

Planning Statement Ref: 19014.9.1_22.07.25_PS

Project: **Residential Development**

Site Address: **816 Oxford Road**, Reading, RG30 1EL

Client: **John Filbee Properties Ltd**

Document Title: **Planning Statement**

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1.0 - INTRODUCTION

This Planning Statement is written as a supporting document for a planning application for a proposed residential development at 816 Oxford Road, Reading, RG30 1EL.

The proposed development involves the demolition of the existing light industrial buildings on the site and the erection of two new residential buildings up to 6 storeys in height to provide 24 new residential dwellings. Provision of associated private and communal landscaped amenity areas, parking spaces, refuse and cycle storage facilities.

The objective of this scheme is to deliver high quality living accommodation on this underused but well located, brownfield site. The development will provide an overall improvement to the immediate area, in terms of appearance, security and community, as well as contributing to the local authority's housing targets.



Proposed development aerial view illustration

2.0 - SUPPORTING DOCUMENTS

This statement should be read in conjunction with the completed application and CIL questions forms along with the following application supporting documents.

Weston & Co Architects:

19014.9.1_22.03.22_DAS Design & Access Statement
19014-PL-1 Location & Proposed Block / Roof Plan
19014-PL-2 Existing Site Plan
19014-PL-3 Proposed Site Plan
19014-PL-4 Block A: Proposed Floor Plans (1 of 2)
19014-PL-5 Block A: Proposed Floor Plans (2 of 2)
19014-PL-6 Block B: Proposed Floor Plans
19014-PL-7 Block A: Proposed Elevations (1 of 2)
19014-PL-8 Block A: Proposed Elevations (2 of 2)
19014-PL-9 Block B: Proposed Elevations
19014-PL-10 Proposed Site Section & Street Elevation
19014-PL-11 Block B Bin & Cycle Store Plan & Elevations
19014-PL-12 Proposed Bay Elevations & Materials
19014-PL-13 Proposed Aerial View Illustration
19014-PL-14 Proposed Street View 1 Illustration
19014-PL-15 Proposed Street View 2 Illustration
19014-PL-16 Proposed Courtyard View 3 Illustration

Milestone Transport Planning: Transport Statement Report ref: 21-148

Energist UK: 816 Oxford Road Energy Strategy Report

Stuart Michael Associates: Surface Water Drainage Strategy & Statement ref: 6799

SJ Stephens Associates: Arboricultural Impact Assessment ref: 1791

John Wenman Ecological Consultancy: Preliminary Ecological Appraisal ref: R2928/a

Accon UK:

Air Quality Assessment ref: A4337/AQ/01
Noise Impact Assessment ref: A4337/N/01
Daylight and Sunlight Assessment ref: A4337/DS/01

Ground and Water:

Phase 1 Desk Study Report ref: GWPR4463/DS/November 2021
Phase 2 Site Investigation Report ref: GWPR4463/DS/December 2021

S106 Management:

Financial Viability Appraisal Report dated 14/01/2022
Financial Viability Appraisal Report Schedule 1

3.0 - PLANNING POLICY CONTEXT

The following national and local planning policies relevant to the proposed development are scheduled below:

National Planning Policy Framework 2021 (NPPF)

Paragraph 11 of the NPPF is the significant national planning policy principle relevant to the development proposals. Paragraph 11 relates to the presumption in favour of sustainable development Local Authority plan-making and decision-taking. The NPPF states the following key policy for decision-taking by Local Authority planning departments:

approving development proposals that accord with an up-to-date development plan without delay; (NPPF, para 11c)

Reading Borough Local Plan, Adopted November 2019

The Local Plan is the published document adopted to guide development in the Reading Borough up to 2036. In accordance with the NPPF the Local Plan has a particular emphasis on delivering sustainable development.

