



Planning Statement

Unit 1, The Micro Centre, Gillette Way, Reading, RG2 0LR

Change of Use to D2 Yoga Studio an elevation and landscape amendments

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1 Executive Summary

1.1 Executive Summary

- 1.1.1 This planning application seeks planning permission for the change of Use to D2 Yoga Studio an elevation and landscape amendments at Unit 1, The Micro Centre, Gillette Way, Reading, RG2 0LR.
- 1.1.2 The principle of the development is supported by the Development Plan and forthcoming legislation in respect of the Use Class Order and permitted development.
- 1.1.3 The Local Plan supports the provision of leisure uses adjacent to the Whitely District Centre to complement and expand the existing uses.
- 1.1.4 The proposed design is acceptable and the external amendments to the property do not impact on the character of the area.
- 1.1.5 The proposed development will not have any impact on the amenity of neighbours.
- 1.1.6 The proposed parking arrangements are acceptable.
- 1.1.7 There are no technical impediments to the granting of planning permission.
- 1.1.8 On balance, the proposed development is compliant with all levels of planning policy and will bring a significant number of benefits to the area, including the re-use of a previously developed site.
- 1.1.9 The development will therefore achieve a sustainable development.

2 Introduction and Purpose

2.1 Introduction

- 2.1.1 This statement represents a Planning Statement submitted in support of the planning application for the change of Use to D2 Yoga Studio an elevation and landscape amendments (the 'proposed development') at Unit 1, The Micro Centre, Gillette Way, Reading, RG2 0LR (the 'site').
- 2.1.2 The proposed use will be for Hotpod Yoga.
- 2.1.3 It is intended that the yoga studio will open at 7am and close at 10pm Monday to Friday, and 9am to 6pm Saturday and Sunday. Initially it is proposed to offer 18 classes per week, increasing to a maximum of 30-35 classes a week, should the studio be successful - starting with 3 classes per day Mon-Fri, and then 2 on Saturday, and 1 on Sunday. This will increase to 4-5 per day during the week, and 3 on Saturday and Sunday.
- 2.1.4 Yoga classes are within a 'pod' inside the unit. The Pod is 6.2m wide x 11.1m long x 2.8m high and the maximum capacity will be 20 customers and 1 instructor.
- 2.1.5 The proposed unit will also contain an upgraded wc as well as new showers and changing areas.
- 2.1.6 Externally, the proposed development seeks a new entrance from Gillette Way as well as a new footpath from the highway. A cycle store will also be provided. New signage is also proposed. At this stage it is envisaged that the signs will not need advertisement consent.

2.2 Purpose

- 2.2.1 Planning law¹ requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.2.2 The Courts² have determined that it is enough that a proposal accords with the development plan when considered as a whole. It is not necessary to accord with each and every policy contained within the development plan. Indeed, it is not at all unusual for development plan policies to pull in different directions.
- 2.2.3 The position was also clarified by Patterson J in *Tiviot Way Investments Ltd v Secretary of State for Communities and Local Government and Stockton-on-Tees BC* [2015] EWHC 2489 Admin) at paragraph 31:

¹ Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

² See for example *BDW Trading Ltd. v Secretary of State for Communities and Local Government* [2016] EWCA Civ 493; [2017] P.T.S.R. 1337, at paragraphs 18 to 23; *Gladman Developments Ltd. v Canterbury City Council* [2019] EWCA Civ 669; [2019] P.T.S.R. 1714, at paragraphs 21 and 22; and *Chichester District Council v Secretary of State for Housing, Communities and Local Government* [2019] EWCA Civ 1640; [2020] 1 P. & C.R. 9, at paragraphs 31 and 32).

I do not accept, lest it be thought to establish the proposition, that the case of Hampton Bishop (supra) establishes that a breach of one key policy was sufficient to find conflict with the development plan as a whole.

- 2.2.4 The Planning & Compulsory Purchase Act 2004 defines the Development Plan for the purposes of this assessment process as the strategy for the region in which the site is located and development plan documents, taken as a whole, which have been approved or adopted for the area.
- 2.2.5 The purpose of this statement is therefore to identify Development Plan policies that are relevant in the assessment of the development proposals. Then to determine if the proposals conflict with their provisions and if they do, to determine whether there are material considerations which outweigh such conflict.

