 'the fact that many people with existing needs are [currently] in poor or unsuitable accommodation'.⁶

An appropriate location

- 6.11 The Caversham area accommodated around 7,430 residents as of 2018⁷. One in four (25%) residents were aged 60 and over, which matches the comparable rates recorded in the region and country but exceeds that recorded in the borough as shown earlier and below. Only one ward in the borough had a larger proportion of its residents in this cohort, and only

⁴ Reading Borough Council (2019) Reading Borough Local Plan, page 86

⁵ ONS (2020) Population projections – local authority based by single year of age.

⁶ Reading Borough Council (2019) Reading Borough Local Plan, page 86.

⁷ ONS (2021) Population estimates – small area based, 2020

slightly so⁸. Significantly, some 10% of people living in the Caversham area were aged 75 and over, this again surpassing the rate recorded in all but one ward in the borough and rising from 8% in 2011 to emphasise the growing concentration of the older cohort in this location.

Table 6.1: Proportion of Residents Aged 60+ and 75+ (2020)

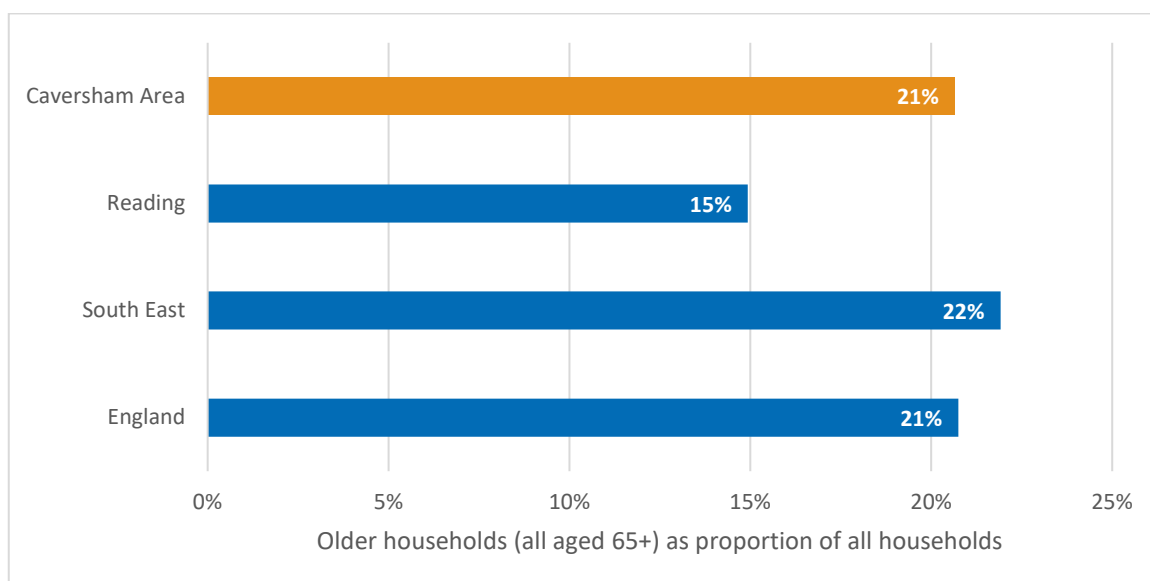
	Caversham Area	Reading borough	South East	England
Aged 60+	25%	17%	25%	24%
Aged 75+	10%	6%	9%	9%

Source: ONS

- 6.12 Given that elderly residents similarly accounted for a relatively large share of the overall population in 2011, it is unsurprising to find that a relatively large proportion of households in the Caversham area exclusively accommodated those aged 65 and over as of the 2011 Census, which continues to offer the most recent detailed local insight into individual living arrangements. Older people filled over a fifth of households in the area at this point, compared to 15% across the wider borough, 22% in the South East and 21% in England.

⁸ Tilehurst (27% aged 60+)

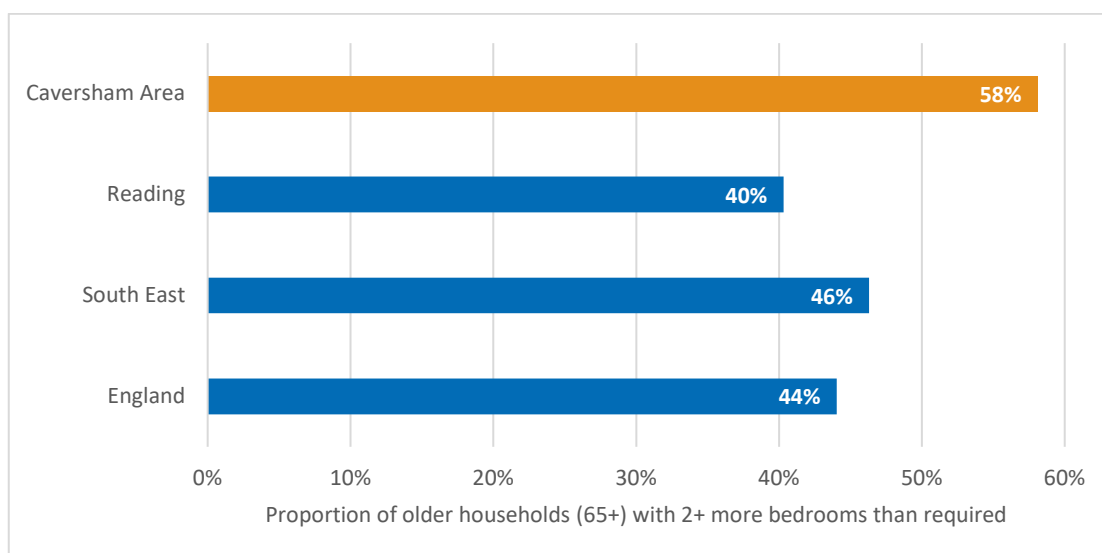
Figure 6.2: Comparing Representation of Older Households (2011)



Source: Census 2011

- 6.13 These households predominantly occupied larger homes, with well over half (58%) having at least two more bedrooms than they technically required based on the standard defined by the ONS. This is a substantially higher figure than recorded across the borough, region or country as a whole.

Figure 6.3: Older Households with 2+ More Bedrooms than Required (2011)



Source: Census 2011

- 6.14 This is not necessarily a desirable situation, because over one third (37%) of the elderly people living in such large homes in the Caversham area – and a comparable proportion in the wider borough (42%) – reported themselves to be limited to some extent in their daily activities.

- 6.15 The provision of specialist housing can help to prevent situations arising in which a growing number of elderly people have no choice but to live in homes that are too big and potentially unmanageable, adversely impacting upon health and wellbeing⁹. It could also have the associated benefit of triggering movement in the local housing market, unlocking under-occupied larger housing for the 3,781 households throughout the borough – including 297 households in the Caversham area – that had fewer bedrooms than required as of 2011 and in turn vacating smaller more affordable housing for other households.

