



DEVELOPMENT SPECIFICATION

Station Hill North Site
Reading, RG1 1NF

June 2020

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CONTENTS

1.0 INTRODUCTION 3

1.4 APPLICATION FORMAT AND TYPE 4

3.0 THE APPLICATION SITE 8

4.0 DEVELOPMENT CONTENT 10

5.0 PLANS AND DRAWINGS.....21

1.0 INTRODUCTION

- 1.1** This Development Specification is submitted on behalf of SH Master LLP (the Applicant) to support the hybrid planning application for the redevelopment of the Station Hill North Site. This document seeks to define and fix the principal components of the development which is being applied for.
- 1.2** The Applicant is seeking to obtain outline planning permission with details submitted in part (forming a ‘hybrid’ planning application) for a comprehensive mixed-use development of the Site located within Reading Borough Council (RBC).

The Structure of the Development Specification

- 1.3** This Development Specification is structured as follows:
- **Section 1** provides a description of the application format, a description of what is being applied for and the documents that form part of the application submission;
 - **Section 2** provides a description of the site and the surrounding area;
 - **Section 3** defines and describes the overall development content;
 - **Section 4** Describes the submitted parameter plans which provides details of the proposed buildings and plots that form the outline element of the development proposals;
 - **Section 5** sets out the proposed implementation strategy for the scheme including the proposed approach to reserved matters applications and the indicative development delivery programme. These are provided in order for the accurate testing of the environmental and transport – related impacts of the development proposals.

2.0 APPLICATION FORMAT AND TYPE

The Proposals

- 2.1** The proposals are for the mixed-use redevelopment of the Site to include the potential to deliver up to an additional 750 residential units on the North Site, a hotel, elderly care facilities, office floorspace, new retail, leisure and community uses, designed by Callison RTKL ('CRTKL') architects and Gensler architects, along with a significant high quality public realm and landscaped area which runs north to south through the site connecting Phases 1, 2 and 3 of the entire Station Hill development.
- 2.2** The planning application is submitted in outline, with a detailed element (Phase 2) and part submitted in outline (Phase 3) with all matters reserved for approval at a later stage. As shown on the accompanying application plans, the Site is divided into a number of Plots within which buildings will be developed.
- 2.3** Detailed plans (with no matters reserved) are submitted for Plot G and the Phase 2 landscaped podium and are hereafter referred to as the Detailed Component of the application.
- 2.4** Plot A, B, C and D and the Phase 3 landscaped podium are submitted with all matters reserved and are hereafter referred to as the Outline Component of the application.
- 2.5** The Outline Component of the planning application will seek approval, at this stage for the amount and use of development – the maximum and minimum amount of development proposed for each land use and development plot, as shown on the submitted parameter plans.
- 2.6** For the Outline Component, all matters are reserved for future approval. However, a sufficient level of information has been provided to enable Reading Borough Council ('RBC') to assess the Proposed Development. Three illustrative development options have been developed which have different quantum of development, massing and comprise a range of different land uses. These are summarised below:
- **Option 1:** This option provides a balanced offer of commercial office space and residential offer. The commercial office allows for a range of floorplate sizes to come forward.
 - **Option 2:** This option reflects an increased demand for residential space with a corresponding reduction in commercial office space.
 - **Option 3:** This option reflects an increase in the mix of uses across the site with a hotel function included along with residential and commercial office space.
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- 2.7** These have been prepared to aid RBC in the assessment of the application to provide an indication of how development, within the control of the Parameter Plans, Design Code and this Development Specification, could come forward on the Site. It should however be noted that these are illustrative examples only and do not prejudice alternative forms of development coming forward provided that they accord with the controls set out within the application.
- 2.8** In accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 Article 2, the outline elements of the planning application will seek approval, at this stage for:
- Use – the use or uses proposed for the development and building plots within the site identified.
 - Amount of development – the maximum and minimum quantum of development proposed for each use.
 - Indicative layout – an indicative layout showing separate building plots proposed within the site boundary where appropriate.
 - Scale parameters – an indication of the upper and lower limits for height, width and length of each building within the site boundary.
 - Means of Access – areas in which the access point or points to the site within the site will be situated.
- 2.9** The extent of development which is proposed to be fixed as part of the outline submission is defined in this Development Specification and in the accompanying Parameter Plans.
- 2.10** A sitewide Design Code has been submitted with the application for approval. It includes additional detail to the Parameter Plans in relation to the layout of Plots, the appearance of buildings and landscape. RBC will be able to attach conditions to the principles established within these guidelines, which will be applied to the Reserved Matters applications for the Outline Component.
- 2.11** Excluding Plot G and associated landscaping (Phase 2), the application does not seek any approval, at this stage, for the detailed design or external appearance of any new buildings. Nonetheless, a Design Code, is submitted in support of the application which will enable RBC to attach conditions to the principles established within these guidelines.
- 2.12** A Design and Access Statement (DAS) along with other supporting documents are also submitted in support for the Proposed Development. They explain the context within which design details would come forward later, as applications for the approval of reserved matters.
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Planning Application Documentation

