



Quod

Planning & Retail Assessment

Unit 4/5, Brunel Retail
Park, Rose Kiln Lane,
Reading, RG2 0HS

27 JANUARY 2022

Q100647

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Documents:

1. Site Location Plan (dwg. 19032 PL066)
2. Relevant Planning History
3. Property requirements of Home Bargains
4. Plan showing extent of Area of Search for the Sequential Approach
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1 Introduction

- 1.1 This Planning and Retail Assessment ('PRA') has been prepared by Quod on behalf of MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees for the Mayfair Capital TGF Jersey Property Unit Trust (c/o Mayfair Capital Investment Management and Westmount Real Estate) ('the Applicant'). The PRA supports a full planning application for the continued use of Units 4 and 5 within Class E including the sale of a wider range of goods that are currently permitted to be sold at Brunel Retail Park, Reading, RG2 0HS ('the Site').
- 1.2 Brunel Retail Park is an established retail destination, which operates under Class E of the Use Classes Order (as amended), located immediately adjacent to the defined district centre of Whitley. It currently comprises of 13no. retail units with the ability to sell a wide range of non-food retail goods.
- 1.3 The principle of retail use at the Retail Park has been long accepted by Reading Borough Council ('RBC'), as reflected by the Site's planning history. This includes planning permission being granted for the baseline consent in 1994. More recently, planning permission was granted in July 2021 for the following developments:
 - Ref. 201853 – Demolition of existing buildings. Erection of 2no. buildings for use within Classes E(g)(iii), B2 and B8 along with access and servicing arrangements, car parking, landscaping and associated works ('Application 1').
 - Ref. 201842 – Continued use of Units 1, 2, 3a, 3b, 4, 5 and 6 within Class E following consolidation of the Retail Park ('Application 2').
- 1.4 The above planning applications were submitted as part of a wider strategy for the wholesale redevelopment of the Retail Park. Application 1 allows a phased implementation of 2no. industrial units and Application 2 allows amendments to the western (retained) retail terrace, on the basis that only Phase 1 of the industrial scheme is implemented. To confirm, at the time of writing, neither application has been implemented but the permissions remain extant.
- 1.5 Units 4 and 5, which are the subject of this application, are proposed to be occupied by the national retailer, Home Bargains ('HB'). Amalgamation of Units 4 and 5 is not restricted by planning condition and does not require planning permission. However, a modest widening of the existing goods restriction is required for HB to sell their full product range and meet the requirements of their business model. Significantly, although the proposals seek to broaden the permitted range of goods to be sold, there will be an overall reduction in retail floorspace of 1,752 square metres through the removal of the existing mezzanine within Unit 4.
- 1.6 The proposed development will improve the choice for local shoppers in Reading through improving the retail offer local. The proposal will also positively contribute to the local area through the creation of circa. 100 jobs and the long-term occupation of vacant retail floorspace that would otherwise remain vacant and economically inactive, given an absence of wider demand. It will also result in local investment as a result of extensive external refurbishment works (as proposed under pending application ref. 220018) and a high-quality fit-out.

- 1.7 The purpose of this Statement is to address the relevant planning and retail policy issues arising from this application, in the context of national guidance and the statutory development plan. As we will demonstrate, the proposals have significant merit, and consistent with Paragraph 11 of the National Planning Policy Framework (NPPF) (July 2021), the presumption in favour of sustainable development should apply and planning permission should be granted without delay.
- 1.8 In terms of the structure of this report:
- **Section 2** sets out the factual background of the proposal, including the site and surrounding area, the relevant planning history;
 - **Section 3** outlines the proposed development and the prospective occupier;
 - **Section 4** outlines the planning policy framework within which the proposals should be considered;
 - **Section 5** deals with the relevant retail policy tests;
 - **Section 6** deals with other planning considerations associated with the proposals;
 - **Section 7** outlines the development benefits; and
 - **Section 8** provides a summary of the application and sets out the conclusions.
- 1.9 Finally, this Statement should be read alongside the following supporting report:
- Transport Assessment, prepared by CTP;
 - Travel Plan, prepared by CTP; and

2 Factual Background

Site and Surrounding Area

- 2.1 Brunel Retail Park is an established retail destination located to the south of Reading town centre and immediately adjacent to Whitley district centre. It currently comprises 13no. retail units.
- 2.2 This application specifically relates to Unit 4 and 5. The boundary of Units 4 and 5 is edged red on the Site Location Plan (dwg. 19032 PL066) which is appended as **Document 1**. The blue line on the Site Location Plan denotes the Applicant's wider ownership.
- 2.3 Unit 4 currently measures 1,865 square metres (gross internal area) at ground floor together with a mezzanine (1,752 square metres). Unit 5 currently measures at 929 square metres (gross internal area) at ground floor area. Both units are currently vacant. Collectively, Unit 4 and 5 extend to 4,546 square metres.
- 2.4 Units 4 and 5 are accessed via the main access point to the Retail Park – a 4-arm roundabout junction via Rose Kiln Lane. The service yard is located to the rear of the retail units and is accessed via a priority-controlled junction on Gillette Way.
- 2.5 There is currently parking for up to 351no. vehicles at the wider Retail Park, including accessible and staff parking.
- 2.6 The area associated with this planning application is wholly within Flood Zone 1 (land least at risk of flooding).

Planning History

- 2.7 There is extensive planning history at the wider Retail Park, which is summarised below.
- 2.8 The Retail Park was constructed under planning permission reference 94/00442/FD, dated 23rd December 1994 ('the baseline permission'), which approved the following development:

"Erection of non-food retail warehouse (A1) with ancillary service area and car parking for 500 cars".
- 2.9 The baseline permission was subject to 20no. conditions which included various controls over the number of units and the sales of goods.
- 2.10 The baseline permission was later varied under planning permission reference 131106, dated 18th October 2013. The application varied the wording of Condition 12 (Restriction on Sale of Goods) and Condition 14 (Restriction on Sale of Goods) to the following.

"All other non-food retail premises hereby permitted shall not be used for the sale of goods other than DIY, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, sports

goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987.

No more than 3 retail units shall be used for the sale of clothing and footwear”.

- 2.11 Whilst these restrictions relate to the majority of the units at the Retail Park, including Unit 5, there have been subsequent applications granted that control the goods permitted from certain units within the Retail Park.
- 2.12 Unit 4 is controlled by a separate goods restriction, following planning permission reference 170215 being granted on the 29th June 2017. The goods restriction for this unit is as follows.

‘Unit 4 shall not be used other than for the display and sale of DIY goods, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, and sport and leisure goods (which for the avoidance of doubt may include the display and sale of sports and leisure clothing and sports and leisure footwear provided that the display and sale of sports and leisure clothing and sports and leisure footwear does not exceed 50% of the net retail floorspace) and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987.’

- 2.13 Two further planning applications (refs. 201853 and 201842) were approved on the 15th July 2021 for the phased redevelopment of the Retail Park, along with the consolidation of a smaller retail park should only a single phase of the redevelopment be delivered. To date, neither permission has been implemented.
- 2.14 The following goods restrictions were imposed as part of planning permission reference 201842 (i.e. the consolidated smaller retail park which relates to 7,316 square metres (GIA) of floorspace at ground floor:

Condition 3:

“The ‘Retained Retail Units’ shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose: E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drinks for consumption (mostly) on the premises; E(c) Provision of: E(c)(i) Financial services; E(c)(iii) Other appropriate services in a commercial, business or service locality; and E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)”.

Condition 4:

“Any “Retained Retail Unit” operating under E (a) use class, as defined in Condition 3, shall only be used for the retail sale of goods of DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods; clothing and footwear; food and drink for consumption on the premises; and items that are ancillary to the main range of goods sold. No more than one of the Retained Retail Units shall be used for the sale of ambient food and drink and confectionary goods; household goods; pharmaceutical goods and toiletries; garden goods; toys; toiletries; and ancillary items for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987”.

2.15 It is notable that the July 2021 consent allows for a wider range of goods to be sold from the Retail Park than previously proposed.

2.16 Most recently, a planning application (ref. 220018) was submitted in January 2022 for the following development at Unit 4 and 5.

“External works including the creation of a new shop front and trolley bay, the erection of a fenced enclosure to create an external display area and plant enclosure within the rear service yard, reconfiguration of car park, erection of sprinkler tank and pump house, and associated works”.

2.17 The application is pending decision, with a target date for determination of the 4th March 2022. It is this application which proposes the operational development required to deliver an operationally acceptable unit for HB.

2.18 There is no other planning history of relevance. A copy of all relevant Decision Notices referred to above are appended at **Document 2**.

3 Proposed Development & Prospective Occupier

Proposed Development

3.1 This planning application proposes the following:

“Continued use of Units 4 and 5 within Class E(a)”.

3.2 Whilst the bulk of goods sold by HB can already be sold under the terms of the current goods restrictions, of the sale of the full extent of HB’s core product range is not currently permitted. This includes food and drink, household goods, and health and beauty products including medicines and baby products.

3.3 Whilst a modest widening of the existing goods restriction is sought, the occupancy of the units by HB will result in an overall reduction in retail floorspace through the removal of the existing mezzanine within Unit 4. The amalgamated unit will extend to 2,810 square metres (GIA) at ground floor only, a reduction of 1,752 square metres from the current position.

3.4 Given this, and for simplicity, it is proposed that the combined unit will be subject to a new set of operative controls, an approach that is consistent with the July 2021 approved application (ref. 201842). It is anticipated that these controls will more closely reflect the greater flexibility allowed by that permission.

3.5 With regard to the sale of goods, it is proposed that Unit 4 & 5 be bound by the following goods restriction.

3.6 In this context, we proposed the following restrictions to control the use of the amalgamated unit and the ranges of goods to be sold. We have used the wording of conditions 3 and 4 of planning permission ref. 201842 as a base, with any additional ranges of goods underlined for ease of review.

Class E Limitation

“Units 4 and 5 shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose: E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drinks for consumption (mostly) on the premises; E(c) Provision of: E(c)(i) Financial services; E(c)(iii) Other appropriate services in a commercial, business or service locality; and E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)”.

Goods Restriction

“Units 4 and 5 when operating under E (a) use class, as defined in Condition X, shall only be used for the retail sale of goods of DIY; furniture; homewares and home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods; clothing and footwear; food and drink for consumption off the premises from an area of no greater than 840 square

metres), household goods (from an area of no greater than 280 square metres), health and beauty products (from an area of no greater than 280 square metres), food and drink for consumption on the premises; and items that are ancillary to the main range of goods sold. No more than one of the Retained Retail Units shall be used for the sale of ambient food and drink and confectionary goods; household goods; pharmaceutical goods and toiletries; garden goods; toys; toiletries; and ancillary items for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987”.

3.7 This represents the extent of the changes sought by this application.

Prospective Occupier

- 3.8 TJM was established over 40 years ago by Tom Morris, who opened his first store in Old Swan, Liverpool. The business has grown organically to become one of the biggest privately-owned companies in the UK and currently employs over 25,000 members of staff. HB is also one of the UK's fastest growing discount retailers. The business currently has more than 575 stores throughout the UK and plans to expand to over 1,200 stores employing over 40,000 staff.
- 3.9 HB operates within the discount, or value, retail sector. Their strap line is “*Top Brands – Bottom Prices*”. The discount retail sector has seen significant growth in recent years as shoppers have been attracted by the quality of products and competitive pricing.
- 3.10 The success of discount retailers and their ability to offer such low prices is based on a combination of low profit margins and ruthless efficiency. The efficiency of HB's operation extends across all aspects of their business including their trading format.
- 3.11 The business' ethos is to 'sell the best branded products at the lowest possible price'. For HB to sell a particular product, it needs to be between 10% and 30% cheaper than elsewhere. Approximately 70% of the retail's stock is regular lines, whilst the other 30% changes continuously. This business model allows prices to be kept to a minimum.
- 3.12 HB's principal range includes health and beauty products, medicines, baby products, household products, toys and games, pet food, home furnishings and ornaments, seasonal products, ancillary food and drink products and a limited clothing range.
- 3.13 The above mix of goods form an integral part of HB's business model with a varied value product offer, including bulky and non-bulky goods as well as an ancillary food and drink offer. This complete product range is required to attract customers to the store based on a very specific business model. Every product range is therefore essential in providing the appropriate synergy within the retail unit and provides a commercially viable store for the prospective occupier. It is not possible to disaggregate the product range between alternative smaller units as it would not provide the required critical mass of products within the store. Neither is it viable to exclude any of the above goods from being sold at the retail unit as this would preclude the retailer from successfully operating the required business model.
- 3.14 The proposed store when opened, would generate up to 100no. full and part-time job opportunities. The majority of these job opportunities will be available to local people and will be across a range of scales. In addition to jobs within the store, other employment opportunities will be created. These would include jobs created by the store fit out and merchandising of the

store, and jobs involved with the future maintenance and security of the retail unit; cleaners; security guards etc.

- 3.15 In addition to job creation more than £1 million will be invested in the site which will be a further direct benefit to the local economy.
- 3.16 Furthermore, the proposed development would result in the creation of a high-quality retail building in a prominent location that will result in additional investment into the local economy.
- 3.17 In short, there are therefore significant socio-economic benefits that will arise from the development proposals.

4 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Order Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 In this instance, the Development Plan consists of the Reading Borough Council Local Plan (2019). This document sets out RBC's planning policies for development up to 2036. Material considerations chiefly comprise the National Planning Policy Framework (NPPF) (2021) and the supporting Planning Practice Guidance (PPG).