Summary

- 6.16 The proposed development of age-restricted housing at Henley Road clearly responds to a rapidly ageing demographic trend in the Caversham area, which is set to continue. This will require a positive planning approach to ensure an increasingly diverse range of housing options are provided, an issue which is recognised by the Council within its adopted Local Plan.
- 6.17 The Caversham area appears a suitable location for the provision of housing specifically aimed at older households, such as that offered by the proposed development, as it is at the forefront of this ageing trend. The wards in this part of the borough collectively have a significantly high proportion of residents in older age groups and a resultantly high share of households exclusively containing older people. These households predominantly occupy housing that is much larger than they require, despite evidence that some of those living in such homes have mobility issues. Specialist housing can both address this often undesirable situation and have a positive local impact on the housing market through the release of larger housing for other overcrowded households.

Policy H6 (Accommodation for Vulnerable People)

- 6.18 In light of the identified need for the proposed development, we assess the scheme provisions against the relevant requirements of Policy H6 below:

Policy Requirement	Compliance of the Proposal
Provision will be made for at least an additional 253 residential care bedspaces for elderly people between 2013 and 2036, in addition to the overall housing need. Other specialist accommodation for vulnerable people will address the identified needs, which are primarily for accommodation that enables occupants to live as independently as possible, particularly for older people and people with physical disabilities.	The proposal will deliver 59 apartments that are age-restricted to over 55's. The layout of the residential scheme allows for occupants to live as independently as possible, whilst incorporating facilities that encourage daily interaction, on-site support and accessibility.
Development will, where possible, locate accommodation close to, or incorporate, relevant community facilities, such as healthcare services, or day care for elderly	The proposed development is located within Caversham and is located close to a number of bus stops along Henley Road. In addition, a number of

⁹ Demos (2013) The Top of the Ladder, p9

people	facilities are within walking distance, including a pharmacy (800m/8minute walk), a dentist (1.2km/20 minute walk); and a GP Surgery (1.7km/22 minute walk).
Where development would result in a loss of general housing, it must meet identified needs in the most up-to-date Housing Strategy and be able to accommodate at least an equivalent number of people	As set out at paragraph 84 above, the proposed development meets an identified housing need within the Borough for sheltered accommodation.
Larger developments will include adequate provision for ambulance access	Appropriate access is provided.
Development will incorporate areas of green space, which are particularly important for many groups of vulnerable people	The proposed layout incorporates areas of open space.
Developments within residential areas will be designed to respect the residential character of their surroundings	The DAS explains the design approach.
Where a development required a new physical link between buildings and where the gaps between buildings form part of the character of a street, the need for a linkage must be clearly demonstrated, and must avoid negative impacts on the character of the street	Block A of the proposed development has been designed to reflect the design approach take to the neighbouring carehome. A series of proposed streetscenes have been provided. In addition, Block A steps down in terms of scale and massing to deliver an acceptable relationship with 215 Henley Road. The DAS demonstrates the design evolution and justification for the proposals. With regard to Block B, the scale and massing responds to the neighbouring carehome development and creates an acceptable relationship with the existing residential properties of 215,217 and 219 Henley Road.

6.19 In light of the above, it is considered the proposed development accords with the requirements of Local Plan Policy H6 (Accommodation for Vulnerable People).

7. Design Approach and Policy Considerations

- 7.1 This section will discuss the design evolution, layout and massing of the scheme in detail and assess how the proposal complies with RBC's adopted design policies and relevant SPD's. The proposal has evolved to address the comments received from RBC Planning Officers in September 2021 prior to the withdrawal of planning application 210975.
- 7.2 Specific consideration has been given to the relationship of the development to existing residential properties, the character and appearance of the buildings within the context of neighbouring sites and the provision of landscaping and open space within the scheme. A Design and Access Statement supports the application.

Design evolution since withdrawal of application

- 7.3 Since the withdrawal of planning application 210975, the design of the proposal has been comprehensively examined to establish ways in which it can be enhanced. The specific aspects that were considered during this process included:
- The relationship of the scale and massing of the building with the existing homes to Henley Road;
 - The overbearing/dominance of the lounge area of Block A and the neighbouring garden space;
 - Elevational treatment, especially roofscape, to the Henley Road Elevation;
 - Relationship of Block B and the rear of the properties fronting Henley Road; and
 - Roofscape to the rear elevation.
- 7.4 As such, it is considered that the revised design fully accords with the policy requirements of the adopted Development Plan.

Design Approach

- 7.5 With regards to design, Policy CC7 (design and the public realm) outlines the overarching principles that need to be adhered to. Fundamentally, the policy requires development to be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The policy outlines components of built form that should be considered and these are considered below. The supporting DAS provides additional detail about the layout and design of the scheme and how this has been enhanced since the withdrawal of the previous application.

Layout

- 7.6 The layout of the proposed development has been informed by a range of technical work including surveys and assessments pertaining to topography, utilities, highways and transport and flooding. As such, the submitted layout has been developed based on an assessment of the site's immediate and wider context and direct physical constraints and opportunities.

- 7.7 The proposal includes two complementary residential blocks (Block A and Block B). Their location within the site has been strategic, so as to respond positively to the existing context.
- 7.8 Incorporating an access route through the site was a key priority in order to support the mixture of abilities of the intended users and to support servicing arrangements.

Landscaping and Communal Open Space

- 7.9 With regards to landscape, the proposed development incorporates a series of hard and soft landscaping features throughout the site.
- 7.10 Soft landscaping takes the form of ornamental planting, the retention of trees and planting of additional trees and a nature garden. These features have been strategically placed to provide an adequate buffer between nos. 219 and 221 Henley Road and the proposed access road and car parking. The provision of trees along the front elevation will provide screening to the proposed development. Landscaped areas are also included within the car park servicing Block A.
- 7.11 A water feature with board walks is also incorporated along the eastern boundary of the site.
- 7.12 Hard landscaping takes the form of interconnected pathways which allow residents to access points of interest across the site; a terraced area to Block A; an access road through the site; and two car parks.
- 7.13 In terms of communal open space, Policy H10 (private and communal outdoor space) states that dwellings will be provided with functional private or communal open space and, for flats, this can take the form of communal outdoor space, balconies and/or roof gardens. Additionally, the policy stipulates that these spaces should respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal, ensure that they are appropriately related to main entrances, enhance safety, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlook, overbearing or overshadowing.
- 7.14 The proposed development incorporates 2,865 sqm of open space throughout the development. This includes a nature garden situated in the east of the site and grassed areas. Meandering paths have been integrated to provide allow residents to access these spaces whilst providing a variety of walks and experiences. Future residents can also benefit from the woodland walk to the south of the site, along Berry Brook.
- 7.15 Private balconies are proposed for 12 of the units. Both blocks contain external terraces extending 73 sqm (Block A) and 133 sqm (Block B). In addition, Block A also benefits from a 293 sqm terrace on the northern elevation.
- 7.16 Consequently, the proposed development is considered to fully accord with the requirements of Policy CC7 and H10.