- 2.13** This document will provide an overview of the Site and justification for the Proposed Development.
- 2.14** In accordance with the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2017, as amended, the application is one which constitutes an ‘EIA development’. Accordingly, the application is accompanied by an Environmental Statement (ES). A formal EIA Scoping Request was submitted on behalf of the Applicant to RBC by letter dated 20th May 2019. A formal Scoping Opinion was issued by letter dated 24th July 2019 by RBC.
- 2.15** The Development Specification should be read in conjunction with the other supporting information submitted in support of this application, which comprises:

Item	Author
Hybrid Planning Application	
Cover letter (December 2019)	DP9
Cover Letter (May 2020)	DP9
Application forms (December 2019)	DP9
CIL form (May 2020)	DP9
Site location plan (December 2019)	CRTKL
Site plan (December 2019)	CRTKL
Parameter plans (Outline Component) (May 2020)	CRTKL
Application plans (Detailed Component) (May 2020)	Gensler
Design and Access Statement (to include open space and landscape statement and lighting assessment) (December 2019)	CRTKL / Gensler / LDA
Design and Access Statement Addendum (May 2020)	CRTKL / Gensler / LDA
Design Code (May 2020)	CRTKL
Planning statement (including HoTs) (December 2019)	DP9
Development specification (June 2020)	DP9
Statement of community involvement (December 2019)	Redwood
Affordable housing statement (including viability assessment) (December 2019)	DS2
Transport Assessment (to include Waste Management Strategy, Delivery and Servicing Strategy) (December 2019)	PBA
Travel Plan (December 2019)	PBA
Transport Technical Note (May 2020)	Stantec
Arboricultural Impact Assessment (December 2019)	Waterman
Daylight and Sunlight Design Guide (December 2019)	GIA

Environmental Noise Survey Phase 2 (December 2019)	Hoare Lea
Environmental Noise Survey Phase 3 (December 2019)	Hoare Lea
Energy statement (December 2019)	Hoare Lea
Sustainability statement (December 2019)	Hoare Lea
Telcoms Summary and Superfast Broadband Strategy (December 2019)	Hoare Lea
Ventilation and extraction statement (December 2019)	Hoare Lea
Television and Radio Signal Survey & impact Assessment (December 2019)	GTech Surveys
Environmental Impact Assessment (December 2019)	Waterman
01 - Main Report (December 2019)	
02 – Figures (December 2019)	
03 – Appendices (December 2019)	
04 - Non-Technical Assessment (December 2019)	
Environmental Impact Assessment Addendum (June 2020)	
01 - Main Report (June 2020)	
02 – Figures (June 2020)	
03 – Appendices (June 2020)	
04 - Non-Technical Assessment (June 2020)	

- 2.16** A Financial Viability Appraisal (DS2 LLP) is submitted separately to the planning application due to the confidential and commercially sensitive nature of this document. The drawing list setting out details of the plans that are submitted for approval is provided at Appendix 1.

