

6 January 2021

<By Electronic Submission>

Planning Department
Reading Borough Council
First Floor North Rear
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir or Madam,

'OUTLINE PLANNING APPLICATION, WITH ALL MATTERS RESERVED EXCEPT ACCESS, FOR THE DEVELOPMENT OF LAND AT READING GOLF CLUB, INVOLVING DEMOLITION OF THE EXISTING CLUBHOUSE AND THE ERECTION OF A NEW RESIDENTIAL-LED SCHEME, INCLUDING PROVISION OF COMMUNITY INFRASTRUCTURE', 17 KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SA.

Further to the withdrawal of the earlier planning application for land at Reading Golf Club, ref: 200713, the Project Team has taken time to review the comments provided by Officers to allow for a considered and comprehensive response that will enable the proposals to be positively assessed and determined in line with the policies of the Reading Local Plan and NPPF.

The nature of changes is such that it has been determined to either prepare addenda to directly respond to the comments, which will sit alongside the earlier Environmental Statement and other technical documentation as submitted in July, August and October 2020 or to provide updated versions of this documentation. Where alterations to earlier submitted documents have been made, this is highlighted in the list overleaf.

Pegasus Group

The Columbia Centre | Station Road | Bracknell | RG12 1LP

T 01344 207777 | **W** www.pegasuspg.co.uk

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

Accordingly, the full set of resubmission documents comprises:

- Completed Planning Application Form and Certificates
- Completed CIL Additional Information Form
- Planning drawings by Paul Hewett Architects and Pegasus Group, comprising:
 - 2054-PL01 Location Plan
 - 2054-PL02 Constraints Plan
 - 2054-PL03 Opportunities and Parameters Plan
 - 2054-PL04 Site Layout, Rev A
 - 2054-PL05 Site Layout Section 1, Rev A
 - 2054-PL06 Site Layout Section 2, Rev A
 - 2054-PL07 Site Layout Section 3, Rev A
 - 2054-PL08 Site Layout - Affordable Units
 - 2054-PL09 Site Layout – Car Parking
 - 2054-PL10 Indicative Street Scenes Sheet 1
 - 2054-PL11 Indicative Street Scenes Sheet 2
 - 2054-PL12 Indicative Floor Plans Sheet 1
 - 2054-PL13 Indicative Floor Plans Sheet 2
 - 2054-PL14 Indicative Floor Plans Sheet 3
 - 2054-PL15 Indicative Floor Plans Sheet 4
 - 2054-PL16 Indicative Floor Plans Sheet 5
 - 2054-PL17 Indicative Floor Plans Sheet 6
 - 2054-PL18 Indicative Floor Plans Sheet 7
 - 2054-PL19 Indicative Floor Plans Sheet 8
 - 2054-PL20 Indicative Floor Plans Sheet 9
 - 2054-PL21 Indicative Floor Plans Sheet 10
 - 2054-PL22 Indicative Floor Plans Sheet 11
 - P19-2877_01H Community Infrastructure Plan, Rev H
 - P19-2877_03 Density Plan
- Landscape and Open Space Plans by fabrik, comprising:
 - D2743 Reading Golf Club L_101 Compensatory Tree Planting Plan, Rev 01
 - D2743 Reading Golf Club L_102 Green Space Provision, Rev 03
 - D2743 Reading Golf Club L_103 Tree Plan, Rev P10

- D2743 Reading Golf Club L_104 Cross Sections, Rev 03
 - D2743 Reading Golf Club L_105 Key Area 1, Rev 03
 - D2743 Reading Golf Club L_106 Key Area 2, Rev 03
- Tree Constraints and Protection Plans by Arbortrack Systems, comprising:
 - Tree Protection Plan (Proposed layout + tree data & shadows), Rev G
 - Tree Protection Plan (Proposed layout + tree data), Rev G
 - Tree Constraints Plan (Tree survey plan on existing layout), Rev F
- Utilities Plans by Temple Group/Ridge and Partners LLP, comprising:
 - 5010065-RDG-XX-ST-PL-ME-9901 - C Services Diagram
- Schedule of accommodation and parameters detail by Paul Hewett Architects
- Design and Access Statement by Paul Hewett Architects
- Landscape DAS, December 2020 Addendum, by Fabrik
- Arboricultural and Planning Integration Report, December 2020 Update, by Arbortrack
- Dormouse Survey Report by Ecology Co-op
- Energy and Sustainability Strategy by Temple Group/Ridge and Partners LLP
- Geophysical Survey Report by Magnitude Surveys
- Landscape and Ecological Management Plan & Biodiversity Impact Calculation by Ecology Co-op
- Lighting Assessment, December 2020 update, by Stantec
- Minerals Resource Assessment by Stantec
- Planning Statement, including Affordable Housing Statement and CIL/S106 Obligations Statement, by Pegasus Group
- Soils Survey Report and Figures by Temple Group/Reading Agricultural Consultants
- Statement of Community Involvement by Cumpsty Communications
- Superfast Broadband Strategy Statement, December 2020 Update, by Stantec
- Topographical Survey by MAP
- Environmental Impact Assessment, by Temple Group with consultant input from Fabrik, Stantec, Archaeology South East and the Ecology Co-op, comprising:

- Statement of Environmental Impact Assessment Conformity, December 2020
- Volume 1 Non-Technical Summary (NTS) Summary of the ES in nontechnical language.
- Volume 2 Main Text
 - 1 Introduction
 - 2 The Site Description of the Site and its surrounding environs.
 - 3 EIA Methodology Methods used to prepare each chapter (including limitations), description of ES structure and content, generic significance criteria, scoping and consultation.
 - 4 Alternatives Considered and Design Iterations Description of the main alternatives considered.
 - 5 The Proposed Development and Construction Overview Description of the Proposed Development and details of the construction.
 - 6 Socio-Economic Assessment of effects on social factors, housing and recreational facilities.
 - 7 Air Quality Assessment of air quality effects, December 2020 update.
 - 8 Traffic and Transport Assessment of traffic and transport effects, December 2020 update.
 - 9 Noise and Vibration Assessment of noise and vibration effects.
 - 10 Water Resources, Drainage and Flood Risk Assessment of effects on water quality, including effects relating to drainage and flood risk.
 - 11 Ecology Assessment of ecological effects.
 - 12 Archaeology and Built Heritage Assessment of effects on local archaeology and built heritage.
 - 13 Climate Change and Greenhouse Gas Emissions Assessment on the effect on global climate change and greenhouse gas emissions.
 - 14 Effect Interactions Assessment of potential for both intra (Type 1) and inter (Type 2) cumulative effects.

- 15 Residual Effects and Conclusions Summary of the conclusions of the technical chapters of the ES (including Residual and Cumulative Effects).
- Volume 3 Landscape and Visual Impact Assessment (LVIA) of effects on landscape and views.
 - Volume 3 LVIA Addendum, December 2020
- Volume 4 ES Technical Appendices Supporting Assessments, Data, figures and photographs to support of Volume 2.
- Technical Appendices:
 - A: Consultation A1: Scoping Report A2: Scoping Opinion
 - B: Traffic Assessment, December 2020
 - C: Noise and Vibration Impact Assessment
 - D: Water and Flood Risk D1: Flood Risk Assessment (FRA) D2: Outline Drainage Strategy (SuDS) D3: Utilities Strategy
 - E: Air Quality, December 2020
 - F: Phase 1 Ground Contamination Survey
 - G: Ecology G1: Ecological Impact Assessment (EcIA) G2: Preliminary Ecological Assessment (PEA)
 - H: Archaeology and Built Heritage H1: Archaeology Desk Based Assessment (Heritage Statement)
 - I: Climate Change

Taking Officers' comments raised in relation to the earlier application into account, the following principal alterations have been made to the layout plan:

Highways

1. Access Road width.

The main estate roadway that runs through the CA1b section of the site and wraps around the development in northern part has been amended to show 6.5 metres between footpaths, with a 1 metre grassed verge that reduces the carriageway to 5.5 metres as requested by RBC Highways. The offset is shown on the northern side of the road through CA1b, and on the inner side of the 'perimeter' roadway where the development turns towards SODC.

2. Shared surface roads.

All the previously shared surface areas of road now have a footpath on one side - as requested by RBC Highways. The roadway that runs through the middle of the northern portion of the layout has been altered to show a footway on both sides. In terms of a clear road hierarchy, we propose to convey this via material finishes, as opposed to using geometry and informality as in the case of the earlier layout.

3. Car Parking Provision.

Additional parking has been added to serve the flats on the corner by the open space - Plots 174 - 185 - so that 21 spaces are provided. We have shown a hedged curtilage for this block to define its boundary and visually contain the car parking.