Height and Massing

- 7.17 In terms of the height and massing, the proposed development utilises the topography of the site to ensure that Blocks A and B are sympathetic to the surroundings. Block A extends five storeys, however due to the topography of the site, only three storeys are visible from the front elevation. Block B extends to four storeys, visible from both the front and rear

elevations. This ensures that the development does not appear dominant or overbearing within the existing context, particularly from the front elevation.

- 7.18 Consideration has been had with the development (Use Class C2) to the west of the site which is currently under construction. The proposed development is smaller in scale and the design creates a gradual balance between the two building heights, resulting in a cohesive streetscape. Further details pertaining to the relationship with this building are provided within the accompanying DAS.

Architectural Detail and Materials

- 7.19 The architectural detail and materials used throughout the scheme have been thoroughly considered within the context of local character. These details are reflected in the supporting DAS and the proposed elevations.

Amenity Provision

- 7.20 A key consideration of the proposed scheme has been the relationship of the proposed development with existing residential properties, particularly 215, 217 and 219 Henley Road.
- 7.21 Policy CC8 (safeguarding amenity) sets out a number of aspects that should be considered in order to ensure that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.
- 7.22 The topography of the site features a drop in levels from the front to the rear of the site. This ensures that the two residential blocks do not appear dominant or overbearing against existing dwellings in the vicinity.
- 7.23 In terms of back-to-back distances, Policy CC8 states that 20 metres between dwellings is usually appropriate. The proposed development considerably exceeds this distance, allowing for c.43m between nos. 215 and 217 Henley Road and the boundary of the site to the south. This ensures that the privacy of existing dwellings is maintained and respected.
- 7.24 Landscaping along the border with the end of the gardens at nos. 215 and 217 Henley Road is also proposed which will provide an additional buffer between those properties and proposed Block B. Moreover, a landscaping zone is proposed along the boundary with no. 219 and along its eastern boundary with no. 221 Henley Road which minimised the impact of the access road and car park.
- 7.25 Overall, the proposed development is considered to fully accord with the requirements outlined in Policy CC8. The accompanying DAS provides further details in relation to amenity.

Housing and Standards

- 7.26 Policy H5 (standards for new housing) requires new build housing outside the Central Area to comply with nationally-described space standards (NDSS). **Appendix 6** contains tables to show the area of each unit proposed against the NDSS.
- 7.27 With regards to density and mix, Policy H2 (density and mix) stipulates that, as a minimum, new developments for 10 or more dwellings outside the central area and defined district and

local centres, planning decisions will ensure that over 50% of dwellings will be 3 bedrooms or more, having regard to all other material consideration.

- 7.28 The proposed development comprises 59 1 and 2-bedroom units which have a C3 (age restricted) use. As a result of the proposed use, it would not be feasible to provide 50% of the dwellings as 3 bedrooms.

8. Other Technical Considerations

- 8.1 This section will discuss the other technical considerations in relation to the scheme and how they comply with National and Local policy requirements.

Flood Risk and Drainage

- 8.2 Policy EN18 (flooding and sustainable drainage systems) requires development to be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store flood water, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Major developments are required to incorporate SuDS.
- 8.3 Policy EN16 (pollution and water resources) only permits development where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution; where it would result in no deterioration in, or ideally enhance, ground and surface water quality; and where adequate water resources, sewerage and wastewater treatment infrastructure will be in a place to support the proposed development prior to occupation.
- 8.4 A Flood Risk Assessment and Drainage Strategy has been prepared by JUDWAA which presents an assessment of flooding to the site and proposed development from all possible sources. Additionally, it examines the residual flood risk to the proposed development and neighbouring properties.
- 8.5 The report confirms that all residential units and associated access and egress routes have been sequentially placed in Flood Zone 1 and 2. The report recommends that the minimum Finished Floor Levels are set at 300m above the design flood level.
- 8.6 With regards to the surface water drainage strategy, the Report notes that all attenuation storage will be provided by infiltrating SuDS features comprising cellular storage crates and discharge to the Berry Brook at greenfield rates. The SuDS features attenuate surface water runoff for all rainfall events up to and including the 1 in 100 year rainfall events, plus allowance for climate change. Foul flow from the proposed development would be discharged by gravity into the existing 2 sewer networks running through the site, the flats to the northern network and the houses to the southern network.
- 8.7 Overall, the Report concludes that the proposed development is fully compliant with the requirements of the NPPF and does not increase flood risk in areas upstream and downstream of the site. As such, the application should be considered positively by the planning authority with regards to drainage.

Ecology

- 8.8 An Ecological Appraisal has been prepared by Crossman Associates which comprises a standard Phase 1 habitat survey along with an inspection of the building for the presence of roosting bats.
- 8.9 With regards to species observation, the report concluded the following:

- Flora: all gardens are artificially created, negating the presence of any rare or notable species
- Invertebrates: the site includes hedgerows and shrub planting which are likely to support a moderate assemblage of invertebrates.
- Amphibians: the site does not any significant watercourse, precluding any significant population of amphibians.
- Reptiles: the gardens offer a mosaic of habitats which support slow worms.
- Birds: wren, dunnoek and blackbirds were recorded on site
- Badgers: there are no badger sets on site and no evidence of badger activity recorded.
- Hedgehogs: the site provides a habitat for hedgehogs

Bats: the site is small and in isolation and therefore is not considered to form a significant habitat component for any local bat population.

- 8.10 As a result of these observations, the report recommended that there is implementation of a landscape buffer and planting; a precautionary approach to demolition in relation to roosting bats; precautionary removal of vegetation in relation to nesting birds; a reptile mitigation strategy; and incorporation of bird nesting features within the proposal.
- 8.11 It is important to note that additional landscape work will inform the detailed landscape proposal for the site.

Arboriculture

- 8.12 Policy EN14 (trees, hedges and woodlands) requires individual trees, groups of trees, hedges and woodland to be protected from damage or removal where they are of importance. New developments should make provision for tree retention and planting within the site, particularly street frontage. Measures must be in place to ensure that these trees are adequately maintained.
- 8.13 An Arboricultural Impact Assessment and Method Statement has been prepared by Lizard Design and Ecology which provides evaluation of the direct and indirect effects of the proposed design intent on the existing vegetation and trees and recommends mitigation where necessary.
- 8.14 The Assessment indicates that the majority of existing trees within the site area and the site boundaries shall be retained and protected with tree protective fencing as the Tree Retention and Protection Plan. In total, 19 existing trees and tree lines within the site are proposed for removal to accommodate the development proposal. This includes Category C trees as well as Category U trees which should be removed due to their condition.