The following policies have been identified within the Local Plan relevant to the planning application development proposals:

- Site Development Allocation WR3L: 816 Oxford Road, Development for Residential
- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design & Construction
- CC3: Adaptation to Climate Change
- CC4: Decentralised Energy
- CC5: Waste minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN12: Biodiversity and the Green Network
- EN14: Trees Hedges and Woodland
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN18: Flooding and Drainage
- EM3: Loss of Employment Land
- H1: Provision of Housing
- H2: Density and Mix
- H3: Affordable Housing
- H5: Standards for New Housing
- H10: Private and Communal Outdoor Space
- TR1: Achieving the Transport Strategy
- TR3: Access, Traffic & Highway-related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

4.0 - LOCAL PLAN POLICY COMPLIANCE SUMMARY

A summary is provided below describing how compliance with the above scheduled policies is achieved by the development proposals described by the complete application submission supporting documents information package.

Site Development Allocation WR3L: 816 Oxford Road, Development for Residential

The application site allocation for residential housing delivery within the Local Plan establishes the principle for development of this brownfield site.

The site allocation references the following aims for residential development on the site:

- Address air quality impacts on residential use;
- Address noise impacts on residential use;
- Address any contamination on site; and
- Ensure appropriate back-to-back separation from existing residential.
- Site size: 0.23 ha 13-20 dwellings

These aims are addressed by the development proposals and additional related policy compliance is described within the relevant policy sub-sections below.

CC1: Presumption in Favour of Sustainable Development

The Local Plan mirrors the fundamental sustainable development policy which under-pins the NPPF. Local Plan policy CC1 states:

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

The proposed principle of the residential development on the site must be considered sustainable by the Local Plan due to the site's development allocation reference WR3L.

Further clarifications on how the proposed scheme complies with other relevant Local Plan policies which contribute to establishing the development as sustainable are described within the relevant policy sub-sections below.

CC2: Sustainable Design and Construction

Local Plan policy CC2 states:

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

For new-build residential dwellings the policy CC2 confirms that sustainable design and construction compliance is described by the Local Plan policy H5 and also the content of the Sustainable Design and Construction Supplementary Planning Document (Adopted 2019).

Clarifications on how the proposed scheme complies with policy CC2 can be found within the relevant policy H5 sub-section below and within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 1.2, 3.15, 3.16
- Energist UK: 816 Oxford Road Energy Strategy Report

CC3: Adaptation to Climate Change

Local Plan policy CC3 states:

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- *Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;*
- *Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;*
- *Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; and*
- *All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change*

Clarifications on how the proposed scheme complies with policy CC3 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.5, 3.11, 3.17
- Stuart Michael Associates: Surface Water Drainage Strategy & Statement ref: 6799

CC4: Decentralised Energy

Local Plan policy CC4 states:

Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m 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.

Further clarifications on how the proposed scheme complies with policy CC4 can be found within the following application supporting documents:

- Energist UK: 816 Oxford Road Energy Strategy Report

CC5: Waste minimisation and Storage

Local Plan policy CC5 states:

Development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting.

A construction method statement which details measures for waste minimisation during the construction phase of development has not yet been prepared for the application submission. It is requested that the requirement for this information be reserved for a pre-commencement condition to planning approval.

Further clarifications on how the proposed scheme complies with policy CC5 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.10, 3.11, 4.4
- Milestone Transport Planning, Transport Statement Report ref: 21-148

CC6: Accessibility and the Intensity of Development

Local Plan policy CC6 states:

The scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations. Unless it can be demonstrated that the accessibility of a site is to be significantly upgraded, for example, by providing high quality pedestrian routes or providing access to good public transport services, any new development must be at a scale, density and intensity appropriate to that level of accessibility.

The scale of the proposed development is congruous with the neighbouring residential developments at Winslet Place and Branagh Court, with the building heights proposed in accordance with what was considered acceptable during the pre-application enquiry process.

Due to the site's location on one of Reading's main arterial roads the development inherently has good accessibility to a wide range of services via various modes of transport.

