

Demolition of 205 - 213 including the rear gardens of 205 - 219 Henley Road Caversham

Planning Statement

May 2021





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Section 1

Introduction

- 1.1. This Planning Statement accompanies an application for:

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

- 1.2. The location of the site is shown in the extract of the site location plan shown below.

Figure 1: Location of Application Site (with indicative red line shown)



- 1.3. This application is a comprehensive approach to the whole site which builds on previous permissions to the south and east of the site. The provision of a larger block along the Henley Road frontage reflects the scale of development seen to the west and providing a transition development to the single dwellinghouses to the east. The scale and form of development is a direct response to surrounding. The proposals will utilise the access road for the 82 bed care home from Henley Road approved under the previous application for the care home.
- 1.4. The principle of the scale of development is acceptable in the context of adjacent developments. The proposed use complements the adjacent care home and one which makes efficient use of this sustainably located site.
- 1.5. The proposed *assisted living accommodation is a use for which there is an identified need, as set out in the Local Plan.*
- 1.6. The delivery of housing in this sustainable location is a key benefit of the proposals. The adjacent site had previously been granted consent for 42 dwellings (and which is identified in the adopted Local Plan). Construction is currently underway, however, for the 82 bed care home. These proposals will enable the Council to secure 60 dwellings which complement the care home use on the adjacent site.
- 1.7. This Statement takes account of the local requirements of the Council as well as setting out the appropriate planning background to the proposals. This report includes an analysis of the proposals considering relevant planning policies for consideration.



Section 2

Site and Surrounding Area

- 2.1. The application site is on the B4155 (Henley Road) which links to Reading to the south west and Henley to the north east. The site is within Reading Borough Council. The site has a gross area of approximately 0.62ha.
- 2.2. It has an area of 6260sqm and comprises the existing dwellings at 205-2137 Henley Road to be demolished and development to the rear of the site from 205 to 219 Henley Road. The proposed scale and extent of development to the rear of the site reflects that of extant permission for 9 dwellings (190887).
- 2.3. Henley Road is predominantly residential in character with the original form of development comprising large detached properties with long back gardens. Recent developments have involved building on the rear gardens of the properties in the vicinity of the site and, notably, the site itself with a recent consent for 9 dwellings. This, along with the adjacent 4 storey care home and Ruskin would create a run of development to the rear of properties on Henley Road.
- 2.4. In particular, the site is adjacent to the consented scheme consisting of an 82 bed C2 care home and the larger development at Ruskin Court which extends from Henley Road into the rear of the site.
- 2.5. The principle of this form of development with a block of development to the front and rear is established with previous planning permission and consent on this and the adjacent site.
- 2.6. The site is well located for access to facilities and services in the local area as well as for public transport access into Reading Town Centre.
- 2.7. The southern part of the site lies within Flood Zones 2 and 3 due to its proximity to Berry Brook which is runs along this boundary. The site falls down to Berry Brook from Henley Road which means it will not negatively impact on the proposed development.

Planning History

- 2.8. This area has seen a number of approved planning applications in recent years relevant to this application as follows:

- 199-207 Henley Road - Demolition of 199-203 Henley Road and erection of 42 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping. Resubmission of 161842 (170959)
- 199-207 Henley Road - erection of part four, part three and part two storey 82 unit residential care home building (C2 use class) with associated external structures, access from Henley Road, car parking and landscaping (190835).
- Land to the rear of 209-219 Henley Road – Erection of 9 dwellings to the rear of 209-219 Henley Road with access road and associated landscaping (190887)

2.9. Following these applications and submissions a pre-application submission was made to the Council regarding the conversion and extension of 205 & 207 Henley Road. It was deemed that a comprehensive approach was more likely to receive a favourable decision from the Council. The current application has been prepared in response to this advice.



Section 3

Proposals

- 3.1. The proposals seek planning permission for the following development:

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

- 3.2. The proposals consist of the following elements:

- ▣ Two C3 retirement living blocks with a combination of 1 & 2 bedroom apartments.
- ▣ Car parking for the apartments in a communal undercroft parking area at each block
- ▣ Communal zones and shared amenity spaces are provided to each block within the wider site with external terraces, woodland walks and a reflection garden.
- ▣ Apartments also have their own external amenity space in the form of balconies or terraces areas.
- ▣ The proposal will utilise the existing access from Henley Road and will be extended into the site connecting Blocks A & B.
- ▣ Landscaping across the site to provide soft boundaries with adjacent properties. Landscaping to the Henley Road frontage to provide an improved presence along Henley Road which is currently comprises a series of driveways.
- ▣ Creation of an accessible bridge link to create level access from Block A onto Henley Road. This creates an active frontage along here.
- ▣ The existing trees to the rear of the site are to be retained along with an ecological buffer zone to ensure that existing biodiversity along the banks of Berry Brook are retained and enhanced.

