

READING METROPOLITAN

Environmental Statement Addendum

OXF10985

June 2020

rpsgroup.com

Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Date
1	Draft	Peter Ireland	Natalie Brisland	Peter Ireland	02/06/20
2	Final	Peter Ireland	Natalie Brisland	Peter Ireland	09/06/20

Approval for issue

[Name]

[Signature]

[Date]

File/Model Location

Document location: O:\10985/Reports/ES/ES Addendum

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GLOSSARY

Term	Definition
AOD	Above Ordnance Datum
DVD	Digital Video Disc
EIA	Environmental Impact Assessment
ES	Environmental Statement
LDF	Local Development Framework
m	metre
OPP	Outline planning permission
RBC	Reading Borough Council
TVRA	Townscape and Visual Resources Assessment



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1 INTRODUCTION

Introduction

- 1.1 In December 2018 Chartplan on behalf of Hermes Investment Management (the 'Applicant') submitted an outline planning application to Reading Borough Council (RBC) for a mixed use development on the former Royal Mail sorting office site in central Reading, Berkshire.
- 1.2 The address of the application site is 80 Caversham Road, Reading RG1 1AA. The development is known as Reading Metropolitan (referred hereafter to the 'Proposed Development').
- 1.3 The original outline planning application (RBC Planning Reference: 182252) related to:

Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings ranging between basement and 2 – 25 storeys in height, providing 658 (79 x studio, 227x1, 335x2 & 17x3-bed) residential units, office accommodation (Class B1a), flexible ground floor Class A1-3 uses, a community centre(Class D1), health centre uses (Class D1) and various works including car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works.
- 1.4 The application was supported *inter alia* by an Environmental Statement (ES), dated December 2018, which reported the findings on an Environmental Impact Assessment (EIA) undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended ('the EIA Regulations').
- 1.5 The original application has not been consented.
- 1.6 Following discussions with, and in response to comments on the original application from RBC, the Applicant wishes to amend the description of the existing application (182252) to the following:

Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a & B2) and erection of new buildings, providing residential accommodation (Class C3), office accommodation (Class B1a), flexible ground floor Class A1-3 uses, a community centre(Class D1), health centre uses (Class D1) and various works including car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works. This application is accompanied by an Environmental Statement.
- 1.7 The Proposed Development site is located in the centre of Reading at National Grid Reference SU71367398 on the northern boundary of Reading train station. The western boundary abuts Caversham Road, the north eastern boundary abuts existing large retail units and restaurant facilities and the western boundary is formed by a multi-storey car park. The site totals approximately 2.2 hectares and is roughly triangular in shape.
- 1.8 The red line planning boundary for the original and the amended development has not changed.
- 1.9 This document is an addendum to the original December 2018 ES and should be read alongside that document. This ES Addendum has been prepared by RPS on behalf of the Applicant and the same technical specialists listed in Table 1.2 of the December 2018 ES have contributed to this Addendum.
- 1.10 The purpose of this ES Addendum is to:
 - a. Describe and assess the likely significant environmental effects of the changes in the quantum and layout of the Proposed Development.

- b. To update the baseline, the future baseline and the assessment of those cumulative developments that have come about since the submission of the original application in December 2018.
- c. To take account of the Reading Local Plan that was adopted in November 2019.

Proposed Development

1.11 The proposed development that was the subject of the December 2018 ES includes the following key components:

- a. Up to 658 houses and apartments (79 x studio, 227x1, 335x2 & 17x3-bed);
- b. Office accommodation (Class B1a);
- c. Community facilities within Use Classes A1/A2/A3/D1, including a community centre and a health centre;
- d. Public and private open space;
- e. Landscape planting;
- f. Car parking, highways, pedestrian and vehicular access; and
- g. Associated infrastructure and works.

Amendments to the Proposed Development

1.12 This ES Addendum considers the following amendments to the proposed development:

1. The number of houses and apartments has been reduced from 658 units to 620 units.
2. The residential mix has changed from 79 x studio, 227 x 1 bed, 335 x 2 bed and 17 x 3 bed (including houses), to 74 x studio, 194 x 1 bed, 320 x 2 bed and 32 x 3 bed units.
3. The number of storeys proposed for Building A has been reduced from 25 to 24. The original application comprised one retail, 6 office and 18 residential floors. The amended application comprises one retail and 23 residential floors.
4. The corresponding height of Building A has been reduced from +123.18m AOD to +114.18m AOD.
5. The number of storeys proposed for Building C has been reduced from 11 to 8. The original application comprised one retail and 10 residential floors. The amended application comprises one retail and 7 office floors.
6. The corresponding height of Building C has been reduced marginally from +74.18m AOD to +73.18m AOD.
7. The massing between Building A and Building C has increased by one storey, from 9 to 10, with an increase in overall height of 4m.
8. There have been minor changes to the footprint of Building C with the southern façade extended outwards into the courtyard space to be parallel with the western end of the Building;
9. Slight reduction to Building B's footprint at upper levels.

Other Considerations

- 1.13 The December 2018 ES assessed the likely significant effect of the Proposed Development cumulatively with a number of other developments that were at various stages in the planning system at that time. Details of the developments scoped in and scoped out of the cumulative assessment reported in the December 2018 ES were set out in Appendix 4.6 of that document.
- 1.14 In addition, the following planning applications of relevance are included in the assessment reported in this Addendum (see Chapter 4 for details).
- 29-35 Station Road (RBC Planning ref: 181930);
 - Thames Quarter (RBC Planning ref: 190809);
 - 55 Vaster Road (also known as the SSE site) (RBC Planning ref: 200188);
 - Drew's Ironmongers Buildings (RBC Planning ref: 191792); and
 - Clarendon House (RBC Planning ref: 180909).
- 1.15 The Reading Local Plan was adopted in November 2019. This replaces all existing development plans in Reading, including the Core Strategy (adopted 2008, amended 2015), Reading Central Area Action Plan (adopted 2009) and Sites and Detailed Policies Document (adopted 2012, amended 2015) all of which now cease to be used. Where reference was made in the December 2018 ES to the superseded development plans this Addendum identifies the corresponding policy in the Local Plan.

Legislative Framework

- 1.16 The legislative framework for EIA and the EIA Regulations (the Town and Country Planning (Environmental Impact Assessment) Regulations 2017) remain the same as set out in the December 2018 ES. Both the December 2018 ES and this ES Addendum have been prepared in accordance with this legislative framework.

Purpose of the ES Addendum

- 1.17 This addendum considers any changes to the proposed development since the submission of the December 2018 ES and incorporates any updated assessments and clarifications in order that the environmental effects are considered. When read together with the December 2018 ES, this ES Addendum sets out the potential for any significant environmental effects to arise as a result of the proposed development, in accordance with the 2017 EIA Regulations as amended.

Structure of the ES Addendum

- 1.18 The ES Addendum has been structured in order to allow relevant environmental information to be easily accessible. The main text and figures are provided in Volume 1. The main text of the ES Addendum comprises thirteen chapters. Details of the amendments to the proposed development are provided in Chapter 2. Updated information relating to the need and main alternatives are provided in Chapter 3. Chapter 4 outlines the approach and methodology adopted for the EIA process reported in this addendum. The remainder of chapters consist of topic by topic environmental information as shown in Table 1.1.
- 1.19 Each chapter makes reference to the December 2018 ES, where relevant, and does not seek to replicate the information provided within that ES. The chapters in this addendum should therefore be read alongside the December 2018 ES.
- 1.20 Appendices to accompany the text of the ES Addendum are provided in Volume 2. The appendices include specialist reports providing relevant background and technical information.

- 1.21 For clarity, where a figure or appendix updates and/or replaces that provided in the December 2018 ES, it is prefaced with an 'A' (for Addendum). Similarly, where a document is new, it is prefaced with an 'A'. Where figures or appendices from the December 2018 have not been replaced, they remain valid and should be read alongside this addendum.