Further clarifications on how the proposed scheme complies with policy CC6 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 2.9, 2.12, 3.9, 4.0
- Milestone Transport Planning, Transport Statement Report ref: 21-148

CC7: Design and the Public Realm

Local Plan policy CC7 states:

All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -

- *Layout: urban structure and urban grain;*

- Landscape;
- Density and mix;
- Scale: height and massing; and
- Architectural detail and materials

will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: -

- Character - a place with its own identity and sense of place
- Continuity and enclosure
- Quality of the public realm and provision of green infrastructure and landscaping
- Ease of movement and permeability
- Legibility - clear image and easy to understand
- Adaptability – capable of adaptation over time
- Diversity – meets a wide range of needs.

Developments will also be assessed to ensure that they: -

- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
- Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- Address the needs of all in society and are accessible, usable and easy to understand by them, including providing suitable access to, into and within, its facilities, for all potential users, including disabled people, so that they can use them safely and easily;
- Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.

High quality development proposals are described by the application submission which will enhance the richness and quality of the local townscape, improving the definition of the existing disjointed portion of Oxford Road. The scheme sensitively references interesting and attractive elements of the existing local urban context heritage to create a sense of place where people and families enjoy living with a clear sense of identity.

Further clarifications on how the proposed scheme complies with policy CC7 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 1.1, 2.8, 2.12, 2.13, 2.14, 2.15, 3.0, 4.0, 5.0

CC8: Safeguarding Amenity

Local Plan policy CC8 states:

Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

Privacy and overlooking;

- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;

- *Crime and safety; or*
- *Wind, where the proposals involve new development of more than 8 storeys.*

Clarifications on how the proposed scheme complies with policy CC8 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 2.6, 2.7, 2.8, 2.10, 2.14, 2.15, 3.5, 3.6, 3.7, 3.11, 5.1
- Accon UK: Air Quality Assessment ref: A4337/AQ/01
- Accon UK: Noise Impact Assessment ref: A4337/N/01
- Accon UK: Daylight and Sunlight Assessment ref: A4337/DS/01

EN12: Biodiversity and the Green Network

Local Plan policy EN12 states:

On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

- *Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*
- *Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

The application site's current existing condition holds minimal ecological value to support biodiversity with the proposed development scheme presenting the opportunity to significantly enhance the ecological value and biodiversity of the site.

Further clarifications on how the proposed scheme complies with policy EN12 can be found within the following application supporting documents:

- John Wenman Ecological Consultancy: Preliminary Ecological Appraisal ref: R2928/a
- SJ Stephens Associates: Arboricultural Impact Assessment ref: 1791
- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 1.1, 2.15, 3.5, 3.15, 3.17, 5.1

EN14: Trees Hedges and Woodland

Local Plan policy EN14 states:

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

There are currently no trees growing within the application site boundary, it is proposed to incorporate significant tree planting within the development scheme, including trees to the Oxford Road street frontage.

Further clarifications on how the proposed scheme complies with policy EN14 can be found within the following application supporting documents:

- SJ Stephens Associates: Arboricultural Impact Assessment ref: 1791
- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.5, 3.17

A comprehensive landscaping plan which finalises specification of tree planting has not yet been prepared for the application submission. It is requested that the requirement for this information be reserved for a pre-commencement condition to planning approval.

EN15: Air Quality

Local Plan policy EN15 states:

Development should have regard to the need to improve air quality and reduce the effects of poor air quality...

ii. Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.

Clarifications on how the proposed scheme complies with policy EN15 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 2.10
- Accon UK: Air Quality Assessment ref: A4337/AQ/01

EN16: Pollution and Water Resources

Local Plan policy EN16 states:

Development will only be permitted 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 place to support the proposed development prior to occupation.

Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and the wider environment, during demolition and construction phases as well as during the future use of the site.

Clarifications on how the proposed scheme complies with policy EN16 can be found within the following application supporting documents:

- Ground and Water: Phase 1 Desk Study Report ref: GWPR4463/DS/November 2021
- Ground and Water: Phase 2 Site Investigation Report ref: GWPR4463/DS/December 2021
- Stuart Michael Associates: Surface Water Drainage Strategy & Statement ref: 6799

EN18: Flooding and Drainage

Local Plan policy EN18 states:

Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test set out in the NPPF, and taking into account the effects of climate change...Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

All major developments must incorporate sustainable drainage systems (SuDS) as appropriate and in line with the Government's Technical Standards...