3.0 THE APPLICATION SITE

- 3.1** The Site extends to approximately 2.01 hectares. The Site is bound by Garrard Street to the south, Thames Tower to the east, the train station to the north and Greyfriars Road to the west. The site comprises Xafinity House, a six storey 1980s office building and the NCP Car Park. The remainder of the site has now been demolished, except for a temporary retail and events offering located on the northern boundary facing Reading Station.
- 3.2** Garrard Street runs east-west connecting Greyfriars Road to the west with Station Road to the east. Garrard Street provides access to an existing 10 storey NCP car park, whilst the eastern end of Garrard Street is currently used by taxis queuing for a temporary taxi rank at Station Road.
- 3.3** To the south of the Site is Phase 1 which is bordered by Friar Street, which is lined by a combination of leisure, office and retail units, beyond which are the main shopping areas of Reading Town Centre, comprising Broad Street and the Oracle Shopping Centre.

Planning Designations

- 3.4** In terms of relevant planning designations, the Proposals Map identifies the following site allocations for the Site to which the planning policies within the associated development plan documents relate:
- Site identified for Development or Change;
 - Air Quality Management Area;
 - Major Opportunity Area;
 - Area of Archaeological Potential;
 - Boundary of Flood Zone 2;
 - Central Core;
 - Office Core;
 - Primary Shopping Area;
 - Proposed Active Frontages;
 - Designated Cycle Routes;
 - Classified Highway; and
 - Tall Building Clusters.

Listed Buildings and Conservation Areas

- 3.5** The Site is not located within a Conservation Area, but there are three listed structures in the surrounding area, all of which are Grade II classified. These include the Three Guineas Pub, the Edward VII statue on the Station Approach roundabout and Great Western House on Station Road located beyond Thames Tower to the south-east.

4.0 DEVELOPMENT CONTENT

Description of Development

- 4.1 The application proposes a mixed-use development which should be described as follows –

"(1)The OUTLINE planning application for Phase 3 reserves all matters for four building Plots (A, B, C and D), on the site for a comprehensive mixed-use redevelopment comprising:

- Residential (Class C3);*
- Hotel (Class C1);*
- Residential Institutions (Class C2);*
- Business Use (Class B1);*
- Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assemble and leisure (Class A1, A2, A3, A4, A5, D1 and D2);*
- Podium, Basement, ancillary and plant space;*
- Formation of new pedestrian and vehicular access;*
- Means of access and circulation and car parking within the site; and*
- Provision of new public open space and landscaping.*

(2) FULL DETAILS for Phase 2 (Plot G), are submitted for the demolition of existing structures on the site, the erection of a podium to allow vehicular access and parking within the site, the provision of a new public open space, bridge link and landscaping and the erection of a building for office (Class B1) and flexible retail, non-residential institutions and assemble and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2)."

- 4.2 For the purposes of public consultation, the description of development may need to be amended to provide further detail on the total quanta of land use and building heights.

- 4.3 We suggest the following description for the purpose of consultation only.

"(1)The OUTLINE planning application for Phase 3 reserves all matters for four building Plots (A, B, C and D) that range in height, with the highest being 163m AOD and the lowest being 62m AOD, on the site for a comprehensive mixed-use redevelopment comprising:

- *Residential (Class C3) comprising up to 750 residential units;*
- *Hotel (Class C1) - up to 26,000 m2 (GEA);*
- *Residential Institutions (Class C2) - up to 26,000 m2 (GEA);*
- *Business Use (Class B1) - up to 86,500 m2 (GEA);*
- *Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assemble and leisure (Class A1, A2, A3, A4, A5, D1 and D2) - up to 4,500 m2 (GEA);*
- *Podium, Basement, ancillary and plant space - up to 23,000 m2 (GEA);*
- *Formation of new pedestrian and vehicular access;*
- *Means of access and circulation and car parking within the site; and*
- *Provision of new public open space and landscaping.*

(2) FULL DETAILS for Phase 2, which comprises podium plus part 8 / part 17 storey building and a landscaped podium (Plot G), are submitted for the demolition of existing structures on the site, the erection of a podium to allow vehicular access and parking within the site, the provision of a new public open space, bridge link and landscaping and the erection of a building for office (Class B1) and flexible retail, non-residential institutions and assemble and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2)."

