

Brian Conlon
Principal Planner - Planning Section
Directorate of Environment and Neighbourhood Services
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

PLANNING PORTAL REF: PP-08479229

17127/A3/MJ
21st February 2020

Dear Brian,

RE: READING STATION PARK/VASTERN COURT, VASTERN ROAD, READING
OUTLINE PLANNING APPLICATION FOR A COMPREHENSIVE REDEVELOPMENT PROPOSAL
ON BEHALF OF AVIVA LIFE & PENSIONS UK LTD

Further to our ongoing discussions, on behalf of Aviva Life & Pensions UK Ltd. we have pleasure in enclosing an outline application for the comprehensive redevelopment of Reading Station Park, Vastern Road, Reading.

The description of development is as follows:

"Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 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; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure; engineering operations. All development, works and operations to be in accordance with the approved Development Parameters Schedule and Plans."

Please find enclosed the following documentation for your consideration:

Planning Application

- Planning Application Booklet comprising:
 - Description of Development;
 - Application forms & ownership and agricultural certificates;
 - Residential unit supplementary information form;



FS 29637

Registered in England
Number: OC342692

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The Blade
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- CIL additional information form;
- Site Location Plan Drawing Ref: 17043-P0-000;
- Site Block Plan Drawing Ref: 17043-P0-001;
- Existing Site Elevations Sheet 1 Drawing Ref: 17043-P0-003;
- Existing Site Elevations Sheet 1 Drawing Ref: 17043-P0-004;
- Development Parameters Schedule and Plans.

Supporting Documentation

- Planning Statement (including draft s.106 Heads of Terms)
- Design & Access Statement (including illustrative masterplan and landscape principles)
- Design Code
- Statement of Community Involvement
- Economic Benefits Statement
- Transport Assessment (including servicing and delivery details)
- Interim Travel Plan
- Energy & Sustainability Statement Residential
- Energy & Sustainability Statement Non-residential
- BREEAM Predictive Assessment
- Utilities Assessment
- Arboriculture Impact Assessment (inc. Tree Survey)
- Operational Waste Management Plan
- Site Waste Management Plan
- Environmental Statement covering the following topics:
 - Socio- Economics;
 - Air Quality;
 - Noise & Vibration;
 - Wind Microclimate;
 - Daylight, Sunlight, Overshadowing & Solar Glare and
 - Townscape & Visual Impact.
- Environmental Statement Appendices:
 - Ground Contamination Preliminary Risk Assessment;
 - Ecological Impact Assessment;
 - Flood Risk Assessment (including Drainage Strategy); and
 - Historical Environment Assessment.

The application has been submitted electronically via the planning portal and we confirm that the application fee of £8,316 has been paid via the portal. Our client would be happy to provide hard copies of the application package, if helpful. In due course we can discuss how many copies would be appropriate.

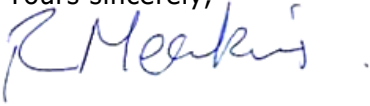
Due to the restrictive nature of the planning application and CIL additional information forms, for clarity the following points should be noted:

- i) For the existing A1 floorspace the gross internal floorspace (sqm) has been provided. The net trading floorspace is not known or considered relevant to the consideration of the planning application;
- ii) The proposed new floorspace has been provided as a total GIA. The breakdown between uses is provided in the Development Parameters for which planning permission is sought;
- iii) The proposed employment figure given is an estimated minimum; and

- iv) The maximum residential and non-residential floorspaces stated on the CIL additional information form, do not take account of the overall floorspace cap, stated in the description of development and Development Parameters for which planning permission is sought.

We look forward to confirmation of the formal validation of the application and our continued discussions through to application determination.

Yours sincerely,



ROBIN MEAKINS

Senior Planning Partner

Enc. Planning Application Package