Table 1.1: Structure of this ES Addendum

Structure of ES Addendum		Status
Main Text		
Glossary		
Chapter 1	Introduction	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 2	Project Description	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 3	Need and Alternatives Considered	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 4	Environmental Assessment Methodology	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 5	Historic Environment	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 6	Townscape and Visual Resources	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 7	Geology, Hydrogeology and Ground Conditions	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 8	Hydrology and Flood Risk	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 9	Traffic and Transport	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 10	Air Quality	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 11	Noise and Vibration	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 12	Community and Socioeconomics	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Chapter 13	Further Information	Chapter provides supplementary information – to be read alongside chapter in December 2018 ES
Figures		
Figure A2.1a	Illustrative Scheme Basement	Replacement figure – to be read alongside Chapter 2
Figure A2.1b	Illustrative Scheme 1 st Floor	Replacement figure – to be read alongside Chapter 2
Figure A2.1c	Illustrative Scheme Ground Floor	Replacement figure – to be read alongside Chapter 2
Figure A2.1d	Illustrative Scheme 6 th Floor	Replacement figure – to be read alongside Chapter 2
Figure A2.1e	Illustrative Scheme 13 th Floor	Replacement figure – to be read alongside Chapter 2
Figure A2.1f	Illustrative Scheme Roof Plan	Replacement figure – to be read alongside Chapter 2
Figure A2.2a	Illustrative Scheme Elevation 1	Replacement figure – to be read alongside Chapter 2
Figure A2.2b	Illustrative Scheme Elevation 2	Replacement figure – to be read alongside Chapter 2
Figure A2.2c	Illustrative Scheme Elevation 3	Replacement figure – to be read alongside Chapter 2
Figure A2.2d	Illustrative Scheme Elevation 4	Replacement figure – to be read alongside Chapter 2
Figure A2.2e	Illustrative Scheme Elevation 5	Replacement figure – to be read alongside Chapter 2
Figure A2.3	Illustrative Master Plan	Replacement figure – to be read alongside Chapter 2
Figure A4.1	Cumulative Search	Updated figure – to be read alongside Chapter 4
Appendices		

Structure of ES Addendum		Status
Appendix A2.1	Daylight and Sunlight Report	Replaces Appendix 2.1 – to be read alongside Chapter 2
Appendix A2.2	Pedestrian Wind Assessment	Replaces Appendix 2.2 – to be read alongside Chapter 2
Appendix A6.1	Addendum to Townscape and Visual Resources Assessment	Updates Chapter 6, and Appendices 6.1, 6.2 and 6.4 of the December 2018 ES
Appendix A9.1	Transport Assessment	Updates Appendix 9.1 of the December 2018 ES

Further Information

- 1.22 This Environmental Statement Addendum has been submitted as part of an amended outline planning application for the proposed development of Reading Metropolitan. The application has been submitted to Reading Borough Council. Subject to COVID-19 restrictions the planning application, ES Addendum and its Non-Technical Summary can be viewed during normal office hours at:
- Reading Borough Council
Civic Offices
Bridge Street
Reading RG1 2LU
- 1.23 Copies of the ES Addendum and amended planning application documents can also be viewed on the local planning authority website:
http://planning.reading.gov.uk/fastweb_PL/welcome.asp
and searching against Planning Application Number 182252.
- 1.24 A paper copy of the full ES Addendum can be provided, if required (costs to be provided on request) or an electronic copy (DVD) can be provided for a cost of £10 from the following address, quoting reference OXF10985:
- RPS
20 Western Avenue
Milton Park
Abingdon
Oxfordshire
OX14 4SH
- 1.25 All comments on the ES (and the planning application) should be issued to Reading Borough Council (Planning Department) at the address stated in paragraph 1.22 above.

2 PROPOSED DEVELOPMENT

- 2.1 This chapter sets out changes to and provides additional information regarding the proposed amended development and should be read alongside the project description set out in Chapter 2 of the December 2018 ES. Together, this chapter and Chapter 2 of the December 2018 ES provide a description of the proposed development and form the basis for the EIA process.
- 2.2 At the time of writing, the application is within the determination period for the original, December 2018 application. The proposed development as amended would be built out in three phases comprising in total 620 residential (C3) units (74 x Studio, 194 x 1 bed, 320 x 2 bed, 25 x 3 bed flats and 7 houses) together with 19,730 m² office accommodation (B1), 1,762 m² of retail (A1-A5) and 706 m² of community/health floor space (D2).
- 2.3 94 car parking spaces (70 at basement level) would be provided together with private and public open space with pedestrian and vehicular access, servicing, landscaping and associated works.
- 2.4 The proposed changes in quantum per land use between the 2012 Consented Scheme, the 2018 submission and the 2020 proposals are illustrated in Table 2.1.

Table 2.1: Net change in quantum per land use (m²)

Land Use	2012 Consented Scheme	2018 Submission	2020 Proposed Development	Net Change (from 2018 Scheme)
Residential (C3)	40,902	58,545	55,451	-3,094
Retail (A1-A5)	1,286	1,889	1,762	-127
Office (B1)	16,156	16,604	19,730	3,126
Hotel (C1)	4,493	0	0	0
Leisure Centre / Gym (D2)	300	0	0	0
Health/Community Centre (D2)	0	772	706	-66
Total	63,137	77,810	77,649	-161

- 2.5 The consented quantum and mix of residential units from the 2012 OPP and the proposed quantum and mix of units is presented in Table 2.2.

Table 2.2: Net Change in residential units from 2012 Consented Scheme to 2018 Proposed Development

Type	2012 Consented Scheme	2018 Submission	2020 Proposed Development	Net Change (from 2018 Scheme)
Studio flat	0	79	74	-5
1 bed flat	113	227	194	-33
2 bed flat	181	335	320	-15
3 bed flat	14	10	25	15
Town House	0	7	7	0
Total	308	658	620	-38

- 2.6 To accommodate the changes in the quantum and mix of development parts of the overall development have been reconfigured as follows.

1. The number of storeys proposed for Building A has been reduced from 25 to 24. The original application comprised one retail, 6 office and 18 residential floors. The amended application comprises one retail and 23 residential floors.

2. The corresponding height of Building A has been reduced from +123.18m AOD to +114.18m AOD.
3. The number of storeys proposed for Building C has been reduced from 11 to 8. The original application comprised one retail and 10 residential floors. The amended application comprises one retail and 7 office floors.
4. The corresponding height of Building C has been reduced marginally from +74.18m AOD to +73.18m AOD.
5. The massing between Building A and Building C has increased by one storey, from 9 to 10, with an increase in overall height of 4m.
6. There have been minor changes to the footprint of Building C with the southern façade extended outwards into the courtyard space to be parallel with the western end of the Building;
7. The massing of Building B has been altered to provide a clean cut with the offices in Building C.

2.7 The above changes are shown in the updated figures of the proposed development as set out in Table 2.3 below.

Table 2.3: Amended Figures in Chapter 2

December 2018 ES Figure	Addendum Figure
Figure 2.1a Illustrative Scheme Basement Plan	Figure A2.1a
Figure 2.1b Illustrative Scheme 1 st Floor Plan	Figure A2.1b
Figure 2.1c Illustrative Scheme GA Ground Floor Plan	Figure A2.1c
Figure 2.1d Illustrative Scheme GA 6 th Floor Plan	Figure A2.1d
Figure 2.1e Illustrative Scheme GA 13 th Floor Plan	Figure A2.1e
Figure 2.1f Illustrative Scheme GA Roof Plan	Figure A2.1f
Figure 2.2a Illustrative Scheme GA Elevation Sheet 1 - North	Figure A2.2a
Figure 2.2a Illustrative Scheme GA Elevation Sheet 2 - East	Figure A2.2b
Figure 2.2a Illustrative Scheme GA Elevation Sheet 3 - North	Figure A2.2c
Figure 2.2a Illustrative Scheme GA Elevation Sheet 4 - South	Figure A2.2d
Figure 2.2a Illustrative Scheme GA Elevation Sheet 5 - West	Figure A2.2e
Figure 2.3 Illustrative Master Plan	Figure 2.3

The Site and Surrounding Areas

- 2.8 No changes have been made to the site boundary. Therefore, this section of Chapter 2 regarding the site and the surrounding area of the December 2018 ES remains valid.
- 2.9 The surrounding area has been subject to a number of planning applications, the majority of which have been consented. These are listed in paragraph 1.14, further details of which are provided in Chapter 4 of this Addendum.