- 4.4** The description of development provided at committee and on the decision notice should however reflect that as noted above in para 4.1

Overall Development Floorspace

- 4.5** The total maximum floorspace proposed for the Site is 170,356 sqm (GEA).
- 4.6** The site is subdivided into Plots to define the disposition of the Proposed Development. The maximum and minimum total floorspace figures for which planning permission is sought for each land use is identified below.
- 4.7** The aggregate total of the maximum floorspace figures for all categories of land use exceeds the overall total floorspace applied for (170,356 sqm GEA). The application seeks permission for up to the maximum floorspace specified for each category of land use, to provide important flexibility over the lifetime of the delivery of the Proposed Development, within the mix of floorspace, the overall total floorspace will not be exceeded.
- 4.8** The maximum provision is proposed to secure flexibility across the site as the subsequent phases are brought forward. This provision is controlled by the parameter plans which dictate the minimum and maximum building parameters agreed with the Local Planning Authority.

- 4.9** The parameter plans highlight that there are various potential uses proposed on certain plots (especially at ground floor level).

Building Plots

- 4.10** The Site is divided into five plots and are illustrated on Outline Planning Application Plots (A-0705-P01). The overall floorspace proposed is calculated from the floor areas for each plot and these schedules are provided in Design and Access Statement.
- 4.11** The summary description of each plot is highlighted in the below table:

Table 1 – Summary Description of Land Uses for Each Plot

Plot	Summary Description
A	Podium level and below to be Flexible Residential, Residential Institution, Hotel, Retail, Non-residential Institutions, Office, Assembly and Leisure (Class C3, C2, C1, A1-A5, B1, D1, D2) Upper floors to be Flexible Residential, Residential Institutions, Hotel, office Uses (Class C1 / C2 / C3 / B1)
B	Podium level and below to be Flexible Residential, Residential Institution, Hotel, Retail, Non-residential Institutions, Office, Assembly and Leisure (Class C3, C2, C1, A1-A5, B1, D1, D2) Upper floors to be Flexible Residential, Residential Institutions, Hotel, office Uses (Class C1 / C2 / C3 / B1)
C	Podium level and below to be Flexible Retail, Office, Non-residential Institutions, Assembly and Leisure (Class A1-A5, B1, D1, D2) Upper Floors Office (Class B1)
D	Podium level and below to be Flexible Residential, Residential Institution, Hotel, Retail, Non-residential Institutions, Office, Assembly and Leisure (Class C3, C2, C1, A1-A5, B1, D1, D2) Upper floors to be Flexible Residential, Residential Institutions, Hotel, office Uses (Class C1 / C2 / C3 / B1)
G	Podium level and below to be Flexible Retail, Office, Non-residential Institutions, Assembly and Leisure (Class A1-A5, B1, D1, D2) Upper Floors Office (Class B1)

The Detailed Component

- 4.12** The proposed total floorspace by land use for the Detailed Component (Plot G) is set out in Table 2 below:

Table 2 – Total Proposed Floorspace (GIA/GEA) within the Detailed Component

Land Use	GIA (sq m)	GEA (sq m)
Phase 2 – Plot G		
Office (B1)	34,736	35,003
Flexible Retail and Leisure (A1-A5, D1-D2)	1,174	1,214
Podium and Basement	5,941	6,139
Total	41,851	42,356

The Outline Component

- 4.13** The outline component (Phase 3) includes both maximum and minimum quantum of development for each use which cumulatively will not exceed a maximum of 128,000 sqm (GEA).
- 4.14** The total floorspace by land use exceeds the maximum GEA cap for the Outline Component because there is an allowance for swings between land uses, to allow for flexibility for different land uses to potentially come forward over the lifetime of the delivery of the Proposed Development. The amount of floorspace that could come forward is therefore controlled by a maximum GEA cap for the whole development.
- 4.15** For the Outline Component, the documentation submitted in support of the application considers the impacts of the three illustrative options. Each illustrative development option has a different quantum of development, massing and comprise a range of different land uses. These have been prepared to aid RBC in the assessment of the application to provide an indication of how development, within the control of the Parameter Plans, Design Code and Development Specification, could come forward on the Site. It should however be noted that these are illustrative examples only and do not prejudice alternative forms of development coming forward.
- 4.16** The proposed breakdown of uses within the Outline Component are set out below:

Table 3 – Proposed Land Use Mix (GIA/GEA) within the Outline Component

Land Use	GIA (sq m)	GEA (sq m)	GIA (sq m)	GEA (sq m)
Phase 3 – Plots A, B, C & D				
	Maximum		Minimum	
Office (B1)	85,600	86,500	25,000	28,000
Residential (Class C3)	63,500	65,000	0	0
Residential Institutions (Class	23,500	26,000	0	0

C2)				
Hotel (Class C1)	23,500	26,000	0	0
Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2)	3,500	4,500	450	500
Podium and Basement	22,500	23,000	13,000	14,000

- 4.17** As highlighted previously, the maximum floorspace of all the land uses shown in the above table equate to a higher figure than the maximum total outline floorspace due to the proposed flexibility in certain plots.

Illustrative Options

- 4.18** As noted above, the Planning Application includes three illustrative options that have been prepared to demonstrate the type of development that could come forward within the Outline Component. The areas for the illustrative options are provided below.

Table 4 – Areas for Illustrative Options

Land use	GIA (sq m)	GEA (sq m)
	Phase 3 – Plots A, B, C & D (Outline Scheme)	
	Option 1	
Office (B1)	42,000	46,000
Residential (Class C3)	45,000	50,000
Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2)	2,500	3,000
Podium & Basement	22,500	23,000
<i>Total</i>	112,000	122,000
	Phase 3 – Plots A, B, C & D (Outline Scheme)	
	Option 2	
Office (B1)	39,000	41,000
Residential (Class C3)	49,100	51,630
Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2)	2,500	3,000
Podium & Basement	22,500	23,000
<i>Total</i>	113,100	118,630
	Phase 3 – Plots A, B, C & D (Outline Scheme)	
	Option 3	
Office (B1)	46,000	50,000
Residential (Class C3)	23,500	26,000
Hotel (C1)	23,500	26,000
Flexible Retail, Office and Leisure (A1-A5, B1,	2,500	3,000

D1 & D2)		
Podium & Basement	22,500	23,000
<i>Total</i>	118,000	128,000

Proposed Uses

Residential (Class C3)

- 4.19** The application seeks permission for a maximum level of residential floorspace of 65,000 sqm (GEA) across the Site. Plots A, B and D have the potential to include Class C3 floorspace. These Plots are entirely located within the Outline Component.
- 4.20** The application proposes a range of building types. This could accommodate up to a maximum of 750 residential units depending on the precise mix of unit sizes. A minimum of 0 units could be provided under the minimum development scenario.
- 4.21** The proportion of each unit type may change slightly, allowing for different types of residential to come forward (Build to Rent / private sale), possible changes in market demand and housing need over the period of construction of the scheme.
- 4.22** In terms of overall unit numbers, it is proposed that a maximum of 750 units in a range of unit types will be secured across the Site. An indicative unit mix is shown below. The final unit mix will be dependent on the type of development that comes forward at the Reserved Matters stage.

Table 5 – Indicative Residential Mix

Unit Type	Percentage
Studio	10%
1 Bed	46%
2 Bed	42%
3 Bed +	2%

Affordable Housing

- 4.23** The affordable housing offer will be a function of development viability and established accordingly during the course of the planning application being determined. Any affordable housing that could be delivered on the Site would come forward within the Outline Component within Phase 3.

Housing Standards

- 4.24** All new build housing will comply with the nationally-described space standard.

The exact nature of the units, layouts and sizes for the outline element will be the subject of agreement with the Local Planning Authority when the Reserved Matters are submitted.

- 4.25** All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations.
- 4.26** 90% of residential units will be designed to Approved Document Part M, M4(2) Category 2. Additionally, 10% of residential units will be spatially designed to Approved Document Part M, M4(3a) Category 3.

