

8 December 2022



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VIA EMAIL

Dear Thomas,

Application Ref: 221324 - Redevelopment of 97a-117 Caversham Road, and associated land to the rear, to provide 60 dwellings, including affordable housing, together with associated access, parking and landscaping

Further to our meeting regarding the above application on 20th October 2022 and your subsequent email of 21st October 2022, please find enclosed a number of updated plans, submitted on behalf of Bellway Homes Ltd (Thames Valley), which are provided to respond to the matters discussed.

The following plans are enclosed, with details of the superseded plan revision:

Plan	Submitted No.	Superseded No.
Proposed Site Location Plan	CR-RMA-ZZ-00-DR-A-0002_P2	CR-RMA-ZZ-00-DR-A-0002_P0
Proposed Ground Floor Plan	CR-RMA-ZZ-00-DR-A-0100_P9	CR-RMA-ZZ-00-DR-A-0100_P4
Proposed First Floor Plan	CR-RMA-ZZ-01-DR-A-0101_P8	CR-RMA-ZZ-01-DR-A-0101_P3
Proposed Second Floor Plan	CR-RMA-ZZ-02-DR-A-0102_P8	CR-RMA-ZZ-02-DR-A-0102_P3
Proposed Third Floor Plan	CR-RMA-ZZ-03-DR-A-0103_P7	CR-RMA-ZZ-03-DR-A-0103_P3
Proposed Roof Plan	CR-RMA-ZZ-RF-DR-A-0104_P5	CR-RMA-ZZ-RF-DR-A-0104_P1
Site Elevations A, B & C	CR-RMA-ZZ-ZZ-DR-A-0200_P2	CR-RMA-ZZ-ZZ-DR-A-0200_P0
Site Elevations D, E & F	CR-RMA-ZZ-ZZ-DR-A-0201_P3	CR-RMA-ZZ-ZZ-DR-A-0201_P0
Site Elevations G, H & I	CR-RMA-ZZ-ZZ-DR-A-0202_P3	CR-RMA-ZZ-ZZ-DR-A-0202_P0
Site Elevations J & K	CR-RMA-ZZ-ZZ-DR-A-0203_P3	CR-RMA-ZZ-ZZ-DR-A-0203_P0
Landscape Strategy Plan	7906.LSP.ASP3.C	7906.LSP.ASP3.B
Landscape Plan	7906.LP.40C	7906.LP.40B

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Initial Site Access Arrangement	ITB17593-GA-001D	ITB17593-GA-001B (in Transport Statement)
Swept Path Analysis – Refuse Vehicle	ITB17593-GA-002E	ITB17593-GA-002B (in Transport Statement)
Swept Path Analysis- Estate Car	ITB17593-GA-003D	ITB17593-GA-003B (in Transport Statement)
Swept Path Analysis- Fire Tender	ITB17593-GA-004E	ITB17593-GA-004B (in Transport Statement)

Also enclosed is a Design Addendum document prepared by RM Architects and Plan No. CR-RMA-ZZ-ZZ-DR-A-36_P1 which outline the proposed design amendments and provide a comparison between the original scheme and now proposed to assist in understanding the changes made following the previous comments.

The table below outlines the key matters identified at our meeting and summarises the response to this in the submitted plans.

RBC Comment	Applicant Response
Affordable Housing mix should better reflect the overall housing mix	30% affordable and revised distribution for a more even split cross tenure. This includes family houses in affordable rent tenure.
Relationship between Blocks B and C	Block C has been replanned and the gap between blocks has been marginally increased. Windows in Block C on this gable are secondary and whilst they have been kept they are now frosted/obscured, providing light to occupiers without loss of privacy
Scale/volume of Block C	Two habitable rooms have been removed from each floor to reduce the footprint and volume of Block C. The difference between is shown on illustrative drawing No. CR-RMA-ZZ-ZZ-DR-A-326_P0
Overbearing/loss of privacy between new houses and existing houses to the north	An area of the existing boundary wall is to be retained upon demolition of the remaining building, or be re-provided at a similar height to the existing to limit privacy effects. This can be secured via a suitably worded condition.
Relationship between Block C and proposed houses	Block C has been amended to reduce the footprint in order that a 14m distance between Block C and the 6 house terrace is achieved, and 13.5-14m between the block and the 4 house terrace. With the latter we have no opposing windows within this distance – i.e. all windows are in excess of 14.0m
Amount of landscaping / defensible space for units.	The plans indicate further soft landscaping within the site, whilst respecting the highways tracking. This includes defensive planting for all ground floor dwellings. Details are shown on the layout plan and landscape strategy.
Single aspect units	70% of the units are dual aspect, which is considered to be a positive level for a scheme in an urban area.

I trust the above and enclosures suitably address the matters raised and allow the application to progress to determination at the first available Planning Committee or under delegated powers at the earliest opportunity. We would be happy to work with you achieve a timely decision. Please do let me know if you have any questions or require any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Walker", with a long horizontal flourish extending to the right.

James Walker MRTPI
Associate Planner