Phasing

- 2.10 Table 2.4 of the December 2018 ES summarised the quantum of development proposed for each of the three phases. Table 2.4 below updates that information.

Table 2.4: Summary of Updated Construction Phasing

Project Phase	Duration	Use	2018 Submission Floor space (m ²) or no. units	2020 Submission Floor space (m ²) or no. units
Demolition & site enabling	18 – 20 mnths			
Construction Phase 1	24 – 26 mnths	Residential	299	276
		Office	10,065 m ²	13,221 m ²
		Retail	1,684 m ²	1,557 m ²
		Health/community	263 m ²	197 m ²
		Basement parking	2,347 m ²	2,300 m ²
Construction Phase 2	18 – 20 mnths	Residential	85	80
		Office	0	0
		Retail	0	0
Construction Phase 3	22 – 24 mnths	Residential	274	264
		Office	6,509 m ²	6,509 m ²
		Retail	205 m ²	205 m ²
		Health/community	509 m ²	509 m ²

Daylight and Sunlight

- 2.11 Appendix 2.1 of the December 2018 ES comprised a daylight and sunlight assessment of the proposed development at that time. The assessment was undertaken by Point2 in accordance with the BRE Guidelines.
- 2.12 The results for the daylight/sunlight assessments for the December 2018 development indicated full BRE compliance with no change in light to any of the neighbouring residential properties exceeding the tests outlined within the guidance. The daylight amenity levels within the proposed residential units were considered good (95% BRE Compliant) with a high percentage of rooms tested meeting or exceeding the recommendations of the BRE guidelines. In conclusion, the proposed development would perform very well in overshadowing terms with all the neighbouring amenity areas exceeding the suggested BRE Guidelines.
- 2.13 However, the December 2018 assessment noted that the Vastern Court Retail Park site to the north could be developed in the future, but was only able to consider a hypothetical massing along that boundary to establish the potential light impacts created by the proposal on the emerging area.
- 2.14 Appendix A2.1 of this Addendum replaces Appendix 2.1 of the December 2018 ES. It has been prepared by Point2 in accordance with the same BRE Guidelines. It assessed the following scenarios.
- True existing site condition v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - The effective development of Vastern Court (RBC Planning ref: 200328; see Chapter 4) and 55 Vastern Road (RBC Planning ref: 200188) and existing baselines of the Reading Metropolitan site v the potential light effects (to all existing neighbouring buildings) produced by the implementation of the proposed scheme.
 - A daylight study to establish the potential light effects on the emerging Vastern Court, Caversham Road and 55 Vastern Road scheme proposals.

- 2.15 The results of the detailed daylight/sunlight assessments reported in Appendix A2.1 indicate full BRE compliance with no change in light to any of the neighbouring residential properties exceeding the tests outlined within the guidance. The results for both baseline conditions are therefore very encouraging and well within planning policy
- 2.16 The daylight amenity levels within the proposed residential units are considered good (95% BRE compliant) with a high percentage of rooms tested meeting or exceeding the recommendations of the BRE Guidelines. The internal daylight position in respect of the cumulative baseline is also very encouraging, with a very high level of BRE compliance recorded.

Pedestrian Wind Assessment

- 2.17 A qualitative desk-based assessment of the wind microclimate at street level of the proposed development was undertaken by RWDI and reported as Appendix 2.2 of the December 2018 ES.
- 2.18 The conclusions of the December 2018 pedestrian wind assessment were that the massing of the proposed buildings would be highly beneficial for the prevailing south-westerly winds, as the buildings gradually increase in height from west to east, thus creating a degree of mutual shelter between buildings.
- 2.19 The report noted that the site is exposed in the north-easterly wind direction, prior to the construction of the Vastern Court development. Building A, which would be the tallest building on the site, would be expected to be very exposed and without any intervention could create unsafe wind conditions around the southeast and northeast corners of the site. However, the design of Building A incorporates large solid canopies on three sides of Building A and an arrangement of staggered porous screens near the southern corner which would effectively mitigate the wind conditions. The precise size and location of these measures would need to be confirmed through wind tunnel testing carried out in the next design stages.
- 2.20 With regard to amenity spaces the assessment concluded that they would be largely protected from the prevailing winds by the proposed buildings, and therefore conditions would be expected to be acceptable in most ground-level amenity spaces. The landscape features would also play a beneficial role.
- 2.21 Finally, the assessment noted that while a large majority of entrances would have acceptable wind conditions, the office entrances beneath Building J would be exposed to prevailing southwest winds and would require localized shelter in the form of porous screens. Other residential entrances on the west and south sides of the site would also benefit from localized screening or landscaping.
- 2.22 Following the amendments to the proposed development RWDI have evaluated the wind microclimate conditions around the revised scheme by conducting a qualitative desk-based study that compared the latest building massing with that of the original and combining this information with the results of the previous wind tunnel tests. Subsequently, the Pedestrian Wind Assessment has been updated and is included in this Addendum as Appendix A2.2.
- 2.23 In RWDI's professional opinion, the alterations to the scheme would not be expected to significantly alter the wind microclimate around the Proposed Development. As such, the wind conditions presented for the Proposed Development in the original planning submission (ref: 182252) are considered to be representative for the revised scheme.

3 NEED AND ALTERNATIVES CONSIDERED

Introduction

- 3.1 This chapter of the Environmental Statement (ES) Addendum should be read alongside Chapter 3 (Alternatives Considered) of the December 2018 ES. This chapter provides a summary of the need for the amendments to the approved development.

Need for the Development

Proposed Development

- 3.2 The need for the proposed development remains as reported in Chapter 3 (Need and Alternatives Considered) of the December 2018 ES.

Reasons for the Proposed Amendments

- 3.3 The changes to the proposed development set out in Chapter 2 are limited and have been made in relation to consultation responses to 2018 application and to provide clarification.

Alternatives Considered

- 3.4 The consideration of alternatives for the project remains as reported in Chapter 3 of the December 2018 ES.
- 3.5 The only update to the text provided within Chapter 3 of the December 2018 ES would be to note that the design has been subject to the following changes since publication of the ES:
- Minor amendments between December 2018 and May 2020.
 - The proposed amendments that form the subject of this ES Addendum, described in Chapter 2 of this ES Addendum.

4 ENVIRONMENTAL ASSESSMENT METHODOLOGY

Introduction

- 4.1 This chapter provides an update to Chapter 4: Environmental Assessment Methodology of the December 2018 ES and should be read alongside that chapter.

Scoping

- 4.2 No changes have been made to the formal EIA scoping process, which was undertaken prior to the submission of the December 2018 ES. Therefore, this section of Chapter 4 of the December 2018 ES regarding the approach to scoping and its outcomes remains valid.
- 4.3 However, with regard to the Townscape and Visual Resources Addendum (see Chapter 6) the Planning Department of Reading Borough Council were approached in May 2020 to determine which post December 2018 planning consents should be considered as part of the future baseline and/or cumulative developments to ensure consistency of approach with the December 2018 ES. Details of its response dated 13th May 2020 are provided below and in Appendix A6.1 of this Addendum.

Environmental Assessment Methodology

- 4.4 No changes have been made to the overarching environmental assessment methodology, which remains current and robust. Therefore, this section of Chapter 4 of the December 2018 ES regarding the overarching approach to the assessment remains valid.

Consultation

- 4.5 The text provided in this section of Chapter 4 of the December 2018 ES regarding the approach to consultation and its outcomes remains valid. Further to submission of the December 2018 ES, further consultation responses have been received. Where these are relevant to the findings of the EIA process or have influenced the changes to the proposed development set out in this ES Addendum, these are set out within the relevant topic chapter of this addendum.