- 3.3. Figure 2 shows the elevation of the proposals that will be seen from Henley Road.

Figure 2: Henley Road Elevation of Block A



3.4. The dwelling mix of the proposals is as follows:

Table 1: Dwelling Mix

Unit Type	Block A	Block B	Total
1B	16	7	23 (38%)
2B	21	16	37 (62%)
Total	37	23	60

- 3.5. In terms of the internal space standards, the local plan requires compliance with the government document on this matter (Policy H5). A detailed accommodation schedule is included in Appendix One which demonstrates compliance with national residential space standards.
- 3.6. Bedrooms in the flats and houses are double bedrooms and meet the requirements to be 11.5sqm as per the national standards. Storage space is provided within each bedroom is well in excess of the 0.72sqm requirement.
- 3.7. Each block is served by a number of communal lounge and storage as well as warden and office space.
- 3.8. The provision of external amenity space has been carefully considered within each block as well as communal space around them to provide a pleasant environment for future residents.
- 3.9. Affordable housing will be provided on-site but the details of this will be dealt with by submission of a viability appraisal during determination of the application.



Section 4

Planning Policy Context

- 4.1. This section considers the relevant planning policy context for the site as well as any relevant planning history for the site and its surrounding area.

National Planning Policy

- 4.2. A revised National Planning Policy Framework (NPPF) was published in February 2019.
- 4.3. Paragraph 2 of the NPPF confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 4.4. Section 2 (Achieving Sustainable Development) establishes that while planning decisions should be taken in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, they should also be made in the context of a presumption in favour of sustainable development which is at the heart of the Framework (paragraph 10). Sustainable development is identified as having a social, economic and environmental aspect (paragraph 8).
- 4.5. Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development. For decision taking this means:
- ▣ Approving development proposals that accord with the development plan without delay...
 - ▣ Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - ▣ The application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed or;
 - ▣ Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

- 4.6. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (paragraph 96).
- 4.7. Section 9 (Promoting Sustainable Transport) states that transport issues should be considered from the earliest stages so that the potential impact of development on transport networks can be addressed alongside providing for improved transport infrastructure, promoting cycling, walking and public transport use and integrating patterns of movement into development proposals at a fundamental level (paragraph 102).
- 4.8. Paragraph 103 states that significant development should be focused in locations which are or can be made sustainable through limiting the need to travel and offering a genuine choice of transport modes. Paragraph 110 states that applications for development should give priority to pedestrian and cycle movements as well as facilitating access to high quality public transport.
- 4.9. Section 11, paragraph 118 sets out how planning policies should make effective use of land. This includes taking opportunities to achieve net environmental gains and promoting and supporting the development of under-utilised land and buildings.
- 4.10. Paragraph 122 states that planning decisions should support development that makes efficient use of land taking into account:
- ▣ The identified need for different types of housing and other forms of development
 - ▣ Local market conditions and viability
 - ▣ The availability and capacity of infrastructure and services, potential for future improvement and limiting future car use
 - ▣ The desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change
 - ▣ The importance of securing well-designed, attractive and healthy places
- 4.11. Section 12 (Achieving well-designed places), paragraph 124 states that:
- “the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 4.12. Paragraph 127 states that planning policies and decisions should ensure that developments:
- ▣ will function well and add to the overall quality of the area over the lifetime of the development

- ▣ are visually attractive as a result of good architecture, layout and landscaping
- ▣ are sympathetic to local character and history while not preventing or discouraging appropriate innovation or change
- ▣ establish or maintain a strong sense of place
- ▣ optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development
- ▣ create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users

- 4.13. Section 14 (Meeting the challenge of climate change, flooding and coastal change), paragraph 149 requires plans to take a proactive approach to mitigating and adapting to climate change. New development should avoid increased vulnerability to the range of impacts arising from climate change and should help reduce greenhouse gas emissions as set out in paragraph 150.

