

**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: Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA

Application No: 201734
Application type: Full Planning Approval

Applicant: Greenwich Leisure Limited (GLL)

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: New replacement leisure centre including a 25m 8 lane competition pool and diving, with associated parking and landscaping, followed by demolition of existing centre.

At: Rivermead Leisure Complex Richfield Avenue Reading RG1 8EQ

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: 12 April 2021



Head of Planning, Development & Regulatory Services RE

Application At: Rivermead Leisure Complex Richfield Avenue Reading RG1 8EQ

Application No: 201734

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 4th December 2020, unless otherwise stated:

- Location Plan - Drawing no: 1790-SBA-RM-XX-A-5001 Rev A
- Proposed Ground Floor Plan 1790-SBA-RM-00-DR-A-0013 Rev P1 rec 15/3/21
- Proposed First Floor plan 1790-SBA-RM-00-DR-A-0014 Rev P1 rec 15/3/21
- Proposed Roof Plan - Drawing no: 1790-SBA-RM-R1-A-0012 Rev E
- Proposed Site Plan - Drawing no: 1790-SBA-RM-XX-DR-A-5003 Rev P4, received 15th March 2021
- Proposed North and East Elevations - Drawing no: 1790-SBA-RM-ZZ-A- 2002 Rev H
- Proposed South and West Elevations - Drawing no: 1790-SBA-RM-ZZ-A- 2001 Rev P2, received 17th March 2021
- Demountable Pool Pavilion - Drawing no: 1790-SBA-XX-00-DR-A-6022, received 15th March 2021
- Proposed Pavilion Elevations - Drawing no: 1790-SBA-XX-ZZ-DR-A-6200, received 15th March 2021
- Proposed Sections - Drawing no: 1790-SBA-RM-ZZ-A-1001 Rev F
- Site Plan - New connections Mechanical and Electrical Site Services Layout - Drawing no: C7403-TLP-RM-00-DR-ME-902 Rev A
- Contamination Assessment, prepared by Furness Partnership
- Flood Risk Assessment, Rev 03, dated 1st February 2021, prepared by Furness Partnership, received 2nd February 2021
- Flood Risk Assessment Addendum Rev 01, dated February 2021, prepared by Furness Partnership, received 19th February 2021
- Air Quality Statement, Document ref: 20-6868, dated 27th November 2020, prepared by Syntegra Consulting

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.

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

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

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

4. No 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.

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

- 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 and / or fencing around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;
- f) A scheme for recycling waste resulting from the construction works;
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements; and
- k) Phasing plan

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

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.

6. The measures within the approved Air Quality Assessment (by Syntegra, dated November 2020) for the control of dust during construction shall be adhered to throughout the whole of the construction period unless otherwise agreed 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 CC8 and TR3 of the Reading Borough Local Plan 2019.

7. 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.

8. Following the demolition of the existing leisure centre and prior to the installation of the new car park (excluding preparatory works) an assessment of the nature and extent of contamination with respect to that area of land (the building footprint of the existing leisure centre building) for its intended use to be submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

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

(ii) an assessment of the potential risks to:

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

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 local Plan 2019.

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

9. 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 and the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

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

10. No development shall commence beyond foundation level until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

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 land gas remediation scheme required by Condition 10 above shall be implemented in full and in accordance with the approved timetable of works (as set out in the scheme approved under condition 10.). A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

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.

12. Unless set out in the approved Contamination Assessment by Furness Partnership (see Condition 2 above) no discharge of surface water to the ground shall take place until details of such have been submitted to and approved in writing by the Local Planning Authority. Any proposal for such a system shall be accompanied by an assessment of the risks to controlled waters. Thereafter the surface drainage systems shall be undertaken and retained in accordance with the approved details.

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

REASON: Infiltration drainage through areas of former landfill have the potential to mobilise contaminants. To accord with Policy EN16 of the Reading Borough Local Plan 2019.

13. Unless set out in the approved Contamination Assessment by Furness Partnership (see Condition 2 above), no penetrative piling shall take place until details of such have been submitted to and approved in writing by the Local Planning Authority. Any proposal for penetrative piling shall be accompanied by an assessment of the risks to controlled waters. Thereafter the piling method shall be carried out in accordance with the approved details.

REASON: Piling through contaminated soils has the potential to mobilise pollutants. To accord with Policy EN16 of the Reading Borough Local Plan 2019.

14. The specific sound level of the plant/equipment hereby approved, (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 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.

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.

15. Prior to first occupation or the use first commenced, full details of all new external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011, shall demonstrate how glare will be controlled, and ensure that light spillage onto the Rivermead Ditch will be minimised. The approved scheme shall thereafter be installed, maintained and operated in accordance with the approved details.