Future Baseline and/or Cumulative Developments

- 4.6 Appendix 4.6 of the December 2018 ES provided details of twenty-five other developments in the general vicinity of the proposed development which were considered for cumulative assessment. Sixteen developments were scoped in and nine scoped out. The locations of those developments together with planning allocations were shown on Figure 4.1 of the December 2018 ES.
- 4.7 The planning status of the sixteen scoped in developments is updated as of May 2020 in Table 4.1 below.
- 4.8 Since the submission of the December 2018 planning application, a further five developments have been scoped in, details of which are tabulated in Table 4.2. The locations of these additional five developments together with those shown in the earlier Figure 4.1 are shown on Figure A4.1.

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Table 4.1: Update of Planning Status of In Scope Developments Assessed in December 2018 ES

Ref	RBC Planning Ref	Title / Location	Status Dec 2018	Status May 2020
2	171814	Cox & Wyman Ltd Cardiff Road Reading RG1 8EX	Awaiting decision as of 22/10/18	Application granted 19/11/18
5	180418	199 Henley Road Caversham Reading RG4 6LJ	Awaiting decision as of 22/10/18	Application granted 7/1/19
6	180358	Bristol & West Arcade Market Place, Reading RG1 1JL	Awaiting decision as of 22/10/18	Application granted 9/1/19
7	180319	Portman Road Berkshire	Awaiting decision as of 22/10/18	Application granted 29/10/18
9	170509	42 Kenavon Drive, Reading RG1 3DH	Consented 10/10/18	No change
11	181074	33 Blagrove Street, Reading	Consented 15/08/18	No change
12	160353, 170326, 171686, 191275	Land at Weldale Street, Reading	Consented 15/03/18	No change
14	181689, 182137	Broad Street Mall, Broad Street, Reading RG1 7QG	Awaiting decision as of 22/10/18	Information from RBC - resolved to be granted 04/03/20, awaiting completed S106
15	181652	Former Reading Family Centre, North Street, Reading RG1 7DA	Awaiting decision as of 22/10/18	Application granted 12/03/19
16	181687, 190627	Gas Holder Site, Robert Parker Road / Alexander Turner Close, Kenavon Drive, Reading RG1 3EA	Application validated 28/05/19	Information from RBC - resolved to be granted Nov 2019, awaiting completed S106.
17	181659	Land along the River Thames in Caversham, Reading	Awaiting decision as of 22/10/18	Application granted 15/11/18
18	181820, 190441, 190442, 190446, 190465	56 Station Hill, Reading RG1 1NF	Awaiting decision as of 22/10/18	Application granted 14/11/18
19	181542	Land between Thames Valley Business Park Napier Road, Reading	Awaiting decision as of 22/10/18	Application granted 06/11/18
20	162166	Former Cooper Reading BMW, Kings Meadow Road, Reading RG1 8BN	Consented 23/09/18	No change
21	162087	Kings Point, 120 Kings Road, Reading RG1 3DA	Consented 09/02/17	No change
22		Vastern Court retail park	No application. Density of development outlined in the Reading Station Area Framework 2010	See Table 4.2

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Table 4.2: Additional Developments In Scope at May 2020

Ref	Title	Address	RBC Ref	Description	Planning/EIA Status
22	Vastern Court Also known as Aviva or Reading Station Park	Caversham Road, Reading	200328	Outline planning permission for Demolition and redevelopment to comprise up to 115,000 sqm GEA in one or more land uses comprising Residential (Class C3 and including PRS), Offices (Use Class B1(a), development in Use Classes A1, A2, A3 (retail), A4 (public house), A5 (take away), C1 (hotel), D1 and D2 (community and leisure), car parking, provision of new plant and renewable energy equipment, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting, and for the laying out of the buildings	Planning application validated 27/02/20 / Cumulative
26	55 Vastern Road Also known as SSE	55 Vastern Road Reading RG1 8AJ	182212 190451 200188	Demolition of a number of structures on the site and the erection of a new residential scheme (up to 210 units), with a max height of 11 storeys (up to 36m above ground level) including a new north south pedestrian link, connecting Christchurch Bridge to Vastern Road.	Planning application validated 16/03/20 / Cumulative
27	29-35 Station Road	29 Station Road Reading RG1 1LG	181930	Demolition of the existing vacant 6-storey retail and office building and erection of a replacement basement and part 4, part 22 (with rooftop plant above) storey building to provide flexible retail (ClassA1, A2 or A3) use at part ground floor level, a 135-bedroom hotel (Class C1) at 1st to 16th floors and offices (Class B1a) at 17th to 21st floors, associated servicing from Garrard Street and other associated works. Up to 16 storeys in height.	Information from RBC - granted planning consent following completion of S106 29/10/19. / Future baseline
28	Thames Quarter	Kings Meadow Road Reading RG1 8DQ	182196 190546 190809	Erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works	Granted planning consent 10/3/20 / Future baseline
29	Drew's Ironmongers Buildings	71-73 Caversham Road Reading RG1 8JA	191792	Demolition of former retail warehouse and erection of a new part 1, part 5, part 7 storey mixed-use building comprising 44 residential units, 239 sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.	Planning application validated 19/11/19 / Cumulative
30	Clarendon House	59-75 Queens Road, Reading RG1 4BG	180909	One storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping (amended description)	Information from RBC - granted planning consent following completion of S106 07/02/19. / Future baseline

5 HISTORIC ENVIRONMENT

Introduction

- 5.1 This chapter of Addendum provides an update to Chapter 5: Historic Environment of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the Proposed Development and provides details of any updated technical reports produced since the publication of the December 2018 ES. Based on the historic environment baseline, which remains unaltered, revised planning policy and guidance, and the proposed amendments to the Proposed Development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 5.2 A Historic Environment chapter was prepared by Cotswold Archaeology for the December 2018 ES, which provided an assessment of the likely significant effects of the Proposed Development on the historic environment of the area, and the proposed mitigation measures to be employed. The historic environment chapter was supported by the following appendix:
- Appendix 5.1: Desk Based Assessment.
- 5.3 The December 2018 ES concluded that there would be no significant effects on historic environment as a result of the construction and operation of the proposed development.
- 5.4 During the determination period for the December 2018 application, a number of comments were received from heritage consultees, including Historic England and Reading Borough Council's Historic Buildings Consultant, and the original application was supported by further heritage input including:
- Heritage Rebuttal (dated 5 June 2019); and
 - Heritage Response (dated 14 June 2019).
- 5.5 The latter was prepared to address a request by Historic England to consider additional designated heritage assets, including St Peters Conservation Area to the north-west and the Grade I Listed Greyfriars Church, the Church of St Mary and St Mary's Butts/Castle Street Conservation Area in the town centre to the south, and provide further visualisations. The potential impact of the proposed development on those additional assets requested by Historic England has been addressed in the responses, which should be read alongside the detail provided within Chapter 6: Townscape and Visual Resources and the additional visualisations. The heritage responses concluded that there would be no harm to the significance of these additional designated heritage assets (and, consequently, no significant effects). This chapter of the Addendum includes consideration of the content of the heritage responses in relation to the proposed amendments to the Proposed Development.

Amendments to the Proposed Development and Updated Technical Reports

- 5.6 None of the changes to the Proposed Development described in Chapter 2 would change the information forming the basis of the historic environment assessment. The alterations to the Proposed Development which require consideration with regard to the historic environment include alterations to building footprint (which could affect the archaeological remains) and reduction in building heights (which needs to be considered in relation to the setting of designated heritage assets). This is discussed in more detail in paragraphs 5.16 and 5.17 below, respectively.

- 5.7 The conclusions of Appendix 5.1 of the December 2018 ES, as well as the heritage notes submitted during the determination period for the December 2018 application, remain valid. No new or updated technical reports relevant to historic environment have been produced.

Updates to the Environmental Statement

- 5.8 Following assessment of the Proposed Development, it is considered that amendments to the Proposed Development and changes to the planning policy and guidance would not change the assessment set out within Chapter 5 of the December 2018 ES. The conclusions of this are presented below.