National Design Guide

- 4.14. The National Design Guide was published in October 2019. This provides a structure for the content of local design guides and sets out ten characteristics which reflect the Government's priorities and provide a common overarching framework.
- 4.15. Well designed places have individual characteristics which work well together to create its physical character. These characteristics contribute to good design as set out in the NPPF.
- 4.16. The ten characteristics are as follows:
- ▣ **Context** – Enhances the surroundings and ensures developments are well grounded in their locality
 - ▣ **Identity** – Creates attractive and distinctive developments. Well-designed, sustainable places with a strong identity give their users a sense of pride helping to create and sustain communities
 - ▣ **Built form** – A coherent pattern of development created by a positive interrelationship between the arrangement of development blocks, streets, buildings and open spaces. The interrelationship between the individual elements creates the built environment and contributes to its character and sense of place.
 - ▣ **Movement** – Ensuring places are accessible and easy to move around contributes to making high quality places for people to enjoy and form a crucial component of urban character.

- ▣ **Nature** – Natural features are integrated into well designed development. Nature contributes to the quality of place and is a critical component of well-designed places ensuring they are enhanced and optimised for maximum benefit.
- ▣ **Public Spaces** – The quality of the spaces between buildings is as important as the buildings themselves. Public spaces should be safe, social and inclusive and integrated into the wider network of routes.
- ▣ **Uses** – Neighbourhoods should include mixed and integrated uses to meet local housing need and market demand. New development should meet changing needs and accommodate a variety of uses over time.
- ▣ **Homes and Buildings** – Meet the needs of a diverse range of users, are adequate in size, fit for purpose and adaptable. Well-designed homes and buildings are functional, healthy and sustainable.
- ▣ **Resources** – Development should be efficient and resilient. In order to respond to climate change well-designed places should mitigate impacts and ensure that developments can adapt to anticipated events.
- ▣ **Lifespan** – Well designed places sustain their beauty over the long term. They add to the quality of life of users and ensure that people care for them over their lifespan.

Local Planning Policy

- 4.17. The Development Plan for this planning application comprises the Local Plan (adopted November 2019) and the Central and Eastern Berkshire Minerals and Waste Plan. The latter is not relevant to this application.
- 4.18. This document includes an increased annual housing target of 689 homes per annum which creates a shortfall of 230 homes that cannot be accommodated within the Borough.
- 4.19. The following policies are relevant:
 - ▣ Policy CC1: Presumption in Favour of Sustainable Development
 - ▣ Policy CC2: Sustainable Design and Construction
 - ▣ Policy CC3: Adaptation to Climate Change
 - ▣ Policy CC6: Accessibility and the Intensity of Development
 - ▣ Policy CC7: Design and the Public Realm
 - ▣ Policy CC8: Safeguarding Amenity
 - ▣ Policy EN11: Waterspaces
 - ▣ Policy EN12: Biodiversity and the Green Network
 - ▣ Policy EN14: Trees, Hedges and Woodlands

-  Policy EN15: Air Quality
-  Policy EN18: Flooding and Drainage
-  Policy H1: Provision of Housing
-  Policy H2: Density and Mix
-  Policy H3: Affordable Housing
-  Policy H5: Standards for New Housing
-  Policy H6: Accommodation for Vulnerable People
-  Policy H10: Private and Communal Outdoor Space
-  Policy H11: Development of Private Residential Gardens
-  Policy H14: Suburban Renewal and Regeneration
-  Policy TR1: Achieving the Transport Strategy
-  Policy TR3: Access, Traffic and Highway-Related Matters
-  Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

4.20. Relevant Supplementary Planning Documents include:

-  Affordable Housing Supplementary Planning Document
-  Revised Parking Standards and Design Supplementary Planning Document
-  Sustainable Design and Construction Supplementary Planning Document



Section 5

Planning Considerations

- 5.1. This section assesses the planning considerations for the redevelopment of this site under the following headings:

-  Principle of Development
-  Housing Provision
-  Design and Appearance
-  Residential amenity
-  Parking and Access
-  Trees and Landscaping

Principle of the Use

- 5.2. The site is currently in use as residential dwellings and gardens and lies in a predominantly residential area. The redevelopment of the site for residential use is acceptable as demonstrated by surrounding land uses and previous consented permissions on the site.
- 5.3. As set out in Section 2, this area of Henley Road has seen a number of approved planning applications in recent years based on the principle of a larger block of development to the front of the site and further buildings to the rear. This current application provides a comprehensive approach to the site which accords with the principles already established on the adjacent site and to the south where the redevelopment of rear gardens has been accepted. This is in accordance with the presumption in favour of sustainable development that is central to the government's National Planning Policy Guidance.
- 5.4. Policy H1 (Provision of Housing) identifies the Council's housing requirement provided for in the plan but identifies a shortfall of 230 dwellings. These proposals will provide an important contribution to housing in this sustainable location in the context of Policy H1 and the changing national planning policy position.
- 5.5. The Local Plan allocates other sites along Henley Road for housing similar to the application site (allocations contained with Policy CA1). This indicates a general acceptance of this form of development along Henley Road.