Infrastructure

Transport and Highways

- 8.15 Policy TR1 (achieving the transport strategy) states that proposals should contribute appropriately to meeting the objectives of the most up-to-date Local Transport Plan or

successor document. Planning permission will not be granted for major developments unless there is a commitment to implement measures to promote and improve sustainable transport facilities. Proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development.

- 8.16 A Transport Statement has been prepared by Mode which concluded that there are no residual cumulative impacts in terms of highway safety or the operational capacity of the surrounding road network and therefore planning permission should not be withheld on transport grounds.
- 8.17 A Travel Plan Statement has also been prepared by Mode which will act as a long-term management strategy for travel planning at the development site, aiming to minimise travel to and from the site by single-occupancy car trips by residents. It will be promoted and managed over a 5-year period post first occupation.

Highways Impact

- 8.18 The aforementioned Transport Statement prepared by Mode details the vehicle trips generated from the extant planning permission and the proposed development. The Statement states that consented and existing development has the potential to generate 7 two-way vehicle movements during the AM peak hour (08:00-09:00) and 8 two-way movements during the PM peak hour (17:00-18:00).
- 8.19 With regards to the proposed development, the Statement established the potential for 9 two-way vehicle trips during the AM peak period and 6 two-way vehicle trips during the PM peak period. This represents 2 additional two-way vehicle trips during the AM peak period and a reduction of 2 two-way vehicle trips during the PM peak period when compared to the extant permission and existing residential properties fronting Henley Road.
- 8.20 Overall, the Statement concluded that, given the immaterial change between the extant permission and proposed development, the proposed development will have a negligible impact on the operation of the surrounding highway and transport networks, including the forthcoming agreed access arrangements onto Henley Road.

Site Access Arrangements

- 8.21 Policy TR3 (access, traffic and highway-related matters) specifies that consideration to the effect on safety, congestion and the environment is given for proposals involving a new or altered access onto the transport network. Proposals involving either the construction of a new site access, or material increase in the use of an existing site access, directly onto Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road.
- 8.22 The Transport Statement prepared by Mode makes reference to Personal Injury Collision (PIC) and indicates that 9 PICs have occurred within the study area, all of which were classified as 'slight' (minor) with the exception of one fatal PIC. The Statement confirms that none of the PICs involved vulnerable road users and nor were any of the PICs recorded in the vicinity of the proposed site access location. Consequently, the Statement considers that the proposed development will have no adverse impact on highway safety, especially where existing access arrangement will be in place onto Henley Road, and adopted by RBC.

Car Parking and Cycle provision

- 8.23 Policy TR5 (car and cycle parking and electric vehicle charging) requires development to provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. In addition, 10% of car parking spaces should provide an active electric vehicle charging point.
- 8.24 The Transport Statement prepared by Mode outlines that a total of 46 car parking spaces, including 1 disabled bay will be provided (a ratio of 0.78 spaces per unit). The report considers that the quantity of car parking proposed will adequately accommodate anticipated parking demand without resulting in any overspill parking onto the public highway.
- 8.25 With regards to EV charging points, the Transport Statement states that 6 EV spaces are required to accord with policy. The Travel Plan Statement further outlines that EV measures will evolve over the travel planning process for the site given the status of the technology and current uptake in the market.
- 8.26 In terms of cycle provision, the Transport Statement confirms that cycling may be a less relevant mode of transport given the nature of the development. It states that retirement living units typically have a greater buggy ownership compared to bicycles and on this basis communal stores will be provided within Block A and B with space for buggies and 6 cycle spaces in each block.

Pedestrian and Cycle Accessibility

- 8.27 Policy TR4 (cycle routes and facilities) expects developments to make use of opportunities to improve access for cyclists to, from and within the development and to integrate cycling through the provision of new facilities.
- 8.28 The Transport Statement highlights that the relevance of cycling connectivity is limited due to the nature of the development proposal. It recognises the limited staff presence and states that visitors will be the most likely to travel to and from the site by cycling. Nevertheless, the Statement concludes that the application site is well placed to enable access by cycling with various connections in the local area

Provisions for refuse collection

- 8.29 Policy CC5 (waste minimisation and storage) requires development to demonstrate measures to minimise the generation of waste in the construction, use and life of buildings. This includes well-designed space to facilitate waste storage, reuse, recycling and composting. Similarly, Policy H10 (private and outdoor space) states that provision of refuse storage should be incorporated into developments.
- 8.30 The Transport Statement confirms that refuse collection will take place from the internal access road servicing the development and will have no impact on the neighbouring consented care home development. In addition, carry distances for operatives will be within the recommended distance of 25m.
- 8.31 A Construction Management Plan will be secured via condition. Consequently, the proposal is considered to fully accord with the above policy requirements.

Utilities

- 8.32 A Utilities Report has been prepared by Clancy Consulting Ltd which considers the use of electricity, ICT and natural gas at the proposed development.

Environmental

Sustainability

- 8.33 Policy CC4 (decentralised energy) states that development of more than 20 dwellings shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.
- 8.34 A Sustainability and Energy Statement has been prepared by BlueSky Unlimited to assess the ways in which the energy demand can be reduced to an economic minimum.
- 8.35 The report concluded that the maximum allowable carbon dioxide emission from the site are assessed as 57,658 kg CO₂ per year, with the actual carbon dioxide emissions assessed as 51,244 kg CO₂ per year. The reduction in emissions equates to 6,414 kg CO₂ per year (11.12%).
- 8.36 The report used these calculations to test the viability of renewable and low carbon technologies. The integration of wind turbines, Combined Heat and Power (CHP), solar hot water heating panels and photovoltaic panels were assessed as not being appropriate to the proposed development. However, the proposal for a communal air heat pump system was highlighted as being suitable. This would be installed into Block A and B and would serve a medium temperature loop (each residential unit will have its own internal unit).
- 8.37 The Statement indicates that the total emissions from energy efficiency, low-carbon and renewable technologies is calculated as 39,118kg CO₂ per year, which equates to a reduction of 62.41% (% of TER)
- 8.38 As a result of the justification provided with report, the proposed development is considered to fully accord with Policy CC4.

Air Quality

- 8.39 Policy EN15 (air quality) states that development should have regard to the need to improve air quality and reduce the effects of poor air quality.
- 8.40 An Air Quality Assessment was prepared by Aether in September 2016 and June 2018 for the previous proposals. Based on these previous schemes, an updated statement has been prepared for the proposed development.
- 8.41 The assessment reviewed the updated development plans, local air quality monitoring and transport assessment and concluded that there would be no worsening of air quality across the development site receptors beyond what was previously identified. The original findings that the development represented at 'negligible' impact on local air quality and that the worst-case annual mean NO₂ concentrations across the development site would be well within (by >44%) the objective levels are supported by the review of the key model input data. Furthermore, accounting for updates to the dispersion model and other local dispersion conditions would have no material impact on the findings.

