



PLANNING STATEMENT

Phase 1 – Plots E & F
Station Hill, Reading, RG1 1NF

October 2020

DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Tel: 020 7004 1700
Fax: 020 7004 1790

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GLOSSARY:

Term to be used	Definition
Applicant	SH Reading Master LLP
The Site	Station Hill, Reading, RG1 1NF
Phase 1 (the South Site)	Plots E and F, comprising land between Friar Street (south) and Garrard Street (north), bisected by Friars Walk
Plot E	The proposed Plot E building situated west of Friars Walk
Plot F	The proposed Plot F building situated east of Friars Walk
The Outline Planning Permissions	The Station Hill Outline Planning Permission (ref. 130436 as amended by 151427 and 190441) and The Telecom House Outline Planning Permission (ref. 151426 as amended by 190442)
The s.106 Agreement	The s.106 Agreement dated 19 December 2019 associated with The Outline Planning Permissions
The Section 96a Applications	The two s.96a application which amend the description of the Outline Planning Permissions
The Section 73 Applications	The two s.73 applications which propose minor material amendments to the Outline Planning Permissions
The Reserved Matters Applications	The two RMA applications which provide access, scale, layout, appearance and landscaping details for the proposed Plot E and Plot F buildings
RBC	Reading Borough Council

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by DP9 Ltd to accompany a suite of six applications comprising 2 x Reserved Matters, 2 x packages of condition details and 2 x Section 73 amendments and 2 x Section 96a amendments pursuant to Outline Planning Permission ref. 190441 and 190442 (hereafter referred to as the ‘Outline Planning Permissions’). This package of applications is submitted on behalf of SH Reading Master LLP (hereafter referred to as the ‘Applicant’) for the redevelopment of the Station Hill, Reading, RG1 1NF site (hereafter referred to as the ‘Site’).

The Planning Application

- 1.2** The operative planning permissions for the Site are Outline Planning Permission ref. 190441 and 190442. The Outline Planning Permissions established a masterplan for the wholesale redevelopment of the Site, divided into a number of phases and Development Zones. The Applicant has now produced the detailed plans for the Southern Site (Plots E and F) which this submission seeks approval for. This application also seeks amendments to the parameters of the scheme to accord with the detailed design.
- 1.3** This submission represents a significant step in the regeneration of this long-awaited Site. This phase will deliver 599 new homes and a range of active uses in two new buildings, designed by Callison RTKL (‘CRTKL’) architects, along with high quality public realm and landscaped area. This represents the first part of the Station Hill development which has been envisaged since it’s original inception.
- 1.4** The suite of applications which comprise this submission include:

Outline Planning Permission ref. 190442 (Plot E)

- Reserved Matters and associated details to Outline Planning Permission ref. 190442, comprising:
 - Reserved Matters details (access, scale, appearance, layout and landscaping) for Plot E of the development pursuant to condition 1 of the Outline Planning Permission; and
 - Details for Plot E pursuant to associated conditions 12, 13, 15, 16, 17, 18, 22, 30, 34 and 62(i) of the Outline Planning Permission.
- An application pursuant to Section 73 of the Town and Country Planning Act 1990 for amendments to the Outline Planning Permission, comprising:
 - Alteration to Conditions 3, 5, 6, 8, 50 and 66.

- An application pursuant to Section 96a of the Town and Country Planning Act 1990 for amendments to the description of development and Condition 6.

Outline Planning Permission ref. 190441 (Plot F)

- Reserved Matters and associated details to Outline Planning Permission ref. 190441;
 - Reserved Matters details (access, scale, appearance, layout and landscaping) for Plot F of the development pursuant to condition 1 of the Outline Planning Permission; and
 - Details for Plot E pursuant to associated conditions 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 62(i) of the Outline Planning Permission.
- An application pursuant to Section 73 of the Town and Country Planning Act 1990 for amendments to the Outline Planning Permission, comprising:
 - Alteration to Conditions 3, 5, 8, 17, 19, 54 and 72.
- An application pursuant to Section 96a of the Town and Country Planning Act 1990 for amendments to the description of development and Condition 6.

Application Structure

- 1.5** The submission comprises a package of applications which together describe, justify and assess the detailed proposals for the Site. Below is a detailed summary of the component parts of the submission, including a schedule of material which has been submitted in relation to each element of the package. It should be noted that as the Site is being considered as a single project, a number of the documents are being submitted under more than one application.

Reserved Matters and Associated Conditions to Outline Planning Permission ref. 190442 (Plot E)

- 1.6** This application seeks permission for:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 30, 34 and 62(i)) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Permission ref. 190442 (as proposed to be amended). The proposals comprise the construction of a ground plus 13 storey building comprising 415 Build to Rent residential units, 722 sqm (GEA) of flexible commercial and leisure (E, Sui Generis, F.1 and F.2)

floorspace, cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

- 1.7** This element of the submission comprises the Reserved Matters for Plot E relating to the access, scale, appearance, layout and landscaping as well as associated information required by other conditions to be submitted at the same time as the Reserved Matters, set out in the table below:

Item	Requirement	Supporting Material
Condition 1 (Plot E Reserved Matters)	Approval of details in respect of access, scale, appearance, layout and landscaping.	Drawing schedule prepared by CRTKL.
Condition 12 (TV/Radio Interference Assessment)	(a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority. (b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required. (c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.	TV/Radio Interference Assessment, prepared by GTech Surveys Limited
Condition 13 (Maintenance/Cleaning Strategy)	Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the	Design and Access Statement, prepared by CRTKL.

	relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant buildings(s) shall thereafter only be undertaken in accordance with the approved details.	
Condition 16 (Residential Proximity)	Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout and with reference to the height of the development of the Plot as a 'perimeter block', the following minimum east to west, face to face building separation distances (not including balconies) must be achieved within the courtyard (as shown on Parameter Plan 3 in Condition 5 above): (i) where no more than six storeys from the courtyard level (or up to 20 metres in height from the courtyard level): not less than 21 metres separation (ii) where greater than six storeys (or 20 metres in height from courtyard level): not less than 25 metres separation. Furthermore, the north-south	Drawings prepared by CRTKL.

	separation distance within the courtyard (face-to-face separation distance, (not including balconies)) must be not less than 60 metres.	
Condition 17 (Residential Layouts)	Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.	Internal Daylight Assessment, prepared by GIA.
Condition 18 (Wind Tunnel Testing)	Concurrently with the submission of any application for Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to	Wind Microclimate Assessment, prepared by RWDI.

	and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.	
Condition 22 (Habitat Mitigation)	Notwithstanding the submitted details, no development shall commence (except demolition and groundworks) until Details of habitat mitigation and enhancement works for all buildings have been submitted to and approved in writing by the Local Planning Authority. The Details shall include: A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons B. specifications for green roofs and brown roofs (to be a minimum area of 25% of the roof area within the development), including their method of construction and landscaping on-going management for five years; and C. planting scheme details (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme). The habitat mitigation works	Environment Management Plan, prepared by Waterman.

	shall be provided in accordance with the approved Details prior to first occupation of any building and shall be retained and maintained as approved at all times thereafter.	
Condition 30 (Surface Water Drainage and Flood Risk)	Each application for the approval of Reserved Matters pursuant to this permission shall be accompanied by a Sustainable Urban Drainage System (SuDS) report which shall be submitted to the Local Planning Authority for approval in writing. The SuDS report shall be based on the principles of the approved Flood Risk Assessment ("Station Hill, Reading: Flood Risk Assessment", dated March 2013 by Waterman Transport and Development Limited, as appended to Environmental Statement by Waterman, February 2019) and integrated with the design of the Landscaping Reserved Matters. The SuDS report shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development and include calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before any building within the site is first-occupied.	Sustainable Urban Drainage Report, prepared by Ramboll.

Condition 34 (Back of House Details)	Each application for Reserved Matters relating to Layout shall include the location and floorspace of Back of House facilities and describe the function of these areas. The Back of House areas shall thereafter remain ancillary to the approved development.	Design and Access Statement, prepared by CRTKL.
Condition 62(i) (Materials)	(i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter.	Design and Access Statement, prepared by CRTKL.

Table 1.1 – Condition Details submitted Pursuant to OPP 190442

Section 73 Amendments and Changes to Conditions Pursuant to Outline Planning Permission ref. 190442 (Plot E)

1.8 This application seeks permission for:

Application for amendments to Outline Planning Permission ref. 190442 (as amended by 200270), including alterations to the wording of Conditions 3, 5, 6, 7, 8, and 50 and 66.