- 5.6. This site lies in close proximity to Reading town centre and has good access to public transport outside of the site. NPPF Section 11 relates to making the effective use of land and these proposals are making efficient use of land and buildings which are currently under-utilised. The proposed landscaping will also provide environmental gains by ensuring the retention and enhancement of habitats within the site.
- 5.7. Furthermore, the Local Plan states that Reading is facing a range of housing needs due to the ageing population. There is a requirement to provide for a range of complex housing need to meet the demand within the Borough. For many groups, accommodation that supports more independent living is required, rather than new nursing homes. The proposals for retirement living accord with these aspirations.
- 5.8. The SHMA assessed the need for specialist accommodation and identified a need for 1,189 homes up to 2036. This proposal will contribute to a clear and important need within the Borough to provide independent accommodation for elderly living.
- 5.9. Policy H6 Accommodation for vulnerable people states that there is a need for specialist accommodation that enables occupants to live as independently as possible. The criteria set out in this policy are addressed by these proposals.
- 5.10. In summary, the principle of the development is acceptable due to surrounding land uses and the sustainability of the site.

Development of Residential Gardens

- 5.11. The Local Plan contains a specific policy relating to the redevelopment of residential gardens which is relevant to the consideration of this application. It states that proposals for the development of residential gardens will be acceptable provided that they meet a number of specific criteria. The following section will describe in more detail how this development will meet these specific criteria but overall, the proposals are considered to be in accordance with Policy H11.
- 5.12. In the previous applications on this and the adjacent site, the principle of residential use here was not considered to be an issue and was seen to be an acceptable in principle.

Positive contribution to the area

- 5.13. The proposed development has been designed to reflect the existing and approved forms of development on the adjacent site and in the wider area. This sees larger blocks of development on the street frontage which utilises and complements the drop in levels north-south across the site. A lower block is proposed towards the rear of the site which uses the extant permission as a starting point. The eastern flank of Block B was designed and lowered to respect the relationship with the

garden at no. 221. The relationship of the proposals to the rear of nos 215 and 217 is as proposed in the extant permission.

- 5.14. Policy H11 requires new residential development to create an appropriate relationship to existing built form which integrates with the surrounding area.
- 5.15. As shown in the streetscene in Figure 5 it replicates the form and scale of development at the adjacent site along Henley Road. Figure 6 shows the approved care home scheme on the site next door and demonstrates its size and scale in relation to the proposals. The North and south elevations are shown in Figure 7 and 8. The elevations represent how the proposal responds to the existing street scene and neighbouring development that are adjacent to the site.

Figure 5: Streetscene along Henley Road



Figure 6: Comparison elevations of the adjacent care home proposals



- 5.16. The proposed layout integrates with the surrounding area in terms of existing built form, plot frontages, parking areas and existing pattern of openings and boundary treatments, building heights reflect the surrounding area with particular attention given to accommodate good spacing around buildings with well-designed landscaping around the boundary, buildings, access and parking areas and the introduction of good quality amenity space. As well as being sympathetic to existing development, design consideration has been given to the approved care home on the adjacent site to ensure that it complements this adjacent development.
- 5.17. In terms of materials the suggested use of brick and render is in keeping with the traditional design and form of dwellings along Henley Road as well as the design incorporated in the extant permission on the adjacent site.

Suitability of site layout

- 5.18. The proposals utilise the existing access road from Henley Road and retain the access road to the rear as approved under a previous consent (190887). This provides good access to all dwellings and car parking areas as well as provision for pedestrian access.
- 5.19. The site is well located for access to facilities and services in the Local area as well as for public transport access into Reading Town Centre.
- 5.20. The principle of this form of layout with a larger block of development to the front that is built into the landscape with a lower block to the rear is acceptable as it has been established through planning permission granted on adjacent sites.
- 5.21. As such, the suitability of the site layout is appropriate given the context of the area and surrounding area.
- 5.22. Figure 7 below shows the landscaping proposals for the site.