Noise

- 8.42 A Noise Assessment has been prepared by Suono for which a noise survey and break-in noise assessment were undertaken. The assessment calculated the noise levels at each façade of the building and considered the external noise intrusion with or without windows open. From this, a number of acoustic recommendations were made.
- 8.43 Overall, the assessment demonstrated that a pragmatic approach to the detailed design of the scheme can yield acceptable internal and external noise levels.

9. Planning Obligations

- 9.1 With regards to securing planning obligations, Policy CC9 (securing infrastructure) requires that appropriate provision is made towards the infrastructure requirements arising from the proposed development.
- 9.2 There is a requirement for infrastructure, services, resources, amenities or other assets lost or impacted upon to be provided through direct provision or financial contributions at the appropriate time.
- 9.3 Provision will be secured through planning obligations and/or CIL as relevant, subject to satisfying the tests set out in Regulation 122 of the CIL Regulations 2010 (as amended).
- 9.4 This planning application is supported by a CIL form, with the residential element of the scheme CIL liable and therefore appropriate financial contributions would be made prior to commencement of any approved development.
- 9.5 The Applicant has not presented a draft S106 Agreement or Heads of Terms because at this stage in the planning process, the range of obligations which are likely to be sought has not yet been identified.
- 9.6 The Applicant reserves the opportunities to review the requests for contributions made by RBC, and if necessary to submit evidence in response, or evidence of viability should it be necessary to do so.
- 9.7 It is expected that the Applicant and RBC will engage in order to draft conditions to be applied in the event that permission is granted.

10. Summary and Conclusions

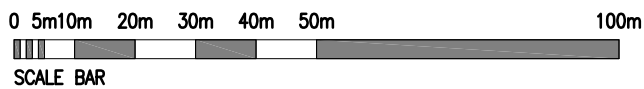
- 10.1 This planning application for Full Planning Permission seeks consent for the demolition of five existing dwellings and redevelopment to include two retirement living apartment blocks (Use Class C3, age restricted) with associated car parking and open space landscaping.
- 10.2 Following the withdrawal of planning application 210975 in September 2021 and subsequent communication with RBC, the scheme was comprehensively assessed and a number of aspects altered to provide an enhanced revision of the scheme which has been presented in this Statement. These included the relationship with 215-219 Henley Road, the simplification of the roof form and elevation fronting Henley Road, additional landscaping and updated survey work.
- 10.3 This Statement has examined the principle development against the key policies and has subsequently demonstrated that the development of private gardens and the loss of existing housing stock is considered to be acceptable. Further to this, detailed commentary in section 6 of this Statement has concluded that age-restricted housing in this location would respond to the demographic trends and is therefore suitable. Moreover, with regards to flooding, the accompanying sequential assessment has demonstrated that the proposal is acceptable in line with policy EN18.
- 10.4 In conclusion, the proposal should be granted full planning permission on the ground that the application accords with all relevant policy requirements and will provide an attractive and high quality development that responds to the local character, context and needs.

Appendix 1: Site Location Plan



— Site

Access road to be constructed as part of the adjacent development.



SCALE BAR

Date: 24.03.21

Checked by: AM

Sheet Name: Location Plan

Project No: 8466

Revision: /

Drawn by: RPB

Scale @ A4: 1:1250

Purpose of issue: Planning

Status:

Drawing No: 8466-BOW-A0-XX-DR-A-0001

Do not scale from this drawing

This drawing is the copyright of Bowman Riley Architects Limited. ©

Henleyroad Ltd

205-213, r/o 215-219 Henley Road, RG4 6LJ



Revision	Date	By	Chk
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Appendix 2: Application 190835 Approved Site Layout