1.9 As part of the preparation of the detailed design for Plot E, a number of amendments are required to the Outline Planning Permission and parameter plans. For some of the proposed changes, the Outline Planning Permissions were conditioned in a way which anticipated such changes and allowed for them to be submitted for approval by the Local Planning Authority at their discretion within the remit of conditions attached to the Outline Planning Permission. As such, the following changes are submitted pursuant to conditions of the Outline Planning Permission.

Item	Requirement	Supporting Material
Condition 3 (Plot E Reserved)	All applications for approval of Reserved Matters shall be in accordance with the following documents:	Update to Design Code, dated February 2019 prepared by CRTKL.

Matters)	A. "Plot E and Telecom House, Design Codes", updated December 2015, by Allies and Morrison Architects B. the Parameter Plans (as listed in Condition 5); and C. "Plot E and Telecom House, outline application, Design and Access Statement"	Replacement Design and Access Statement, dated October 2020 prepared by CRTKL.
Condition 5 (Approved Drawings)	The development hereby permitted shall be carried out in accordance with the approved plans (listed below) and the Reserved Matters approved under Condition 1 above and any other details as may be approved under these conditions: 698_PP_07_001 Rev. P2: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P2: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS 698_PP_07_004 Rev. P2: PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P2: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES; 698_PP_07_006 Rev. P3: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P2: PARAMETER PLAN 7, UPPER FLOOR USES.	Replacement Parameter Plans, prepared by CRTKL. Drawing schedule prepared by CRTKL.
Condition 6 (Floorspace Thresholds)	The total quantum of development hereby permitted in this planning permission (when combined with the floorspace achieved in planning	<i>The total amount of development hereby permitted in this planning permission shall</i>

	permission 130436 and adjusted by this permission 151426 and permission 151427) across the different plots shall be as follows and not exceed: Use Class Plot E/Telecom House (Entire Station Hill Site): A1-A5 7,000sq.m. (13,500sq.m) Leisure 0sq.m (2,200sq.m) Residential 33,550sq.m (41,050sq.m) Office 0sq.m (122,000sq.m) Car Parking Spaces 200 spaces (1,000 spaces) Back of House 1,200sq.m (3,200sq.m) The following shall apply to the interpretation of this Condition: i. Floorspace figures exclude roof top and basement plans (incl. the energy centre). ii. The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace iii. The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.	be as follows and not exceed: (a) Retail (Use Classes <i>E and Sui Generis A1, A2, A3, A4, A5</i>): 7,000 m² Gross External Area (GEA) (b) Community and Leisure (Use Classes <i>E, Sui Generis, F.1 and F.2-D1 and D2</i>): 120 1,000 m² (GEA) (c) Residential (Use Class C3): 33,550 m² (GEA) (370 no. dwellings) 35,241 sqm (GEA), 415 dwellings (d) Office (Use Class <i>E</i>): 1,000 m² (GEA) (e) Car Parking Spaces: 168 170 spaces (f) Back of House 1,200 1,257 m² (GEA) The following shall apply to the interpretation of this Condition: (i) Floorspace figures exclude roof top and basement plant (ii) The public realm may additionally include small retail kiosks (Use Classes es <i>E and Sui Generis A1, A2, A3, A4, A5</i>), which in total shall not exceed 10% of the approved retail
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		<i>floorspace.</i>
Condition 7 (Active Frontage Provision)	The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P3 (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.	Amend reference to Parameter Plan 6 revision number.
Condition 8 (Phasing Strategy)	(i) No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative "Phasing Sequence" images 1-11, dated November 2013 (as approved for the extant outline planning permission 130436), save to the extent that: (a) Plot E is substituted with Plot E/Telecom House; and (b) The Local Planning Authority approves any variation to the approved Sequence. (i) The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site.	Updated phasing strategy to accord with the Environmental Assessment addendum dated October 2020.
Condition 16 (Residential Proximity)	Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout and with reference to the height of the development of the Plot as a 'perimeter block', the following minimum east to west, face to face building separation	Amend wording to reflect variation away from perimeter block.

	distances (not including balconies) must be achieved within the courtyard (as shown on Parameter Plan 3 in Condition 5 above): (i) where no more than six storeys from the courtyard level (or up to 20 metres in height from the courtyard level): not less than 21 metres separation (ii) where greater than six storeys (or 20 metres in height from courtyard level): not less than 25 metres separation. Furthermore, the north-south separation distance within the courtyard (face-to-face separation distance, (not including balconies)) must be not less than 60 metres.	
Condition 50 (Access)	No building within a Plot shall be occupied until the relevant access(es) (the zone for which is shown on Parameter Plan 698_E_PP_07_004 Rev. P2, in Condition 5 above) has/have been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.	Amend reference to Parameter Plan.
Condition 66 (Vehicle Access)	Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (excepting emergency vehicles).	Delete condition.

Table 1.2 – Conditions to be amended by Section 73 Pursuant to OPP 190442

Reserved Matters and Associated Conditions to Outline Planning Permission
ref. 190441 (Plot F)

1.10 This application seeks permission for:

‘Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 52) for Plot F within the development site known as Station Hill, submitted pursuant to the Outline Planning Permission ref. 190441 (as proposed to be amended). The proposals comprise the construction of a ground plus 12 storey building comprising 184 Build to Rent residential units, 762 sqm (GEA) of flexible retail, leisure and business floorspace (Use Class E, Sui Generis, F.1 and F.2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.’

1.11 This element of the submission comprises the Reserved Matters for Plot F relating to the access, scale, appearance, layout and landscaping as well as associated information required by other conditions to be submitted at the same time as the Reserved Matters, set out in the table below:

Item	Requirement	Supporting Material
Condition 1 (Plot E Reserved Matters)	Approval of details in respect of access, scale, appearance, layout and landscaping.	Drawing schedule prepared by CRTKL.
Condition 12 (TV/ Radio Interference Assessment)	(a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority. (b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required. (c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning	TV/Radio Interference Assessment, prepared by GTech Surveys Limited.

	Authority approves any variation(s) to the approved details.	
Condition 13 (Maintenance /Cleaning Strategy)	Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant buildings(s) shall thereafter only be undertaken in accordance with the approved details.	Design and Access Statement, prepared by CRTKL.
Condition 15 (Residential Mix)	Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, details of the residential numbers, mix, size of units and tenure (both for open market and affordable dwellings) in respect of the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. The development of the Plot shall thereafter be carried out in accordance with the approved details.	Design and Access Statement, prepared by CRTKL.
Condition 16 (Residential Layout and Fittings)	Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, plans showing the internal layouts and fittings (including room configurations, circulation spaces and doorways and the location of any obscure glazing) in respect of the relevant Plot shall	Design and Access Statement, prepared by CRTKL.

	be submitted to the Local Planning Authority for approval. The layouts shall as far as feasible be designed to accord with 'Lifetime Homes' requirements. The relevant development shall thereafter be carried out in accordance with the approved plans.	
Condition 17 (Residential Layouts)	Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.	Internal Daylight Assessment, prepared by GIA.
Condition 18 (Wind Tunnel Testing)	Concurrently with the submission of any application for Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be	Wind Microclimate Assessment, prepared by RWDI.

	no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.	
Condition 20 (PVs)	In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by an assessment report in respect of the feasibility of use of electricity-generating photovoltaic (PV) panels within the relevant Plot (if and to the extent relevant to the subject matter of that Reserved Matters application) which shall be submitted to and approved by the Local Planning Authority. The assessment report shall examine the amount of roof space available for PV panels after plant areas, building maintenance equipment, 'green'/'brown' roof and amenity spaces have been taken into account. If proposing a PV installation, details shall be submitted to and approved in writing no later than first Occupation of the relevant Plot and the PV installation complete and operational no later than first Occupation of the relevant building on the Plot. The installation shall thereafter be retained, as approved.	Drawing, prepared by Hoare Lea.
Condition 21 (SUDs)	In respect of each Plot, each application for the approval of Reserved Matters shall be	Drainage Strategy and SUDs Report, prepared by Ramboll.

	accompanied by a Sustainable Urban Drainage System (SuDS) report in respect of the relevant Plot. The SuDS report shall be based on the principles of the approved Flood Risk Assessment (“Station Hill, Reading: Flood Risk Assessment”, dated March 2013 by Waterman Transport and Development Limited) and integrated with the Landscaping Masterplan (required by Condition 9 above), where appropriate, has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the relevant Plot is Occupied.	
Condition 22 (Habitat Mitigation)	In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot (if and to the extent relevant to the subject matter of the Reserved Matters application). This shall Date: include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority: Head of Planning, Development LEB & Regulatory Services include a report	Ecological Management Plan, prepared by Waterman.

	detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority: A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme). These approved habitat mitigation works shall be in place prior to completion of the relevant building/Plot and retained thereafter.	
Condition 67(i) (Materials)	i) Details and samples of the types of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted for approval concurrently with the submission of details pursuant to the Appearance Reserved Matter for each Plot.	Design and Access Statement, prepared by CRTKL.