Development Plan

Reading Borough Council Local Plan (2019)

- 4.3 The Site is not allocated for any specific use in the Reading Borough Council Local Plan.
- 4.4 **Policy CC1** ('Presumption in Favour of Sustainable Development') states that a positive approach to considering proposals will be taken that reflects the presumption in favour of sustainable development contained in the NPPF. It also states that where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.
- 4.5 **Policy RL1** ('Network and Hierarchy of Centres') identifies the following network of centres:
- Regional Centre: Reading
 - District Centres: Caversham, Cemetery Junction, Emmer Green, Meadway, Oxford Road West, Shinfield Road, Tilehurst Triangle, Whitley
 - Major Local Centres: Whitley Street, Wokingham Road
 - Local Centres: Basingstoke Road North, Christchurch Road, Coronation Square, Erleigh Road, Dee Park, Northumberland Avenue North, Wensley Road, Whitley Wood
- 4.6 The Policy states that the vitality and viability of these centres should be maintained and enhanced.
- 4.7 **Policy RL2** ('Scale and Location of Retail, Leisure and Culture Development') states that the provision will be made for up to 34,900 square metres of new retail and related facilities in Reading to 2036. The policy also states the following in terms of the retail tests:

"Retail and main town centre leisure and culture development, where it would mean a net gain of over 2,500sqm, will take place in, or as an extension to, the centre of Reading, unless it is on a site allocated for such development. Where a need for additional development has been identified, and no sites are available in or adjoining the centre of Reading, or other defined centres, a sequential approach should be adopted to identifying alternative sites."

All development will comply with the relevant tests for retail, leisure and culture development as set out in national policy".

- 4.8 **Policy RL5** ('Impact of Main Town Centre Uses') states that proposals that include more than 1,000 square metres (gross) of additional floorspace for main town centre uses in an edge-of-centre or out-of-centre location should demonstrate that there will be no significant adverse impact on existing centres. Ensuring that centres within areas of deprivation are not adversely affected is of particular local importance.
- 4.9 **Policy CC6** ('Accessibility and the Intensity of Development') states that the scale and density of development will be related to its level of accessibility to walking, cycling and public transport to a range of services and facilities.
- 4.10 **Policy TR1** ('Achieving the Transport Strategy') states that 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 and similar measures.
- 4.11 **Policy TR3** ('Access, Traffic and Highway-Related Matters') states that in determining proposals involving a new or altered access onto the transport network or the generation of additional trips on the transport network, consideration will be given to the effect of safety, congestion and the environment. In this case, development will only be permitted where:
- (i) Accesses and work to the highway comply with the adopted standards of the Transport Authority;
 - (ii) (ii) The development would not have a detrimental impact on the functioning of the transport network;
 - (iii) 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 uses, off street servicing would be provided.

Material Considerations

National Planning Policy Framework (July 2021)

- 4.12 The NPPF is underpinned by a presumption in favour of sustainable development which is embodied within Paragraph 11.
- 4.13 Paragraph 8 sets out the economic objective to *"help build a strong, responsive and competitive economy"*.
- 4.14 Paragraph 80 goes on to advise that *"planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth"*.

4.15 Moreover, Paragraph 38 sets out that Local Planning Authorities (LPAs) should:

“...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.”

4.16 In terms of town centre and retail policies, these are set out at paragraphs 86 to 91 inclusive. Paragraph 86 advises that it is important that needs for all main town centre uses are met in full and not compromised by limited site availability.

4.17 It goes on to note at Paragraph 87 that local planning authorities should apply the sequential test to planning applications for main town centre uses that are not in an existing centre and not in accordance with an up-to-date Local Plan. In undertaking such an assessment, Paragraph 88 states that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

4.18 In terms of retail impact, Paragraph 90 advises that for retail development outside of town centres (which is not in accordance with an up-to-date plan) local planning authorities should:

“...require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm). This should include an assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and

- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment (as applicable to the scale and nature of the scheme).”

4.19 Paragraph 119 relates to the Government’s objective of making effective use of land and states that planning decisions should, *inter alia*, promote and support of the development of under-utilised land and buildings.

Planning Practice Guidance

4.20 The online Planning Practice Guidance (PPG) was first published in March 2014, and it supports the policies within the NPPF. It includes important guidance on town centres and the application of both sequential and impact tests.

4.21 The advice contained in the PPG has informed the assessment of the sequential approach to site selection in support of the application proposals.

4.22 The PPG states, in respect of transport and highways, that Travel Plans, Transport Assessment and Statements are required for all developments which are likely to generate significant amount of movements.

Summary

- 4.23 Planning applications should be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 4.24 In this instance, the development plan comprises the Reading Borough Council Local Plan (2019). The NPPF and PPG also provide material considerations in the determination of the application.
- 4.25 The Site is unallocated and therefore has no site-specific policies. However, it comprises an existing and well-established retail destination. Given this, it is considered that the principle of retail use in this location has already been accepted. Furthermore, less restrictive goods controls have already been set as part of application ref. 201842, which is extant.
- 4.26 Notwithstanding this, the Site comprises an edge-of-centre location, and planning policy advises that retail proposals in such locations are subject to certain criteria being satisfied.
- 4.27 Both national and local planning policy requires edge-of-centre retail proposals to demonstrate compliance with the sequential approach to site selection, and for certain scales of development, the impact test. In terms of the impact test, the scale of floorspace subject to this application (2,810 square metres) exceeds both the default threshold set by the NPPF (2,500 square metres), and the local set threshold of 1,000 square metres, when such an assessment is required.
- 4.28 There are also other development management policies that also need to be considered when assessing the application proposal, and these, along with addressing the retail tests, are assessed later in this report.

5 Retail Policy Tests

Sequential Approach

Context

- 5.1 Both national and local planning policy requires the sequential approach to site selection to be applied for town centre uses that are not in an existing centre and not in accordance with an up-to-date plan.
- 5.2 Although the Site falls in an edge-of-centre location in retail planning terms, significantly it comprises a well-established destination, as reflected by its lawful use.
- 5.3 Whilst the sequential approach seeks to focus new retail developments in defined centres, it does not preclude sites coming forward elsewhere if no in-centre opportunity exists. This has been reflected by recent consents for planning applications elsewhere in Reading, including allowing a modification to the existing goods restriction at Reading Link Retail Park under planning application reference 141216 in February 2015. In granting consent for this application, RDC accepted that no sequentially preferable site existed. This provides important context in considering the sequential approach to site selection for the proposals at the Site.
- 5.4 It is also important to note that a sequential assessment was not required for application reference 201842, dated 15th July 2021. Specifically, the Officer's Report stated:

"As there would be no overall net increase of retail space there is no requirement to apply a sequential test under para 86 of the NPPF, with respect to impact on town centres or other retail centres".
- 5.5 This provides useful context when considering the current proposals. Indeed, equally, the proposed development also does not result in an overall increase of retail floorspace. In fact, the application proposals will result in a significant reduction in floorspace. Within this context, consistent with the position reached by RBC in the determination of planning application reference 201842, it can be argued that the sequential approach to site selection is not required in this instance. Notwithstanding, for completeness, a sequential assessment has been undertaken in support of the application proposals for robustness.
- 5.6 This application proposal seeks the reuse of existing vacant retail floorspace, rather than introducing increased or new retail floorspace in an edge-of-centre location. The nature of the proposal needs to be recognised when considering the suitability and availability of alternative and sequentially preferable sites. This is the 'real world' (as established by recent Judgments / Secretary of State decisions¹) in which the applicant and local planning authority must operate.

¹ Supreme Court Judgment – Tesco Stores Limited v Dundee City Council (Scotland), 21 March 2012; Next decision in Sheffield (Ref. APP/J4423/A/13/2189893); and Rushden Lakes Secretary of State Decision (Ref. APP/G2815/V/12/2190175)

- 5.7 It is against this background that the sequential approach to site selection needs to be considered.

Methodology & Approach

- 5.8 In undertaking the sequential assessment to site selection, consideration has been given to the relevant guidance found in the PPG.
- 5.9 In terms of the sequential approach, the PPG² advises that:

“The application of the test should be proportionate and appropriate for the given proposal”
(our emphases)

- 5.10 The PPG also recognises that in applying the sequential approach there are certain main town centre uses that have locational requirements. In particular, the PPG³ also states:

“Use of the sequential test should recognise that certain main town centre uses have particular locational requirements which means that they can only be accommodated in specific locations”.

- 5.11 These factors are pertinent in considering the form and nature of the development being proposed by this application.

Flexibility

- 5.12 It is recognised that planning policy requires a degree of flexibility in relation to format and / or scale. In understanding this issue, the message established by recent Judgments and Secretary of State decisions is consistent in that there is a requirement to consider flexibility of format and scale, and a local planning authority must operate in the ‘real world’.
- 5.13 The approach should not fundamentally compromise the development proposal. The *Dundee* Supreme Court Judgement established that if a site is not suitable for the commercial requirements of the development in question, this is not suitable for the purposes of the sequential approach; and that in terms of size of the alternative site, provided that the applicant has demonstrated flexibility with regard to format and scale, the question is:

“...whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site”. (Para. 29 of the *Dundee* Judgement)

- 5.14 The interpretation of ‘suitability’ was also clarified in the Secretary of State decision at Rushden Lakes. In particular, the Inspector identified the *Dundee* Judgment to be of ‘seminal importance’. To this end, when commenting on suitability, the Inspector (para. 2.64, Inspector’s Report) noted that:

“...if a site is not suitable for the commercial requirements of the developer in question then it is not a suitable site for the purposes of the sequential approach”.

² Reference ID: 2b-011-20190722

³ Reference ID: 2b-012-20190722

5.15 Similarly, in determining an appeal in Sheffield⁴, the Inspector stated (para. 35) that:

"In considering the issue of suitability I have had regard to a ruling of the Supreme Court [Dundee] which indicates, amongst other matters, that what needs to be established is whether an alternative site is suitable for the development proposed, not whether the proposed development can be altered or reduced so that it can be made fit for purpose".

5.16 This position was built upon further in an appeal decision in Stoke-on-Trent⁵, where the Inspector concluded (Para. 12) that:

"... taking account also of the 2012 judgments in Tesco Stores Limited v Dundee City Council, although an applicant is expected to demonstrate flexibility in assessing alternative sites, there is no unequivocal requirement to reduce the size of a proposed development to fit a particular site".

5.17 It is in this context that the issue of flexibility must be considered.

Sequential Test Parameters

5.18 As highlighted, in operating in the 'real world', the approach to site selection should not be applied as to fundamentally compromise the development proposed.

5.19 The development being pursued is led by demand from a specific retailer (HB), who has specific operator requirements. As a result, the requirements of the type of retailer to occupy the floorspace (in this case a large format discount variety retailer) is of significance in applying the sequential approach.

5.20 HB's core product range comprises a mix of bulky and non-bulky goods, as well as ancillary food and drink offer. The complete product range is required to attract customers to the store based on a very specific model. Every product is therefore essential for HB in providing the appropriate synergy within the retail unit and provide a commercially viable store. It is not viable to exclude any of the core products from being sold at the retail unit as this would fail to provide the full offer which customers have come to know and expect and therefore preclude the retailer from successfully operating the required business model. These requirements are commonplace for other comparable retailers.

5.21 As with any successful business, HB's business model has evolved over time for the company to continue to operate viably in a competitive and challenging retail environment, to establish the most efficient and profitable trading format accessible to the widest range of customers. This has led to HB to trade from retail warehouses on retail parks and sites where large level open floorplate, efficient servicing arrangements and adjacent, at grade, customer car parking are provided.

5.22 HB operational requirements include the following fundamental components:

- The ability to sell the full range of goods including both bulky and non-bulky comparison goods as well as convenience goods;

⁴ ref. APP/J4423/A/13/2189893

⁵ APP/M3455/A/13/2195541

- A demised at grade customer car park of an appropriate size directly adjacent to the retail unit to allow the safe and direct transfer of goods from store to customer vehicle;
- Simple, safe and efficient at grade servicing arrangements allowing direct rear servicing for 16.5 metre articulated vehicles to arrive, unload and leave the site without any disruption, conflict with the wider highway network or any negative impact on residential amenity;
- The provision of a sales area on a single level. Multi-level store formats do not provide a viable trading position for HB, least because of the high proportion of customers who have been shown to undertake their shop using a trolley. This is reflected by the proposed removal of the existing mezzanine, which is not needed by HB; and
- A customer base that can make purchases from various ranges, for example someone buying home furnishings may also want to purchase the other related household items and so on. The core element of the retail offer is the complementary nature of many of the products and the synergy that exists between the product ranges.

5.23 HB (and similar large-format discount retailers, such as B&M currently trading Brunel Retail Park from a unit of 2,416 square metres at ground floor) identify that it is these key components that any new store requires in order to, first, stock the full product range but, secondly, not result in excessive or underutilised space. Such requirements are commonplace for other discount retailers. In short these are all key components of HBs, and other similar retailers' business model. Without any one of these, the retail model is unacceptably compromised, and thus the retailer will not proceed with a new store.

5.24 The application relates to a unit of 2,810 square metres (gross internal area) at ground floor, which can provide appropriate servicing, dedicated customer, at-grade, car parking and being in a location with prominent retail frontage. These criteria are essential for the future success of the new HB, and for the nature of retailing proposed.

5.25 Against this background, the assessment has been undertaken based on the following parameters:

- A minimum gross internal area of 2,322 square metres on a single ground level. This demonstrates flexibility in the scale of development proposed (2,810 square metres) and represents HB's minimum floorspace requirement – as outlined by details of HB's property requirements contained at **Document 3**;
- The provision of sales area on a single level;
- The ability to sell all core goods ranges including food and drink;
- Located in a commercially viable location;
- Immediately adjacent, at grade customer car parking, with trolley bays; and
- Adequate servicing arrangements capable of receiving deliveries by large HGVs without customer conflict.