Figure 7: Landscaping Proposals



- 5.23. This extract from the landscaping plan shows the complementary landscaping for the site. The landscaping to the front of the site will assimilate it with surrounding development and provide a significant improvement to the existing streetscene with landscaping and provision of level access directly from Bloc A. The landscaping to the south of the site is kept to minimum allowing enhancement of existing features and maintaining the ecological benefit of the corridor along Berry Brook which is a significant benefit of the proposals and will protect existing habitats along this part of the site.
- 5.24. The landscape proposal has been developed to preserve as many of the existing trees and vegetation across the site as possible. Special care has been taken to retain trees around the site boundaries to establish an appropriate landscape setting to the proposed development.
- 5.25. The proposed and retained trees across the site will also help to ensure the terrace areas to the sides of both block A and block B will feel more secluded and private thus meeting residential amenity standards.
- 5.26. The layout of the site limits the impact on the private rear gardens of the properties which back onto the site through the use of landscaping and layout of the proposals.

Amenity Space

- 5.27. Policy H10 requires that sufficient amenity space is provided within developments. The application site, overall, has been designed to provide a suitable level of amenity space for all dwellings.
- 5.28. Communal zones and shared amenity space are provided to each block and within the wider site with external terraces, woodland walks, and a reflection garden. A number of apartments also have their own external amenity space in the form of balconies or terrace areas.

Access

- 5.29. The application site will be served from the approved access arrangements for the neighbouring consented care home from Henley Road. The access route for pedestrians includes the approved access arrangement serving the neighbouring consented care home which extends the footway infrastructure from Henley Road.
- 5.30. Three pedestrian connections will be provided connecting the site directly to Henley Road from the external terrace of Block A, of which two will provide stepped connections and third will provide a sky-bridge link for mobility impaired residents. The pedestrian connections will be linked to Block B by the provision of a walkway that will run alongside the eastern elevation of Block A.
- 5.31. The proposal site lies within Zone 3 (Secondary Core Area) as identified in the Council's Revised Parking Standards and Design SPD. This means that the parking

requirements for the proposals are 1.5 spaces per 1 and 2 bed flats and 2 spaces for each 3 bed flat. The development proposals will provide two separate accommodation blocks along with 51 car parking spaces, as well as cycle and buggy parking facilities.

- 5.32. A Transport Statement is submitted with this application to provide further details. This statement confirms that the site is designed to have a fully compliant access which meets appropriate highway standards and concluded that the site access/junction and other criteria can be satisfactorily achieved in accordance with all design standards.

Tandem development

- 5.33. Policy H11 discourages any form of tandem development. The proposals do not constitute a form of tandem development but instead provide for the comprehensive redevelopment of the site.

Amenity of surrounding residents

- 5.34. Residential amenity is a key consideration in the acceptability of proposals for the redevelopment of private rear gardens. A number of aspects of the site and proposals ensure that amenity of surrounding residents is maintained.
- 5.35. The following sets out how the layout of the site has sought to maintain the amenity of existing and future residents at the site:

- ▣ The apartment block to the front of the site reflects the scale and character on the approved scale and form of development to the west. To the east lie two/three storey single dwellinghouses and the scale of the development adjacent to these properties is appropriate and will result in a positive relationship between the properties.
- ▣ The part of Block A that extends rearwards into the site has no windows on the eastern elevation to ensure there is no overlooking into the rear of gardens of adjacent properties. Block B to the rear of the site is over 40m away from nos 215 and 217 meaning there will be no overlooking into these properties.
- ▣ The building line along Henley Road provides a stepped transition between the site to the east but which does not impact on the 45 degree line from no. 2159 Henley Road. In order to ensure that there is not unnecessary impact to the rear of the properties, the proposed apartment block respects the building line to the rear.
- ▣ The landscaping on the site enhances the setting of the blocks while assimilating it with the residential properties that surround it. The ecological benefit to the site from the corridor along Berry Brook is retained with built form and formal landscaping kept away from the area to the south.

- 5.36. Overall, the proposed layout respects the existing residential properties and provide for a good quality environment for future residents in accordance with the requirements of Policy H11.

Provision for a mix of housing needs

- 5.37. Policy H2 and H11 state that provision should be made for family sized dwellings. However, the Local Plan also states that Reading is facing a range of housing needs due to the ageing population. There is a requirement to provide a range of complex housing need to meet the demand within the Borough. Supported independent living is promoted in Policy H6 Accommodation for Vulnerable People and developments where, possible, locate accommodation close to, or incorporate relevant community facilities such as healthcare or day care for elderly people.
- 5.38. The principle of retirement living is to provide managed accommodation for residents over the age of 60, limited to the services of an overall 'house manager'. This is the form of housing proposed by this development and, therefore, the provision of family housing in this development would be inappropriate and would jeopardise the provision of supported living for the elderly which is identified.
- 5.39. Meeting housing need and providing for a mix of housing types is an important consideration in creating sustainable communities. This development provides accommodation specifically for older residents of Reading and will provide a mix of 1 and 2-bed apartments to meet a variety of needs within that specific subset of residents. The proposals, therefore, meet the principles of sustainable development and those of Policy H2, H5 and H6.