Table 1.3 – Condition Details submitted Pursuant to OPP 190441

Section 73 Amendments and Changes to Conditions Pursuant to Outline Planning Permission ref. 190441 (Plot F)

1.12 This application seeks permission for:

'Application for amendments to Outline Planning Permission ref. 190441, including alterations to the wording of Conditions 3, 5, 8, 17, 19, 54 and 72.'

- 1.13** As part of the preparation of the detailed design for Plot F, a number of amendments are required to the Outline Planning Permission and parameter plans. For some of the proposed changes, the Outline Planning Permissions were conditioned in a way which anticipated such changes and allowed for them to be submitted for approval by the Local Planning Authority at their discretion within the remit of conditions attached to the Outline Planning Permission. As such, the following changes are submitted pursuant to conditions of the Outline Planning Permission.

Item	Requirement	Supporting Material
Condition 3 (Plot E Reserved Matters)	All applications for approval of Reserved Matters shall be in accordance with the following documents: A. "Plot E and Telecom House, Design Codes", updated December 2015, by Allies and Morrison Architects B. the Parameter Plans (as listed in Condition 5); and C. "Plot E and Telecom House, outline application, Design and Access Statement"	Update to Design Code, dated February 2019 prepared by CRTKL. Replacement Design and Access Statement, dated February 2019 prepared by CRTKL.
Condition 5 (Approved Drawings)	The development hereby permitted shall be carried out in accordance with the approved plans and the Reserved Matters approved under condition 1 (of planning permission 130436) and any other details as may be approved under these conditions: 698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P5: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P5: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS; 698_PP_07_004 Rev. P4:	Replacement Parameter Plans, prepared by CRTKL. Drawing schedule prepared by CRTKL.

	PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P6: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES; 698_PP_07_006 Rev. P5: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P5: PARAMETER PLAN 7, UPPER FLOOR USES. All plans received by the Local Planning Authority on 10 August 2015	
Condition 6 (Floorspace Thresholds)	The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed: (a) Retail (Classes A1, A2, A3, A4, A5): 10,000 sqm (GEA) (b) Community and Leisure (Use Class D1 or D2) (Plot F): 2,200 sqm (GEA) (c) Residential (Class C3): 19,500 sqm (GEA), 168 dwellings (d) Offices (Class B1a): 122,000 sqm (GEA) (e) Car Parking: 1,000 spaces (f) Back of house facilities: 2,000 sqm (GEA) And the following shall apply to the interpretation of this Condition: (i) Floorspace figures exclude rooftop and basement plant (including the energy centre). (ii) The public realm may additionally include small retail kiosks (Use Classes A1, A2, A3, A4, A5) which in total will not exceed 10% of the approved retail floorspace. (iii) The leisure floorspace area excludes the rooftop pitches on the rooftop pitches of Plot G.	The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed: (a) Retail (Classes E and Sui Generis A1, A2, A3, A4, A5): 10,000 sqm (GEA) (b) Community and Leisure (Use Class E, Sui Generis, F.1 and F.2 D1 or D2) (Plot F): 2,200 sqm (GEA) (c) Residential (Class C3): 19,500 sqm (GEA), 168 dwellings 19,500 sqm (GEA), 184 dwellings (d) Offices (Class E B1a): 122,000 sqm

		(GEA) (e) Car Parking: 1,000 spaces (f) Back of house facilities: 2,000 sqm (GEA) And the following shall apply to the interpretation of this Condition: (i) Floorspace figures exclude rooftop and basement plant (including the energy centre). (ii) The public realm may additionally include small retail kiosks (Use Classes E and Sui Generis A1, A2, A3, A4, A5) which in total will not exceed 10% of the approved retail floorspace. (iii) The leisure floorspace area excludes the rooftop pitches on the rooftop pitches of Plot G.
Condition 7 (Active Frontage Provision)	The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P4 (see Condition 5 above). For the purpose of this condition, an ‘active frontage’ means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly	Amend reference to Parameter Plan 6 revision number.

	glazed.	
Condition 8 (Phasing Strategy)	No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative “Phasing Sequence” images 1-11, dated November 2013, save to the extent that the Local Planning Authority approves any variation to the approved Sequence. The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site.	Updated phasing strategy to accord with the Environmental Assessment addendum dated October 2020.
Condition 54 (Retail Area)	In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot: Plot B: not less than 250 sq.m. Plot C: not less than 800 sq.m. Plot D: not less than 250 sq.m. Plot F: not less than 800 sq.m. Plot G: not less than 800 sq.m.	Amend wording to reflect a minimum provision of 77 sqm (GEA) of retail floorspace in Plot F.
Condition 72 (Vehicle Access)	Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles).	Delete condition.

Table 1.4 – Conditions to be amended by Section 73 Pursuant to OPP 190441

- 1.14** Procedurally, the Section 73 planning applications are required to be approved first so that the Reserved Matters applications and condition details can be approved under the new Section 73 permissions.

Planning Application Documents

- 1.15** This document will provide an overview of the Site and justification for the Proposed Development.
- 1.16** The Planning Statement should be read in conjunction with the other supporting information submitted in support of these applications, which comprises:

Item	Author
<i>S.73 to amend 190442 (Plot E)</i>	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design & Access Statement Assessment	CRTKL
Parameter Plans	CRTKL
ES Addendum	Waterman
<i>S.73 to amend 190441 (Plot F)</i>	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design & Access Statement Assessment	CRTKL
Parameter Plans	CRTKL
ES Addendum	Waterman
<i>RMA to 190442 (Plot E)</i>	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design & Access Statement	CRTKL
Proposed Plans, Elevations & Sections	CRTKL
Drainage Strategy	Ramboll
Ecological Management Plan	Waterman
TV/Radio Interference Assessment	GTech
Internal Daylight Assessment	GIA
Wind Microclimate Assessment	RWDI
Superfast Broadband Strategy	Hoare Lea
Transport and Waste Matters	Stantec
<i>RMA to 190441 (Plot F)</i>	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design & Access Statement	CRTKL
Proposed Plans, Elevations & Sections	CRTKL
Drainage Strategy	Ramboll
Ecological Management Plan	Waterman
Internal Daylight Assessment	GIA
Wind Microclimate Assessment	RWDI

Affordable Housing Strategy	DS2
TV/Radio Interference Assessment	GTech
Transport & Waste Matters	PBA

Table 1.5 – Details submitted under each application

Structure of this Statement

1.17 This document provides an overview of the Site and the Proposed Development and sets out a justification for the development. The Planning Statement takes the following form:

- **Section 2** describes the Site, the main features of the surrounding area and the Site’s planning history.
- **Section 3** describes the main components and features of the proposed development.
- **Section 4** provides detail of the submission content.
- **Section 5** outlines the updated planning policy context since the approval of the Outline Planning Permissions.
- **Section 6** provides a summary and our conclusions on the proposed development.
- **Section 7** provides a summary of the draft planning obligations.

1.18 Overall, the Site represents a significant opportunity to deliver development that optimises the potential of the Site, making a substantial contribution to the provision of new homes, as well as providing high-quality flexible retail and leisure floorspace.

2.0 THE SITE AND SURROUNDING AREA

Station Hill

- 2.1** The Site extends to approximately 2.56 hectares. It consists of predominantly vacant retail, office and leisure buildings that are in a state of disrepair. The northern part of the Site beyond Garrard Street comprises Xafinity House, a six storey 1980s office building and the NCP Car Park. The remainder of the northern site has now been demolished, except for a temporary retail and events offering located on the northern boundary facing Reading Station.
- 2.2** Garrard Street runs east-west through the centre of the site connecting Greyfriars Road to the west with Station Road to the east. Garrard Street provides access to an existing 10 storey NCP car park, whilst the eastern end of Garrard Street is currently used by taxis queuing for a temporary taxi rank at Station Road.
- 2.3** The South Site comprises the former Friars Walk Shopping Centre which extends south to Friar Street. There is a general fall in levels across the site, being highest in the north-east near the entrance to the railway station, falling to the lowest point at the west/south-west at the junction of Garrard Street and Greyfriars Road.
- 2.4** To the north, the Site is bounded by Reading Mainline Station and Station Hill. The south of the site is bordered by Friar Street, which is lined by a combination of leisure, office and retail units, beyond which are the main shopping areas of Reading Town Centre, comprising Broad Street and the Oracle Shopping Centre. Thames Tower and Station Road are located to the east and Greyfriars Road to the west of the site. Station Road provides the main pedestrian connection to the primary retail area to the south which is focussed around Broad Street. There are three listed structures in the surrounding area [but not in the vicinity of], all of which are Grade II classified. These include the Three Guineas Pub, the Edward VII statue on the Station Approach roundabout and Great Western House on Station Road located beyond Thames Tower to the south-east.
- 2.5** Figure 1 below identifies the location of building Plots within the Outline Planning Permissions:



Figure 1: Station Hill Building Plots

Phase 1 – South Site (Blocks E & F)

- 2.6** The applications for Reserved Matters relate solely to the southern part of the Site which comprises the existing Friars Walk Shopping Centre and Telecom House. These are identified as Plot E and F within the consented Outline Planning Permissions (ref. 190442 and 190441).