The application site is located outside any identified flood risk areas.

Further clarifications on how the proposed scheme complies with policy EN18 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 2.11, 3.17.6
- Ground and Water: Phase 1 Desk Study Report ref: GWPR4463/DS/November 2021
- Ground and Water: Phase 2 Site Investigation Report ref: GWPR4463/DS/December 2021
- Stuart Michael Associates: Surface Water Drainage Strategy & Statement ref: 6799

EM3: Loss of Employment Land

Local Plan policy EM3 states:

...the following matters will be considered when assessing proposals which would result in a loss of employment land: -

- (i) Is access by a choice of means of transport, including access to the strategic road network, poor, and likely to remain poor?*
- (ii) Is the continued use of the site for employment, including the potential for redevelopment for employment uses, viable?*
- (iii) Is there a surplus of a similar size and type of accommodation in Reading?*
- (iv) Would continued employment use of the site detrimentally affect the amenity and character of a residential area?*
- (v) Is the need for alternative uses stronger than the need for the retention of employment land?*
- (vi) Would the proposal result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme?*

The application site's development allocation WR3L within the Local Plan for purely residential development and no required provision of additional use which would provide employment determines that the loss of employment land should be acceptable in this case.

Further clarifications on how the proposed scheme complies with policy EM3 can be found within the following application supporting document:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, section: 3.8

H1: Provision of Housing

Local Plan policy H1 states:

Provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 to 2036.

The proposed development complies with policy H1 by presenting the opportunity for 24no. new dwellings to be delivered as a contribution toward the Reading Borough target of 689 dwellings per annum until 2036.

H2: Density and Mix

Local Plan policy H2 states:

The appropriate density of residential development will be informed by:

- *the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;*
- *its current and future level of accessibility by walking, cycling and public transport;*
- *the need to achieve high quality design;*
- *the need to maximise the efficiency of land use; and*
- *the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.*

Indicative densities for different types of area are set out in figure 4.5, but the criteria above may indicate that a different density is appropriate. Residential development capacity figures within the site allocation policies are often based on these densities, but the capacity of each site will likewise depend on various factors that need to be addressed at application stage, including detailed design and layout, and may differ from the range set out in the allocation. Net densities of below 30 dwellings per hectare will not be acceptable.

Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6, in particular for family homes of three or more bedrooms. As a minimum, on 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 of 3 bedrooms or more, having regard to all other material considerations.

Clarifications on how the proposed scheme complies with policy H2 can be found within the following application supporting document:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.9, 3.10

H3: Affordable Housing

Local Plan policy H3 states:

Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading

on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing;

In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.

Delivery of affordable housing within the application development proposals has been carefully considered and there are apparent fundamental financial viability issues for the scheme which have determined that providing affordable housing on the site is unviable. Due to this issue, a financial viability appraisal has been submitted with the application as required by policy H3.

Further clarifications on how the proposed scheme complies with policy H3 can be found within the following application supporting document:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.10
- S106 Management: Financial Viability Appraisal Report dated 14/01/2022

- S106 Management: Financial Viability Appraisal Report Schedule 1

H5: Standards for New Housing

Local Plan policy H5 states:

New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

- a. *All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.*
- b. *All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations⁷⁹.*
- c. *All major new-build residential development should be designed to achieve zero carbon homes.*
- d. *All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*
- e. *All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).*
- f. *On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.*

Clarifications on how the proposed scheme complies with policy H5 can be found within the following application supporting documents:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.12
- Energist UK: 816 Oxford Road Energy Strategy Report

H10: Private and Communal Outdoor Space

Local Plan policy H10 states:

Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.

The design of outdoor areas will respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

Good quality functional private or communal external green amenity space is provided for proposed new dwellings.