3 Site Location, Description and History

3.1 Site Location and Description

- 3.1.1 The application site lies within the Micro Centre on the eastern side of Gillette Way and sits adjacent to the road on the northern side of the Micro Centre.
- 3.1.2 The property consists of a single storey industrial unit constructed mainly of brick with parking for two vehicles to the frontage.



Front Elevation



Gillette Way Elevation

- 3.1.3 The site is within a mixed commercial area. The Micro centre contains mainly B1(c) and sui generis uses although some units are open to the public in more retail / trade counter uses.
- 3.1.4 To the north of the site is a retail use and to the east is a retail, gym and public house development. Gillette Way generally contains office, warehouse and industrial uses.
- 3.1.5 The site is well served by public transport and bus stops on Gillette Way provides regular bus services between central Reading and GreenPark and Three Mile Cross (for Park and Ride).
- 3.1.6 In addition, other regular services run close to the site along Basingstoke Road between central Reading and Whitely Wood.

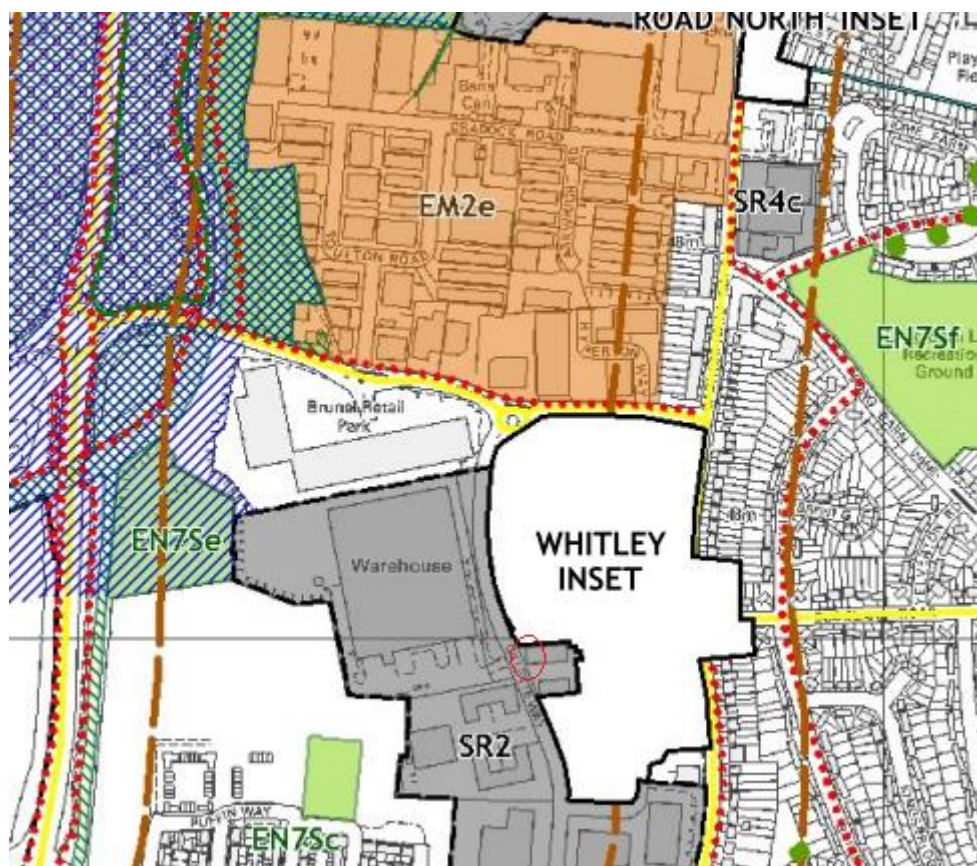
3.2 Planning History

- 3.2.1 The unit has had previous applications for use within Use Class B8 (Ref: 090306), for signage (Ref: 090556) and for use as a trade counter (Ref: 100941).