Planning History

- 2.7** The Site has been subject to a number of planning applications over its lifetime. The most relevant of which are noted below.
- 2.8** Station Hill Outline Planning Permission ref 130436, was granted by RBC on 9th January 2015 for a mixed use redevelopment of the Site through the demolition and alteration of existing buildings and erection of new buildings and structures to provide office (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5) leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development. This permission reserved all matters.
- 2.9** Applications for Reserved Matters in respect of Plot B (ref. 151543) was approved by the RBC on 2nd August 2016 for a 19-storey building providing office and retail floorspace.
- 2.10** Telecom House (Plot E) Outline Planning Permission ref. 151426 was granted

by RBC on 26th July 2016 for a mixed use redevelopment of Plot E of the Site and neighbouring Telecom House site to comprise the demolition of existing buildings and erection of new buildings / structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 – A5), associate infrastructure, public realm and ancillary development.

- 2.11 In tandem with the Telecom House Outline Planning Permission, an application (ref. 1514247) under Section 73 of the Town and Country Planning Act (as amended) was submitted to Outline Planning Permission ref. 130436 to vary the Station Hill Outline to ensure that both permissions could co-exist in planning and legal terms.
- 2.12 This is illustrated in Figure 2 below with the extant Station Hill Outline (as amend by the s.73) in green, whilst the Telecom House (Plot E) is shown in red.

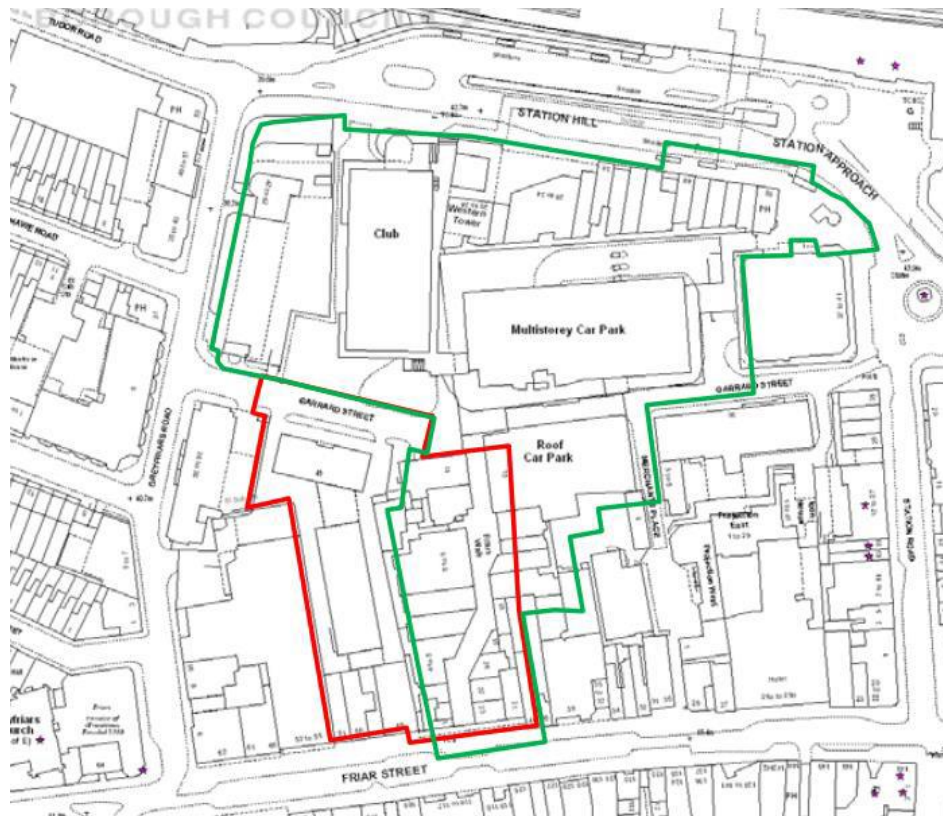


Figure 2: Boundary Plans

- 2.13 In addition, prior approval applications were consented by RBC for the demolition of the existing NCP Car Park and Friars Walk Shopping Centre / Telecom House on 11th February 2019 (ref. 182168 and 182171).
- 2.14 Most recently, a suite of permissions were granted by RBC for the redevelopment of Phase 1. This included two further applications under Section 73 (ref. 190441 and 190442) and reserved matters applications (ref. 190465 and 190466) to deliver 538 Build to Rent residential units on the south site.
- 2.15 In December 2019 a hybrid planning application (ref. 192032) was submitted to

RBC for the redevelopment of the north site, which includes residential, hotel, residential institutions, business and flexible retail, leisure and community uses. The application also includes the provision of a new public realm which runs north to south through the site.

Planning Designations

2.16 In terms of relevant planning designations, the Proposals Map identifies the following site allocations for the Site to which the planning policies within the associated development plan documents relate:

- Site identified for Development or Change;
- Major Opportunity Area;
- Area of Archaeological Potential (southern part of site);
- Central Core;
- Designated Cycle Routes;
- Classified Highway;
- Primary Shopping Area;
- Designated Primary Frontages (existing & proposed); and
- Tall Building Clusters.

Listed Buildings and Conservation Areas

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

Consultation

2.18 A series of pre-application meetings have been held with RBC Planning, Design, Environmental and Highways officers. Discussions commenced in mid-2018 on proposals for Phase 1. Following the grant of the two latest Section 73 applications (ref. 190441 and 190442) and reserved matters applications (ref. 190465 and 190466) discussions have been ongoing with RBC since early 2020 on the revised proposals for Phase 1. The feedback received during the pre-application process has influenced the overarching design approach.

3.0 THE PROPOSED DEVELOPMENT

- 3.1** This Section details what is being applied for in the planning applications for the Proposed Development. This Section should be read in conjunction with the Design and Access Statement, which further describes the principal components of the Proposed Development, its design approach and relation with the context and townscape.

Reserved Matters Applications

- 3.2** Reserved Matters are being submitted pursuant to Outline Planning Permission Ref. 190042 and 190441 which relate to Phase 1 of the Station Hill site, specifically Plots E and F. Both applications include details of access, scale, appearance, layout and landscaping. Full details of the proposals are included within the accompanying Design and Access Statement and Reserved Matters drawing packs. The revised reserved matters applications retain the same principles as approved ref. 190465 and 190466.
- 3.3** This section will provide a brief summary of the proposals.

Scope

- 3.4** The Phase 1 proposals include the following components:
- Reserved Matters submitted pursuant to Outline Planning Permission ref. 190441 for the detailed design of Plot F. This plot comprises a residential Build to Rent scheme including 184 unit, 762 sqm (GEA) of flexible commercial and community floorspace (Class E, Sui Generis, F.1 and F.2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.
 - Reserved Matters submitted pursuant to Outline Planning Permission ref. 151426 for the detailed design of Plot E. This plot comprises a residential Build to Rent scheme including 415 units, 722 sqm (GEA) of flexible commercial and community floorspace, cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.
- 3.5** Both applications include the detailed design of Friars Walk and associated public realm and landscape improvements.
- 3.6** Amendments are sought to Plot E and Plot F following detailed review and commercial considerations. The proposed changes from the consented applications (ref. 190041, 190442, 190465 and 190466) require the revised application and comprise the following:

Plot E

- Additional height and articulation on Friar Street.
- Increase the height of the central wing by an additional two full storeys.
- Lowering of the southern courtyard.
- Repositioning of amenity space into commercial units along Friars Walk to provide active frontage.
- Provision of additional residential units at ground floor.
- Lower ground floor amendments, including the relocation of cycle parking.

Plot F

- Additional level added to Plot F with units layout on level 10 replicated on Level 11.
- Conversion of amenity space on Level 11 of Plot F into 2 residential units. Amenity provided on level 12
- Introduction of 4 no. duplex units on Friars Walk.