Drawn	ed
Checked	SH
Date	26/04/19
Scale @ A1	1 : 200

Henley Road, Caversham
Proposed Site Plan

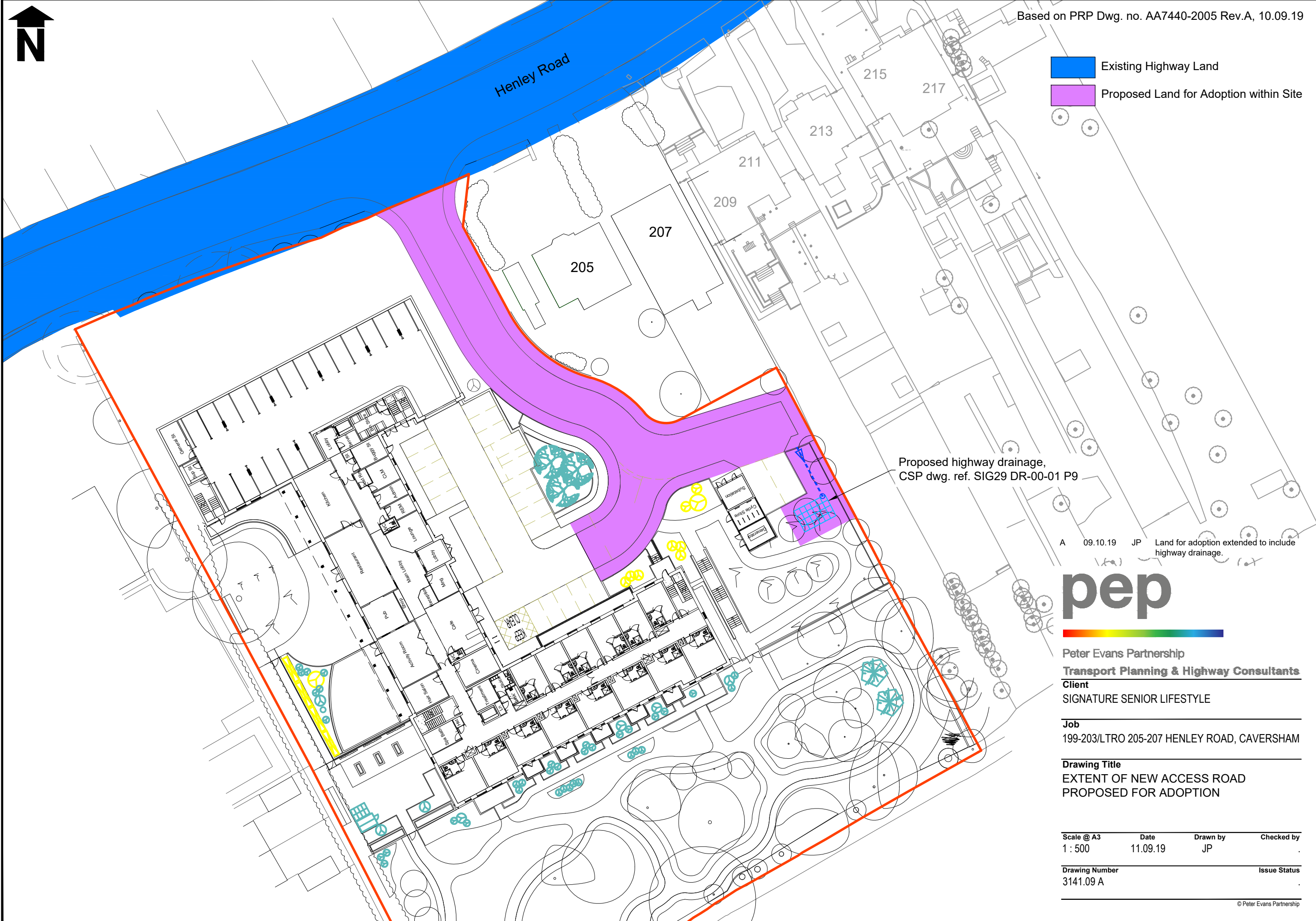
AA7440-2003
REV A

Appendix 3: Application 190835 Access Arrangements



Based on PRP Dwg. no. AA7440-2005 Rev.A, 10.09.19

-  Existing Highway Land
-  Proposed Land for Adoption within Site



Proposed highway drainage,
CSP dwg. ref. SIG29 DR-00-01 P9

A 09.10.19 JP Land for adoption extended to include highway drainage.



Peter Evans Partnership
Transport Planning & Highway Consultants
Client
SIGNATURE SENIOR LIFESTYLE

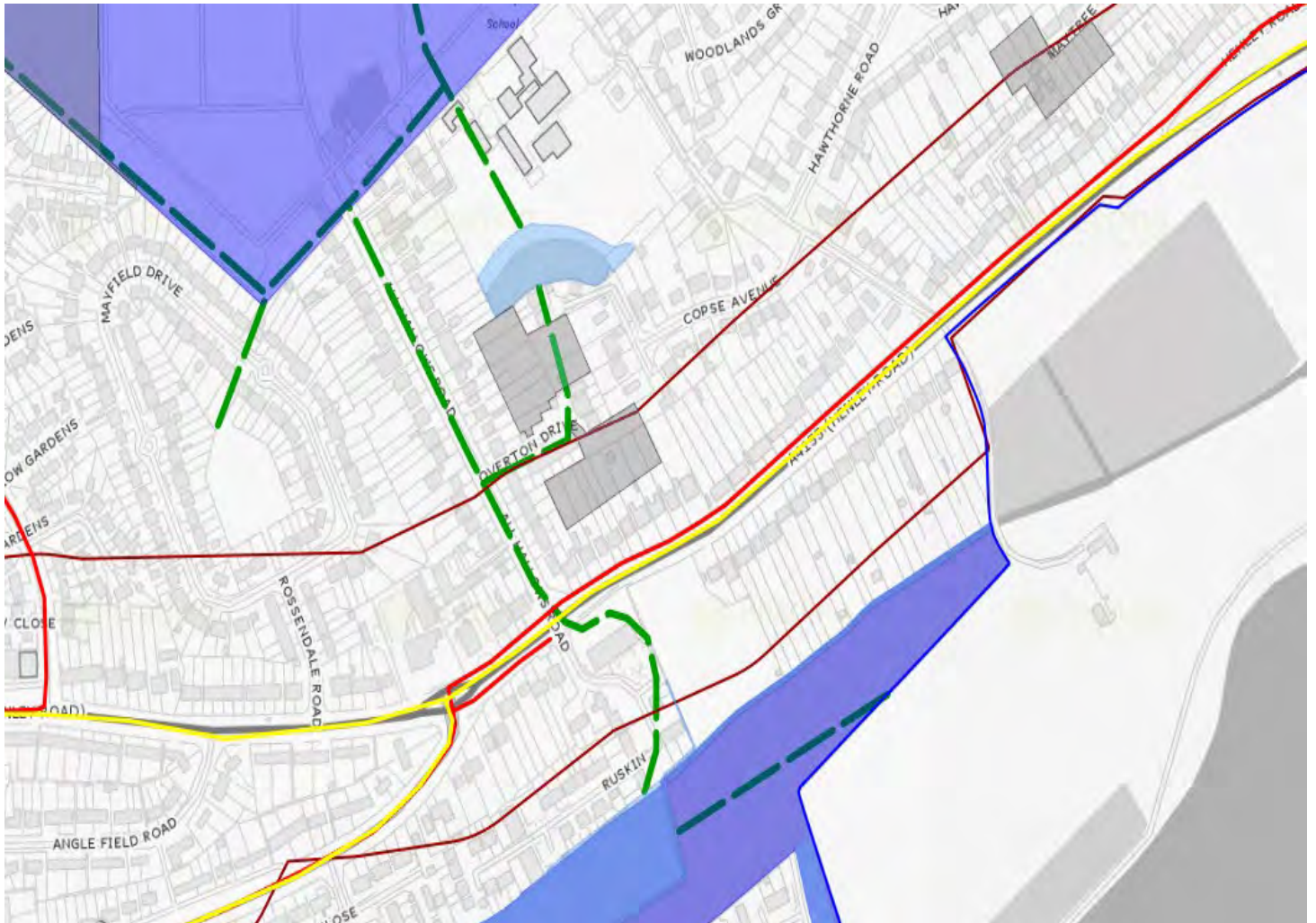
Job
199-203/LTRO 205-207 HENLEY ROAD, CAVERSHAM

Drawing Title
EXTENT OF NEW ACCESS ROAD
PROPOSED FOR ADOPTION

Scale @ A3 1 : 500	Date 11.09.19	Drawn by JP	Checked by .
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Drawing Number 3141.09 A	Issue Status .
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Appendix 4: Extract of adopted Proposals Map



Brown line show Air Quality Management Area

Appendix 5: Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

APPLICATION FOR FULL PLANNING PERMISSION

To: Peter Dines
Gerald Eve
72 Welbeck Street
London
W1G 0AY

Application No: 190835
Application type: Full Planning Approval

Applicant: Signature Senior Lifestyle Ltd

READING BOROUGH COUNCIL as Local Planning Authority GRANT FULL planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of 199-203 Henley Road and erection of part four, part three and part two storey 86-unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping

At: 199-203 Henley Road and land to the Rear of 205-207 Henley Road Caversham Reading RG4 6LJ

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 19 December 2019



RJE
Head of Planning, Development
& Regulatory Services

Application At: 199-203 Henley Road and land to the Rear of 205-207 Henley Road
Caversham Reading RG4 6LJ