Impact on Biodiversity

- 5.40. An Ecological Assessment is submitted with this planning application, the conclusions of which are:
- ▣ The survey identified the potential for bats, birds, reptiles and hedgehog on or adjacent to the site.
 - ▣ Recommendations made in this report include a working method statement for all vegetation on site safeguarding reptiles and breeding birds on site. Also the proposals should allow for construction of a wildlife buffer and general habitat recommendations.
 - ▣ Any new landscape proposals should include new tree and shrub planting, including a range of native and non-native species. Where possible, plots and shared areas e.g. parking and bin areas, should be divided or screened using native hedgerows rather than close board fencing allowing the free passage of wildlife, particularly hedgehogs.
 - ▣ Any boundary treatments should allows for the passage of wildlife around the site and wider area.

- ▣ New landscape planting should include species of plant that have value to wildlife.

Prejudice development of wider areas

- 5.41. The proposal does not prejudice the satisfactory development of a wider area in that it is offering a proposal for a comprehensive redevelopment of the site. Furthermore, an appropriate access has been designed to accommodate further future development to the east of the site in accordance with the permission on the adjacent site to the west and the requirements of Policy H11.

Standard of Residential accommodation

- 5.42. As set out in Section 3, the proposals meet all of the national space standards for residential accommodation.
- 5.43. Policy H5 sets out a series of standards that new housing should adopt. A number of these criteria relate to water and energy efficiency homes. The proposals have been designed to meet these requirements the details of which will be prepared when discharging planning conditions.

Transport

- 5.44. A Transport Statement is submitted with this planning application. This report concludes:
- ▣ The location of the site is accessible for pedestrians, cyclists and public transport users and integrates with the surrounding residential area and a 'Premier' bus service operates on Henley Road. The site is therefore in line with NPPF and Reading Borough Core Strategy accessibility and sustainable travel policies.
 - ▣ The development will be provided with 51 car parking spaces, including 2 disabled bays. The level of car parking proposed for the site is in accordance with the required level of parking indicated in Reading Borough Council's Revised Parking Standards and Design document and is in excess of the local Census car ownership levels.
 - ▣ The development will be provided with cycle parking and buggy parking facilities.
 - ▣ Comparative assessment between trip generation of the proposed retirement living units and the existing / consented residential properties identifies that the proposed development would generate only 2 additional vehicle trips during the AM peak hourly period, and a reduction of 2 vehicle trips during the PM peak hourly period.
 - ▣ A site access junction off Henley Road in accordance with Reading Borough Council's Geometric Design Guidance for Residential

Accesses is permitted. The site access road past the care home site would continue east to also serve the proposed development.

- The design of the site road would be in accordance with Reading Borough Council's Geometric Design Guidance for Residential Accesses. The road would also serve potential further development to the east of the site.
- The site can be satisfactorily serviced by refuse vehicles which would enter the site, turn around within the development and leave again in a forward gear.
- Given the immaterial change in vehicle trips between the consent residential use and the proposed retirement living units, it is considered that the proposed retirement living units will have a negligible impact on the operation of the surrounding highway and transport networks.

Flooding

- 5.45. The Application Site has a gross area of approximately 0.63 ha and is partly located in Flood Zone 2 and 3. All the new homes have been sequentially placed in Flood Zone 1 and 2 including all associated access and egress routes.
- 5.46. The updated modelling shows that the properties are located in Flood Zone 1, and thus at the lowest possible risk of flooding. As specified in the Reading Borough Council SFRA, finished floor levels should be 300mm above the maximum water level for the 1 in 100 year plus climate change allowance event. This gives a level of 37.1m AOD for the upper allowance which is adhered to within the layout of the site especially with the houses to the rear.
- 5.47. A safe egress route is available from the properties. The route will be to the north and onto Henley Road, which remains dry even during extreme flood events.
- 5.48. Planning permission has been granted for land adjacent to the site particularly to the rear part of the site. There is, therefore, a precedent in this area for the construction of residential property.
- 5.49. These proposals have been assessed against the existing flood model for the site with the incorporation of some local improvements (reference to the 2013 flooding event) as well as reference to the latest climate change guidance to address discrepancies in the EA flood maps.
- 5.50. The development is, therefore in accordance with Policy EN18 (Flooding and Sustainable Drainage Systems) in addressing the flood risk of the site and ensuring that the proposals will not reduce the capacity of the floodplain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.
- 5.51. For the surface water drainage strategy, all attenuation storage will be provided by infiltrating SuDS features comprising cellular storage crates and discharge to the Berry Brook at greenfield rates (QBAR). These SuDS features have been designed