Amount of Land Use

- 3.7 The proposals will provide a total of 61,620 sqm (GEA) (not including basements) of built floorspace, this comprises the following composition of uses:

Land use	GIA (sqm)	GEA (sqm)
Plot E		
Residential (C3)	31,088	34,334
Residential Amenity (C3)	888	907
Flexible Office, Retail and Leisure (E, Sui Generis, F.1 and F.2)	651	722
BOH, Plant, Refuse	1,962	2,364
Parking	6,305	6,539
<i>Total</i>	40,913	44,865
Plot F		
Residential (C3)	13,238	14,799
Residential Amenity (C3)	291	336
Flexible Office, Retail and Leisure (E, Sui Generis, F.1	704	762

and F.2)		
BOH, Plant, Refuse	746	858
Parking	-	-
<i>Total</i>	14,979	16,755
TOTAL	55,893	61,620

Table 3.1 – Proposed Area Schedule

3.8 Plots E and F comprise a mix of studio, 1, 2 and 3-bedroom apartments with access to communal amenity spaces.

3.9 The unit mix for Phase 1 is as follows:

	Plot E	Plot F	Total
Studio	41	23	64
1-bed	195	81	276
2-bed	168	80	248
3-bed	11	-	11

Table 3.2 – Proposed Unit Mix

3.10 Phase 1 includes active uses within the podium level, comprising a mix of office, retail, food and beverage, community and leisure. The Section 106 agreement for Station Hill includes a requirement for the provision of a Family Leisure Facility which is defined as a Class D2 floorspace to be constructed on the lower ground floor of the Building on Plot F in accordance with the Planning Permission and any Reserved Matters Approval. The Section 73 application to 190441 seeks to remove this requirement.

3.11 The podium is fundamental to the clear operation of Phase 1 and has been developed to include the following key features:

- Clear access points
- Flexibility of use
- Maximum active frontage
- Courtyard animation
- The revised reserved matters applications now also provide an area of landscaping around a landing zone for the North Site hybrid application bridge.

Scale and Layout

- 3.12** The design of Phase 1 has been developed in consideration of the parameter plans and the Design Code. In line with these documents the detailed proposals for Phase 1 include three principal components, Plot F, Plot E and the Podium.
- 3.13** The proposals result in minor breaches to the minimum and maximum height parameters to account for the amended scheme. Updates to the parameter plans are being sought through the Section 73 planning applications which include an addendum to the original Environmental Assessment to confirm that the conclusions of the report remain valid notwithstanding amendments to the parameter plans.
- 3.14** The development has been laid out to provide pedestrian links from Reading train station to Friar Street with high-quality public realm that is formed with a clear hierarchy of legible opens spaces that enables users to pass through, dwell and linger. These spaces will feel safe, be well-lit, have visibility of the sky, have attractive hard and soft landscaping, engage with the lower level active frontages and be addressed by architecture of the highest quality. Its retail offer will give the development a distinct identity with a preference for independent outlets that align with the needs of the new residents and the wider Station Hill community.
- 3.15** The proposal benefits the wider public and the urban context by repairing the active frontage facing to Friar Street, creating a pedestrian-friendly environment, and providing a distinct urban and landscaped edge to both Friar Street and Garrard Street, and creating a strong link from the station.
- 3.16** The plan strategy uses a strong perimeter block which is then adjusted and modified in response to the development's context, the development steps up in height relevant to the existing context in Garrard Street, creating a balanced, urban focal point and reinforcing the placemaking qualities of the scheme. The ground floor accommodates the key management and concierge spaces that animate to the public realm. The first-floor level to Plot E and 11th floor level to Plot F building provides amenity spaces and a small number of roof terraces at upper levels that help moderate the apparent mass of the building.
- 3.17** The ground floor accommodates the key management and concierge spaces that animate to the public realm. The upper level of the benchmark building provides amenity spaces and a small number of residential units used to create a roofscape that moderates the apparent mass of the building.

Appearance

- 3.18** As the scheme was developed, options were explored as to how the massing could be further adapted to create visual interest and relate more granularly to the surrounding streets. The facades of each elevation will be organised to:
- Reflect how the residential units behind have been stacked to deliver well organised, efficient and elegant plans and elevations.

- Express amenity spaces as different from residential.
 - Maximise the quality of daylight and sunlight reaching each apartment. Window sizes vary from top to bottom and in relation to orientation.
 - Reflect the specific circumstance of each apartment in relation to the buildings' orientation and aspect including direction, visibility of streets, courtyards, sky line, longer distant views.
 - Maximise the number of balconies including Juliette balconies.
- 3.19** The design synthesises the various organisational strategies and design objectives into a coherent architectural strategy for each of the buildings and formed the basis for further exploration of opportunities to express interest, variety and delight within the expression through refinement of detail and articulation.
- 3.20** Central Reading has an interesting mix of modern and traditional buildings, with the character of the central area defined by the building stock of the late 19th and early 20th centuries with the predominant use of reds, greys and buff coloured bricks and sandstones coursing and pilasters. The proposal works with a similar palette with red bricks fronting Friars Walk and greys to Garrard Street. A sandstone colour is used on the lantern frame with metal infill providing detail and interest.
- 3.21** The design of the facades and the use of the materials has been considered in relation to three scales:
- The human scale at street level
 - The building scale to be seen from the immediate neighbourhood
 - City scale be visible from the wider area and dominated by the built form and roofscape
- 3.22** Without defaulting to pastiche, the design takes inspiration from the historic approach to focus interest and variety of detail within key areas of each prominent facades and in those areas that are particular visibility or related to the historic context, including:
- Façade organisation. Most facades are layered into a base, middle and top with distinguishing material finish and detail.
 - Windows: Depending on location, aspect and orientation window surrounds have been various detailed to introduce variety, interest and surprise including alterations to colours that pick up on familiar motifs in Reading.
 - The 'lantern' has been detailed to express and highlight the uniqueness of the component within the building and reference the use of similar motifs in the architecture of Reading.
 - Ground floor retail area, which is more granular in detail and intimate in scale and allows for adaption by the tenants of the individual units

- The ‘over sail’ and stair to Garrard Street: The soffit and columns and wall to the stair have an additional level of detail added to create interest and variety.

Landscape and Public Realm

3.23 The landscaping proposals have been developed in accordance with the following key objectives:

- making the development an integral part of the city under consideration of the local context.
- improving connections into and through the development.
- defining a strong, identifiable residential address and a new retail destination that complement the existing city centre's offer.
- creating a place to belong where residents, workers, neighbours and visitors can mix.
- offering high quality shared amenities that foster a strong sense of community and allow residents to feel home.
- building in flexibility and for future development surrounding the site in a changing part of the city without compromising the current scheme.
- providing a safe and secure community at the heart of the city
- a beautiful, sustainable landscape to be enjoyed by all.

3.24 The public realm associated with Phase 1 relates to Friars Walk and Garrard Street.

Friars Walk

3.25 While predominantly a hard-surfaced podium landscape, Friars Walk has been designed to become an integral part of the city centre's urban fabric. Key elements in this are the provision of soft landscape areas at grade along the south eastern site boundary, and the feature tree in the center of the Site.

3.26 The staggered layout of the wings of building E naturally creates protected areas that are adaptable for cafe and retail spill out, and movable planters will be strategically placed to define this space.

3.27 To the north, the podium edge is bisected by a simple, straight staircase leading onto Garrard Street, glass balustrades define a clean edge, softened by adjacent planting.

3.28 A unifying surface patternation inspired by the traditional layout of alleyways and pedestrian movement is applied across Friars Walk.

Garrard Street

3.29 The public realm design for Garrard Street aims to create a comfortable, safe environment

for pedestrians, reinforcing connectivity between Reading Station and the city centre, as well as leading into the proposed development and offering a pleasant entry area to the residential building lobbies and the leisure space in Plot F.

- 3.30** The buildings are set back, resulting in a generous footway width of 4.4m at Plot E, and 3.0m (min.) at Plot F. The paving layout and materials match Friars Walk, but darker colour tones are chosen for pedestrian and vehicle-override areas alike, to achieve a visually continuous pedestrian realm.
- 3.31** A small pocket plaza with large trees is the focal point in the street seen from Station Road. Comfortable seating and shade tolerant planting make this space a welcome refuge.

Private Amenity Space

- 3.32** Significant new elements of residents' amenity space will be provided and will have a clearly defined role within the development.
- 3.33** The courtyards and rooftops provide a secure landscaped amenity space, with controlled point of entry from the street, for the use of all residents in Plots E and F. The courtyard includes interactive play space for young children and incorporates trees, furniture, lawns and planting.
- 3.34** The landscape has been developed to engender a sense of community, promote activity, and provide visual amenity when viewed from the residential apartments above. Openings in the landscape provide a visual connection to the public spaces below and allow sunlight and daylight to penetrate the deep plan ground floor footprint.
- 3.35** All of the residential units will also benefit from private amenity space in the form of balconies. An assessment of provision for each unit against the levels of amenity space required by various planning standards is provided in the landscape section of the Design and Access Statement.