The area around the proposed health facility and flats has been amended to omit Plots 225 and 226 (original numbering) so that this whole area is set aside for the flats and medical centre. Following discussions with the CCG regarding space requirements and patient numbers to be catered for, we have reduced the overall size of the health facility to 600sq.m, which has enabled a small area of under-croft car parking, which can be dedicated for the doctors or health workers. As a result we have a full complement of spaces for the 34 flats and the 5 treatment rooms mentioned by RBC Highways in the consultation response.

Natural Environment's comments regarding privacy for the doctors and patients from the rear car parking area have been addressed via the provision of a hedge between the bays and the rear wall. In turn, if considered necessary by Officers, a similar hedge could be added between the car park and the roadway in front of Plots 220 - 223.

The revised Schedule of Accommodation has the 1 and 2 bedroom units split out to identify which are flats with communal parking and which are maisonettes, which have parking either on plot or in a courtyard area.

4. Cycle Parking

Wherever the full length garages are not shown it is proposed that a cycle store will be provided within the garden curtilage of these properties. All covered car parking structures have been removed and replaced with tandem spaces.

The footprints of the standalone flats and the health centre/flatted building at the Kidmore End Road side of the scheme are both sized to accommodate secure cycle storage within

the structural fabric - albeit externally accessed. Additional floor plan drawings for these locations have been produced, ref: 2054-PL21 and 2054-PL22 to evidence this provision, as well as that for bin storage. In addition, 'visitors' cycle parking is noted in the front of the health centre building.

5. Pedestrian and cycle permeability.

RBC Highways raised specific queries regarding this and the amended layout incorporates the following:

- The existing secondary access is considered preferable and has been maintained, however it has been slightly relocated and improved to include a footway and informal crossing with tactile paving. This will provide access to the health centre and apartments above it only. This access will also form an emergency access with a droppable bollard into the site. The junction design can be seen in Drawing 45675/5510/003.
- A 3 metre combined footpath/cycle way is provided on the northern side of the access road and this carries around the open space to join the outside of the road in the section of the scheme that heads towards SODC.
- In addition, there is a more direct route shown meandering through the open space area - routed to avoid RPA's and the modified attenuation area, which then connects to the perimeter foot/cycleway.
- In each of the corners where the roadway abuts the SODC land, 3 metre combined foot and cycle links running to the boundary are now shown.
- The footpath link and small open area above Emmer Green Primary School is retained and the Project Team welcomes discussions with Emmer Green Primary School and RBC Education on this matter.
- Drawing number 2054-PL09 identifies the locations of disabled spaces and electrical charging points proposed within the site.

Trees

We have addressed a number of the queries raised by RBC Natural Environment and have undertaken the following revisions:

- Plots 103 and 104 (original numbering) have been removed so that T208 has a setting and is not placed under pressure.
- T181 (Ash) has been removed to allow for a repositioning of Plots 84 - 87. The removal, and the consequent slight adjustment to the layout, reduces the impact of the group of trees T141 - 143.
- Plot 98 and the access to 99 (new numbering) has been eased to the north to reduce the impact on T211. Whilst this is an Ash, and may therefore have a limited lifespan due to Ash dieback, as it is a Category B tree we have sought to retain it.
- Plots 60 - 65 (new numbering) have also been eased off the boundary, away from the group of trees that in particular contains T188. We have sought to reduce the shadowing impact so that it mainly affects the garden areas and has less impact on the houses.

More detail on the full extent of amendments is set out in the Planning Statement, which is submitted with the planning application.

As the application represents the resubmission of an earlier withdrawn planning application no planning fee is required to support the submission in this instance.

Following review of the Council's Local Validation Checklist, and in light of the earlier submission made, it is considered that the submitted detail is sufficient to meet validation requirements. We would be grateful, however, for early acknowledgement of this as well as relevant Case Officer details and the planning reference number when this is assigned.

Should any further information, over and above that submitted be considered necessary to enable determination of the application, please do not hesitate to contact Jonathan Walton at our Bracknell Office.

The applicant team looks forward to working proactively and productively with the Council and consultees to find a meaningful, sustainable legacy as part of Reading Golf Club's plans for its future.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Walton", with a horizontal line underneath.

Jonathan Walton

Senior Director

jonathan.walton@pegasusgroup.co.uk