4 Development Plan Context, Designations and Material Considerations

4.1 Development Plan Context and Designations

- 4.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. This represents the starting point for assessing the development prospects for a particular site or property.
- 4.1.2 The Development Plan context in Reading is provided by the **Reading Borough Local Plan (2019)**.
- 4.1.3 The **Proposals Map** confirms that the site is within the area designated as 'SR2'. The site sits just outside the 'Air Quality Management Area'



- 4.1.4 The site is within Flood Zone 1 and is therefore at the lowest risk of flooding. There are no nearby listed buildings.

4.2 Relevant Development Plan Policies

- 4.2.1 The following policies of the Local Plan are considered to be relevant:
- CC1: Presumption in Favour of Sustainable Development
 - CC2: Sustainable Design and Construction
 - CC5: Waste Minimisation and Storage

- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- EN14: Trees, Hedges and Woodland
- EM2: Location of New Employment Development
- EM3: Loss of Employment Land
- EM4: Maintaining a Variety of Premises
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging
- RL1; Network and Hierarchy of Centres
- RL2: Scale and Location of Retail, Leisure and Culture Development
- OU4: Advertisements
- SR2: Land North of Manor Farm Road Major Opportunity Area

4.2.2 These are discussed below, where relevant.

4.3 Material Consideration – National Planning Policy Framework

4.3.1 The Government’s National Planning Policy Framework (February 2019) (the ‘Framework’) is a material consideration in the assessment of development proposals. The Framework confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.

4.3.2 The Framework confirms that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

4.3.3 The Framework emphasises that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged.

- 4.3.4 The Framework confirms that at its heart is a presumption in favour of sustainable development and that for decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.3.5 In terms of design, the Framework confirms that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.3.6 Planning decisions are required to ensure that developments:
- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 4.3.7 Paragraph 130 advises that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.
- 4.3.8 Paragraph 131 confirms that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.3.9 The proposed development will meet the above objectives. This is discussed below.

- 4.3.10 The Framework also provides policy guidance on promoting sustainable transport and in paragraph 109 confirms that ‘Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe’.
- 4.3.11 In addition, the NPPF offers guidance in respect of development for town centre and leisure uses and confirms in paragraph 86 that Local planning authorities should apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- 4.3.12 In addition, paragraph 87 confirms that when considering edge of centre and out of centre proposals, preference should be given to accessible sites which are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.
- 4.3.13 In addition, paragraph 80 confirms that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 4.3.14 An assessment of the Framework confirms that the proposed development is consistent with national planning policies and this provides further support for the proposed development. This is discussed in more detail below.

4.4 Material Consideration –Supplementary Planning Guidance

- 4.4.1 The **Employment, Skills and Training Supplementary Planning Document** (2013) Provides detailed guidance on how we expect developers to contribute to employment initiatives, such as creating apprenticeship, employment and training opportunities for the local workforce
- 4.4.2 The **Revised Parking Standards and Design Supplementary Planning Document** (2011) Provides guidance on the levels of parking required as part of new developments.
- 4.4.3 The **Planning Obligations under Section 106 Supplementary Planning Document** (2015) Sets out how planning obligations under Section 106 for new development will be secured, in the context of the Community Infrastructure Levy.
- 4.4.4 The **Sustainable Design and Construction Supplementary Planning Document** (2019) Contains further guidance on the sustainability policies in the Reading Borough Local Plan.

5 Planning Assessment

5.1 Introduction

5.1.1 The following assessment considers the relevant Development Plan policies identified in the preceding section and the degree to which the proposed development complies with their provisions or not as the case may be.

5.1.2 From a review of the Development Plan it is considered that the following planning issues are material to the determination of the application.

- Principle of development and land use;
- Design and impact on the character of the area;
- Impact on neighbouring amenity;
- Highways, access and parking;
- Sustainability and drainage;
- Impact on trees and biodiversity; and
- S106 and CIL

5.1.3 These issues are discussed in more detail below.

5.2 Principle of development and land use

5.2.1 The site is located within the urban area and constitutes previously developed land and therefore the presumption in favour of sustainable development will apply in accordance with Local Plan Policy CC1 and the NPPF.

5.2.2 Policy RL1 confirms that the site is adjacent to Whitley District Centre and therefore would form an 'edge of centre' site in accordance with the National Planning Policy Framework definition within the Glossary³.