Access

- 3.36** The principles of access as set out in the approved Outline Planning Permissions have not been changed. A summary of the access arrangements for the site are provided below.

Car Parking

- 3.37** Resident car parking is accessed along Garrard Street and is provided at lower ground and mezzanine level. A total of 165 residential car parking spaces are provided. Ramps are one-way that have signal heads and markings at the top and bottom for vehicles travelling in the opposite direction. Car club spaces are conveniently located on the lower ground floor.

Cycle Storage

- 3.38** Each cyclist will have the opportunity to store their bicycle on level 00 depending on the frequency of use. The type of bike storages varies from stacked storage, Sheffield stands or individual cycle cages. All cycle parking would be secure and accessible only via key fob-

controlled entry points.

Landscape & Public Realm

- 3.39** All public footways, pathways, ramps and the access route will be designed in accordance with Building Regulations with all areas of external paving having a smooth, walkable surface.
- 3.40** A level approach will be provided to the main entrances and the car parks to the stair and lift cores.

Main Entrance & Ground Floor

- 3.41** The main concierge and management hub will have disabled access toilets and a concierge desk designed in accordance with Part M. External doors will have a minimum clear opening of 1000mm. The ground floor levels have been designed to be step free and designated apartments will be wheelchair adaptable to meet the specific requirements of residents.

Servicing

- 3.42** The location of the services has been deliberately placed away from the public eye with the majority of the plant area located within the building footprint at lower ground level, and the western facade of Plot E.
- 3.43** Due to the maintenance requirements from the street, the sub-stations to both buildings are discreetly located on the western facade at lower ground to Plot E and the eastern facade to Plot F.
- 3.44** Condition 66 and 72 of the Plot E and F OPP, sets out that no vehicle access shall be permitted into the site from Friar Street at any time (excepting emergency vehicles). The Section 73 applications seek to remove this condition, to enable servicing of the plaza to the north.

Relationship to the Outline Planning Parameter Plans and Design Codes

- 3.45** A full assessment of the proposals against the Outline Planning Permissions, including the parameter plans and Design Codes, is set out in the Design and Access Statement. However, a summary of the key elements (in particular the areas of change) is presented below.
- 3.46** Plot E has minor departures from the following drawings:

Drawing Number	Title	Amended as part of Section 73 application
698_E_PP_07_001	Parameter Plan 1: Application Boundary	No change
698_E_PP_07_002	Parameter Plan 2: Demolition and Retained Buildings	No change
698_E_PP_07_003	Parameter Plan 3: Building	Max and min parameters

	Plot (Including Height)	amended
698_E_PP_07_004	Parameter Plan 4: Public Realm	No change
698_E_PP_07_005	Parameter Plan 5: Vehicle and Pedestrian Access Routes	No change
698_E_PP_07_006	Parameter Plan 6: Ground Floor Uses	Change to land uses permitted
698_E_PP_07_007	Parameter Plan 7: Upper Floor Uses	No change

Table 3.3 – Parameter Plans to be amended under OPP ref.190442

3.47 Plot F has minor departures from the following drawings:

Drawing Number	Title	Amended as part of Section 73 application
698_PP_07_001	Parameter Plan 1: Application Boundary	No change
698_PP_07_002	Parameter Plan 2: Demolition and Retained Buildings	No change
698_PP_07_003	Parameter Plan 3: Building Plot (Including Height)	Changes to building height
698_PP_07_004	Parameter Plan 4: Public Realm	No change
698_PP_07_005	Parameter Plan 5: Vehicle and Pedestrian Access Routes	No change
698_PP_07_006	Parameter Plan 6: Ground Floor Uses	Change to land uses permitted
698_PP_07_007	Parameter Plan 7: Upper Floor Uses	No change

Table 3.4 – Parameter Plans to be amended under OPP ref.190441

4.0 SUBMISSION CONTENT

- 4.1** As discussed above, the submission comprises a package of applications which together describe, justify and assess the detailed proposals for Phase 1 of the Outline Planning Permissions. Below is a description of the full content of the submission, including justification and explanation for each element of the package.

Phase 1 Reserved Matters and Associated Conditions

- 4.2** This application provides the detailed information relating to scale, layout, access, landscaping and appearance that were reserved as part of the Outline Planning Permissions. The Outline Planning Permissions also require the submission of details pursuant to a series of other associated conditions concurrent with the Phase 1 Reserved Matters.

- 4.3** The conditions submitted pursuant to Outline Planning Permission ref. 190442 (Plot E) are:

- Condition 12 (Television and Radio Reception)
- Condition 13 (Building Maintenance)
- Condition 15 (Residential Units Size and Mix)
- Condition 16 (Residential Proximity)
- Condition 17 (Residential Layouts)
- Condition 18 (Wind Testing)
- Condition 22 (Habitat Mitigation Works)
- Condition 30 (Sustainable Urban Drainage)
- Condition 34 (Back of House Facilities)
- Condition 62(i) (Materials)

- 4.4** The conditions submitted pursuant to Outline Planning Permission ref. 190441 (Plot F) are:

- Condition 12 (Television and Radio Reception)
- Condition 13 (Building Maintenance)
- Condition 15 (Residential Unit Mix / Tenure)
- Condition 16 (Residential Layouts and Fittings)

- Condition 17 (Room Layouts and Window Dimensions)
- Condition 18 (Wind Testing)
- Condition 20 (PV System)
- Condition 21 (Sustainable Urban Drainage System)
- Condition 22 (Habitat Mitigation)
- Condition 62(i) (Materials)

4.5 Information has been submitted in relation to all of the above conditions in accordance with the Outline Planning Permissions.

Section 73 Amendments

4.6 Section 73 planning applications are being made to both Outline Planning Permission refs. 190441 and 190442, to update the approved parameter plans to make the following amendments:

Plot E

- Additional height and articulation on Friar Street.
- Increase the height of the central wing by an additional two full storeys.
- Lowering of the southern courtyard.

Plot F

- Additional level added to Plot F with units layout on level 10 replicated on Level 11.
- Introduction of 4 no. duplex units on Friars Walk.

4.7 In addition to the proposed amendments above, a number of amendments are required to the wording of conditions attached to the Outline Planning Permissions. As such, the Section 73 applications seeks to make the following changes described below.

Conditions attached to Outline Planning Permission ref. 190442 (Plot E)

Condition 3

4.8 Condition 3 states that *‘(a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects as set out in Chapter 8 of the submitted document ‘Station Hill Reading Plots E & F Design and Access Statement’, March 2019);*

(b) Parameter Plans as listed in Condition 5; and shall be in general accordance with all other parts of the submitted document “Station Hill Reading Plots E & F Design and Access Statement (March 2019)”.

- 4.9** The proposals seek to make amendments to the scheme which differ to that of the listed Parameter Plans and Design and Access Statement. Therefore, we request that the condition is updated to include the updated Parameter Plans and Design and Access Statement prepared by CRTKL.

Condition 5

- 4.10** Condition 5 states that *‘The development hereby permitted shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:*

- *Site - Plot E - Location Plan SHR-CRL-SB-ZZ-PL-A-100-002 P11 dated 28/6/19*
- *Site - Plot E Existing Site Plan SHR-CRL-SB-ZZ-PL-A-100-004 P11 dated 28/6/19*
- *Site - Plot E Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-006 P11 dated 28/6/19*
- *Site - Plot E Topography SHR-CRL-SB-ZZ-PL-A-100-008 P11 dated 28/6/19*
- *Building Parameters - Plot E - Application Boundary SHR-CRL-SB-ZZ-PL-A-100-003 P10 dated 15 March 2019*
- *Building Parameters - Plot E - Demolition and Retained Buildings SHR-CRL-SB-ZZ-PL-A-100-111 P10 dated 15 March 2019*
- *Building Parameters - Plot E - Building Plots SHR-CRL-SB-ZZ-PL-A-100-110 P10 dated 15 March 2019*
- *Building Parameters - Plot E - Public Realm SHR-CRL-SB-ZZ-PL-A-100-111 P10 dated 15 March 2019*
- *Building Parameters - Plot E - Access Routes SHR-CRL-SB-ZZ-PL-A-100-112 P11 dated 2 July 2019*
- *Building Parameters - Plot E - Ground Floor Uses SHR-CRL-SB-ZZ-PL-A-100-113 P11 dated 21 June 2019*
- *Building Parameters - Plot E - Upper Floor Uses SHR-CRL-SB-ZZ-PL-A-100-114 P10 dated 15 March 2019*

- 4.11** As explained earlier in this statement, some parameter plans are being superseded as part of this application. Therefore, we request that the condition be updated to reflect the new Parameter Plan references.