Revised Planning Policy Documents

- 5.9 A number of documents which guided the preparation of the December 2018 ES, which are referred to in Paragraphs 5.2 of the December 2018 ES (for planning policy and legislation) and 5.4 (for guidance), and in Appendix 5.1, have been superseded or revoked. However, the December 2018 ES is considered to be in accordance with the current policy and guidance, for the reasons detailed below.
- 5.10 The December 2018 ES and Appendix 5.1 refer to the National Planning Policy Framework (NPPF), published in 2018. In February 2019, Ministry of Housing, Communities and Local Government published a revised version of the NPPF. As the content of Chapter 16 of the NPPF: Conserving and enhancing the historic environment remains unchanged, and the policies referred to in the December 2018 ES and Appendix 5.1 remain valid, it is concluded that the revision of the NPPF does not affect the conclusions of the December 2018 ES Chapter.
- 5.11 Paragraph 5.2 and Appendix 5.1 of the December 2018 ES refer to local planning policies relevant to the historic environment. In November 2019, Reading Borough Council adopted the Local Plan, which had been in preparation at the time of the publication of the December 2018 ES. The emerging policies were taken into account during the preparation of the December 2018 ES and remain relevant:
- EN1: Protection and Enhancement of the Historic Environment;
 - EN2: Areas of Archaeological Significance;
 - EN5: Protection of Significant View with Heritage Interest; and
 - EN6: New Development in a Historic Context.
- 5.12 It is noted that there are minor differences between the policies text in the March 2018 Submission Draft of the Local Plan and the adopted Local Plan, including addition to policy EN1 a clause relating to the protection of Listed Buildings and their settings. However, this addition assures compliance with other planning policy and legislation, which had been taken into account in the preparation of the December 2018 ES and Appendix 5.1. It is therefore considered that the adoption of the Local Plan, with the minor changes, does not affect the conclusions of Chapter 5 of the December 2018 ES.
- 5.13 Policies contained within the now withdrawn Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policy Document are no longer relevant.

Revised Guidance Documents

- 5.14 The December 2018 ES was guided in its composition by the National Planning Practice Guidance Conserving and Enhancing the Historic Environment (NPPG; 2014). NPPG, which provides further advice in relation to the policies listed in the NPPF, was updated in July 2019. The revised guidance provides greater clarity and brings the document in line with planning policy and other industry guidance. It emphasises the necessity to understand the heritage significance of assets which may be affected by development, provides more clarity with regard to setting of heritage

assets (in line with other guidance documents) and further clarifies the levels of harm as detailed in the NPPF (substantial and less than substantial harm). The December 2018 ES Chapter and Appendix 5.1 followed these guidelines, in line with good practice, planning policy and other guidance documents, and therefore it can be concluded that the documents submitted with the original application are in accordance with the revised guidance.

- 5.15 The December 2018 ES discussed a number of Historic England Advice Notes (HEANs) in Planning. Since the production of the December 2018 ES and Appendix 5.1, additional advice has been issued, including HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019), which provides further guidance on the assessment of the significance of heritage assets in planning context, in accordance with the NPPF. As the December 2018 ES and Appendix 5.1, were prepared in line with the provisions of the NPPF and relevant guidance, the additional guidance does not affect the conclusions of these documents.

Effect on Archaeological Remains

- 5.16 An assessment of the amendments to the Proposed Development, which proposes minor alterations to the building footprint, has concluded that the impacts associated with the Proposed Development upon potential archaeological remains are no different to those previously assessed. As such, it is considered that the discussion of the development effects and mitigation within the December 2018 ES accurately reflects the effects of the Proposed Development upon the archaeological resource within the area.

Effect on Designated Heritage Assets

- 5.17 The December 2018 ES, Appendix 5.1 and heritage notes concluded that the Proposed Development that was the subject of the December 2018 ES would not result in harm to the heritage significance (value) of designated heritage assets in the vicinity of the site (including the Grade II Listed Main Building at Reading General Station) and in the wider townscape (including St Peters Conservation Area to the north-west and the Grade I Listed Greyfriars Church, the Church of St Mary and St Mary's Butts/Castle Street Conservation Area), and no significant effects were identified. The amendments to the Proposed Development include the reduction in height of the tallest structures proposed. It has been assessed that these changes are relatively minor in terms of effect upon the nearby designated heritage assets and the conclusions of the December 2018 ES and associated documents (including the heritage notes submitted during the determination) remain valid.

Conclusions

- 5.18 The December 2018 ES did not identify that the development, as proposed, would result in significant effects on the historic environment. The additional information available does not result in any change to the assessment undertaken. The conclusions of Chapter 5 of the December 2018 ES therefore remain relevant to the Proposed Development, as amended.

6 TOWNSCAPE AND VISUAL RESOURCES

Introduction

- 6.1 This chapter of the Addendum provides an update to Chapter 6: Townscape and Visual Resources of the December ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects on townscape and visual resources as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018 ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 6.2 A Townscape and Visual Resources chapter was prepared by RPS for the December 2018 ES, which provided an assessment of the likely significant effects of the proposed development on townscape and visual resources, and the proposed mitigation measures to be employed. The townscape and visual resources chapter was supported by the following appendices:
- Appendix 6.1: Local Planning Policy Context;
 - Appendix 6.2: Visually Verifiable Montages;
 - Appendix 6.3: Townscape Character Areas; and
 - Appendix 6.4: Cumulative Assessment.
- 6.3 The December 2018 ES concluded that there would be no significant effects on townscape or on visual resources once the proposed development was completed and open.
- 6.4 With regard to visual resources during the construction phase the December 2018 ES concluded that there would be locally significant effects on representative visual receptors in Caversham Road and Station Square North.

Amendments to the Proposed Development and Updated Technical Reports

- 6.5 The changes to the proposed development described in Chapter 2 slightly change the information that forms the basis of the townscape and visual resources assessment. Appendix A6.1 to this Addendum provides an update to the townscape and visual resources chapter of the December 2018 ES.
- 6.6 Parts of Appendices 6.1 and 6.4 of the December 2018 ES have been updated.
- 6.7 Appendix 6.2 of the December 2018 ES which presented the visually verifiable montages is replaced by Annex B of Appendix A6.1 of this Addendum.
- 6.8 Paragraph 6.10 and Appendix 6.1 of the December 2018 ES refers to local planning policies relevant to townscape and visual resources. Since the adoption of the Local Plan (Reading Borough Council, 2019) the following policies still remain relevant, as referred to in the December 2018 ES:
- CC7: Design and the Public Realm;
 - EN5: Protection of Significant Views with Heritage Interest;
 - EN13: Major Landscape Features and Areas of Outstanding Natural Beauty;
 - EN14: Trees, Hedges and Woodland;

- CR2: Design in Central Reading;
- CR3: Public Realm in Central Reading;
- CR10: Tall Building;
- CR11: Station/River Major Opportunity Area;
- CR12: West Side Major Opportunity Area;
- CR13: East Side Major Opportunity Area; and
- CR14: Other Sites for Development in Central Reading.

6.9 Policies contained within the now withdrawn Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policy Document are no longer relevant.

Updates to the Environmental Statement

6.10 Appendix A6.1 assesses the likely significant effect of the amendments to the proposed development as set out in Chapter 2 of this Addendum in light of the additional cumulative schemes, and the changes to the local planning policies following the adoption of the Reading Local Plan in November 2019.

6.11 Consequently, the following December 2018 ES figures are no longer valid with the amendments to the proposed development in place and have been updated by a revised figure in the Addendum Townscape and Visual Resources Assessment (TVRA) as follows

- Figure 6.3: Zone of Theoretical Visibility replaced by Addendum TVRA Figure 1;
- Figure 6.4: viewpoint Location Plan replaced by Addendum TVRA Figure 2; and
- Figure 6.6: Townscape Character and Zone of Theoretical Visibility - replaced by Addendum TVRA Figure 3.

Conclusions

6.12 The conclusion of the Addendum to the Townscape and Visual Resources Assessment is as follows.

6.13 The amended scheme would result in a relatively modest change in the scale and massing of the development proposal in comparison to that of the original scheme of December 2018. In addition, other tall building proposals within Reading Town Centre have received planning consent since submission of the ES for the original scheme in December 2018. Despite these additions to the future baseline against which the amended scheme has been assessed and the minor changes to its height and massing, it is concluded that its likely effects upon the receiving townscape resource and the views from each of the representative viewpoints would be unchanged from that of the original proposal. Further, within each of the additional views requested by Historic England during the consultation period for the original scheme, i.e. representative viewpoints 22 to 25, the visualisations show that the amended scheme (in common with the original proposal) would not be visible within the view from each of these viewpoints.