5.2.3 The site is not within a Core Employment Area as defined by Policy EM2. In this respect Policy EM3 seeks a retention of employment uses. In addition, Policy EM4 seeks that a range of types and sizes of units should be present in the Borough, and proposals should maintain or enhance this range.

5.2.4 However, the unit is currently vacant and is small (approximately 107m²) and ideally suited for the proposed use and its location adjacent to other leisure uses as well as employment and residential uses to attract local workers and residents to classes.

³ Edge of centre - For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

5.2.5 In this respect, Policy RL2 supports the provision of leisure uses and states that provision will be made for up to 34,900 sq m of retail and related facilities in Reading to 2036, together with new leisure facilities. Retail and main town centre leisure and culture development, where it would mean a net gain of over 2,500 sq m, will take place in, or as an extension to, the centre of Reading, unless it is on a site allocated for such development. Where a need for additional development has been identified, and no sites are available in or adjoining the centre of Reading, or other defined centres, a sequential approach should be adopted to identifying alternative sites. All development will comply with the relevant tests for retail, leisure and culture development set out in national policy.

5.2.6 However, the site also lies within the 'Land North of Manor Farm Road Major Opportunity Area' which is envisioned as '*a new residential community linking to Kennet Island and centred on an extended Whitley district centre*' and the aspirations for the site allocation are outlined in Policy SR2 which states that redevelopment of the Manor Farm Road site will primarily be for housing (between 680-1,020 dwellings), an extension to the Whitley District Centre, school provision and open space and public realm improvements, but also include small employment units to replace the Micro Centre, community uses, in addition to a limited amount of employment uses.

5.2.7 The Policy states that development will:

- i. *Not be piecemeal in nature but will only be in appropriately sized/arranged sites that will promote the integration of Kennet Island with the established areas of Whitley to the east. Proposals should be designed in the context of a wider development of the area;*

Although the proposed use is only part of the Micro Centre and could be considered piecemeal it is acknowledged that full-scale redevelopment would be difficult in the short-term due to different users with varying length leases. However, full scale redevelopment of the Micro Centre longer term would still be possible in line with the Council's aspirations as the Applicant does not have a long-term lease.

- ii. *Incorporate measures to facilitate improved pedestrian and cycle permeability, in particular east/west links across Basingstoke Road and through to Kennet Island;*

The proposed development will enable a better pedestrian link to the unit.

- iii. *Enhance the Basingstoke Road frontage to reflect the scale and character of existing residential development to the east;*

The proposed development does not face Basingstoke Road. However, the Gillette Way frontage will be enhanced.

- iv. *In meeting the Council's sustainability requirements, secure energy from a decentralised energy source;*

The use of decentralised energy is not appropriate to a change of use.

- v. *Include transitional non-residential uses along the frontage of Manor Farm Road to reflect the commercial nature of land to the south and to avoid introducing new homes into an area where existing commercial activities could detract from the amenities of future residential occupants;*

This is not relevant.

- vi. *Maintain and enhance the vitality and viability of the Whitley District Centre through the provision of additional complementary community facilities and smaller retail units, but not retail warehousing, to serve the local community;*

The proposed use will enhance the Whitley District Centre with a complementary use adjacent to the existing leisure uses.

- vii. *Make relevant and necessary contributions to enhance and improve the existing community facilities in the wider Whitley area;*

This is not relevant.

- viii. *Take account of potential surface water flooding, and potentially contaminated land, and ensure that there is no adverse effect on water quality;*