to attenuate surface water runoff for all rainfall events up to and including the 1 in 100 year rainfall event plus an allowance for climate change (+40% increase in peak rainfall intensity). Foul flows from the proposed development will be discharged by gravity into the existing 2 sewer networks running through the site, the flats to the northern network and the houses to the southern network.

- 5.52. The development proposals are therefore fully compliant with the requirements of NPPF and do not increase flood risk in all areas upstream and downstream of the site and are in accordance with Policy EN18. The application should therefore be looked at positively by the planning authority with regards to the drainage.

Arboriculture

- 5.53. An Arboricultural report has been submitted as part of the planning application due to the presence of a number of trees on the site particularly to the site's southern boundary and the requirement to remove some low quality trees to facilitate the development. These proposals incorporate the principles established to the south of the site with the extant permission.
- 5.54. The Tree Schedule identifies that a large majority of the trees are Grade C with some Grade B trees and some poor quality Grade U also present on site. Removal of trees has been kept to a minimum as the retention of a good tree cover is integral to achieving a mature landscaping scheme for the site.
- 5.55. A number of tree specimens are retained at the south of the site to ensure that habitats and the existing character of the site remain.
- 5.56. The survey confirms that tree removal is kept to a minimum and that the proposals will have no adverse impact in this regard. The proposals are, therefore, in accordance with Policy EN14.
- 5.57. The proposals put forward here are entirely consistent with those previously approved and were supported by the Council's tree officer.

Sustainability

- 5.58. An Sustainability and Energy Statement has been prepared in support of this planning application. The Statement includes an energy demand assessment showing how selected energy efficiency, low carbon and renewable energy measures have been considered and those, which have been incorporated into the scheme.
- 5.59. A Sustainability Statement has also been prepared which comprehensively assess the aspects of the proposals that address sustainability of the site and the development as a whole.

- 5.60. The fabric standards of the buildings exceed the requirements of the Building Regulations.
- 5.61. Whilst the planning policy encourages developments in excess of 20 units to be connected to a communal heating installation this is considerably less than the minimum number normally viable for communal systems. The two blocks are proposed to contain 37 and 23 units respectively and the installation of a communal heat network into either would generate disproportionate management costs for the scale of the system. The Local Plan proposes that the benefit of a decentralised system to be the ability to use combined heat and power systems (CHP). But with the emerging carbon emissions factors proposed within the new Part L (to come into force in June 2022) the benefit of CHP is negated because the carbon factor for electricity will become approximately 75% less than its current value. Therefore, using gas to generate electricity through a CHP system will lead to increased emissions.
- 5.62. It is not proposed as viable to install a communal heat system and the apartments will be heated using individual systems. In order to demonstrate the energy efficiency of the apartments a set of representative SAP calculations have been prepared for the 'Be Lean' scenario based on the use of gas boilers to each apartment and before the installation of any low-carbon and/or renewable technologies. This is not the proposed strategy but purely demonstrates the reduction from the 'Be Lean' condition and the energy efficiency of the buildings.
- 5.63. The provisions of Policy CC2: Sustainable Design and Construction and Policy CC3: Adaptation to Climate Change and the Sustainable Design and Construction Supplementary Planning Document are all incorporated in the design of the proposals.

Air Quality

- 5.64. An air quality assessment has been undertaken as the application site lies within an AQMA. This application is accompanied by a report prepared for a previous application along with an updated report.
- 5.65. The assessment indicates that annual mean NO₂ and PM₁₀ concentrations are below the objectives in the 'without' and 'with' development scenarios. Based on the evidence it is also considered unlikely that there will be exceedances of either short term objective for NO₂ or PM₁₀ under either scenario.
- 5.66. The update report confirms that the current proposals will not result in a worsening of air quality in this location in accordance with the conclusions of the previous report.
- 5.67. The proposed development has been assessed and found to be compliant the relevant air quality guidance for new buildings and in accordance with Policy EN15.