6.14 With respect to potential cumulative effects, the TVRA within the original ES included an assessment of the potential cumulative effects of the original scheme in association with a development proposal on the Vastern Road Retail Park, albeit in the absence of detailed development proposals for the latter. These are now available and have been used in the assessment of cumulative effects. It is the conclusion to the cumulative assessment that the amended scheme and the development proposed on the Vastern Road Retail Park (the 'Aviva Site') would still result in a potential significant adverse cumulative effect upon the view from representative viewpoint 10 (A4155 Caversham Road) with the greater contribution to that cumulative effect being provided by the development proposal for the Vastern Road Retail Park

given its closer proximity to the viewpoint, its scale and massing. Its cumulative townscape effects upon townscape character areas 1: Station Hill and 22: Vastern Road would, however, remain beneficial.

- 6.15 With respect to the development proposal for the SSE site to the north of Vastern Road, no significant cumulative effects upon views from the representative viewpoints have been assessed. Generally, due to its scale, the amended scheme would make a greater contribution to any cumulative effects upon each of the representative views. It too would result in beneficial cumulative townscape effects in association with the amended scheme on townscape character areas 1: Station Hill and 22: Vastern Road. Finally, for the development proposal on the former Drew Ironmongers Site, any cumulative effects would be broadly the same as those of the amended scheme in isolation, given that this development proposal would result in a relatively modest addition to the Reading townscape.

7 GEOLOGY, HYDROGEOLOGY AND GROUND CONDITIONS

Introduction

- 7.1 This chapter of the Addendum provides an update to Chapter 7: Geology, Hydrogeology and Ground Conditions of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018 ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 7.2 A Geology, Hydrogeology and Ground Conditions chapter was prepared by RPS for the December 2018 ES, which provided an assessment of the likely significant effects of the proposed development and the proposed mitigation measures to be employed. The chapter was supported by the following appendices.
- Appendix 7.1: Phase 1 Preliminary Risk Assessment; and
 - Appendix 7.2: Planning and Legislation.
- 7.3 The December 2018 ES concluded that there would be no likely significant effects on human health or either of the two underlying aquifers.

Amendments to the Proposed Development and Updated Technical Reports

- 7.4 None of the changes to the proposed development described in Chapter 2 would change the information forming the basis of the assessment of geology, hydrogeology and ground conditions.
- 7.5 Appendix 7.1 of the December 2020 ES remains valid.
- 7.6 Appendix 7.2 of the December 2018 ES refers to local planning policies relevant to townscape and visual resources. Since the adoption of the Local Plan (Reading Borough Council, 2019) the following policy still remains relevant, as referred to in the December 2018 ES:
- EN16: Pollution and Water Resources.
- 7.7 Policies contained within the now withdrawn Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policy Document are no longer relevant.
- 7.8 No new or updated technical reports relevant to historic environment have been produced.

Updates to the Environmental Statement

- 7.9 It is considered the revised layout will not change the conclusions of the December 2018 ES.

Conclusions

- 7.10 The December 2018 ES did not identify that the development, as proposed, would result in significant effects to, or from, geology, hydrogeology and ground conditions. The additional information available does not result in any change to the assessment undertaken.
- 7.11 The assessment and conclusions of Chapter 7 of the December 2018 ES therefore remain relevant to the proposed development, as amended.

8 HYDROLOGY AND FLOOD RISK

Introduction

- 8.1 This chapter of the Addendum provides an update to Chapter 8: Hydrology and Flood Risk of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the that ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 8.2 A Hydrology and Flood Risk chapter was prepared by Langmoor for the December 2018 ES, which provided an assessment of the likely significant effects of the proposed development on the local hydrology, drainage and flood risk of the area, and the proposed mitigation measures to be employed. The hydrology and flood risk chapter was supported by the following appendices:
- Appendix 8.1 Legislation and Planning Policy, and
 - Appendix 8.2: Flood Risk Assessment.
- 8.3 The December 2018 ES concluded that there would be no significant effects in relation to hydrological and drainage matters, including flood risk as a result of the construction and operation of the proposed development.

Amendments to the Proposed Development and Updated Technical Reports

- 8.4 Appendix 8.1 set out the legislative and planning policy context for the assessment. The section that refers to local planning policies is updated to reflect the policies set out in the adopted Reading Local Plan (Reading Borough Council, 2019). Thus, policy CS35 Flooding of the Core strategy is replaced with policy EN18 Flooding and Drainage of the Reading Local Plan. In addition, policy AN16 Pollution and Water Resources is also relevant.
- 8.5 A review of the December 2018 ES in light of the proposed amendments to the scheme layout has been undertaken by Langmoor and the impact of the proposed changes considered on drainage and flood risk issues. The revised layout will have no impact on the drainage proposals and will not require any adjustments the strategy remains as presented in the December 2018 ES. The revised layout will result in a slight loss of flood storage compensation necessitating the need to increase the storage volumes on site. A revised Flood Risk Assessment (FRA) has been prepared to address the need to adjust the location of the proposed compensation for the flood storage volumes.
- 8.6 Since the submission of the application two further major planning applications have been lodged, the former SSE site on Vastern Road and the Reading Retail Park at the junction of Vastern Road and Caversham Road, both are residential lead developments (see Tables 4.1 and 4.2). A review of these applications has shown they will not result in an increased flood risk or a reduction in water quality. It is considered the cumulative effect of these developments would result in no change to the findings of the ES as set out in the December 2018 document.

Updates to the Environmental Statement

- 8.7 It is considered the amendments to the proposed development will not change the conclusions of the December 2018 ES. Changes to the flood storage compensation volumes does not change the findings of the original ES.

Conclusions

- 8.8 The December 2018 ES did not identify that the development, as proposed, would result in significant effects on hydrology and flood risk. The additional information available does not result in any change to the assessment undertaken.
- 8.9 The assessment and conclusions of Chapter 8 of the December 2018 ES therefore remain relevant to the proposed development, as amended.

9 TRAFFIC AND TRANSPORT

Introduction

- 9.1 This chapter of the Addendum provides an update to Chapter 9: Traffic and Transport of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018 ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.
- 9.2 It is important to note that the trip generation associated with the 2018 Scheme was subject to review during the determination period in 2019, as a result of further consultation with RBC and the methodology was subsequently amended. Therefore, the '2018 Scheme' in this chapter refers to the details associated with the 2018 application as amended in 2019.

December 2018 ES

- 9.3 A Traffic and Transport chapter was prepared by Steer for the December 2018 ES, which provided an assessment of the likely significant effects of traffic likely to be generated by the proposed development and the proposed mitigation measures to be employed. The traffic and transport chapter was supported by the following appendices:
- Appendix 9.1: Transport Assessment; and
 - Appendix 9.2: Traffic Flows.
- 9.4 The December 2018 ES concluded that there would be no significant effects in terms of traffic and transport as a result of the construction and operation of the proposed development.

Amendments to the Proposed Development

- 9.5 As described in Chapter 2 the revised application includes retail, office, a health and community centre together with residential development. Underground car parking will be provided through the construction of a basement. The retail uses are provided throughout the site fronting public spaces with office and residential uses above.
- 9.6 The proposed changes in quantum per land use between the 2012 Consented Scheme, the 2018 submission and the 2020 proposals are illustrated in Tables 2.1 and 2.2.

Updated Technical Reports

- 9.7 As a consequence of the change in the quantum and mix of the proposed development the Transport Assessment (Appendix 9.1) has been updated. Appendix A9.1 appended to this Addendum replaces the December 2018 Appendix 9.1.
- 9.8 The traffic flows tabulated in Appendix 9.2 have not been updated for the reasons set out under Baseline Conditions below.

Updates to the Environmental Statement

- 9.9 Paragraphs 9.14 and 9.15 and Appendix 9.1 of the December 2018 ES refers to local planning policies relevant to townscape and visual resources. Since the adoption of the Local Plan (Reading Borough Council, 2019) the following policies still remain relevant, as referred to in the December 2018 ES:

- TR1: Achieving the Transport Strategy;
- TR3: Access, Traffic and Highway-related Matters;
- TR4: Cycle Routes and Facilities; and
- TR5: Car and Cycle Parking and Electric Vehicle Charging.