Condition 6

- 4.12** Condition 6 states that *'The total quantum of development hereby permitted in this planning permission (when combined with the floorspace achieved in planning permission 130436 and adjusted by this permission 151426 and permission 151427) across the different plots shall be as follows and not exceed:*

Use Class Plot E/Telecom House (Entire Station Hill Site):

A1-A5 7,000sq.m.

Leisure 120sq.m

Residential 33,550sq.m (370 no. dwellings)

Office 0sq.m

Car Parking Spaces 168 spaces

Back of House 1,200sq.m

The following shall apply to the interpretation of this Condition: i. Floorspace figures exclude roof top and basement plans (incl. the energy centre). ii. The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace. iii. The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.'

- 4.13** The proposals seek to increase the development quantum's as follows:

The total amount of development hereby permitted in this planning permission shall be as follows and not exceed:

(a) Retail (Use Classes ~~E and Sui Generis~~ A1, A2, A3, A4, A5): 7,000 m² Gross External Area (GEA)

(b) Community and Leisure (Use Classes ~~E, Sui Generis, F.1 and F.2~~ D1 and D2): ~~120~~ 1,000 m² (GEA)

(c) Residential (Use Class C3): ~~33,550 m² (GEA) (370 no. dwellings)~~ 35,241 sqm (GEA), 415 dwellings

(d) Office (Use Class E): 1,000 m² (GEA)

(e) Car Parking Spaces: ~~168~~ 170 spaces

(f) Back of House ~~1,200~~ 1,257 m² (GEA)

The following shall apply to the interpretation of this Condition:

(i) Floorspace figures exclude roof top and basement plant

(ii) The public realm may additionally include small retail kiosks (Use Classes ~~E~~ and ~~Sui Generis A1, A2, A3, A4, A5~~), which in total shall not exceed 10% of the approved retail floorspace.

Condition 8

- 4.14** Condition 8 states that *‘(i) No development (except demolition) shall commence until a detailed Phasing Strategy to accord with the Environmental Statement Addendum dated February 2019 has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site, where relevant. The development shall not be carried out otherwise than in accordance with the approved Strategy.*

(PCD) (a) Notwithstanding the approved Design Codes (see Condition 3a above) and the approved Parameter Plans (see Condition 5 above), the development hereby approved shall not be commenced (except demolition) until a report into the feasibility of a Sustainable Urban Drainage System (SUDS) within the proposed North-South street (connecting Friar Street to Garrard Street) and a detailed Strategy for its provision has been submitted to and approved in writing by the Local Planning Authority.

(b) The development shall thereafter be undertaken in accordance with the approved SUDS strategy. ’

- 4.15** The application seeks to update the wording of the condition so that it reflects the updated Phasing Strategy as noted in the Environmental Statement addendum dated October 2020.

Condition 50

- 4.16** Condition 50 states that *‘No building within Plot E shall be first Occupied until the relevant access(es) (the zone for which is shown on Parameter Plan SHR - CRL - SB - ZZ – PL- A - 100-112- P11) has (have) been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.’*

- 4.17** The application seeks to update the parameter plans and therefore the reference noted in this condition should be updated.

Condition 66

- 4.18** Condition 66 states that *'Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (excepting emergency vehicles)'*.
- 4.19** The application seeks to delete this condition as servicing via Friars Walk is required to service the plaza in Phase 2/3.

Conditions attached to Outline Planning Permission ref. 190441 (Plot F)

Conditions 3

- 4.20** Condition 3 states that *'(i) All applications for approval of Reserved Matters for Plot F shall be in accordance with the following documents (insofar as they apply to Plot F):*

(a) Plot E and Telecom House Design Codes updated March 2019 by CRTKL Architects as set out in Chapter 8 of the submitted document 'Station Hill Reading Plots E & F Design and Access Statement', March 2019;

(b) Parameter Plans as listed in Condition 5; and

shall be in general accordance with all other parts of the submitted document "Station Hill Reading Plots E & F Design and Access Statement (March 2019).

(ii) All applications for approval of Reserved Matters for Plots A, B, C, D and G shall be in accordance with the following documents (insofar as they apply to the relevant Plot):

(a). "Station Hill, Reading Design Codes", dated November 2013, by Allies and Morrison Architects

(b). the Building Parameters plans (as listed in Condition 5); and shall be in general accordance with the document, "Station Hill, Reading Design and Access Statement" dated March 2013.'

- 4.21** The proposals seek to make amends to the scheme which differ to that of the listed parameter plans and Design and Access Statement. Therefore, we request that the condition is updated to include the updated Design Code, Parameter Plan and Design and Access Statement prepared by CRTKL.

Condition 5

- 4.22** Condition 5 states that *'(i) The development permitted within Plot F shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved*

under the conditions of this planning permission, and conditions pursuant to the approval of the Reserved Matters:

- *Site - Location Plan SHR-CRL-SB-ZZ-PL-A-100-001 dated 14/3/19*
- *Site - Plot F - Location Plan SHR-CRL-SB-ZZ-PL-A-100-003 P11 dated 28/6/19*
- *Site - Plot F Existing Site Plan SHR-CRL-SB-ZZ-PL-A-100-005 P11 dated 28/6/19*
- *Site - Plot F Proposed Site Plan SHR-CRL-SB-ZZ-PL-A-100-007 P11 dated 28/6/19*
- *Site - Plot F Topography SHR-CRL-SB-ZZ-PL-A-100-009 P11 dated 28/6/19*
- *Building Parameters - Indicative Sequence SHR-CRL-SB-ZZ-PL-A-100-100 P10 dated 15 March 2019*
- *Building Parameters - Application Boundary SHR-CRL-SB-ZZ-PL-A-100-101 P10 dated 15 March 2019*
- *Building Parameters - Demolition and Retained Buildings SHR-CRL-SB-ZZ-PL-A-100-102 P11 dated 15 March 2019*
- *Building Parameters - Building Plots SHR-CRL-SB-ZZ-PL-A-100-102 P11 dated 15 March 2019*
- *Building Parameters - Public Realm SHR-CRL-SB-ZZ-PL-A-100-103 P10 dated 15 March 2019*
- *Building Parameters - Access Routes SHR-CRL-SB-ZZ-PL-A-100-104 P11 dated 15 March 2019*
- *Building Parameters - Ground Floor Uses SHR-CRL-SB-ZZ-PL-A-100-105 P10 dated 15 March 2019*
- *Building Parameters - Upper Floor Uses SHR-CRL-SB-ZZ-PL-A-100-106 P10 dated 15 March 2019*

(ii) The development permitted within Plots A, B, C, D and G shall be carried out in accordance with the following approved plans and the Reserved Matters approved under Condition 1, and any other details as may be approved under these conditions, and conditions pursuant to the approval of the Reserved Matters:

698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P4: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS; 698_PP_07_004 Rev. P3: PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P5:

PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;
698_PP_07_006 Rev. P4: PARAMETER PLAN 6, GROUND FLOOR USES;
698_PP_07_007 Rev. P4: PARAMETER PLAN 7, UPPER FLOOR USES.

As originally received by the Local Planning Authority on 2 April 2013’.

- 4.23** As explained earlier in this statement, some parameter plans are being superseded as part of this application. Therefore, we request that the condition be updated to reflect the new parameter plan references.

Condition 6

- 4.24** Condition 6 states that: The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:

- (a) Retail (Classes A1, A2, A3, A4, A5): 10,000 sqm (GEA)*
- (b) Community and Leisure (Use Class D1 or D2) (Plot F): 2,200 sqm (GEA)*
- (c) Residential (Class C3): 19,500 sqm (GEA), 168 dwellings*
- (d) Offices (Class B1a): 122,000 sqm (GEA)*
- (e) Car Parking: 1,000 spaces*
- (f) Back of house facilities: 2,000 sqm (GEA)*

And the following shall apply to the interpretation of this Condition:

- (i) Floorspace figures exclude rooftop and basement plant (including the energy centre).*
- (ii) The public realm may additionally include small retail kiosks (Use Classes A1, A2, A3, A4, A5) which in total will not exceed 10% of the approved retail floorspace.*
- (iii) The leisure floorspace area excludes the rooftop pitches on the rooftop pitches of Plot G.*

- 4.25** The proposals seek to increase the development quantum’s as follows: ‘*The total amount of development hereby permitted in this planning permission and expressed as Gross External Areas (GEA) across the different plots shall not exceed:*

- (a) Retail (~~Classes E and Sui Generis A1, A2, A3, A4, A5~~): 10,000 sqm (GEA)*
- (b) Community and Leisure (Use Class ~~E, Sui Generis, F.1 and F.2-D1 or D2~~) (Plot F): 2,200 sqm (GEA)*
- (c) Residential (Class C3): ~~19,500 sqm (GEA), 168 dwellings~~ 19,500 sqm (GEA), 183*

*dwelling*s

(d) Offices (Class ~~E-B1a~~): 122,000 sqm (GEA)

(e) Car Parking: 1,000 spaces

(f) Back of house facilities: 2,000 sqm (GEA)

And the following shall apply to the interpretation of this Condition:

(i) *Floorspace figures exclude rooftop and basement plant (including the energy centre).*

(ii) *The public realm may additionally include small retail kiosks (Use Classes ~~E and Sui Generis A1, A2, A3, A4, A5~~) which in total will not exceed 10% of the approved retail floorspace.*

(iii) *The leisure floorspace area excludes the rooftop pitches on the rooftop pitches of Plot G.*

Condition 8

4.26 Condition 8 states that ‘No development (except demolition) shall commence until a detailed phasing Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall accord with the phasing detailed in the submitted Environmental Statement Addendum dated February 2019. The development shall not be carried out except in accordance with the approved Strategy unless otherwise agreed in writing by the Local Planning Authority’.