Business / Commercial (Class B1)

- 4.27** The Outline Component seeks permission for a maximum of 86,500 sqm (GEA) of B1 floorspace and a minimum of 28,000 sqm (GEA).
- 4.28** Plots A, B, C and D have the potential to be 100% Class B1 use from first floor, with an element of retail, community, assembly and leisure at podium and lower floors.
- 4.29** The Detailed Component comprises 35,003 sqm (GEA) of Class B1 floorspace.

Residential Institutions (Use Class C2)

- 4.30** The application seeks permission for a maximum level of residential institution floorspace of 26,000 sqm (GEA) and a minimum of 0 sqm (GEA) across the Site. The Use Class C2 floorspace is to be located wholly within Phase 3.
- 4.31** Plots A, B and D have the potential to include Class C2 floorspace (assisted living for the elderly).
- 4.32** The Proposed Development identifies a maximum of 250 units depending on the precise mix of unit sizes and a minimum of 0 units.
- 4.33** The mix of units within the C2 element will be discussed with the LPA in advance of a reserved matters submission.

Retail, Office, Non- Residential Institutions, Assembly and Leisure Uses (Class A1, A2, A3, A4, A5, B1, D1, D2)

- 4.34** The application seeks permission for a maximum of 4,500 sqm (GEA) of Class A1, A2, A3, A4, A5, B1, D1 and D2 floorspace and a minimum of 500 sqm (GEA).
- 4.35** The proposed retail floorspace will be distributed across a number of Building Plots. Retail floorspace has the potential to come forward within each Plot for the Detailed and Outline Components.
- 4.36** The Detailed Component comprises 1,214 sqm (GEA) of Class A1, A2, A3, A4, A5, B1, D1 and D2 floorspace.

Podium and Basement

- 4.37** The Proposed Development will include a podium and basement area of up to

23,000 sqm (GEA). This floorspace would be used for plant, services and equipment, storage, lobby and entrance space for the buildings, parking and energy centres, except where stated in the application.

Public Realm and Landscape

- 4.38** The proposed development incorporates a significant provision of accessible public realm. The public realm is located at street and plaza level and totals a minimum of 10,451 m².
- 4.39** Within Phase 2, the proposals provide a total of 7,295 m² of public realm:
- 4,987 m² of landscaped public realm at Station Square and the Pocket Park;
 - 1,608m² of landscaped public realm at Station Hill Plaza;
 - 242m² of landscaped public realm at The Rest; and
 - 508 m² of landscaped public realm along the surrounding pavements/footways that bound the Phase 2 Site.
- 4.40** The Outline Component comprises 3 areas of public realm which are identified as follows:
- Character Area 1 is flanked by Plot C to the north and Plot D to the south. The space will act as the transition point between Station Hill Plaza and the quieter space of Character Area 2.
 - Character Area 2 is located between Plot A and Plot C. It is accessible via character Area 1. Character Area 2 is expected to only be accessible to residents or office uses. This will be determined in future reserved matters submissions.
 - Character Area 3 is a transition point that links Greyfriars Road with the elevated plaza. It consists of stairs and a lift.
- 4.41** The minimum total public realm provided within Phase 3 is 3,156 m² which is split into a minimum of 1,780 m² of landscaped public realm referred to as Station Hill Gardens and 1,376 m² of landscaped public realm along the surrounding pavements/footways that bound the Phase 3 Site.

Amenity Space

- 4.42** The application proposes a mix of amenity spaces for residents of the development. The type of amenity spaces will be dependent upon the function of the residential component of each reserved matter application.
- 4.43** Should reserve matters proposals include Build to Rent residential floorspace, accessible communal amenity spaces would be provided.
- 4.44** However, each residential unit will be provided with individual private amenity

space. It is anticipated that each residential block will include a communal terrace.

Environmental Performance and Sustainability Measures

BREEAM

- 4.45** The development will seek to achieve BREEAM ‘Excellent’ for the office floorspace of the scheme and BREEAM ‘Very Good’ for the retail, non-residential institutions, assembly and leisure floorspace.