9.10 Policies contained within the now withdrawn Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policy Document are no longer relevant.

Baseline Conditions

9.11 The submitted December 2018 ES sets out the baseline traffic conditions of the surrounding highway network using traffic survey data from 2017 and includes an assessment of committed developments.

9.12 It is important to note that the redevelopment of the Vastern Retail Park (Ref 22; Table 4.2) adjacent to the Site has been included in the submitted assessment as a committed development. It is not considered that existing traffic flows have changed significantly. In addition, there have been no significant changes to highways in the vicinity of the development. Therefore, no further assessment of baseline traffic conditions is required for this ES Addendum.

Trip Generation

9.13 This section sets out the transport-related impact of the development proposals in comparison to the submitted application in 2018.

9.14 The detailed methodology for calculating trip generation is set out in the Transport Assessment (Appendix A9.1).

9.15 The trip generation by mode associated with the 2018 Scheme is set out in Table 9.14 of the December 2018 ES. This is reproduced as Table 9.1 below.

Table 9 1: Submitted Trip Generation (2018 Scheme)

Mode	AM Peak (08:00 - 09:00)			PM Peak (17:00 - 18:00)			12-hour (07:00 - 19:00)		
	Arr	Dep	Total	Arr	Dep	Total	Arr	Dep	Total
Car Driver	7	26	33	32	16	48	185	190	376
Car Passenger	5	4	9	6	6	12	56	57	113
Bus	145	66	211	94	159	253	1295	1282	2577
Rail / Underground	147	116	263	154	179	333	1574	1574	3149
Pedestrians	161	151	312	197	204	401	1848	1854	3701
Cyclists	32	15	48	22	36	57	292	289	581
Motorcyclist	8	5	14	7	10	17	83	82	165
TOTAL	505	384	889	512	609	1,120	5,333	5,329	10,662

9.16 The trip generation by mode associated with the 2020 Scheme is provided in Table 9.2.

Table 9.2: Updated Trip Generation (2020 Proposed Scheme)

Mode	AM Peak (08:00 - 09:00)			PM Peak (17:00 - 18:00)			12-hour (07:00 - 19:00)		
	Arr	Dep	Total	Arr	Dep	Total	Arr	Dep	Total
Car Driver	7	25	32	31	15	46	179	183	362
Car Passenger	5	3	9	4	6	10	51	51	102
Bus	161	63	224	89	170	259	1344	1330	2674
Rail / Underground	162	111	273	146	188	334	1604	1602	3206
Pedestrians	176	146	322	189	214	403	1881	1885	3767
Cyclists	36	15	50	21	38	59	303	300	602
Motorcyclist	9	4	13	6	10	15	79	78	156
TOTAL	556	367	923	485	642	1,127	5,441	5,429	10,870

9.17 The net change in trips by mode associated with the updated proposals are provided in Table 9.3.

Table 9.3: Net Impact by Mode

Mode	AM Peak (08:00 - 09:00)			PM Peak (17:00 - 18:00)			12-hour (07:00 - 19:00)		
	Arr	Dep	Total	Arr	Dep	Total	Arr	Dep	Total
Car Driver	0	-1	-1	-1	-1	-2	-7	-7	-14
Car Passenger	0	-1	-1	-1	0	-2	-5	-6	-11
Bus	16	-3	14	-5	12	6	50	48	98
Rail / Underground	15	-5	10	-8	10	2	30	28	58
Pedestrians	16	-5	11	-8	10	2	34	32	66
Cyclists	4	-1	3	-1	3	1	11	10	21
Motorcyclist	1	-1	0	-2	0	-1	-4	-4	-8
TOTAL	51	-17	34	-27	34	7	109	102	210

9.18 The update in development proposals from the 2018 (as amended in 2019) scheme to the current scheme results in a total increase of 210 two-way trips daily. As can be seen from Table 9.3:

- There will be a slight reduction in car driver and motorcycle trips, with a consequently beneficial impact upon the operation of the surrounding highway network
- There will be a slight increase in trips by other modes, however these can be accommodated on the existing public transport networks and upon the enhanced pedestrian/cycle networks – see below.

Changes to Mitigation

9.19 Compared with the 2018 scheme, it is proposed to enhance provision for pedestrians and cyclists, as follows:

- The Avenue is widened to 7.5 metres and will now be provided with cycle lanes in each direction, linking to the proposed enhanced crossing of Caversham Road.
- Tiger crossings will be provided across The Avenue to provide direct pedestrian links between the station and town centre to the south and the redeveloped Vastern Retail Park to the north.

9.20 These new enhancements will have a positive impact upon future conditions for pedestrians and cyclists.

Conclusions

9.21 This chapter of the ES Addendum examines the impact of the updated development proposals and updates the traffic and transport assessment reported in the December 2018 ES.

9.22 This chapter has been prepared by Steer on behalf of Hermes Investment Management (the 'Applicant') for the an outline planning application with matters reserved with the exception of "Access" "Landscaping" "Layout" and "Scale" for the demolition of all existing buildings and structures; site preparation ; by the redevelopment of the application site for a mix of land uses to include Employment and Business (B1), Residential (C3), Retail (A1), Health and Community Centre (D2) ,car parking, servicing, public and private open space, landscaping, highways, pedestrian and vehicular access and associated works.

9.23 The assessment indicates that the updated development proposals will not materially change the conclusions drawn in the December 2018 ES.

10 AIR QUALITY

Introduction

- 10.1 This chapter of the Addendum provides an update to Chapter 10: Air Quality of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018 ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 10.2 The air quality chapter for the December 2018 ES was prepared by Ensaf Consultants (formerly REC Ltd). It provided an assessment of the likely significant effects on air quality of the proposed development and the proposed mitigation measures to be employed. The air quality chapter was supported by the following appendices:
- Appendix 10.1: Construction Dust Assessment Methodology; and
 - Appendix 10.2: ADMS model inputs.
- 10.3 The December 2018 ES concluded that there would be no significant effects in air quality as a result of the construction and operation of the proposed development.

Amendments to the Proposed Development and Updated Technical Reports

- 10.4 None of the changes to the proposed development described in Chapter 2 would change the information forming the basis of the air quality assessment. As set out in Chapter 9 existing traffic flows have not changed significantly.
- 10.5 Appendices 10.1 and 10.2 of the December 2018 ES remain valid. No new or updated technical reports relevant to air quality have been produced.

Updates to the Environmental Statement

- 10.6 Paragraphs 10.20 to 10.23 of the December 2018 ES set out the relevant local planning policy. These paragraphs are updated to reflect the policies set out in the adopted Reading Local Plan (Reading Borough Council, 2019). Thus, the following policies of the Reading Borough LDF Core Strategy have been replaced:
- CS34 Pollution and Water Resources is replaced with policy EN16 of the Reading Local Plan.
 - CS11 Use of Employment Land for Alternative Uses is replaced with policy EM2 of the Reading Local Plan.
 - CC9 Securing Infrastructure is replaced with policy CC9 of the Reading Local Plan.
 - EN15 Air Quality of the Reading Borough LDF Core Strategy is replaced with policy EN15 of the Reading Local Plan.
 - CR6 Living in Central Reading is replaced with policy CR6 of the Reading Local Plan.
 - CR14: Other Site for Development in Central Reading is replaced with policy CR14 of the Reading Local Plan.

- 10.7 It is assumed that all baseline air quality data remains the same as used for the December 2018 ES. This is considered a valid and worst case assumption.
- 10.8 The Air Quality Assessment considered the potential exposure of future site users to pollution by predicting nitrogen dioxide (NO₂) and particulate matter with an aerodynamic diameter of less than 10µm (PM₁₀) and 2.5µm (PM_{2.5}) concentrations across the development site and representative sensitive receptors. Furthermore, the use of 2017 emissions data for future year scenarios would indicate a robust case assessment has been made and the worst-case air quality impact scenarios have been considered.
- 10.9 As there are no changes to the operational phase, the predicted annual and hourly mean concentrations of NO₂ and PM₁₀ are not materially different to the original modelling, as such the AQO's remain the same as outlined within the original assessment for the Do Something (DS) scenario as this provides a worst case assessment.