5.26 These criteria allow for flexibility in scale and format, whilst seeking to achieve and deliver a viable development.

5.27 As outlined above, in applying the sequential approach, the PPG recognises that there are particular market and locations requirements that need to be recognised. Such an approach has been recognised by recent Secretary of State / Appeal decisions, including at Southport⁶ and Dover⁷. For example, in terms of the decision in Dorset (issued 15th January 2019), the Inspector was clear that in applying the sequential approach (para. 29, the Inspector's Report), that:

"The question is whether any suggested alternative site is suitable and available for the broad type of development currently proposed in terms of size, type and range of goods, incorporating the requirement for flexibility."

5.28 Likewise, in specifically dealing with an appeal for a HB out-of-centre in Gloucester⁸ and specifically in assessing whether a more central site (in this instance at Kings' Quarter) may have been suitable, the Inspector noted (para. 22, Inspector's Report) that:

"Home Bargains require a single floor operation. That might be said to be preference rather than a requirement – because Home Bargains does have some town centre stores. In general terms, however, its evolving business model is clearly no longer aimed at a town centre market. Also, that model expected direct servicing, something that may not be possible in King's Quarter. And there is the requirement (or preference) for trolley provision for customers; that may not be thought necessary for smaller store but seems perfectly reasonable for the range of goods available from a larger store."

5.29 Whilst case law has moved on slightly since this appeal decision, the conclusions remain relevant when applying a goods-led approach.

5.30 In this context, whilst it is acknowledged that alternative sites should not be considered for a specific operator, it is entirely appropriate to take account the broad nature of the development proposed when assessing the suitability of alternative sites. The bulk of the development remains largely unaltered from that already permitted in terms of goods sold.

5.31 In considering the sequential approach it is also important to reiterate that the proposals relate to broadening the range of goods / use currently permitted to be sold from existing floorspace. Given this, we do not believe that redevelopment opportunities present a proportionate and appropriate approach – as advocated by the PPG – to an assessment in support of applications seeking to use existing buildings.

5.32 It is against this background that the sequential approach to site selection has been undertaken.

Area of Search

5.33 Reflecting the nature of the proposal, together with the strength of competing provision, the area of search for applying the sequential approach comprises a five-minute off-peak drivetime from the Application Site.

⁶ APP/M4320/V/15/3002637

⁷ APP/N1215/W/18/3195092

⁸ APP/U1620/A/14/2214917

5.34 A plan showing the extent of this primary catchment is contained at **Document 4**. It is considered that this represents a reasonable assumption of where the bulk of the proposal's turnover will be derived.

5.35 This area contains the following defined centres:

- Reading
- Whitley district centre
- Shinfield Road district centre
- Whitley Street major local centre
- Whitley Wood local centre
- Northumberland Avenue North local centre
- Basingstoke Road North local centre
- Christchurch Road local centre
- (Part of) Cemetery Junction local centre

5.36 Whilst the area of search includes a number of local centres, given the nature of proposal (large format retailing) such locations are not considered appropriate. Policy RL1 states that development within existing centres will be *'in line with the role of the centre network'*. Within this context, the delivery of large format retailing (as proposed) would not be appropriate in such locations.

5.37 Out-of-centre locations have not been assessed as such locations are sequentially inferior to the Application Site.

Sites Considered

5.38 The following sites have been identified and assessed as part of our sequential assessment:

- 58 Broad Street, Reading;
- Station Hill Redevelopment;
- Other vacant units within and at the edge-of Reading town centre;
- Other vacant units within and at the edge-of Whitley major centre;
- Other vacant units within and at the edge-of Shinfield Road district centre; and
- Other vacant units within and at the edge-of Whitley Street Major local centre.

5.39 Further consideration of the availability, suitability and viability of these sites is provided below.

58 Broad Street, Reading

5.40 58 Broad Street is an existing vacant retail unit located within Reading town centre and is understood to extend to 2,125 square metres of floorspace. However, just 894 square metres is provided at ground floor. Therefore, notwithstanding the fact that the available retail floorspace is less than the minimum floorspace required (2,322 square metres) this is provided over multiple floors. This format of retail floorspace would be entirely unsuitable for a large format discount variety of retailer.

5.41 Furthermore, the unit lacks the required immediately adjacent at-grade customer car parking, which is a requirement of the type of operator proposed occupier. It also lacks appropriate servicing arrangements for regular HGV deliveries, a further fundamental requirement for large-format discount variety retailers.

5.42 In addition, whilst this unit is unsuitable for the nature of retailing proposed, although it has recently been marketed it is understood that this unit is currently under offer. Consequently, this unit is also not considered available.

5.43 Overall, it can be demonstrated that this unit is not available, viable or suitable for the proposed development.

Station Hill Redevelopment

5.44 The Station Hill redevelopment site comprises a mixed-use development including residential, office, leisure and retail uses. This site was considered and dismissed in the determination of a planning application for the modification of an existing goods condition (ref. 141216). In dismissing this site as a sequential alternative, the assessment undertaken in support of the planning application concluded that the site was not suitable for the proposed development for the following reasons:

- Development was unlikely to be completed for another 4-5 years;
- It is not a suitable location for the proposed development. The role and function at Station Hill is not suitable.
- The redevelopment of the Station Hill site will provide modern prime town centre retail units and are likely to command rents comparable with the prime retail pitch in Reading Town Centre. The proposed retailer does not generate sufficient sales to trade from prime town centre locations.

5.45 RDC did not dispute these conclusions.

5.46 Whilst this position was reached in February 2015, Local media reports (Berkshire Live) indicate that construction of the first phase of the project (600 new homes) is progressing. However, this element does not include any retail floorspace.

5.47 It is understood that the latter phases of development, which do include retail alongside other uses, has not yet begun. Indeed, a hybrid planning permission (ref. 192032) was only granted

on the 22nd July 2021, with only a single pre-commencement condition being discharged (ref. 211642, dated 22nd November 2021) at the date of writing. The quantum of retail and leisure floorspace permitted under the full permission is limited by condition (Condition 4) to no more than 1,214 square metres (GEA) provided at ground and lower ground floor level. This quantum of floorspace, which is to be provided over two levels, is too small to accommodate the proposed development or a flexible interpretation of it.

- 5.48 Whilst the outline element of the scheme allows for a greater quantum of retail and floorspace (up to 4,500 square metres (GEA)), the timescale for the delivery of this floorspace is unknown. It is understood that a reserved matters application has not yet been submitted to RBC. Given this, as previously accepted by RBC in determining the proposals at Reading Link Retail Park (ref. 141216), as an application has not yet come forward, the development is unlikely to be completed within a 'reasonable period of time' – the guidance outlined within the NPPF. Indeed, although a 'reasonable period' is not defined within the NPPF, the supporting PPG⁹ states that:

“When considering what a reasonable period is for this purpose, the scale and complexity of the proposed scheme and of potentially suitable town or edge of centre sites should be taken into account.”

- 5.49 In this respect, the proposals relate to the re-occupation of existing retail floorspace that can be delivered quickly. In contrast, later phases of the Station Hill Redevelopment represent long-term development opportunities that are unlikely to be delivered in the short term. As such it would be entirely unreasonable and disproportionate to the nature of development proposed, to wait an unknown, but substantial period of time, until this scheme comes forward.
- 5.50 Furthermore, it is unlikely that any retail floorspace in this location would be suitable for large-format retailing. The Station Hill Redevelopment area provides an opportunity to improve the overall attraction of Reading town centre with a mix of uses, which would have a more positive impact than allowing the bulk of the retail floorspace permitted to be occupied by a single retail unit.
- 5.51 Linked to this, the timeframe for the delivery of Phase 3 of the Station Hill redevelopment will not come forward for a significant period.
- 5.52 Within this context, Station Hill redevelopment does not provide an available and suitable alternative for the proposed development.

Other Vacant Units within and at the edge-of Reading town centre and Whitley Major Local Centre

- 5.53 As within any existing centre, there are further existing vacant units, or units being actively marketed as available within and at the edge of Reading town centre and Whitley Major Local Centre. However, these are all small format and cannot accommodate the proposed development or a flexible interpretation of it. Details of these units are contained at **Document 5**.

⁹ Reference ID: 2b-011-20190722

5.54 Given the nature and scale of the proposed development, it is evident that there is no opportunity within or at the edge of the town centre that is available to could accommodate large-format retailing of the nature proposed.

Trading Effects of the Proposed Development

Context

5.55 Paragraph 90 of the NPPF sets out the impact considerations against which planning applications for main town centre uses (not in a centre or not in accordance with an up-to-date development plan) should be assessed. An assessment of retail impact is required for proposals above the default threshold of 2,500 square metres (gross external area) or any locally set threshold. Policy RL5 of the Reading Local Plan sets an impact threshold of 1,000 square metres.

5.56 The proposals relate to 2,810 square metres is of floorspace in an edge-of-centre location that is not allocated for such uses within an up-to-date development plan. This quantum of floorspace exceeds both the national and local threshold for retail impact, as such an impact assessment has been undertaken in support of the application. It should also be highlighted that the wider ranges of goods sought for HB only amount to 1,400 square metres, which is below the national threshold but above the local threshold.

5.57 Accordingly, in line with national and local policy, we have assessed the proposal against the two tests set out in Paragraph 90 of the NPPF. This requires consideration of:

- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

5.58 When assessing the impact of retail proposals, it is important to note from the outset that the Paragraph 91 of the NPPF states that an application should only be refused where the proposal is likely to have a 'significant adverse' impact. Therefore, the threshold to what is deemed unacceptable is high.

5.59 For an impact to be deemed significant adverse there also needs to be demonstrable evidence. This position has been reflected in an appeal decision in Derby¹⁰, which highlight that a demonstration of impact does not necessarily mean that the proposal is unacceptable. In particular, the Inspector at Derby (para. 116, Inspector's Report) recognised that there needs to be evidence that any impact is likely to be significant in stating that:

"To justify an objection to the proposal it is not sufficient to simply suggest that there will be an impact. There is no persuasive evidence of such a significant impact that would be likely to undermine the vitality and viability of the city centre trade/turnover and trade in the wider area, arising from the appeal proposal."

¹⁰ APP/C1055/A/11/2161815

5.60 The fact that there must be some evidence to demonstrate that any impact is likely to be significant is an important factor to consider when understanding the specific application proposal. When considering whether the proposal is likely to lead to a significant adverse impact, the application seeks to utilise existing retail floorspace through the modest widening of the range of goods permitted that can currently be sold from existing floorspace, together with the removal of 1,752 square metres of existing retail floorspace.

5.61 As such there is a genuine fallback position in that the existing floorspace can already be occupied by a variety of retailers which itself will have an impact on neighbouring centres. This provides important background when considering the potential trading effects of the proposal and it is in this context that the trading effects of the proposal need to be considered.

5.62 The PPG¹¹ also goes on to state that:

“The impact test will need to be undertaken in a proportionate and locally appropriate way, drawing on existing information where possible.” (our emphasis)

5.63 Given the fallback position, the fact that the proposals seek the re-occupation of existing retail floorspace coupled with a reduction of floorspace, a proportionate approach to the nature of development proposed should be undertaken drawing upon the Council’s existing retail evidence.

5.64 Against this background, we set out below the likely effects of the proposal against the relevant impact tests.

Impact on Planned Investment

5.65 The PPG provides a helpful insight when measuring the effect of development outside a defined centre on in-centre investment. Specifically, paragraph 16¹² states that:

“Where wider town centre development or investments are in progress, it will also be appropriate to assess the impact of relevant application on that investment. Key considerations will include:

- The policy status of the investment (i.e. whether it is outlined in the Development Plan)

- The progress made towards securing the investment (for example if contracts are established)

- The extent to which an application is likely to undermine planned developments of investments based on the effects on current/forecast turnovers, operator demand and investor confidence.”

5.66 The Secretary of State at Rushden Lakes also provided commentary on the ‘planned investment’ test. Paragraph 8.60 of the Inspector’s Report concludes that:

¹¹ Reference ID: 2b-017-20190722

¹² Reference ID: 2b-015-20190722

“NPPF [26] requires an assessment of the impact (if any) of the proposal on ‘existing, committed and planned public and private investment’ in a centre. That requirement is quite straightforward, only investment that has been made, and been committed or is planned warrants consideration. There appears to be general agreement that ‘existing’ investment is to be taken as a reference to investment that has already been made and that ‘committed’ investment is that which is contractually committed (private) or subject to resolution (public).”
(our emphasis)

- 5.67 Whilst there was disagreement at the Inquiry as to what constituted ‘planned investment’ the Inspector pointed the parties to the advice contained within the December 2009 Practice Guidance. This has now been superseded by the PPG, but the guidance talks about instances where the local planning authority and/or the private sector has identified town centre development opportunities and is ‘actively progressing them’. In determining the impact, a list of key considerations is then set out, which is very similar to the PPG commentary, as set out above.
- 5.68 In this context, we are not aware of any current or committed ‘in centre’ investment proposals that the proposal may have an unacceptable impact upon.
- 5.69 When considering impact on investment, the NPPF (Paragraph 90) is clear in stating that the assessment of the impact of the proposal on investment only needs to consider centres in the catchment area of the proposal. It is only Reading town centre that falls within the catchment area. Therefore, in strict policy terms it is not necessary to consider the impact of the proposal on any other centres.
- 5.70 The principal development in Reading comprises the Station / River Area and its relevant sub-areas. Development of the station and interchange was completed in 2015. The main area of investment comprises the Friar Street and Station Road development. This area is identified as a major opportunity area in the Reading Local Plan. As per Paragraphs 5.44 to 5.55, the Station Road redevelopment proposals consist of major mixed-use development including residential, office, retail and leisure floorspace.
- 5.71 Given the focus of these proposals, it is not considered that the modest modification of an existing goods condition to enable a specific retailer to occupy existing floorspace will undermine this substantial investment. Indeed, the proposals will result in a reduction in retail floorspace.
- 5.72 In addition to the redevelopment of the Station / River Area, Policy RL1 of the Reading Local Plan outlines the Whitley district centre (adjacent to the Retail Park) as a main area for intensification, change and additional local facilities. It is also confirmed that the Whitley district centre has the greatest physical capacity for development.
- 5.73 Policy SR2 of the Reading Local Plan outlines the potential expansion plans for Whitley District Centre. This includes the provision of town centre uses and commercial uses towards the southern boundary of the District Centre.
- 5.74 No major planning applications have come forward in the area for major town centre and commercial uses. Notwithstanding this, given the focus and size of the potential expansion of Whitley District Centre, it is not considered that the modest modification of an existing goods

condition to enable a specific retailer to occupy existing floorspace will undermine the proposed investment. Furthermore, given its proximity, the proposed development at Brunel Retail Park would assist in the proposed extension of Whitley District Centre by providing an extended retail offer to residents.