Section 6

Conclusions

- 6.1. This Planning Statement has been prepared in support of a planning application for:

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

- 6.2. The revised scheme remains a C3 residential use, however, the use comprises a block of apartments for retirement living. The retirement living complex encompasses a communal lounge, guest apartment, visitor stay and a warden. The Local Plan states that there is a need for this particular type of residential use, therefore, the principle of development is acceptable.
- 6.3. The current proposals replicate the form and scale of the adjacent development. The proposal comprises of a development with a larger block to the front that is built into the landscape with a lower block to the rear.
- 6.4. Previous applications here have set the general principle of residential development as acceptable in this location. More specifically, development with a larger block to the front and development to the rear has also been considered acceptable with planning permission for this form of development granted on the adjacent sites.
- 6.5. The application site is in a predominantly residential area with properties to the north, east and west of the site. This part of Henley Road has seen a number of relevant planning permissions in recent years that mean this area is undergoing a period of transition and in doing so will see significant improvements to the streetscene as well as the efficient use of land to provide much needed housing in the Borough that is significantly constrained and has a very tightly defined urban area, and sites for new development are limited. Therefore, the ability of this sustainable site to deliver housing should carry significant weight.
- 6.6. The redevelopment of rear gardens of properties along Henley Road is compatible with surrounding land uses, and other similar developments in the area including the adjacent site, and is in accordance with the presumption in favour of

sustainable development that is central to the government's National Planning Policy Guidance. the principle of the development is, therefore, acceptable.

- 6.7. Turning to the Council's policy on the redevelopment of residential gardens. The layout integrates in an appropriate way with the surrounding area in terms of proposed density, utilisation of good quality landscaping. The proposals will minimise the impact on surrounding properties largely by utilising the change in levels across the site and ensuring the amenity of existing and future residents is protected.
- 6.8. Technical reports have been submitted with this application which confirm that the proposals meet all the necessary requirements and are in accordance with all relevant policies.
- 6.9. For the reasons set out in this report, these proposals meet all the standards and requirements of the relevant planning policies and we respectfully request that permission is granted.



Appendix One

Detailed Accommodation Schedule

Block A

Number	Level	Type of Unit	Area
01	Upper Ground	2 bed	67m2
02	Upper Ground	2 bed	74m2
03	Upper Ground	1 bed	51m2
04	Upper Ground	1 bed	51m2
05	Upper Ground	2 bed	72m2
06	Upper Ground	1 bed	63m2
07	Upper Ground	1 bed	53m2
08	Upper Ground	2 bed	74m2
09	Upper Ground	1 bed	53m2
10	Upper Ground	1 bed	53m2
11	Upper Ground	2 bed	74m2
12	First Floor	2 bed	80m2
13	First Floor	2 bed	74m2
14	First Floor	1 bed	53m2
15	First Floor	1 bed	53m2
16	First Floor	2 bed	74m2
17	First Floor	1 bed	58m2
18	First Floor	1 bed	52m2
19	First Floor	2 bed	74m2
20	First Floor	1 bed	53m2
21	First Floor	1 bed	53m2
22	First Floor	2 bed	74m2
23	Second Floor	2 bed	78m2
24	Second Floor	2 bed	74m2
25	Second Floor	1 bed	53m2
26	Second Floor	1 bed	53m2
27	Second Floor	2 bed	74m2
28	Second Floor	2 bed	74m2
29	Second Floor	1 bed	53m2
30	Second Floor	1 bed	53m2
31	Second Floor	2 bed	74m2
32	Third Floor	2 bed	78m2
33	Third Floor	2 bed	69m2
34	Third Floor	2 bed	70m2
35	Third Floor	2 bed	75m2
36	Third Floor	2 bed	72m2
37	Third Floor	2 bed	85m2

Block B

Number	Level	Unit type	Size
01	First floor	2 bed	75m2
02	First Floor	1 bed	52m2
03	First Floor	1 bed	49m2
04	First floor	2 bed	74m2
05	First Floor	1 bed	52m2
06	First floor	2 bed	73m2
07	First floor	2 bed	74m2
08	First Floor	1 bed	53m2
09	First floor	2 bed	74m2
10	First floor	2 bed	73m2
11	Second floor	2 bed	75m2
12	Second floor	1 bed	52m2
13	Second floor	1 bed	52m2
14	Second floor	2 bed	74m2
15	Second floor	2 bed	71m2
16	Second floor	2 bed	75m2
17	Second floor	2 bed	73m2
18	Second floor	2 bed	72m2
19	Third floor	2 bed	84m2
20	Third floor	2 bed	73m2
21	Third floor	1 bed	62m2
22	Third floor	2 bed	69m2
23	Third floor	2 bed	73m2

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