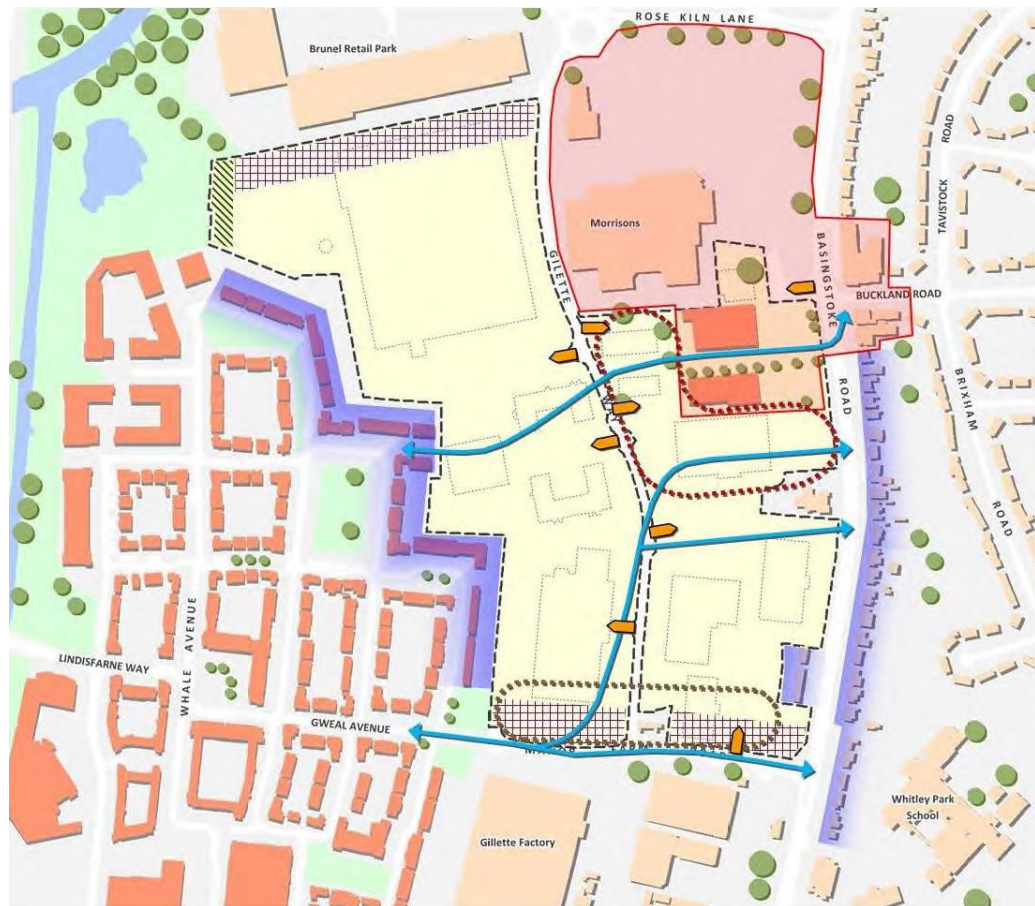
The proposed change of use will not have any impact on surface water or contamination.

- ix. *Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required; and*

The existing infrastructure will be used.

- x. *Take account of potential archaeological significance.*

The proposed change of use will not have any impact on archaeology.



Key

	Sub-area boundary		Nearby sensitive location—low-rise residential		Potential for town centre uses as expansion of district centre
	Major Opportunity Area		Vehicle access point		Potential for commercial uses as transition to employment area
	Footprint of existing building in Major Opportunity Area		Key movement corridor (pedestrian and/or cycle)		Landscaped buffer to nature reserve
	Existing building		District centre		Need for strong buffer to existing commercial uses
	Recent building or building under construction				

5.2.8 The supporting text to the policy confirms that:

An opportunity to extend the Whitley district centre was also identified when the site was originally designated, and this has led to the development of former offices for a new foodstore, gym and public house. There may be opportunities to provide further facilities to extend the centre.

5.2.9 The proposal would provide a complementary use for these new town centre uses. In the determination of these adjacent town centre uses the Report to the Planning Committee confirmed their acceptability and the Micro Centre is surrounded on three sides by this retail and leisure development.

5.2.10 As the site falls within the area identified as the extension to the Whitley District Centre the proposed use for a D2 Yoga is an appropriate town centre use in this location.

5.2.11 For this reason, the proposed land use is in accordance with the requirements of Site Allocation SR2 and there is no conflict with this policy.