- 5.75 Policy SR2 of the Reading Local Plan also outlines land north of Manor Farm Road as a 'Major Opportunity Area'. The land is allocated for between 680 to 1,020 dwellings, a school, open space and public realm improvements and small employment units. The majority of the designated area has been developed as part of outline application ref. 05/00548/OUT (dated 18th September 2007) and subsequent reserved matters permissions. The reserved matters permissions have now been implemented and constructed, meaning that the proposed investment has already taken place.
- 5.76 Any impact on other planned investment within the Town Centre, Major Local Centres or District Centres will not be significantly adverse given the modest nature of the proposed development.
- 5.77 Against this background, it is evident that there is no planned in centre investment that will be adversely impacted upon by the nature and location of the development being proposed.

Impact on Vitality and Viability

Proposed Turnover

- 5.78 In order to quantify the potential effects of the proposal, it is necessary to estimate the likely turnover of the floorspace to be occupied by HB. To this end, the PPG¹³ advocates that this should be based on the operator's 'benchmark' (or expected) turnover. The typical sales density for HB is identified to be £4,622 per square metre¹⁴ (inclusive of VAT at 2014 prices to be consistent with the Council's retail evidence base¹⁵).
- 5.79 Based on this sales density, the turnover of the floorspace to be occupied by HB is identified to be £13.0 (**Table 1a** at **Document 6**).
- 5.80 However, when considering this turnover, given that the Site comprises existing floorspace, when considering the effects of the proposal it is appropriate to estimate the notional turnover of existing floorspace. The unit to be occupied by HB could already be occupied by a range of retailers under the existing consent.
- 5.81 Based on the typical trading performance of operators who trade from large-format units and could trade under the existing goods restriction, an average turnover of £12.8 can be estimated for the existing floorspace (**Table 1b** at **Document 6**) – although dependent on the end occupier, this turnover could be even higher. The turnover of this 'fallback' position is comparable to that identified to result from the application proposal (£13.0m). In addition, in assessing the likely impact of the proposal, our assessment is very robust as it does not take into account the fact that a significant proportion of goods sold by HB can already be sold at the Retail Park under the existing permission.

¹³ Reference ID: 2b-018-20190722

¹⁴ Taken from Global Data (October 2019)

¹⁵ Western Berkshire Retail & Commercial Leisure Assessment 2016 (April 2017)

- 5.82 It is also worth noting that the recent 2021 consents at the Retail Park, although not increasing the overall quantum of floorspace, this also widened the goods permitted to be sold from some units. This increased the range of goods that are sold by HB.
- 5.83 By not accounting for this, the approach undertaken is likely to overstate the trading effects of the proposal when compared to the existing position.

Existing Offer and Anticipated Trade Diversion

- 5.84 When assessing impact, the PPG acknowledged the need to assess the potential impact of a scheme against other similar retailers in the area. It goes on to state¹⁶ that:

“Retail uses tend to compete with their most comparable competitive facilities.”

- 5.85 **Table 2** (Comparison Goods) and **Table 3** (Convenience Goods) at **Document 6** provides a breakdown of the turnover of the principal retail destinations within local area and beyond drawings upon findings of Council’s retail evidence¹⁷.
- 5.86 This demonstrates that for comparison shopping, Reading town centre is the principal retail destination. This includes within Zone 1 (where the Site is located), where Reading town centre is identified to achieve a comparison market share of 62.9%. A significant proportion of shopping trips are directed to edge and out-of-centre retail warehousing and large-foodstores. Such destinations are afforded no protection in planning policy terms.
- 5.87 For convenience shopping, again a substantial proportion of shopping trips are directed to edge and out-of-centre retail destinations – again such destinations are afforded no policy protection. This includes the neighbouring Morrisons, which lies immediately adjacent to the Retail Park. In the local area, Lower Earley district centre (within the neighbouring local authority of Wokingham Borough), which is anchored by a large-format Asda, is identified to be the dominant convenience shopping destination.
- 5.88 Reflecting existing shopping patterns, the nature of retailing proposed and the strength and proximity of competing provision, it is anticipated that much (50%) of the proposal’s turnover will be derived from existing edge-of and out-of-centre retail warehousing and large foodstores. This will include existing businesses within Brunel Retail Park, which includes representation from B&M Bargains – the principal competitor to HB.
- 5.89 Elsewhere, the remaining trade will largely be derived from Earley district centre (10%), which is anchored by a large format Asda, and from Reading town centre (20%) as the principal retail destination in the local area.

Impact on Turnover

- 5.90 In understanding the potential impact of the proposal on the turnover of existing retail destinations, established practice and recent Secretary of State decision have confirmed that the requirement is to consider the impact on a centre as whole rather than impact on specific retailers or sub-sectors.

¹⁶ Reference ID: 2b-015-20190722

¹⁷ Western Berkshire Authorities — Retail & Commercial Leisure Assessment 2016 (April 2017)

5.91 For example, in the Secretary of State decision at Scotch Corner, North Yorkshire¹⁸, the Inspector concluded (para. 11.15, Inspector's Report) that:

"Superficially, DBC's [Darlington Borough Council] "sub-sectoral" approach appears attractive. However, I agree with the applicant and RDC [Richmond District Council] that such an approach conflicts with national policy where the impact test requires any adverse impact to be assessed in light of the vitality and viability of a town centre as a whole." (our emphasis)

5.92 The Inspector's position was supported by the Secretary of State in stating (paragraph 12 of his report) that:

"For the reasons given at IR11.11-11.15, he agrees with the Inspector's conclusions on the numerical assessments of the impact on town centre turnover put forward by various parties, and further agrees with the Inspector's conclusions in giving little weight to the 'sub-sectoral' approach put forward by Darlington Borough Council."

5.93 This approach has been further supported by the Secretary of State decision at Tollgate West, Essex (determined in August 2017)¹⁴ where in considering impact, the Inspector (para. 12.4.5, Inspector's Report) stated that:

"The assessment of impact must be made against the town centre as a whole." (our emphasis)

5.94 For these reasons, when considering retail impact, the relevant test is to consider the impact on the vitality and viability of a centre as a whole rather than specific sectors or retailers.

5.95 The Secretary of State decision at Tollgate West, Essex also recognised that there are two broad principle considerations when assessing impact¹⁵.

5.96 The first approach, as established by the Rushden Lakes decision, is to assess significance of impact by comparing town centre turnover in the base year of the assessment against predicted turnover with the proposed development in place.

5.97 The second approach – established by the Scotch Corner Secretary of State decision – is that it is necessary to provide a judgment of the current health of town centres and to understand whether the level of impact resulting from the proposal will be significant.

5.98 Both approaches have been considered in understanding whether the proposal is likely to lead to a significant adverse impact on the vitality and viability of existing centres.

5.99 Drawing upon the above analysis, Table 5.1 sets out the anticipated trading effects of the HB on the principal retail destinations in the local area.

¹⁸ APP/V2723/V/15/313873

Table 5.1 – Anticipated Trading Effects of the Proposal (Convenience & Comparison Goods)

Destination	Proportion of Proposal's Turnover Diverted from Centre / Destination	Impact	Change in Turnover Post Development (2021-2026)
Centres			
Reading	20.0%	-0.2%	+£266.2m
Lower Earley	10.0%	-1.3%	+£1.6m
Woodley	1.0%	-0.2%	+£8.5m
Tilehurst	0.0%	0.0%	+£1.4m
Caversham	0.0%	0.0%	+£0.5m
Winnersh	0.5%	-0.1%	+£2.3m
Other	3.5%	-1.1%	+£0.8m
Edge-of / out-of-centre retail warehousing / foodstores			
Zones 1, 2 & 3	50.0%	-1.2%	+£60.4m
Elsewhere	10.0%	-0.3%	+£76.8m
Other	5.0%	0.0%	-

Source: Table 4 at Document 6

5.100 The levels of impact for any centre will not be at a level that is likely to lead to a 'significant adverse' impact (the policy test) upon their continued vitality and viability. Indeed, the highest overall impact will be limited. Furthermore, post development the retail turnover of all existing retail destinations will increase over the next five years – the test of impact set by the Rushden Lakes decision.

5.101 The highest impact, albeit limited at -1.3%, is identified to fall on Lower Earley district centre. This centre is anchored by a large-format Asda store, which is identified by the Council's retail evidence¹⁹ to be trading very strongly – at more than double expected levels. Given this substantial turnover and the modest trade diversion identified, the impact on the long-term vitality and viability of this store and the wider district centre, which includes representation from M&S Simply Food, Iceland together with a number of food and beverage outlets and local

¹⁹ Table 6 of Appendix of the Western Berkshire

services. The role and function of the District Centre will not be undermined by allowing HB to trade from existing retail floorspace nearby.

5.102 Likewise, any impact on other neighbouring centres will be negligible. Furthermore, in the case of Whitley district centre, which is located immediately adjacent to the Retail Park, the improved attraction of the Retail Park as a result of the proposals and the potential for linked trips to take place means that the development is likely to have a positive impact on the District Centre.

5.103 Overall, there is no evidence to suggest that the proposals will lead to a significant adverse impact (the policy test) on the vitality and viability of existing centres.

Consumer Choice

5.104 The NPPF (para. 90) states that the assessment of impact should include consideration of the impact of a proposal on local consumer choice and trade in the town centre and wider retail catchment.

5.105 In considering the application, the proposal will improve the choice and distribution of the retail offer in a well-established retail destination that is accessible by a variety of modes of transport at the edge of an existing District Centre.

5.106 The development will have the positive effect of improving consumer choice and provide a more competitive sector – in line with Government objectives.

5.107 The proposals provide real opportunity to improve choice and competition for local residents to the benefit of the consumer, and introduce a retailer not currently represented in the local area.

Summary

5.108 This assessment has demonstrated that there is no sequentially preferable site that is available and suitable to accommodate the proposed development, or a flexible interpretation of it. Consistent with the position reached by RDC in previously considering retail applications in the local area, it has been demonstrated that there is no sequentially preferable site exists that is available within a reasonable period, and suitable to accommodate the proposed development, or a flexible interpretation of it. Against this background, the proposed development satisfies the sequential approach as set out in national and local planning policy.

5.109 In terms of the likely trading effects of the proposals, the application will result in an overall reduction in retail floorspace at the retail park. It has also been demonstrated that the retail turnover of the proposals is comparable to the existing position. Nevertheless, a proportionate impact assessment (as advocated by the PPG) has been undertaken. This demonstrates that there is no evidence to suggest that the impact of the proposal is likely to lead to a significant adverse impact (the policy test) on existing centres or on future investment. Instead, the proposal will ensure the long-term occupation of vacant floorspace, which will lead to job creation and increased consumer choice to the benefit of the consumer. These wider positive impacts associated with the proposal far outweigh any perceived adverse impacts.

6 Other Planning Considerations

Transport

- 6.1 This planning application is supported by a Transport Assessment (TA), prepared by TTP Consulting.
- 6.2 The TA confirms that the no changes are proposed to the access, parking or servicing arrangements.
- 6.3 Furthermore, no changes are proposed to the car parking provision with the TRICS accumulation exercise suggesting no material change, and a first principles approach demand up to an additional 17 parking spaces. Overall, the proposals would not affect the availability of vehicle parking under normal trading conditions.
- 6.4 In addition, no changes are proposed to the quantum of cycle parking, with the existing provision deemed more than sufficient to meet existing demand.
- 6.5 In terms of the potential change in trips, the TA confirms that there would not be a noticeable increase in vehicular movements. As such, capacity assessments have not been undertaken.
- 6.6 Overall, it is demonstrated that the proposed development will not have a material impact upon the safety or operation of the surrounding local highway network. Therefore, the proposals accord with local and national planning policy. There are no significant highways and transportation matters that would result from the approval of this application.
- 6.7 This planning application is also supported by a Travel Plan (TP), prepared by TTP Consulting. The primary objective of the Travel Plan is to reduce unnecessary vehicular trips and to increase the use of alternative, more sustainable modes of transport – in particular, walking and cycling.

Summary

- 6.8 Given the nature of the proposal, there are no other development management issues arising as a result of the proposed development.
- 6.9 All relevant development management considerations have been assessed and it has been demonstrated that the proposed development fully complies with the adopted Development Plan.