Daylight/Sunlight

- 4.46** The maximum levels of daylight and sunlight will be achieved for the residential units taking into consideration the Site characteristics and the need to maximise the development opportunity across the site. BRE Guidelines (2011) will be followed taking into account the urban nature of the site with the Design & Access Statement provided as necessary.

Wind

- 4.47** The public realm and pedestrian environment will be designed to ensure that the spaces that are created meet acceptable standards for their intended uses. Necessary wind mitigation measures will be introduced where required.

Flood Risk

- 4.48** Following detailed discussions with the Environment Agency, the development will be designed to minimize the risk of flooding through ensuring that site levels are maintained and avoiding placing any sensitive uses at ground floor in areas of risk.

Ecology

- 4.49** The provision of green/brown roofs and at grade (street and plaza level) will be secured as set out in the Design Code. Phase 2 will include ecological enhancements as set out in the DAS and Landscape Statement.

Energy

- 4.50** A decentralised Air Source Heat Pump network is proposed for Phase 2.
- 4.51** A provision will be provided for connecting the Phase 2 Air Source Heat Pump network with the Phase 3 Energy network in the future, with the location of the Phase 3 Energy Centre to be agreed once the design is determined.
- 4.52** In respect of Phase 3 where a commitment to achieve a minimum of 45% reduction for the domestic element is sought compared to the policy compliant 35% target.

Transport

Car Parking

- 4.53** The overall development proposes a maximum of 835 car parking spaces.
- 4.54** The detailed component will deliver 70 car parking spaces within the basement.
- 4.55** The outline component has the ability to deliver a maximum of up to 765 car parking spaces within the podium and basement. It is expected that the car parking will be used for the general public, retail, leisure, office and residential (C1, C2, C3) users.
- 4.56** Table 6 sets out the proposed parking allocation by land use:

Table 6 – Proposed Parking Ratio

Land Use	Parking Ratio
Use Class B1(a) (offices)	1 space per 250
Use Class C3 (residential)	0.3 spaces per unit
Use Class A1 (retail) and C1 (hotel)	No allocated parking
Provision for existing town centre occupiers	Up to 145 spaces
Public car parking spaces	Remaining capacity to be available to the public

- 4.57** The details of the car parking breakdown will be provided within future reserved matters application.

Cycle Parking

- 4.58** The overall development proposes, and so permission is sought for, a maximum of 875 cycle parking spaces.
- 4.59** The Detailed Component will deliver 2544 cycle spaces. The spaces are located within Plot G and the public realm. Please see table 7 below.

Table 7 – Detailed Component Cycle Parking Provision

Land Use		Cycle Parking Spaces
Plot G	Office	174
	Retail	12
Brompton Lockers		8
Total Plot G		194
Phase 2 Public Realm		60
Phase 2 Total		254

- 4.60** Table 8 identifies the cycle provision for each of the illustrative options. Based

on the illustrative options, the Outline Component will deliver up to 575 cycle spaces.

Table 8 – Outline Component Cycle Parking Provision

Option	C		A/B	Hotel	Public Realm	Total
	Office	Retail	Residential			
1	210	21	275*	N/A	30	536
2	195	21	329*	N/A	30	575
3	230	21	125	25	30	431

4.61 Table 9 sets out the proposed cycle parking allocation by land use:

Table 9 – Proposed Cycle Parking Ratio

Land Use	Cycle Parking Ratio
Use Class A1 – A5	1 space per 6 staff and 1 space by 300m ²
Use Class B1(a) (offices)	1 space per 250
Use Class C1 (hotel)	1 space per 6 staff
Use Class C2 (retirement home)	1 space per 3 staff
Use Class C3 (residential)	0.3 spaces per unit
Use Class D1 (community)	1 space per 2 staff and 1 space per 300m ²
Use Class D2 (leisure)	1 space per 6 staff and 1 space per 40m ²

5.0 PLANS AND DRAWINGS

5.1 The Parameter Plans are described in detail below. They are submitted as part of the outline component of the planning application for approval. The plans provide details for the outline plots in terms of maximum and minimum envelopes for each plot. Buildings will be designed within each development plot and submitted for approval of reserved matters.