Conclusions

- 10.10 Despite the change in the proposed scheme design, the conclusions and outcomes reported within the original December 2018 ES submission remain the same and therefore, based on the assessment results, air quality issues are not considered a constraint to planning consent for the proposed development.

11 NOISE AND VIBRATION

Introduction

- 11.1 This chapter of Addendum provides an update to Chapter 11: Noise and Vibration of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018 ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 11.2 A Noise and Vibration chapter was prepared by DBX Acoustics for the December 2018 ES, which provided an assessment of the likely significant noise and vibration effects of the proposed development and the proposed mitigation measures to be employed. The noise and vibration chapter was supported by the following appendices:
- Appendix 11.1: Acoustic terminology;
 - Appendix 11.2: Legislation and Policy;
 - Appendix 11.3: Standards and Guidance;
 - Appendix 11.4: Noise and Vibration Survey; and
 - Appendix 11.5: Construction Noise Calculations.
- 11.3 The December 2018 ES concluded that there would be no significant effects to noise and vibration as a result of the construction and operation of the proposed development.

Amendments to the Proposed Development and Updated Technical Reports

- 11.4 None of the changes to the proposed development described in Chapter 2 would change the information forming the basis of the noise and vibration assessment. As set out in Chapter 9 existing traffic flows have not changed significantly.
- 11.5 Appendices 11.1, and 11.3 to 11.5 of the December 2020 ES remain valid. No new or updated technical reports relevant to noise and vibration have been produced.
- 11.6 That part of Appendix 11.2 that refers to local planning policies is updated to reflect the policies set out in the adopted Reading Local Plan (Reading Borough Council, 2019). Thus, policy DM4 *Safeguarding amenity* in the Reading Borough LDF Sites and Detailed Policies document is replaced with policy CC8 of the Reading Local Plan.
- 11.7 Policy CS34 *Pollution and Water Resources* of the Reading Borough LDF Core Strategy is replaced with policy EN16 of the Reading Local Plan.
- 11.8 Policies RC1e *North of Station* and RC9 *Living in the Centre* of the Reading Borough LDF Reading Central Area Action Plan is replaced with policies CR11 and CR6 respectively of the Reading Local Plan.

Updates to the Environmental Statement

- 11.9 It is considered the amendments to the proposed development will not change the conclusions of Chapter 11 of the December 2018 ES.

Conclusions

- 11.10 The December 2018 ES did not identify that the development, as proposed, would result in likely significant effects with regard to noise and vibration. The additional information available does not result in any change to the assessment undertaken.
- 11.11 The assessment and conclusions of Chapter 11 of the December 2018 ES therefore remain relevant to the proposed development, as amended.

12 COMMUNITY AND SOCIO-ECONOMICS

Introduction

- 12.1 This chapter of the Addendum provides an update to Chapter 12: Community and Socio-economics of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 12.2 A Community and Socio-economic chapter was prepared by Chartplan for the December 2018 ES, which provided an assessment of the likely significant community and socio-economic effects of the proposed development and the proposed mitigation measures to be employed.
- 12.3 The community and socio-economic chapter was not supported by any appendices:
- 12.4 The December 2018 ES concluded that the proposed development will bring forward a series of social and economic benefits to the site and the local Reading area including: job and training opportunities, additional private and affordable housing, increased local expenditure, enhanced healthcare and education provision as well as a series of local environmental improvements.

Amendments to the Proposed Development and Updated Technical Reports

- 12.5 No technical reports relevant to the community and socio-economic chapters have been produced.

Updates to the Environmental Statement

- 12.6 Paragraphs 12.21 to 12.32 of the December 2018 ES set out the relevant local planning policy. These paragraphs are updated to reflect the policies set out in the adopted Reading Local Plan (Reading Borough Council, 2019). Thus, the following policies of the Reading Borough LDF Core Strategy have been replaced:
- CS3 Social Inclusion and Diversity and CS5 Inclusive Access are replaced with CC7 of the Reading Local Plan.
 - CS10 Location of Employment Development and CS1 Employment Development are replaced with EM1 and EM2 of the Reading Local Plan.
 - CS29 Provision of Open Space is replaced with EN9 of the Reading Local Plan.
 - CS31 Additional and Existing Community Facilities and CS32 Impacts on Community Facilities are replaced with OU1 of the Reading Local Plan.
- 12.7 The following policies of the Reading Borough LDF Sites and Detailed Policies have been replaced:
- DM6 Affordable Housing is replaced with H3 of the Reading Local Plan.
 - DM10 Private and Communal Outdoor Space is replaced with H10 of the Reading Local Plan.
 - DM15 Provision of Public Open Space is replaced with EN7 of the Reading Local Plan.
- 12.8 The following policies of the Reading Borough LDF Reading Central Area Action Plan have been replaced:

- RC1e North of Station is replaced with CR11e of the Reading Local Plan.
- RC7 Leisure, Culture and Tourism in the Centre is replaced with CR4 of the Reading Local Plan.
- RC9 Living in the Centre is replaced with CR6 of the Reading Local Plan.
- RC14 Public Realm is replaced with CR3 of the Reading Local Plan.

12.9 The amendments to the proposed development would not change the assessment set out within Chapter 12 of the December 2018 ES.

Conclusions

- 12.10 The December 2018 ES did not identify that the development, as proposed, would result in community and socio-economic significant effects. The changes to the proposed development and additional information available do not result in any change to the assessment undertaken.
- 12.11 The assessment and conclusions of Chapter 12 of the December 2018 ES therefore remain relevant to the proposed development, as amended.

13 FURTHER INFORMATION

Introduction

- 13.1 This chapter of the Addendum provides an update to Chapter 13: Further Information of the December 2018 ES and should be read alongside that chapter. This chapter considers the key findings of the December 2018 ES in terms of the likely significant effects as a result of construction and operation of the proposed development and provides details of any updated technical reports produced since publication of the December 2018 ES. Based on the updated information and the proposed amendments to the proposed development, this chapter considers whether there would be any changes to the conclusions of the EIA process.

December 2018 ES

- 13.2 The chapter on further information in the December 2018 ES was prepared by RPS and was concerned solely with biodiversity matters. The chapter was supported by the following appendix.
- Appendix 13.1: Preliminary Ecological Appraisal.
- 13.3 The December 2018 ES concluded that the site is not covered by any statutory or non-statutory wildlife site designation and its redevelopment is highly unlikely to have a direct or indirect adverse impact on any local wildlife site as they are all completely isolated from the site by existing urban infrastructure.
- 13.4 With regard to habitats and vegetation the appraisal reported that the site consists primarily of hard standing and buildings with only small sections of the site supporting vegetation. The trees on site were all non-native and semimature/immature, and the small strips of semi-improved neutral grassland on the western boundary were species-poor and derived from neglected amenity grassland. None of the habitats on site were considered to be of elevated ecological or nature conservation value.
- 13.5 With regard to protected species, the buildings on site lacked features that could be used by roosting bats or nesting black redstarts and overall the site was not considered to be of value to any protected animal species, other than small numbers of common birds that may breed in the trees and scattered scrub within the site.

Amendments to the Proposed Development and Updated Technical Reports

- 13.6 None of the changes to the proposed development described in Chapter 2 would change the information forming the basis of the preliminary ecological appraisal. The ecological information which was compiled in 2018 remains valid.
- 13.7 No new or updated technical reports relevant have been produced.

Updates to the Environmental Statement

- 13.8 The amendments to the proposed development would not change the assessment set out within Chapter 13 of the December 2018 ES.

Conclusions

- 13.9 The December 2018 ES did not identify that the development, as proposed, would result in significant effects on biodiversity. The changes to the proposed development and additional information available do not result in any change to the assessment undertaken.
- 13.10 The assessment and conclusions of Chapter 13 of the December 2018 ES therefore remain relevant to the proposed development, as amended.