7 Development Benefits

- 7.1 This section sets out the heading economic impacts arising from consolidation and regeneration of Brunel Retail Park, which will support economic growth and productivity.
- 7.2 The opening of HB will create local employment opportunities. The new HB store will provide 100 no. full and part time jobs. This level of job creation is significant and there will be a tangible positive impact on local employment as a result. Jobs will also be created through the fit-out process, as well as ongoing maintenance such as site security and cleaning.
- 7.3 In addition, the proposals have wider spin-off benefits for the local economy given the increase in local wages and gross value added.
- 7.4 The proposals result in a number of positive impacts, including increasing the employment opportunities available to the local community, and an investment into the local economy. It will also lead to strengthening of the representation of a national retailer in Reading, demonstrating continued investor confidence.
- 7.5 Overall, the headline benefits arising from the proposals can be summarised as follows:
- Creation of up to 100no. full and part-time operational jobs;
 - Further job creation through construction, security and maintenance;
 - Job creation would general additional spending within the local area every year;
 - Investment into the local economy of more than £1 million, supporting employment within the construction sector;
 - Gross Value Added (GVA) from activity in the economy;
 - Increase in business rates to be collected by RBC; and
 - Increased consumer choice and competition.
- 7.6 These economic benefits should be afforded significant weight in the determination of the application, particularly given the lack of any significant adverse impact resulting from the proposal.

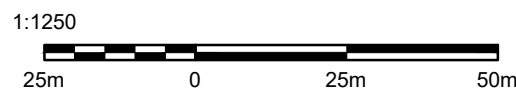
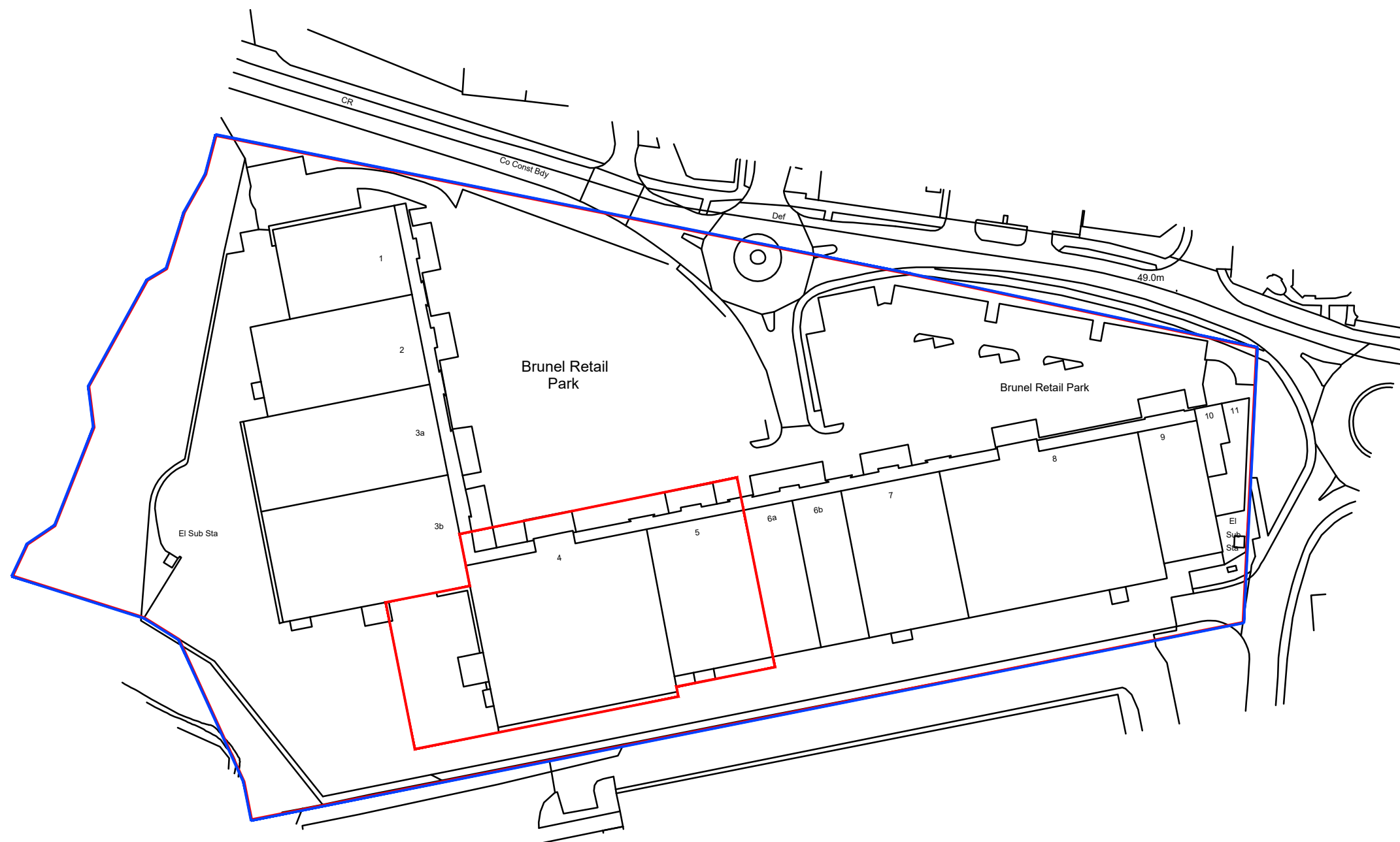
8 Conclusion

- 8.1 This Planning and Retail Assessment supports an application for the continued use of Units 4 and 5 within Class E including a wider range of goods required to facilitate occupation of the vacant floorspace by Home Bargains.
- 8.2 The proposal will result in the re-use of existing retail floorspace in a well-established destination and ensure its long occupancy. This in turn will make a positive economic contribution to the area. Home Bargains will create up to 100no. new jobs and will invest more than £1 million in the local economy as a result of the refurbishment works and store fit out. These benefits are significant and should be afforded appropriate weight in the overall planning balance.
- 8.3 Although the Site comprises an edge-of-centre area in retail terms, it does comprise a well-established retail destination adjacent to an existing District Centre. Planning policy at all levels does allow retail development in such locations where it is demonstrated that no sequential alternative exists, and where applicable will not lead to a significant adverse impact. In this respect, it has been demonstrated that no alternative site exists to accommodate the proposals.
- 8.4 It has also been demonstrated that the proposed development will have no significant adverse impact (the policy test) on the vitality and viability of existing centres or on in-centre investment. Indeed, the proposal seeks only a modest modification to the existing goods restriction and many of the goods proposed by the prospective occupier can already be sold under the existing permission. Furthermore, the proposals will result in a reduction in retail floorspace from the current position (by 1,736 square metres) due to the removal of the existing mezzanine. Within this context the trading effects of the proposal will not be materially different to that which could already occur under the existing consent – there is no restriction on amalgamation.
- 8.5 Instead, the proposal will ensure the long-term occupation of retail floorspace, which will lead to significant job creation and increased consumer choice and ensure the long-term occupation of vacant retail floorspace.
- 8.6 In highways terms, the modest nature of the proposed development is entirely acceptable and there are no reasons in transport terms that should mean that the application is not supported.
- 8.7 The development will also give rise to a significant number of tangible socio-economic benefits including job creation, inward investment and increased consumer choice. These should be afforded significant weight when considering the overall planning balance.
- 8.8 For all the reasons set out within this report and the supporting documents, the proposals comprise a sustainable economic development, the principle of which is supported by local and national planning policy. The proposals accord with the development plan and, applying the presumption in favour of sustainable development, planning permission should be granted without delay.



DOCUMENT 1

SITE LOCATION PLAN (DWG. 19032 PL066)



General Notes

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Only work to written dimensions.

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- Client Ownership
- Application Boundary

Revision

Scale 1:1250@A3
Status Planning
Drawn by AE
Date November 2021
Client

Westmount Real Estate

Project
Brunel Retail Park, Reading

Drawing Description
Unit 4 Location Plan

Drawing No. 19032_PL066 Rev.

fletcher|rae
Architects | Master Planners | Designers

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e ■ info@fletcher-rae.com

DOCUMENT 2

RELEVANT PLANNING HISTORY



Reading
Borough Council
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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2010**

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN
AND COUNTRY PLANNING ACT 1990**

To: MWA
12 The Glenmore Centre
Jessop Court
Waterwells Business Park
Quedgeley
GL2 2AP

Application No: 131106
Application type: Variation of Condition

Applicant: B & M Retail Ltd

READING BOROUGH COUNCIL as local planning authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Variation of planning permission 94/00443/FD to exclude Unit 1-2 (PC World) Brunel Retail Park, Rose Kiln Lane, Reading, RG2 0HS from complying with conditions 12 and 14.

At: PC World, Brunel Retail Park Rose Kiln Lane Reading RG2 0HS

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: 18 October 2013

Head of Planning & Building Control 

Application At: PC World, Brunel Retail Park Rose Kiln Lane Reading RG2 0HS

Application No: 131106

Application type: Variation of Condition

1. The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 (1) to the Town & Country Planning Act 1990.

2. The development hereby approved shall be carried out and completed in all respects in accordance with the submitted plans and details before the building(s) are occupied and open for trading, except as may be subsequently agreed in writing by the Local Planning Authority. Reason: to ensure the completion of the development in accordance with the approved plans and details before occupation of the building(s) takes place.

3. Before any development is commenced, space shall be provided within the site to accommodate:

(i) parking of vehicles of site personnel, operatives and visitors; (ii) loading and unloading of plant and materials;

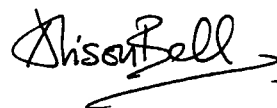
(iii) storage of plant and materials used in constructing the development;

and each facility shall be maintained throughout the course of construction of the development free from any impediment to its designated use. Reason: as the development without such facilities, would be likely to lead to parking, loading/unloading and storage of plant and materials on the public highway to the detriment of road safety. SDPD DM12 (Access, Traffic and Highway Related Matters)

4. The Local Planning Authority shall be given written notice of the intention to implement the permission hereby granted. Reason: to ensure that all obligations to be met prior to the commencement of development are met and to allow sufficient time for such matters as may remain outstanding to be resolved to the written satisfaction of the Local Planning Authority. RBCS CS9 (Infrastructure, Services, Resources and Amenities)

5. The areas, shown on the submitted drawings reserved for the parking of vehicles shall be constructed, surfaced and marked out and kept available or used for such purposes at all times to the satisfaction of the Local Planning Authority. No development, whether or not permitted by the Town and Country Planning General Development Order 1988, as amended, shall be carried out on such areas or in such a position as to restrict vehicular access to these reserved parking areas. Reason: as the

Date: 18 October 2013



Head of Planning & Building Control 



Reading
Borough Council

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development, without the provision of street parking facilities, would be likely to lead to vehicles parked on the public highway to the detriment of visual amenity and road safety. RBCS CS24 (Car / Cycle Parking)

6. Details, including samples, of all external materials and finishes to include bricks, roofing, cladding, colour and finish of mortar, glazing and joinery, to be used on the walls and roofs of the building shall be submitted to and approved in writing by the Local Planning Authority, before any development is commenced. Reason: as no such details have been submitted and in the interests of amenity. RBCS CS7 (Design and the Public Realm)

7. A detailed scheme of landscaping, including provision where appropriate for fencing, walling and other means of enclosure and screening; planting of trees, shrubs and grass; formation of banks terraces or other earthworks; laying of hard surfaces; and providing for the retention of as many existing trees as possible, shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: in the interests of the amenities of the development and adjoining properties. RBCS CS7 (Design and the Public Realm)

8. This permission relates only to drawings 9357.21A received 11 August 1994; 9357.25 received 25 May 1994; 935722.1 and 935723.1 received December 1994 and 9357 51 received by the Local Planning Authority on 25 May 1994. Reason: as amended plans were submitted and to avoid confusion.

9. Prior to the commencement of the development hereby permitted a scheme for the survey and treatment of any contaminated land on the site shall be submitted to, and approved in writing by the Local Planning Authority. The approved treatment of the site shall take place prior to any works permitted by this planning permission. Reason: in the interests of the health and safety of those employed during construction and future occupiers of the site. RBCS CS34 (Pollution and Water Resources)

10. Prior to the commencement of development a scheme for the survey and treatment of land fill gas shall be submitted and approved by the Local Planning Authority to the satisfaction of the Waste Regulation Authority. Reason: in the

Head of Planning & Building Control

Date: 18 October 2013



Reading

Borough Council

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interests of the health and safety of those employed during construction and future occupiers of the site. RBCS CS34 (Pollution and Water Resources)

11. No sales shall take place until all the highway works indicated on drawing no 94136/6 have been completed to the satisfaction of the Local Planning Authority unless otherwise agreed by the Local Planning Authority. Reason: in the interests of highway safety. SDPD DM12 (Access, Traffic and Highway Related Matters)

12. Unit 3 hereby permitted shall not be used for the sale of goods other than: ambient food and drink goods; household goods; pharmaceutical goods and toiletries; DIY and garden goods; furniture and home furnishing; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles, products for and including domestic pets, sports goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987. Unit 1-2 hereby permitted shall not be used for the sale of goods other than: DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods; ambient food, drink and confectionary; toys; toiletries; clothing and footwear and ancillary items and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987. All other non-food retail premises hereby permitted shall not be used for the sale of goods other than DIY, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, sports goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987. Reason: as the site lies outside an existing shopping centre and to enable the local planning authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres. RBCS CS25 (Scale and Location of Retail, Leisure and Culture Development) RBCS CS26 (Network and Hierarchy of Centres)

13. The non-food retail premises hereby permitted shall not be subdivided to exceed 14 separate non-food retail units, none of which shall be less than 485m², not more than 6 of which shall be less than 900m², and not more than 3 of which shall be less than 700m². Reason: as the site lies outside an existing centre and to enable the Local Planning Authority to control the size of the retail units to safeguard the vitality and viability of existing shopping centres. RBCS CS25 (Scale and Location of Retail, Leisure and Culture Development) RBCS CS26 (Network and Hierarchy of Centres)

14. (1) Not more than 3 retail units shall be used for the sale of clothing and footwear.