Further clarifications on how the proposed scheme complies with policy H10 can be found within the following application supporting document:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 3.10, 3.13, 3.17.5

TR1: Achieving the Transport Strategy

Local Plan policy TR1 states:

Proposed development should contribute appropriately to meeting the objectives of the most up-to-date Local Transport Plan or any successor document, including sub-strategies, specific projects identified and the local action plans.

Planning permission will not be granted for major development proposals unless there is a commitment to implement measures to promote and improve sustainable transport facilities, such as through provision to encourage walking, cycling and the use of public transport; and through agreed travel plans, safe routes to local facilities and services, including schools and parks, and similar measures.

All development 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, particularly by public transport, walking and cycling, in accordance with any agreed transport assessment submitted as part of the application.

The proposed development contributes appropriately toward meeting the standards of the current Revised Parking Standards Supplementary Planning Document (Adopted 31st October 2011). There is a shortfall in car parking space numbers proposed however this should be considered appropriate due to the standards set-out in the SPD being outdated and significantly at odds to the Local Plan's sustainability and clean transport strategy ambitions.

Further clarifications on how the proposed scheme's transport strategy complies with policy TR1 can be found within the following application supporting document:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 2.9, 4.0
- Milestone Transport Planning: Transport Statement Report ref: 21-148

TR3: Access, Traffic & Highway-related Matters

Local Plan policy TR3 states:

*In determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.
Development will only be permitted where:-*

- Accesses and works to the highway comply with the adopted standards of the Transport Authority;*
- The development would not have a material detrimental impact on the functioning of the transport network;*
- The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*

*iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and
v) For non-residential*

Clarifications on how the proposed scheme complies with policy TR3 can be found within the following application supporting document:

- Milestone Transport Planning: Transport Statement Report ref: 21-148

TR5: Car and Cycle Parking and Electric Vehicle Charging

Local Plan policy TR5 states:

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

Development should make the following provision for electric vehicle charging points:

- *All new houses with dedicated off-street parking should provide charging points;*
- *Within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.*

The proposed development contributes appropriately toward meeting the standards of the current Revised Parking Standards Supplementary Planning Document (Adopted 31st October 2011). There is a shortfall in car parking space numbers proposed however this should be considered appropriate due to the standards set-out in the SPD being outdated and significantly at odds to the Local Plan's sustainability and clean transport strategy ambitions.

Further clarifications on how the proposed scheme's transport strategy complies with policy TR5 can be found within the following application supporting document:

- Design and Access Statement ref: 19014.9.1_22.03.22_DAS, sections: 2.9, 4.0
- Milestone Transport Planning: Transport Statement Report ref: 21-148

5.0 – CONCLUSION

It is considered that planning permission should be granted for the proposed residential development for the following reasons:

The submitted proposals have been developed to address: comments raised during the formal pre-application enquiry process with Reading Borough Council, specialist consultant reports and comments from neighbours to the site.

The scheme and supporting documents have been developed in order to address all the relevant planning policy compliance matters raised as part of the pre-application enquiry process. Compliance with relevant policies has been summarised above and cross-referenced to relevant application submission documents.

The proposed scheme enables residential use to be established on the site in accordance with the ambitions of the Reading Borough Council Local Plan contributing to the Borough's required housing supply requirements.

The development proposals will enhance the richness and quality of the local townscape, improving the definition of the existing disjointed portion of Oxford Road. The scheme sensitively references interesting and attractive elements of the existing local urban context heritage to create a sense of place where people and families enjoy living with a clear sense of identity.

A sensitive response to the neighbouring built and natural environment context is proposed.

High-quality homes are proposed which will assist in promoting healthy lifestyles, well-being and enjoyment for all residents.

Environmental sustainability standards are upheld by the proposed scheme in order to address issues associated with the climate emergency declared by Reading Borough Council.

The proposals promote innovative and sustainable approaches to travel which alongside public transport provide healthy alternatives to reliance on the car.

The development will significantly expand local wildlife habitats enabling the ecology and biodiversity of the site to be enhanced.

The proposed development is located within a highly sustainable location allocated for residential development within the Local Plan, and is considered to be consistent with relevant national, regional and local planning policy considerations, and should be granted approval.