Application No: 190835

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Drawing no.s:

- AA7440-2004 - Proposed Lower Ground Floor Plan
- AA7400-2007 - Proposed Second & Third Floor Plans
- AA7440-2010 - Proposed Street Elevations
- AA7440-2011 - Proposed Elevations
- AA7400-2012 - Proposed Elevations

Received by the Local Planning Authority on 23rd May 2019

- 101F Landscape Masterplan

Received by the Local Planning Authority on 18th September 2019

- AA7440-2003 Rev A - Proposed Site Plan
 - AA7400-2005 Rev A - Proposed Ground Floor Plan
 - AA7440-2006 Rev A - Proposed First Floor Plan
- Received by the Local Planning Authority on 13th September 2019

- 3141.08A - Proposed Site Access and Vertical Alignment
- Received by the Local Planning Authority on 26th September 2019

Documents ref:

- Aether Air Quality Assessment ref. AQ_assessment/2019/Henley_Road Version 1.3
- CgMs Heritage Archaeological Desk Based Assessment ref.25345/AT
- Jomas Associated Ltd Geo-environmental & Geotechnical Assessment Ground Investigation Report
- Ethos Preliminary Ecological Appraisal V1 April 2019

Date: 19 December 2019



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- Ethos Protected Species Survey ref. V2 September 2019
 - Harniss Consulting Energy Strategy Report Rev P2
 - CSP Foul and Surface Water Drainage Scheme Report ref. SIG/29 Version 3 April 2019
 - PEP Travel Plan April 2019
 - PEP Transport Statement April 2019
 - Tracy Clarke Arboricultural Planning Report Impact Assessment and Method Statement ref. TCTC-17327-c April 2019
 - Edenvale Young Flood Risk Assessment Henley Road Caversham Rev E May 2 2019
 - Gerald Eve Planning Statement (including Sequential Test FRA) April 2019
 - Sharps Redmore Façade Acoustic Assessment ref. Signature Care Home Henley Road Caversham 30th April 2019
 - Lexington Communications Statement of Community Involvement April 2019
- Received by the Local Planning Authority on 23rd May 2019

- Tree Work Specification ref. Henley Road, Caversham
- Received on the 29th July 2019

- Harniss Utilities Statement Rev P1
- Received by the Local Planning Authority on 18th June 2019
- Harniss Consulting Statement on Controlling Kitchen Odours Rev P1
- Received by the Local Planning Authority on 8th August 2019
- 3141.09A Extent of New Access Road Proposed for Adoption dated 11th September 2019
- Received by the Local Planning Authority on 9th October 2019

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

4. No development shall commence on site, including any works of demolition, until a site specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

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- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. Prior to first use of the new access road hereby permitted (as shown on drawings ref. 3141.09A Extent of New Access Road Proposed for Adoption dated 11th September 2019 received by the Local Planning Authority on 9th October 2019 and 3141.08A - Proposed Site Access and Vertical Alignment Received by the Local Planning Authority on 26th September 2019), visibility splays of 2.4 metres by 90 metres shall be provided at the junction onto Henley Road in accordance with the approved plan. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

REASON: In the interests of road safety in accordance with Core Strategy Policy CS20 and Sites and Detailed Policies document Policy DM12.

6. No development shall commence on site (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, have been submitted to and been approved in writing by the Local Planning Authority. The development shall not be

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carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

7. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including specifications of mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials (permeable) and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants (to include native and wildlife friendly species), noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;
- f. Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

8. No development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of

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archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a subsequent mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

i) A programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.

ii) A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI or unless otherwise agreed in writing by the Local Planning Authority

REASON: To ensure that any archaeological remains within the site are adequately investigated and recorded so as to advance our understanding of their significance in accordance with national and local plan policy and in the interest of protecting the archaeological heritage of the Borough in accordance with Policy EN2

9. Prior to first occupation of the development hereby permitted details of an electric vehicle (EV) charging scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, shall be submitted to and approved in writing by the Local Planning Authority. The EV charging spaces shall be provided prior to first occupation of the development hereby permitted and kept available for parking at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

10. The development hereby permitted shall not be occupied until all vehicle parking spaces have been provided in accordance with the plans hereby approved. The spaces shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

11. The development hereby permitted shall not be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

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12. The development hereby permitted shall not be occupied until the bicycle parking facility has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading local Plan 2019.

13. Prior to first occupation of the development hereby approved, the refuse and recycling storage facility shall be implemented fully in accordance with those details shown on the approved plans and thereafter retained for use by occupiers of the dwelling/building at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

14. The development hereby permitted shall not be occupied until the road serving it has been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

REASON: In the interests of road and pedestrian safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019

15. Prior to first occupation of the development hereby permitted the existing access to the site shall be stopped up and abandoned and the footway and verge reinstated to the satisfaction of the Local Planning Authority. .

REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

16. Prior to first occupation of the development hereby permitted, all flood mitigation and protection measures as contained within Edenvale Young Flood Risk Assessment Henley Road Caversham Rev E dated May 2nd 2019 and received by the Local Planning Authority on 23rd May 2019 shall be implemented in full and maintained in perpetuity for the lifetime of the development. Finished floor levels shall be set no lower than 37.1 metres above Ordnance Datum.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

17. Within 6 months of occupation of 50% of the total number of residential care home units hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for the care home, reasons for the modal choice, and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development hereby approved.

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REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with TR1 of the Reading Local Plan 2019.

18. On the first anniversary of the approved Travel Plan and annually thereafter, an annual review of the Travel Plan shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the care home and shall be compared with the initial survey carried out under the terms of condition no. 17 (the control level) and in the event of any reduction not being secured the developer shall undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with TR1 of the Reading Local Plan 2019

19. No windows/doors/dormers/openings, other than those shown on the approved plans shall at any time be placed in the east and west side elevations of the building hereby permitted without the grant of a separate planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

20. No deliveries and/or waste collection movements shall take place outside the hours of 08:00hrs to 22:00hrs Monday to Saturdays or 10:00hrs to 18:00hrs on Sundays and Bank Holidays.

REASON: In order to protect local residents from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

21. 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 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.

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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.

22. The development hereby permitted shall not be occupied or the use commenced until the kitchen extract/ventilation systems have been installed in accordance with the approved plans and specifications set out within the Harniss Consulting Statement on Controlling Kitchen Odours Rev P1 Received by the Local Planning Authority on 8th August 2019 and thereafter the kitchen extract/ventilation systems shall be permanently retained and maintained in accordance with the approved specifications.

REASON: To prevent odour and safeguard the amenity of nearby premises and the area generally in accordance with Policy CC8 and EN16 of the Reading Borough Local Plan 2019.