Date: 18 October 2013

Head of Planning & Building Control

(2) Within Unit 3 hereby permitted, the sale of ambient food and drink shall not exceed 20% of the net sales area, the sale of household and health and beauty goods shall not exceed 20% of the net sales area, and the sale of clothing and footwear shall not exceed 5% of the net sales area.

(3) Within Unit 1-2 hereby permitted, the area of floorspace for the sale of food, drink and confectionary shall not exceed 150 sq m, the area of floorspace for the sale of toys shall not exceed 100 sq m and the area of floorspace for the sale of toiletries shall not exceed 80 sq m.

Reason: as the site lies outside an existing shopping centre and to enable the local planning authority to control the sale of these types of goods to safeguard the vitality and viability of existing shopping centres.

RBCS CS25 (Scale and Location of Retail, Leisure and Culture Development) RBCS CS26 (Network and Hierarchy of Centres)

15. The construction of the surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority in consultation with the National Rivers Authority before the development commences.

Reason: to prevent pollution of the water environment.

RBCS CS34 (Pollution and Water Resources) RBCS CS35 (Flooding)

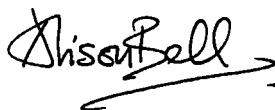
16. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this investigation shall be agreed with the Planning Authority in consultation with the National Rivers Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Local Planning Authority in consultation with the National Rivers Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

Reason: to prevent pollution of the water environment. RBCS CS34 (Pollution and Water Resources)

17. No soakaways shall be constructed in contaminated ground. Reason: to prevent pollution of groundwater.

RBCS CS34 (Pollution and Water Resources) RBCS CS35 (Flooding)

18. No development or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood as shown on the maps held by the National Rivers Authority. Reason: to prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity. RBCS CS35 (Flooding)



Head of Planning & Building Control 

Date: 18 October 2013



Reading

Borough Council

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19. No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. RBCS CS33 (Protection and Enhancement of the Historic Environment)

20. Throughout the course of construction the pavement abutting the site shall be maintained free from any obstruction by vehicles, materials or construction refuse. Upon completion of the development the pavement shall be reinstated to the written satisfaction of the Local Planning Authority. The development shall not be occupied or used until such time as any reinstatement required by the Local Planning Authority has been so completed. Reason: to protect local residents, pedestrians and road users from inconvenience or nuisance arising from the implementation of development and to ensure that the site frontage is properly restored thereafter. SDPD DM12 (Access, Traffic and Highway Related Matters)

INFORMATIVES

1. The local planning authority has worked with the applicant in a positive and proactive manner in relation to issues that have arisen in relation to dealing with the planning application relating to the wording of conditions. The recommendation to grant permission is considered to be a positive result of these discussions.

2. All relevant conditions requiring submission of information have been satisfied: the LPA does not require any re-submission of such matters. Conditions 1, 2, 3, 4, 6, 7, 9, 10, 11, 15, 16, 19 and 20 have been complied with. Conditions which require ongoing compliance are 5, 8, 12, 13, 14, 17 and 18.

3. A Section 106 Agreement relates to permission 94/00443/FD covering this site. A full copy of the S106 legal agreement is available on the Public Register held at Reading Borough Council. Permission 94/00443/FD has been implemented, and none of the obligations within the Section 106 agreement are currently outstanding.

Date: 18 October 2013

Head of Planning & Building Control 

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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.

**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: Montagu Evans LLP
5 Bolton Street
London
W1J 8BA

Application No: 170215
Application type: Full Planning Approval

Applicant: Aberdeen UK Property Fund

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: Works to Unit 4 including reconfiguration of existing mezzanine floorspace and insertion of additional mezzanine floorspace of 1,053sqm, the creation of an external display area of 465sqm and associated works including new fire doors.

At: Unit 4 Brunel Retail Park Rose Kiln Lane Reading RG2 0HS

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: 29 June 2017



Head of Planning, Development
& Regulatory Services

Application At: Unit 4 Brunel Retail Park Rose Kiln Lane Reading RG2 0HS

Application No: 170215

Application type: Full Planning Approval

CONDITIONS & REASONS

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

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Drawing No: 9985 04 XL100A Site Location Plan
- Drawing No: 9985 04-P100-A Proposed Ground Floor Plan
- Drawing No: 9985-4-E100 Proposed Elevations
- Drawing No: 9985 04-S100 Existing and Proposed Sections
- Drawing No: 9985 04-P101 Proposed Mezzanine Floor Plan
- Drawing No: 9985 04-L100 B Proposed Service Area Plan

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. Range of goods and floorspace

Unit 4 shall not be used other than for the display and sale of DIY goods, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, and sport and leisure goods (which for the avoidance of doubt may include the display and sale of sports and leisure clothing and sports and leisure footwear provided that the display and sale of sports and leisure clothing and sports and leisure footwear does not exceed 50% of the net retail floorspace) and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987

Reason: as the site lies outside an existing shopping centre and to enable the local planning authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres. RBCS CS25 (Scale and Location of Retail, Leisure and Culture Development) RBCS CS26 (Network and Hierarchy of Centres)

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revising, revoking and re-enacting that Order), the mezzanine floor hereby approved within Unit 4 shall not exceed 1,477sqm.

Reason: as the site lies outside an existing shopping centre and to enable the local planning authority to control the range of goods to be sold to safeguard the vitality and

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

viability of existing shopping centres. RBCS CS25 (Scale and Location of Retail, Leisure and Culture Development) RBCS CS26 (Network and Hierarchy of Centres)

5. Unit 4 hereby permitted shall not be subdivided to form separate retail units. Reason: as the site lies outside an existing shopping centre and to enable the local planning authority to control the size of the retail units to safeguard the vitality and viability of existing shopping centres. RBCS CS25 (Scale and Location of Retail, Leisure and Culture Development) RBCS CS26 (Network and Hierarchy of Centres)

6. The areas, shown on the submitted drawings reserved for the parking of vehicles shall be constructed, surfaced and marked out and kept available or used for such purposes at all times to the satisfaction of the Local Planning Authority. No development, whether or not permitted by the Town and Country Planning General Development Order 1988, as amended, shall be carried out on such areas or in such a position as to restrict vehicular access to these reserved parking areas.

Reason: as the development, without the provision of street parking facilities, would be likely to lead to vehicles parked on the public highway to the detriment of visual amenity and road safety. RBCS CS24 (Car / Cycle Parking)

7. Construction Method Statement

The proposed development, including any works of demolition, shall take place in accordance with the approved Construction Method Statement by Pexhurst received 27/06/2017. The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: 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 DM12

INFORMATIVES

1. 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.

2. For the avoidance of doubt, the permission hereby granted is for operational (building) development only and does not involve a material change of use from the permitted restricted A1 use of the retail park or Unit 4. Therefore, in accordance with Peel Land And Property Investments Plc v Hyndburn Borough Council, conditions 3, 4 & 5 above are consistent with the conditional restrictions on the number of units, their size and goods sold as imposed by the original retail park planning permission 94/00443/OUT and later varied.

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

3. 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.

4. 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.

Date: 29 June 2017



Head of Planning, Development
& Regulatory Services

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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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.

**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: Quod
Ingeni Building
17 Broadwick Street
London
W1F 0DE

Application No: 201842
Application type: Full Planning Approval

Applicant: MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees

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: Continued use of Units 1, 2, 3a, 3b, 4, 5 and 6a within Class E following consolidation of the Retail Park

At: Brunel Retail Park Rose Kiln Lane Reading

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: 15 July 2021



Head of Planning, Development
& Regulatory Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 201842

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall not begin unless and until Units 6b, 7, 8, 9, 10 and 11 (as shown on Location Plan - Retained Retail - Drawing No: 19032_PL40 Rev A rec 10/6/2021) are completely demolished in accordance with the demolition plan, which is required to be submitted and approved to satisfy the terms of condition 14 of planning permission 201853.

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.

2. The 'Retained Retail Units' (units 1, 2, 3a, 3b, 4, 5 and 6a) to be retained under this permission shall be those as identified on the following approved plan received 10th June 2021:

- Location Plan - Retained Retail - Drawing no: 19032_PL40 Rev A

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. The 'Retained Retail Units' shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose: E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; E(c) Provision of: E(c)(i) Financial services; E(c)(iii) Other appropriate services in a commercial, business or service locality; and E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms).

REASON: As the impact of other uses within E use class have not been assessed and to enable the Local Planning Authority to control how these units are used to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

4. Any 'Retained Retail Unit' operating under E (a) use class, as defined in Condition 3, shall only be used for the retail sale of goods of DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods; clothing and footwear; food and drink for consumption on the premises; and items that are ancillary

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Head of Planning, Development
& Regulatory Services

to the main range of goods sold. No more than one of the Retained Retail Units shall be used for the sale of ambient food and drink and confectionary goods; household goods; pharmaceutical goods and toiletries; garden goods, toys; toiletries; and ancillary items and for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019

5. Notwithstanding Conditions 3 and 4, no more than 3 of the 'Retained Retail Units' shall be used for the sale of clothing and footwear.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

6. Notwithstanding Condition 3, no more than 2 of the 'Retained Retail Units' shall be used for the sale of food and drink for consumption on the premises within Class E(a) (display or retail sale of goods, other than hot food); E(b) (sale of food and drink for consumption (mostly) on the premises), of the Use Class Order 1987 (as amended). For the avoidance of doubt, this condition shall not prevent the use of ancillary cafes within the retained retail units.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

7. No more than 2 of the 'Retained Retail Units' shall be subdivided so that each unit would measure less than 465 square metres.

REASON: to provide a range of sizes of units in accordance with Policies RL1 and RL2 of the Reading Borough Local Plan 2019.

8. No more than 15% of the gross floor area of Unit 2 (as shown on Location Plan - Retained Retail - Drawing No: 19032_PL40 Rev A rec 10/6/2021) shall be used as an ancillary pet care service including veterinary services.

REASON: to ensure that the veterinary services remains ancillary as the provision of a full veterinary services would fall under class E (e), and the impact of such a use has not been assessed, in accordance with policies CC8 and TR3 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. 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.
2. 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.

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SRU
Head of Planning, Development
& Regulatory Services

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.

**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: Mr Tim Rainbird
Quod
Ingeni Building
17 Broadwick Street, London
W1F 0DE

Application No: 201853
Application type: Full Planning Approval

Applicant: MCTGF Trustee 1 Ltd & MCTGF Trustee 2 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 existing buildings. Erection of 2no. buildings for use within Classes E(g)(iii), B2 and B8, along with access and servicing arrangements, car parking, landscaping and associated works.

At: Brunel Retail Park Rose Kiln Lane Reading

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: 15th July 2021



Head of Planning, Development
& Regulatory Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 201853

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 received 21st December 202 unless otherwise stated:

- Location Plan - Drawing no: 19032_PL01
- Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021
- Proposed Phasing Plan - Drawing no: 19032_PL05 Rev L, received 15th July 2021
- Location Plan - Retained Retail - Drawing no: 19032_PL40 Rev A, received 10th June 2021
- Proposed Sections (Boundaries) - Drawing no: 19032_PL06 Rev C, received 15th June 2021
- Unit B - Proposed GA Plan - Drawing no: 19032_PL11
- Unit B - Proposed GA Plan [Roof] - Drawing no: 19032_PL12
- Unit B - Proposed GA Office Plans - Drawing no: 19032_PL13
- Unit B - Proposed Elevations - Drawing no: 19032_PL14
- Unit B - Proposed Sections - Drawing no: 19032_PL15
- Unit A - Proposed GA Plan - Drawing no: 19032_PL21
- Unit A - Proposed Roof Plan - Drawing no: 19032_PL22
- Unit A - Proposed GA Office Plans - Drawing no: 19032_PL23
- Unit A Proposed Elevations - Drawing no: 19032_PL24
- Unit A Proposed Sections - Drawing no: 19032_PL25
- Proposed Typical Cycle Shelters - Drawing no: 19032_PL31 Rev B, received 15th June 2021
- Proposed Waste Compound Enclosures - Drawing no: 19032_PL32 Rev C, received 15th June 2021
- Proposed Landscaping Scheme - Drawing no: A4828 03 Rev G, received 21st June 2021
- External Lighting Planning Submission - Drawing no: 1990-EX-6301 Rev PL2, received 14th May 2021
- Proposed Signage Locations - Drawing no: 19032_PL07 Rev B, received 15th June 2021
- Disconnections, Diversions and New Connections - Gas - Drawing no: 1990-EX-9002 Rev PL1

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- Disconnections, Diversions and New Connections - Water - Drawing no: 1990-EX-9003 Rev PL1
- Disconnections, Diversions and New Connections - BT - Drawing no: 1990-EX-9004 Rev PL1
- Disconnections, Diversions and New Connections - Electric - Drawing no: 1990-EX-9005 Rev PL1
- Swept Path Analysis using a 16.5m Articulated Vehicle - Drawing no: 2020-3816-AT-118 (1), received 3rd June 2021
- Swept Path Analysis using a 16.5m Articulated Vehicle - Drawing no: 2020-3816-AT-119, received 3rd June 2021
- Swept Path Analysis using a 16.5m Articulated Vehicle - Drawing no: 2020-3816-AT-122 (1), received 3rd June 2021
- Swept Path Analysis using a 16.5 m Articulated Vehicle - 2020-3816-AT-123, received 11th June 2021

Other Documents:

- External Lighting Report, prepared by Cooker Walker Consulting
- Flood Risk Assessment, dated 10th November 2020, Document ref: 20- 043, prepared by Bradbrook Consulting
- Noise Assessment, dated November 2020, Issue 2, prepared by WYG
- Sustainability Statement, dated November 2020, prepared by Envision
- Transport Assessment, dated November 2020, prepared by TPP Consulting
- Tree Survey Report, dated 30th April 2021, Rev C, prepared by Environmental and Sustainability Consultants, received 7th May 2021
- IOT.TZ.EAS Zhaga Smart Controller [dimming of lights], received 29/4/21
- Existing Utility Services - Drawing no: 1990-EX-9001 Rev P1, received 10th July 2021

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. The development shall ONLY be carried out in accordance with the Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021) unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to ensure that the development is carried out as approved.