5.2 The parameter plans provide the legal fix for the development for the purposes of the EIA and therefore any subsequent reserved matters submission will have to have respect to the parameters set.

Site Location Plan (A-0105-P00)

5.3 Drawing ref. A-105-P00 identifies the Site in the wider context (Scale 1:1250) and confirms the location of the Site which is the subject of the planning application.

Ownership Plan (A-0110-P00)

5.4 Drawing ref. A-0110-P00 confirms the extent of the land owned by SH Reading Master LLP within the application boundary and the land which is currently owned by third parties. The requisite notices have been served on all landowners within the application site boundary as part of the planning application.

Phasing Plan (A-0115-P01)

5.5 This plan sets out the delivery of the Proposed Development across two phases.

Application Site Boundary Plan (A-0120-P00)

5.6 Drawing ref. A-0120-P00 shows the boundary of the Site which is the subject of this planning application. The application site area (i.e. within the red line) extends to 2.01 hectares.

Existing Sections A & B (A-0161-P00)

5.8 Drawings ref. A-0161-P00 sets out two sections through the Site. Existing Section A is taken from Station Hill to Garrard Street, whilst Section B is taken from Greyfriars Road to Thames Tower.

Demolition Plan (A-1051-P00)

5.9 Drawing ref. A-1051-P00 confirms the extent of demolition across the site and the buildings that are being retained and incorporated into the various plots.

Phase 3: Outline Planning Application Plots (A-0705-P01)

5.10 Drawing ref. A-0705-P01 identifies the five plots across the Site. It should be noted that Plot G forms part of the Detailed Component of this hybrid application and there is shown shaded on this plan.

Phase 3: Outline Planning Application Public Realm (Plaza Level and Plaza +1 Level) (A-0710-P01)

- 5.11 Drawing ref. A-0710-P01 defines the principal areas of public realm across the Site. The landscape is split into three character areas which are set out in more detail in the Design Code. The plan also identifies the location of the covered walkway pedestrian access from Greyfriars Road.

Phase 3: Outline Planning Application Minimum Distance between Buildings (Plaza +2 and above): Mixed Use Scheme (A-0711-P00)

- 5.12 Drawing ref. A-0711-P00 defines the minimum distances between buildings from Plaza + 2 and above for mixed use scheme option.

Phase 3: Outline Planning Application Minimum Distance between buildings from Plaza + 2 and above): Full Commercial Scheme (A-0712-P00).

- 5.13 Drawing ref. A-0712-P00 defines the minimum distances between buildings from Plaza + 2 and above for a wholly commercial scheme.

Phase 3: Outline Planning Application Vehicular Access and Servicing (A-0715-P01)

- 5.14 Drawing ref. A-0715-P01 identifies the zones for on street servicing and access to the basement car park.

Phase 3: Outline Planning Application Land Uses – Street and Podium (Plaza Level) (A-0720-P01)

- 5.15 Drawing ref. A-0720-P01 identifies the ground floor uses across the plots. The ‘predominant’ land use is defined to allow an amount of flexibility (this is defined as 51% of the frontage). This is necessary to ensure that lobby areas and cores related to different land uses to those defined as predominant can be incorporated.

- 5.16 In order to further flexibility, a range of uses are proposed within a number of plots at ground floor and this is reflected on the plan.

Phase 3: Outline Planning Application Land Uses Upper Floors (A-0721-P01)

- 5.17 Drawing ref. A-0721-P01 identifies the predominant upper floor uses across the site.

Phase 3: Outline Planning Application Basement Parameter Plan (A-0725-P00)

- 5.18 Drawing ref. A-0725-P00 identifies the location of the basement across the site.

Phase 3: Outline Planning Application Basement Parameter Section (A-0726-P00)

- 5.19 Drawing ref. A-7225-P00 identifies the maximum height of the proposed plots and the maximum depth of the proposed basement.

- 5.20 Phase 3: Outline Planning Application Basement Parameter Section (A-0726-P01)
- 5.21 Drawing ref. A-0726-P01 identifies the extent of basement within the proposed plots. This includes provision for further basement levels below Plot G.