23. No development shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

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

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

24. No development shall commence on site including demolition and any preparatory works until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Date: 19 December 2019



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REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

25. The approved remediation scheme under Condition no. 24 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

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

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority. REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

27. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, or 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

28. No development shall commence on site until details of finished floor levels relative to existing floor/ground levels have been submitted to and been approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure a satisfactory relationship between the

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proposed development and adjacent development, and to protect views in and out of the development in the interests of visual amenity in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

29. Prior to first occupation of the development hereby permitted, full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

30. Prior to first occupation of any residential unit with the development hereby permitted all communal areas, as shown on the approved plans in Condition 2 above shall be ready for use and retained for communal use of the occupants of the care home thereafter.

Reason: In the interests of providing a suitable standard of accommodation for future occupiers and the potential for wider use of the building, in accordance with Policy OU1 of the Reading local plan 2019

31. No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard has been submitted and approved in writing by the Local Planning Authority, demonstrating compliance with a minimum BREEAM standard rating of Excellent, unless otherwise agreed in writing with the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

32. Within 3 months of first occupation of the development hereby approved, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum, the standard set out in the Interim BREEAM Certificate referred to in Condition no. 31.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

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33. The development hereby permitted shall not be occupied all lifts as shown on the approved plans in Condition 2 above have been provided. The lifts shall be retained in full working order thereafter.

REASON: to ensure a suitable level of access for those with mobility impairments in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

34. Any walls or fencing constructed within or around the site within the 1% annual probability (1 in 100) flood extent with a 35% allowance for climate change shall be designed to be permeable to flood water.

REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

35. Prior to first occupation of the development hereby permitted, the energy measures set out within paragraph 1.0 on page 4 of the Harniss Consulting Energy Strategy Report Rev P2 received on 23rd May 2019 shall be provided in full. The energy measures shall be retained and in full working order thereafter.

REASON: To provide a decentralised energy source in accordance with Policy CC4 of the Reading Borough Local Plan 2019.

36. All on-site facilities within the care home hereby permitted shall operate as ancillary to the C2 care home use only and shall not operate as stand-alone facilities under any other Use Class.

REASON: To prevent any undue noise and disturbance or increased traffic congestion in accordance with Policies CC8 and TR3 of the Reading Borough Local Plan 2019.

37. No development hereby permitted, including any vegetation clearance, shall commence until a badger sett survey of the development site and immediately adjacent areas has been undertaken (survey to be undertaken within a 28 day period prior to the start of works on site) and a report detailing the results of the surveys has been submitted to and approved in writing by the Local Planning Authority. If surveys show that a licence to disturb a badger sett is required a copy of a valid licence is to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any licensable works.

REASON: To ensure that protected species are not adversely affected by the proposals in accord with Policy EN12 Reading Borough Local Plan 2019.

38. No development shall commence on site (including demolition or preparatory works) until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to and approved in writing by the Local Planning Authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and the applicant

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conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

39. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

40. No development shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The strategy and plan shall include:

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

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

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41. Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site shall have been completed in accordance with the submitted and approved strategy and plan under Condition no. 40. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

5. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

6. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

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7. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

8. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

9. Before this planning permission is implemented, an agreement under Section 278 of the Highways Act 1980 will be required with respect to works affecting the existing Highway. The applicants should contact the Transport Development Control Section at Civic Centre, Reading, RG1 2LU telephone: 0118 937 2612, to discuss arrangements for this.

10. Before this planning permission is implemented an agreement under Section 38 of the Highways Act 1980 may be required with respect to the Adoption of new roads and footpaths by the Borough Council. The applicants should contact the Transport Development Control Section at Civic Centre, Reading, RG1 7TD telephone: 0118 937 3949, to discuss arrangements for this.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate

(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.

Appendix 6: Area of proposed units against NDSS

Block A

Apartment Number	Name	Area	NDSS
1	2 Bed	68 m ²	61 m ²
2	2 Bed	73 m ²	70 m ²
3	1 Bed	51 m ²	50 m ²
4	1 Bed	51 m ²	50 m ²
5	2 Bed	67 m ²	70 m ²
6	1 Bed	63 m ²	50 m ²
7	2 Bed	84 m ²	70 m ²
8	2 Bed	73 m ²	70 m ²
9	1 Bed	51 m ²	50 m ²
10	1 Bed	51 m ²	50 m ²
11	2 Bed	73 m ²	70 m ²
12	2 Bed	80 m ²	70 m ²
13	2 Bed	72 m ²	70 m ²
14	1 Bed	51 m ²	50 m ²
15	1 Bed	51 m ²	50 m ²
16	2 Bed	66 m ²	61 m ²
17	1 Bed	63 m ²	50 m ²
18	2 Bed	84 m ²	70 m ²
19	2 Bed	73 m ²	70 m ²
20	1 Bed	51 m ²	50 m ²
21	1 Bed	51 m ²	50 m ²
22	2 Bed	73 m ²	70 m ²
23	2 Bed	80 m ²	70 m ²
24	2 Bed	72 m ²	70 m ²
25	1 Bed	51 m ²	50 m ²
26	1 Bed	51 m ²	50 m ²
27	2 Bed	66 m ²	61 m ²
28	1 Bed	56 m ²	50 m ²

29	2 Bed	70 m ²	70 m ²
30	2 Bed	79 m ²	70 m ²
31	2 Bed	73 m ²	70 m ²
32	2 Bed	61 m ²	61 m ²
33	2 Bed	69 m ²	61 m ²
34	2 Bed	66 m ²	61 m ²
34	2 Bed	99 m ²	70 m ²
36	2 Bed	72 m ²	70 m ²
37	2 Bed	76 m ²	70 m ²

Block B

Apartment Number	Name	Area	NDSS
1	2 Bed	72 m ²	70 m ²
2	1 Bed	61 m ²	50 m ²
3	1 Bed	51 m ²	50 m ²
4	2 Bed	69 m ²	61 m ²
5	2 Bed	72 m ²	70 m ²
6	2 Bed	73 m ²	70 m ²
7	2 Bed	73 m ²	70 m ²
8	2 Bed	73 m ²	70 m ²
9	2 Bed	72 m ²	70 m ²
10	1 Bed	61 m ²	50 m ²
11	1 Bed	51 m ²	50 m ²
12	2 Bed	69 m ²	61 m ²
13	2 Bed	72 m ²	70 m ²
14	2 Bed	72 m ²	70 m ²
15	2 Bed	73 m ²	70 m ²
16	2 Bed	73 m ²	70 m ²
17	2 Bed	76 m ²	70 m ²
18	2 Bed	90 m ²	70 m ²

19	1 Bed	69 m ²	50 m ²
20	2 Bed	78 m ²	70 m ²
21	2 Bed	89 m ²	70 m ²
22	2 Bed	83 m ²	70 m ²