4. The materials to be used in the construction of the external surfaces of this development shall be as follows and as shown on the approved Elevations (Drawing no: 19032_PL14, and Drawing no: 19032_PL24):

- HPS200 Ultra Coated Roof Sheetting RAL 7038-Goosewing Grey
- Kingspan KS600-1000 AWP Microrib Composite Cladding RAL 9006-Silver

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- Tata SAB 42/960 Sinusoidal Profile Cladding with Colourcoat HPS Ultra Finish (horizontally laid) RAL 000 55 00-Pure Grey
- PPC Aluminium Framed Curtain Walling RAL 7016-Anthracite with clear glazing
- Ceramic Backed Glazed Spandrel Panels
- Feature Canopy, Pressed Metal Polyester Power Coated RAL 7016 - Anthracite

REASON: 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.

5. 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.

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.

6. Prior to occupation of each phase as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), a Service Yard Management Plan shall be submitted to and approved by the Local Planning Authority and the phase shall thereafter be operated in accordance with the approved plan.

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.

7. **No phase of development,** as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (excluding demolition and any preparatory works) until an assessment of the nature and extent of contamination including land gas for that phase 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,

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- 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.

8. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (excluding 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 for that phase 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.

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.

9. The approved remediation scheme under Condition 8. 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 prior to occupation.

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.

10. 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

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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 local Plan 2019.

11. The testing of security or emergency fire alarms will only be carried out Monday-Friday during the hours of 09:00 until 17:00 restricted to 30 minutes maximum duration, and alarms will be positioned / directed to meet the audibility requirements, only where employees will be located. Noise levels from the security or fire alarms, when in operation, will not exceed maximum noise levels (dB L_{Amax}) of 60dB at free field locations representative of nearby residential receptors, as shown in Table 3.3 of the submitted Noise Assessment, reference B023908, dated November 2020.

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

12. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 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.

13. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site**, including any works of demolition, until a site specific Construction Method Statement for that phase has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- 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;

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- 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.
- k) Haul routes for construction related vehicles which exclude any routes via any part of Kennet Island.

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.

14. Prior to the demolition of the buildings in each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), a Demolition Method Statement for that phase is to be submitted in writing to and approved by the Local Planning Authority. Thereafter the demolition works are to be undertaken in accordance with the approved Plan.

REASON: to protect the amenity of local land uses and neighbouring residents in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

15. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

16. The construction of Phase 2 as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall commence no later than 18 months from the commencement of the demolition of Units 6b, 7, 8, 9, 10 and 11 pursuant to Condition 13.

REASON: to ensure the effective redevelopment of the site within a reasonable timescale and to maintain a good appearance of the site in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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17. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until details of refuse and recycling bin stores for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of that phase and shall not be used for any purpose other than bin storage at all times thereafter.

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 CC5 and CC7 of the Reading Borough Local Plan 2019.

18. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall commence beyond foundation level until a comprehensive scheme of hard and soft landscaping for that phase 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 mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts 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, 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;

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

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environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

19. Prior to commencement above ground slab of any phase of development hereby approved, as shown on the approved Phasing Plan (Drawing no; 19032_PL05 Rev L, received 15th July 2021), a plan indicating the positions, design, materials and type of boundary treatment to be erected for that phase, shall be submitted to an approved in writing by the Local Planning Authority. This is to include acoustic fencing of a minimum height of 4m. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before that phase of development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers, and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

20. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until a landscape management plan for that phase, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan for that phase shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

21. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

REASON: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy CC7 and EN14 of the Reading Borough Local Plan 2019.

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22. Prior to commencement of Phase 1, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), detailed access plans from Rose Kiln Lane, which accord with the approved tracking plan ((Drawing no: 2020-3816-AT-123, received 11th June 2021) and show the approved landscaping details, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety and visual amenities in accordance with Policy TR1, TR3, CC7 and EN14 of the Reading Borough Local Plan 2019.

23. Should the approved access as under condition 22 require the removal of existing retained trees as shown on the approved landscaping plan, a plan to show the details of a replacement tree is to be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan within timescales agreed with the Local Planning Authority.

REASON: in interests of the visual amenities of the locality in accordance with Policy CC7 and EN14 of the Reading Borough Local Plan 2019.

24. The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction of each phase and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

25. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **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, for that phase has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

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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.

26. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (including demolition or preparatory works) until details of a habitat enhancement scheme, including measures as set out within the Ecological Assessment, dated December 2020, Document ref: 9325.EcoAs.vff1, prepared by Ecology Solutions, for that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and maintained in accordance with the agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

27. Prior to the occupation of Phase 1, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), details of the net biodiversity gain calculation for Phase 1 as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), (Unit A) shall be submitted to and approved by the Local Planning Authority and the measures as detailed in the approved net biodiversity gain calculation shall thereafter be implemented and maintained thereafter.

REASON: To ensure compliance with Policy EN12 of the Reading Borough Local Plan 2019 and paragraph 170 of the NPPF 2019.

28. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall take place** (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) for that phase 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.

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- f) Responsible persons and lines of communication.
 - g) Roles and responsibilities for the responsible persons identified are to be set out within the environmental management plan.
 - 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.

29. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied or the use first commenced until the approved external lighting scheme for that phase has been installed fully in accordance with Drawing no: 1990-EX-6301 Rev PL2, received 14th May 2021, and the approved smart controller (IOT.TZ.EAS Zhaga Smart Controller, received 29/4/21). Thereafter the external lighting shall be maintained and operated in accordance with these 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. Within 12 months of practical completion of each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), 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 an Excellent BREEAM rating as set out in the submitted Pre-Assessment (within the Sustainability Statement, dated 23rd November 2020, prepared by Envision).

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.

31. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **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 for that phase has been submitted to and approved in writing by the Local Planning Authority. The 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

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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.

32. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until the sustainable drainage scheme for that phase has been completed in accordance with details as approved under condition 31. 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.

33. Prior to their installation, full details of the proposed roof mounted photovoltaic panels for any phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the photovoltaic panels, their dimensions, manufacturer's specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

34. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until all vehicle parking space(s) for that phase have been provided in accordance with the plans hereby approved. The space(s) 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 Borough Local Plan 2019.

35. No phase of development as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021) shall be occupied until the vehicle access serving that phase has been constructed in accordance with the plans as approved under condition 22. and the approved Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021 hereby approved.

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

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36. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until the bicycle parking facility for that phase has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

37. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until an electric vehicle (EV) charging Scheme for that phase, comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that phase 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, has been submitted to and approved in writing by the Local Planning Authority.

No phase shall be first occupied until the Scheme for that phase for operational EV charging points has been fully provided in accordance with the approved details. The spaces and charging points shall be retained and maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with NPPF para. 110, and Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

38. Any gates provided to the Gillette Way access as shown marked on the approved Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021 shall only open away from the highway and be set back a distance of at least 17 metres from the nearside of the carriageway of the adjoining highway.

REASON: To ensure that long vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

39. **No development shall commence on site for Phase 2,** as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), until visibility splays of 2.4 x 25 metres, have been submitted to and approved by the Local Planning Authority provided at the entrance to Unit B (Phase 2). The visibility splays 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 Policy TR1 and TR3 of the Reading Borough Local Plan 2019

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40. No building shall be occupied in Phase 1 until all the visibility splays shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such.

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

41. Within 5 months of first occupation of each phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), within Classes E(g)(iii), B2 and B8 hereby approved, a Travel Plan for that phase shall be submitted in writing to the Local Planning Authority for approval. The plan shall include a full analysis of the existing modal split, 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.

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 Borough Local Plan 2019.

42. On the first anniversary of the approved Travel Plan for each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), as required under condition 41, and annually thereafter for a period of 5 years, an annual review of the Travel Plan for each phase 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 development and shall be compared with the initial survey carried out under the terms of condition 41, (the control level) and in the event of any reduction not being secured 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, shall be undertaken.

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

43. Prior to first occupation of each Phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access each phase, including that no routes to and from the site shall be via any part of Kennet Island, and without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for that unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing shall only be carried out for each unit in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

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44. Within 5 months of first commencement of each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), the applicant shall enter into a Section 278/38 agreement, for that phase, with the Local Highway Authority to secure the pedestrian and vehicular accesses in accordance with drawing reference 19032_PL04, Rev D, received 22nd June 2021. The vehicular and pedestrian accesses for each phase shall be completed to the written satisfaction of the Highway Authority prior to any occupation of that phase and retained as such thereafter.

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

45. Phase 1, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall not be occupied until the existing redundant footpath in the grass verge along Gillette Way to the east of the application site as shown on the approved Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021 has been removed and reinstated to grass verge.

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

46. No construction shall take place within 5m of the water main as shown (marked WMT) on Plan: Existing Utility Services - Drawing no: 1990-EX-9001 Rev P1, received 10th July 2021. Prior to commencement of development details of how the development will be constructed, to prevent the potential for damage to the subsurface potable water infrastructure as shown on this plan, and confirmation that unrestricted access will be available to Thames Water at all times for the maintenance and repair of the asset during and after construction works, shall be submitted to and approved in writing by the Local Planning Authority. Any construction must be undertaken in accordance with the terms of the approved information.

REASON: To protect strategic water main infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019

47. No piling within a phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must thereafter only be undertaken in accordance with the approved piling method statement.

REASON: To protect water infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

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48. a) **Prior to commencement of each phase**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), an approved Employment, Skills and Training Plan (ESP) for the construction phase shall be developed in partnership with Reading UK CIC (the Council's skills development partner organisation). The plan for each phase shall include:

- At least 3 apprentices to be employed on site
- Local recruitment consideration - with all local employment to be recorded
- Minimum of 5 (under 24 years) unemployed people to gain work experience
- Minimum of 6 (25 years and over) unemployed people to gain work experience
- Educational outreach for minimum of 30 local students

This agreed plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase and shall be implemented and adhered to throughout the construction phases.

b) Prior to first occupation of each phase of the development an approved Employment, Skills and Training Plan (ESP) for End Use per phase shall be developed in partnership with Reading UK CIC, to consider:

- Local employment and training outcomes arising from end use; and
- Opportunities for skills development within the end user organisation.

This agreed plan/s shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the phase and shall be implemented and adhered to throughout the end use phases.

REASON: To ensure that the development provides training and employment opportunities for local people in accordance with Policy CC9 of the Reading Borough Local Plan 2019, and Reading Borough Council Employment, Skills and Training Supplementary Planning Document, 2013.

INFORMATIVES

1. 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.

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

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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. 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.

5. 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.

6. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

7. 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 NIL CHARGE. 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

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8. Thames Water - The proposed development is located within 15 metres of Thames Water's underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

10. 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.

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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.

DOCUMENT 3

PROPERTY REQUIREMENTS OF HOME BARGAINS

Retail Requirements 2021



2021 Highlights

- 575+ stores in the UK
- Turnover 2020 £2.79 billion
- Profit 2020 £264 million
- Tangible net worth £1.28 billion
- Maximum credit £26.95m
- 0% of businesses in the industry have a higher financial strength.
- No Debt

"Year after year of outperformance"

FINANCIAL TIMES

It's a fantastic business totally under the radar

Clive Black

SHORE CAPITAL
EXCELLENCE INTEGRATED

"Unusually efficient"

Richard Hyman, RAH Advisory Limited

"Decisive, quick and easy to deal with - 3 expressions not found in property deals these days.

Home Bargains are an excellent anchor in all of the retailing locations we have them and are keen to secure them in many more locations."

Alastair Dickie

ediston

"Home Bargains, one of the biggest things to come out of Liverpool since The Beatles"

theguardian

"For it's third consecutive year Home Bargains has delivered double digit growth"

GlobalData.

"Great footfall generator on our parks - great institutional covenant - so easy to sign up - such an easy retailer to do business with"

Mark Stirling

LONDONMETRIC
PROPERTY PLC

"Kudos has to go to the retailers that are standing by their obligations... Thank you for being decent human beings Home Bargains..."

EC

Business as Usual

More stores required throughout the UK
Home Bargains Rollout continues

2020 turnover up to £2.79 Billion, 2020 profit £264m. The ongoing success of value retailer Home Bargains is built on the offer of top brands at bottom prices and their customers just can't get enough.

Retail requirements

- Home Bargains have an aggressive expansion strategy and have over 575 outlets trading in the UK.
- Stores have been secured for 2021 and 2022 and further sites are required.
- Development sites in excess of 2 acres
- Open A1 consent.
- England, Northern Ireland, Scotland and Wales.
- Cities, Towns and Suburbs with catchment no less than 30,000.
- Ground floor slab 25,000 - 40,000 SqFt with direct rear servicing for 16.5m articulated vehicles.
- Demised free car parking
- Freehold, Leasehold and development opportunities. Corporate transactions considered.
- Introductory fees available for non-retained agents.