The new external lighting shall not be illuminated more than 30 minutes outside of the opening hours of the leisure centre 06:00 to 23:00 Monday to Saturdays, 06:00 to 21:30 Sundays and Bank Holidays.

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.

16. The development shall be carried out in accordance with the submitted Flood Risk Assessment (ref Rivermead Leisure Centre Flood Risk Assessment 03 dated February

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

2021 and Addendum dated 17th February 2021 by Furness Partnership) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 39.22 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

17. No development shall commence beyond foundation level until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Excellent rating has been submitted to and approved in writing by the Local Planning Authority.

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

18. A copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review to be carried out by a licensed assessor 6 months after first use of the new centre shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 17 above.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

19. No development shall commence until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved sustainable drainage scheme shall be completed in accordance with the scheme's timing/phasing arrangements for the site to be approved under condition 5.

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.

20. Prior to installation full details of the proposed roof-mounted photovoltaic cells 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 cells, their dimensions, manufacturer's specification, and on-going maintenance

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

arrangements. The approved photovoltaic cells shall thereafter be installed in accordance with these approved details and maintained in good working order in accordance with the manufacturer's instructions.

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.

21. No new building(s) hereby permitted shall be occupied until a plan of the direction signage and markings within the car park area has been submitted to and approved in writing by the Local Planning Authority.

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 TR1, TR3 and TR5 of the Reading Local Plan 2019.

22. No development shall commence on site until a plan showing the scheme's timing/phasing arrangements including details of the number of parking spaces available for each phase, is submitted for approval. The parking spaces shall be provided in accordance with the approved phasing and thereafter be kept available for parking at all times for that phase.

REASON: These details are required to ensure that the development is provided with adequate parking facilities throughout each phase of the development in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

23. No development shall commence above ground slab until a plan showing how secure, covered cycle parking spaces can satisfactorily be provided on site, is submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

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 Local Plan 2019.

24. Notwithstanding the approved drawings, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of refuse and recycling storage sufficient for the intended development, and which is vermin-proof, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation or the use first commences, whichever is the sooner, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

25. No new building(s) hereby permitted shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for 39 electric vehicle charging points, has been submitted to and approved in writing by the Local Planning Authority. Operational EV charging points shall be provided in accordance with the scheme's timing/phasing arrangements for the site to be approved under condition 5. 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 Policy TR3 and TR5 of the Reading Local Plan 2019.

26. No new building(s) hereby permitted shall commence above foundation level until hard and soft landscaping plans have 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, 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 scheme's timing/phasing arrangements for the site to be approved under condition 5.

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

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required to ensure that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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

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.

28. No development shall commence beyond steel frame installation until details of a scheme to include ten integral bird nesting and bat roosting features built in the walls of the new building have been submitted to and approved in writing by the Local Planning Authority and thereafter implemented as part of the installation of the cladding/ roofing system, in accordance with the approved details.

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.

29. 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.

REASON: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Adopted Reading Borough Local Plan (2019).

30. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity)

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) 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).

31. No new buildings will be occupied until a landscape strategy and management plan which includes full details (and timetables) for landscaping of the Rivermead Ditch has been submitted to and approved in writing by the local planning authority. The plan shall thereafter be implemented in accordance with the approved details and timetable.

REASON: To incorporate biodiversity improvements in and around developments as per paragraph 175 of the NPPF and Policy EN12 of the Reading Borough Local Plan (2019).

32. The premises shall not be used by members of the public outside the hours of 06:00 to 23:00 on Mondays to Saturdays and 06:00 to 21:30 Sundays and Bank Holidays.

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

33. Prior to the occupation and use of the approved leisure centre the use of the existing Rivermead Leisure Centre is to cease.

REASON: As the effects of the operation of two leisure centres have not been assessed and to safeguard local amenity, design/landscaping and in the interests of traffic generation and highway safety, in accordance with Policy CC8 and Policies TR1 and TR3 of the Reading Borough Local Plan.

34. Prior to the commencement of construction, an Employment, Skills and Training Plan for construction and end user skills shall have been submitted to and approved in

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

writing by the Local Planning Authority in consultation with Reading UK CIC and shall thereafter be implemented in accordance with the approved plan.

REASON: to ensure that the relevant economic development services including employment, skills and training development initiatives are implemented in accordance with Policy CC9 of the Reading Borough Local Plan 2019 and the Employment, Skills and Training SPD 2013

35. No development shall commence beyond foundation level until a Security Strategy has been submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall thereafter be operated in accordance with the approved Strategy

REASON: To ensure the development creates a safe and accessible environment in accordance with Policy CC7 of the Reading Borough Local Plan (2019)

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

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

4. 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.

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

For more information go to:

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

5. 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.

6. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicants' behalf.

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

8. 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.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

9. 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.

Date: 12 April 2021



Head of Planning, Development & Regulatory Services RE

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.