- 5.2.12 The site is allocated as an extension to the existing District Centre in an up to date plan, and it is therefore considered that the proposed development, which is for a use appropriate in a centre, does not conflict with Paragraph 86 of the NPPF or the requirements of Policy RL2 and neither an impact assessment or Sequential Assessment is required.
- 5.2.13 In addition, a significant material consideration is the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020/757 which comes into force on 1st September 2020 and amends the Use Classes Order.
- 5.2.14 The revised Use Classes Order provides for new use classes: Class E (commercial, business and service) which subsumes previous use classes: A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), B1 (business). Classes F.1 and F.2 subsume some of the previous use classes which were specified as D1 (non-residential institutions) and class D2 (assembly and leisure).
- 5.2.15 In this respect, the application site will have a future permitted development right to change from B1(c) to D2 and back again without the need for planning permission.
- 5.2.16 Therefore, there can be no sustainable objections to the principle of the change of use.

5.3 Design and impact on the character of the area

- 5.3.1 Paragraph 124 of the NPPF confirms that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.3.2 Paragraph 127 states that planning decisions should aim to ensure that developments function well and add to the overall quality of the area; establish a strong sense of place; optimise the potential of the site to accommodate development; are sympathetic to local character and history, and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 5.3.3 Paragraph 130 advises that where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development
- 5.3.4 Paragraph 131 advised that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 5.3.5 These principles are also reflected in the provisions of Local Plan Policy CC7 which states that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

- 5.3.6 The various components of development form, including Layout: urban structure and urban grain; Landscape; Density and mix; Scale: height and massing; and Architectural detail and materials will be assessed to ensure that the development proposed makes a positive contribution to the urban design objectives.
- 5.3.7 The proposed amendments to the building are minor in nature and the provision of a new door will allow a more active frontage for the unit onto Gillette Way and improve the appearance in the streetscene.
- 5.3.8 The proposed footpath will provide a better access from the street without detriment to the character of the area.
- 5.3.9 The proposed cycle store will be largely hidden behind the hedge. In addition, the appearance can be controlled by condition if necessary.
- 5.3.10 Policy OU4 confirms that advertisements will respect the building or structure on which they are located and/or their surroundings and setting in terms of size, location, design, materials, colour, noise, lettering, amount and type of text, illumination and luminance, and will not have a detrimental effect on public safety. The cumulative impact of adverts will be taken into account, and a proliferation of advertisements that detrimentally affects visual or aural amenity or public safety will not be acceptable.
- 5.3.11 The proposed signs will be similar in size (if not smaller) and location to the signs which previously existed on the unit and the Micro Centre as a whole has a variety of different signs as shown below:



- 5.3.12 Nevertheless, the proposed signs will not be illuminated and would likely benefit from Deemed Consent in accordance with the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 5.3.13 However, this can be further controlled by condition if necessary.

- 5.3.14 In this respect the proposed development makes only minor alterations to the external appearance of the property and will not have any detrimental impact on the character of the area.

5.4 Impact on neighbouring amenity

- 5.4.1 Policy CC8 states that development should not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:

- Privacy and overlooking;
- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety; or
- Wind, where the proposals involve new development of more than 8 storeys.

- 5.4.2 However, the site is not within a residential area but within an area designated as an expanded District Centre and the nearest residential uses are in Woolhampton Way (120m) and Basingstoke Road (160m).

- 5.4.3 In this respect, there will be no loss of amenity for any neighbouring residents.

- 5.4.4 In addition, the nature of the use will not have any detrimental impacts on any adjoining retail, leisure or commercial uses.

5.5 Highways, access and parking

- 5.5.1 Policy TR3 states that in determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

- 5.5.2 The proposed development does not propose any alterations in respect of vehicular access and only in relation to pedestrian access. Although cycle parking is provided it is not intended that cyclists would cycle on the pavement.

- 5.5.3 In this respect, there should be no impacts on the highway network as a result of the proposed change of use.

- 5.5.4 Policy TR5 of the Local Plan states that development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.
- 5.5.5 The Parking Standards and Design SPD confirms that the site is within the 'Secondary Core Area' (Zone 3) and is therefore within 400m of high frequency bus services.
- 5.5.6 In respect of D2 uses (for health club and gym use), the parking standards require a **maximum** of 1 space per 30m².
- 5.5.7 Therefore, the maximum parking standard for the proposal (approx. 107m²) would be 3.5 spaces.
- 5.5.8 As shown on the submitted plans the unit has two off-street parking spaces and therefore the shortfall from the maximum provision is only 1 space.
- 5.5.9 In addition, the minimum cycle parking requirement for the proposed use would be 1 space per 6 staff & 1 space per 40 m². There will be only 1 Instructor for each class and therefore based on the floorspace there is only a requirement for at least 4 cycle parking spaces.
- 5.5.10 The proposed cycle store (which can be further secured by condition) will be capable of cycle parking in excess of the minimum requirement.
- 5.5.11 Therefore, in accordance with the above and the sustainable location of the site there are unlikely to be any highways impacts as a result of the proposal.
- 5.5.12 Policy TR5 also states that within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point. In this respect, this is not relevant as there are only 2 spaces.
- 5.5.13 Therefore, in accordance with the NPPF which confirms that 'development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe' there should be no highways objections.