For more information visit www.tjmorris.co.uk
or shop online at www.homebargains.co.uk

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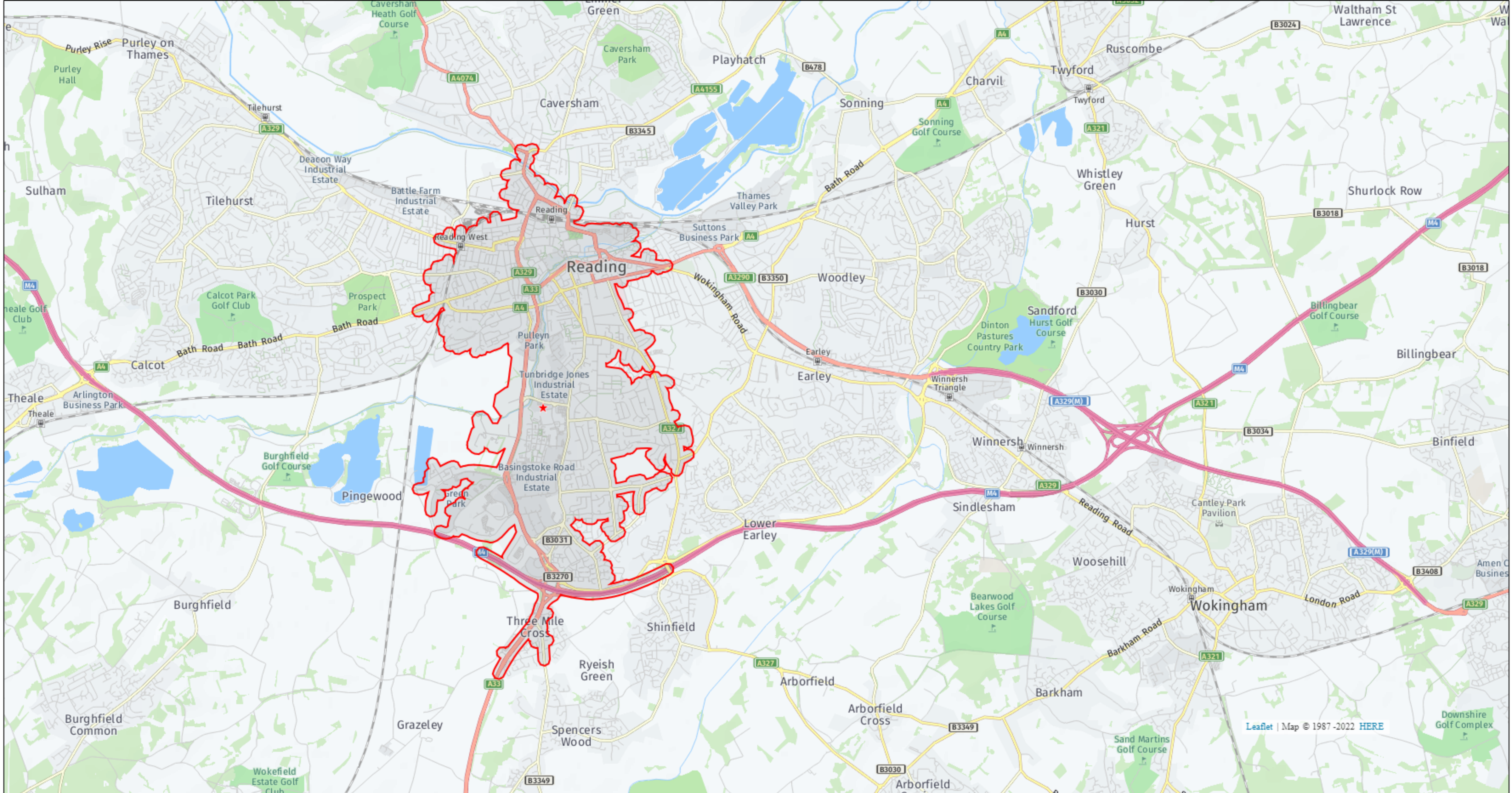
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DOCUMENT 4

PLAN SHOWING EXTENT OF AREA OF SEARCH FOR THE SEQUENTIAL APPROACH





Reading (5 Minutes)

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Date: 19/01/22

DOCUMENT 5

LIST OF OTHER SEQUENTIAL SITES CONSIDERED

Site Address	Size of Unit (sqm)
Unit U43 – U45, The Oracle, Bridge Street, RG1 2AG	1167
Unit L34 – L35, The Oracle, Bridge Street, RG1 2AG	104
Unit U2, The Oracle, Bridge Street, RG1 2AG	255
Unit U37, The Oracle, Bridge Street, RG1 2AG	282
Unit L17, The Oracle, Bridge Street, RG1 2AG	363
Unit 3, Apex Plaza, Forbury Road, RG1 1AX	273
70-72 Broad Street, RG1 2AF	219
4 Union Street, RG1 1EU	168
6 Union Street, RG1 1EU	156
89 Broad Street, RG1 2AP	117
50 Broad Street, RG1 2AA	670
60 Broad Street, RG1 2AF	133
88 Broad Street, RG1 2AP	197
118 Friar Street, RG1 1EP	883
Unit B1, Reading Gateway, RG2 0TE	790
56 St. Mary's Butts, RG1 2LG	576
21a-22 Harris Arcade, RG1 1DN	82
347 Oxford Road, RG30 1AY	37
17 Queen Victoria Street, RG1 1S	67
23-24 Market Place, RG1 2DE	83
Ground Floor, Unit 10B, Bridge Street, RG4 8AA	88
8 Cholley House, Moulshord Mews, RG30 1AP	187
45 – 47 Church Street, RG4 8BA	140
Harris Arcade, RG1 1DN	82
Abbey Mill House, Abbey Street, RG1 3BD	497
21-23 Queen Victoria Street, RG1 1SY	195
Unit 53, Broad Street Mall, RG1 7QE	173
31 Castle Street, RG1 7SB	189
6 Cross Street, RG1 1SN	45
207 – 211 Broad Street Mall, RG1 7QE	69
65 Caversham Road, RG1 8AD	949
29 Church Street, St Martins Centre, RG4 8BA	81
Unit 14 Broad Street Mall, RG1 7QG	137
Unit 120 – 122 Broad Street Mall, RG1 7QA	317
Unit 46 Broad Street Mall, RG1 7QE	227

27 Church Street, St Martin's Centre, RG4 8BA	76
Unit 3 Chatham Place, RG1 7AR	123
Unit 54 Broad Street Mall, RG1 7QG	278
26 Prospect Street, Caversham, RG4 8JG	238
28 Prospect Street, Caversham, RG8 8JG	176

DOCUMENT 6

RETAIL TABLES

Table 1a: Turnover of Proposal

	Gross Floorspace (sq m)	Net Floorspace (sq m)	Sales Density (£ per sq m)	Turnover (£m)
Proposal (Home Bargains)	2,810	2,529	5,153	13.0

Notes:

- Net floorspace assumed to be 90% of the gross
- Sales density derived from GlobalData (Retail UK Dataset, 2021)
- Turnover = net sales area x sales density
- At 2014 prices

Table 1b: Potential Turnover of Existing Floorspace

	Gross Floorspace (sq m)	Net Floorspace (sq m)	Sales Density (£ per sq m)	Turnover (£m)
Unit	4,546	4,091	3,122	12.8
Halfords			2,373	9.7
Next			2,988	12.2
Currys			4,005	16.4
Change in Turnover				0.3

Notes:

- Net floorspace based on 90% of the gross floorspace
- Sales densities derived from GlobalData (Retail UK Dataset, 2021)
- Turnover = net sales area x sales density
- Difference in turnover = turnover of proposal *minus* average turnover of the existing consent (based on average turnover of identified retailers)
- At 2014 prices

Table 2: Turnover of Existing Centres / Retail Destinations (Comparison)

Destination	Market Share (Zone 1)	Comparison Turnover - Wider Study Area (£m)	
		2021	2026
Available Expenditure (£m)		7,418.7	8,933.8
Town Centres in Western Berkshire (by LPA area)			
Reading Centres			
Reading	62.9%	1,328.7	1,596.0
Bracknell Forest Centres			
Bracknell	0.5%	198.3	240.3
Sandhurst	0.0%	8.6	10.3
Crowthorne	0.0%	11.1	13.3
Wokingham Centres			
Wokingham	1.0%	84.2	101.7
Woodley	6.4%	38.1	45.8
West Berkshire Centres			
Newbury	0.0%	334.9	401.9
Thatcham	0.0%	11.2	13.4
Hungerford	0.0%	12.0	13.4
Sub-total (main centres in Western Berkshire)	70.8%	2,027.1	2,436.1
Retail Warehousing in Western Berkshire			
Retail warehousing / large foodstores, Reading	20.6%	311.6	374.0
Retail warehousing / large foodstores, Bracknell	0.2%	129.7	157.0
Meadows Centre, Sandhurst	0.0%	88.5	106.2
Retail warehousing / large foodstores, Winnersh	1.2%	25.6	30.9
Retail warehousing / large foodstores, Newbury	0.0%	130.1	156.3
Sub-total (retail warehousing in Western Berkshire)	22.0%	685.5	824.4
Elsewhere	7.2%	4,706.1	5,673.3
TOTAL	100.0%	7,418.7	8,933.8

Notes:

- 2021 and 2026 turnover taken from Table 5b and Table 5c Appendix 1 of Volume 2 of the Western Berkshire Retail & Commercial Leisure Assessment 2016 (April 2017)
- At 2014 prices

Table 3: Turnover of Existing Centres / Retail Destinations (Convenience)

Destination	Market Shares (Zone 1)	Convenience Turnover - Wider Study Area (£m)	
		2021	2026
Available Expenditure (£m)		3,861.9	3,980.1
Reading urban area			
Town and district centre stores			
Reading	1.1%	49.9	51.4
Lower Earley	23.9%	94.2	97.1
Woodley	12.0%	31.3	32.3
Tilehurst	0.8%	44.4	45.8
Caversham	1.1%	17.0	17.5
Winnersh	15.5%	77.6	80.0
Other in-centre (Zones 1, 2 and 3)	3.7%	41.6	42.9
Sub-total (Reading Borough in-centre stores)	58.1%	356.1	367.0
Edge / out-of-centre stores (Zones 1, 2, 3 and 12)			
Lidl, Headley Road, Woodley	5.5%	20.7	21.3
Sainsbury's Local, Maiden Place, Lower Earley	5.4%	14.2	14.7
Tesco Extra, Napier Road, Reading	3.3%	27.5	28.4
Waitrose, Oxford Road, Reading	0.0%	33.8	34.8
Morrisons, Basingstoke Road, Reading	2.8%	19.1	19.6
Lidl, Basingstoke Road, Reading	1.8%	8.7	8.9
Aldi, Bath Road, Reading	0.4%	22.6	23.3
Sainsbury's, Bath Road, Calcot	0.8%	50.8	52.4
Sub-total (Reading edge / out of cetre stores (zones 1, 2, 3 and 12))	20.0%	197.4	203.4
Elsewhere	21.9%	3,308.5	3,409.7
TOTAL	100.0%	3,861.9	3,980.1

Notes:

1. 2021 and 2026 turnover taken from Table 5b and Table 5c Appendix 1 of Volume 2 of the Western Berkshire Retail & Commercial Leisure Assessment 2016 (April 2017)

2. At 2014 prices

Table 4: Anticipated Trading Effects of the Proposal (Convenience and Comparison)

Destination	Pre Development Turnover (£m)		Trade Diversion to Proposal		2026 Turnover Post Development (£m)	Impact	Change in Turnover Post Development (2021-2026) (£m)
	2021	2026	Diversión	(£m)			
Proposal	11,280.6	12,913.9			13.0		
Town and district centre stores							
Reading	1,378.6	1,647.4	20.0%	2.6	1,644.8	-0.2%	266.2
Lower Earley	94.2	97.1	10.0%	1.3	95.8	-1.3%	1.6
Woodley	69.4	78.1	1.0%	0.1	78.0	-0.2%	8.5
Tilehurst	44.4	45.8	0.0%	0.0	45.8	0.0%	1.4
Caversham	17.0	17.5	0.0%	0.0	17.5	0.0%	0.5
Winnersh	77.6	80.0	0.5%	0.1	79.9	-0.1%	2.3
Other (Zones 1, 2 & 3)	41.6	42.9	3.5%	0.5	42.5	-1.1%	0.8
Sub-total	1,722.9	2,008.8	35.0%	4.6	2,004.2	-0.2%	281.3
Edge / out-of-centre stores							
Retail warehousing / large foodstores, Reading (Zones 1, 2 & 3)	458.1	525.0	50.0%	6.5	518.5	-1.2%	60.4
Other	424.7	502.8	10.0%	1.3	501.5	-0.3%	76.8
Elsewhere	8,674.9	9,877.3	5.0%	0.7	9,876.7	0.0%	1,201.8
TOTAL	11,280.6	12,913.9	100.0%	13.0	12,913.9	0.0%	1,633.3

Notes:

1. Turnover of existing retail destinations taken from Table 2 and Table 3
2. Turnover of proposal taken from Table 1a
3. 2026 turnover post development = turnover pre development *minus* turnover directed to proposal and commitments
4. Impact = reduction in turnover after allowing for the proposed development and commitments expressed as a proportion of pre-development turnover
5. Change in turnover = turnover post development *minus* 2021 turnover pre development
6. At 2014 prices