5.6 Sustainability

- 5.6.1 Paragraph 148 of the NPPF seeks to support the transition to a low carbon future.
- 5.6.2 In addition, paragraph 150 states that new development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.
- 5.6.3 Local Plan Policy CC2 states that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

- 5.6.4 The proposed development wholeheartedly achieves this in the promotion of a highly sustainable building and will seek to use energy efficient appliances and water saving measures in toilet and shower facilities.
- 5.6.5 However, the application is not a major development and therefore there is no policy requirement for an Energy Assessment.
- 5.6.6 However, the details of energy efficiency can be controlled by a suitably worded condition if necessary.

5.7 Impact on trees and biodiversity

- 5.7.1 Local Plan Policy EN14 seeks that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended.
- 5.7.2 The proposed development does require the removal of part of an existing hedge to allow for the new footpath to pass through.
- 5.7.3 However, as shown below the existing hedge is of poor quality and badly maintained and offers no landscape value.



- 5.7.4 The proposed external amendments and footpath will enhance the streetscape on this part of Gillette Way and the remainder of the hedge can be enhanced if necessary and will be better maintained.
- 5.7.5 Therefore, there are no conflicts with the above policy.

5.8 Waste and Recycling

- 5.8.1 Policy CC5 states that development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting.
- 5.8.2 The proposed use is not likely to generate large amounts of waste and will be capable of internal storage of waste and recycling until collection.

5.9 CIL and development contributions

- 5.9.1 In addition, in accordance with the Community Infrastructure Levy (CIL) Regulations no s106 contributions have been identified as a result of the restrictions on pooled contributions.

6 Summary and Conclusion

6.1 Summary

- 6.1.1 In summary, this statement represents a Planning Statement submitted in support of the planning application for the change of Use to D2 Yoga Studio an elevation and landscape amendments at Unit 1, The Micro Centre, Gillette Way, Reading, RG2 0LR.
- 6.1.2 The purpose of this statement is to identify Development Plan policies that maybe relevant in the assessment of the development proposal; and to consider whether the proposal conflicts with their provisions and, if so, whether there are material considerations that outweigh any conflict with the Development Plan.
- 6.1.3 An assessment of the relevant planning policies in the adopted Development Plans confirms that there is no significant conflict with their provisions and that the statutory test imposed by Section 70(2) of the Town and Country Planning Act and Section 38(6) of the Planning and Compulsory Purchase Act 2004 is met.
- 6.1.4 The National Planning Policy Framework is a material consideration in the assessment of the development proposal. An assessment of the Framework confirms that the proposed development is consistent with national planning policies and provides further support.
- 6.1.5 The above confirms that:
- The principle of the development is supported by the Development Plan.
 - The proposed design amendments are acceptable.
 - The proposed development will not have any impact on the amenity of neighbours.
 - The proposed parking arrangements are acceptable.
 - There are no technical impediments to the granting of planning permission.
- 6.1.6 Furthermore, the proposed change of use will be permitted development from 1st September 2020.

6.2 Conclusion

- 6.2.1 In conclusion, the proposed development is considered compliant with the relevant provisions of the Development Plan. Planning law dictates that this justifies a grant of planning permission.
- 6.2.2 Assessment against the policies contained within the Framework, which is a material consideration, further confirms that the development can be considered to be a form of sustainable development and therefore benefit from the presumption in favour of sustainable development which is a golden thread running through decision-taking.
- 6.2.3 The proposal is therefore promoted on this basis and that it can be supported and receive a grant of planning permission.

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