4.27 This wording of this condition should be updated to reflect the change in Phasing Strategy, bringing forward Plots E and F under Phase 1, in line with the submitted Environmental Statement addendum, dated October 2020.

Condition 54

4.28 Condition 54 states that ‘In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

Plot F: not less than 350 sq.m.

Plot G: not less than 800 sq.m.’

4.29 The proposals seek to deliver flexible commercial and community floorspace in Plot F. However, the Applicant is able to secure a minimum of 77 sqm of floorspace within Plot F will be retail within either of the two units. Therefore,

we request that the wording of the condition be updated to reflect the minimum provision of 350 sqm (GEA) of retail floorspace in Plot F.

Condition 72

- 4.30** Condition 72 states that ‘Notwithstanding the plans hereby approved no vehicle access shall be permitted into the site from Friar Street at any time (except emergency vehicles).
- 4.31** The application seeks to delete this condition as servicing via Friars Walk is required to service the plaza in Phase 2/3.

5.0 PLANNING POLICY UPDATE

- 5.1** The purpose of this Section is to identify the key national and local planning policy and guidance relevant to the determination of the planning application against which the proposals have been considered during design development. An analysis of the key policies and tests relating to the proposed development is included below.

National Planning Policy

- 5.2** National planning policy is set out in the National Planning Policy Framework (NPPF), which was updated on 19 February 2019. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11), with three overarching objectives: economic, social and environmental. These are to be delivered through the preparation and implementation of plans and the application of the policies within the Framework.
- 5.3** This means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or out of date, granting planning permission unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits of development, or specific policies in the NPPF indicate otherwise.
- 5.4** The NPPG was published in March 2014 and updated in July 2018 and sits alongside the NPPF. The NPPG adds further context to the NPPF and should both be ready together.
- 5.5** The NPPF sets out key policies on delivering sustainable development, which include:
- Chapter 5 (Delivering a Sufficient Supply of Homes) notes the Government's objective to significantly boost the supply of homes. It goes on to emphasise the importance of a sufficient amount and variety of land that can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
 - Chapter 6 (Building a Strong, Competitive Economy) notes 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.
 - Chapter 8 (Promoting Healthy and Safe Communities) sets out the importance of access to high quality open spaces, opportunities for sport and recreation and ensuring spaces are safe and accessible, so that crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion.

- Chapter 9 (Promoting Sustainable Transport) requires transport policies to be balanced in favour of sustainable transport modes with the appropriate Transport Assessment or Transport Statement provided. Decisions must take account of whether the opportunities for sustainable transport modes have been taken up, depending on the nature and location of development and whether improvements can cost effectively limit the significant impacts of the development.
- Chapter 10 (Supporting High Quality Communication) identifies that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.
- Chapter 11 (Making Effective Use of Land) notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Chapter 12 (Achieving well Design Places) states that the creation of high quality buildings and place 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 makes development acceptable to communities.
- Chapter 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) outlines the key role that planning has in helping to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is described as central to the economic, social and environmental dimensions of sustainable development.
- Chapter 15 (Conserving and Enhancing the Natural Environment) places great emphasis on enhancing and protecting the natural environment; minimising impacts on biodiversity and providing net gains in biodiversity where possible and preventing new development from contributing or being put at unacceptable risk from soil, air, water and noise pollution by remediating and mitigating where appropriate. This policy encourages the effective reuse of brownfield land provided that it is not of high environmental value.
- The NPPF outlines that LPA's should approach decision taking in a positive way to foster the delivery of sustainable development. The right information is crucial to good decision-taking, particularly where formal assessments such as EIAs are required. This includes participation of other consenting bodies to enable early consideration of all the fundamental issues.

The Development Plan

- 5.6** Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts should be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.7** The Development Plan for the Site comprises the following:
- Reading Local Plan (November 2019); and
 - Reading Central Area Action Plan (January 2009).
- 5.8** There are also a number of supplementary guidance documents published by Reading Borough Council which have been taken into account during the course of design development and the preparation of the planning applications. Insofar as they may be considered relevant to this application is:
- The Reading Tall Building Strategy (January 2008);
 - Sustainable Design and Construction SPD (2011);
 - Station Hill South Planning and Urban Designs Brief (2007); and
 - Reading Station Area Framework (2015).
- 5.9** In addition to the Development Plan and supplementary guidance documents, there are emerging planning documents which have also been taken into account.

Site Designations

- 5.10** The Site is subject to the following designations, as defined by Reading Borough Council.
- Site identified for Development or Change;
 - Air Quality Management Area;
 - Major Opportunity Area;
 - Area of Archaeological Potential;
 - Central Core;
 - Office Core;
 - Primary Shopping Area;
 - Proposed Active Frontages;
 - Designated Cycle Routes;
 - Classified Highway; and

- Tall Building Clusters.

Planning Policy Update

- 5.11** A full assessment of the entire Proposed Development against planning policy was carried out as part of the decision-making process for the Outline Planning Permissions, as set out in the approved Planning Statement and that analysis remains correct as this submission is not a material departure from the submissions for the Original Planning Permissions and the policies largely remain extant and as applicable save for those updates and substitutions expressed in this statement and set out below
- 5.12** Since the Outline Planning Permission was granted, there have been a number of updates to national and local policy, including:
- The National Planning Policy Framework (NPPF) was updated in February 2019;
 - The National Planning Policy Guidance (NPPG) was updated in July 2018; and
 - Reading Borough Council Local Plan (2019).
- 5.13** The updated planning policy position continues to promote the delivery of key strategy sites such as Station Hill to deliver key objectives, including housing and mixed-use developments within accessible town centre locations. The NPPF (2019) promotes reenergised focus on delivering development which is an efficient and effective use of the land (including achieving sufficient active land use and densities) and the submissions made in this statement are about optimising and delivering a scheme which achieves that.

6.0 SUMMARY & CONCLUSIONS

- 6.1** In conclusion, this submission represents the first Reserved Matters applications in relation to Plots E and F for the redevelopment of the Station Hill Site.
- 6.2** The proposals seek to provide 599 new Build to Rent homes along with a range of active uses in high quality new buildings designed by CRTKL Architects, alongside high-quality landscape designed by LDA Design.
- 6.3** The Phase 1 proposals conform with the site masterplan approved through the Outline Planning Permissions, however the detailed design development has resulted in a number of changes being required to the Outline Planning Permissions. This package of applications addresses these changes, all of which are considered to be improvements, and seeks approval for the full range of details anticipated by the Outline Planning Permission to come forward as part of Phase 1 of the development.
- 6.4** It is considered that the proposals accord with the relevant local, regional and national policies and delivers significant benefits, in particular:
- Delivery of 599 Build to Rent homes of high-quality design, comprising an appropriate mix and size to respond to current local housing needs;
 - Delivery of 5% affordable dwellings at LHA rates that are designed to a high quality, fulfilling the requirement of the Section 106 obligations;
 - The creation of a mixed and varied private and communal amenity offering for residents;
 - The provision of high-quality public realm and landscape, with frontages along Garrard Street to improve the environment and activation of this space;
 - The creation of a podium level that allows users to move freely through Friars Walk at a single level, improving the accessibility of this space for both pedestrians and cyclists;
 - The creation of an E shaped massing on Plot E to improve daylight and sunlight levels within the residential units, the communal courtyards and Friars Walk;
 - A well-conceived design which uses high quality materials that responds to the setting of the Site and the architectural expression of Reading;
 - Delivery of a new pedestrianised route (Friars Walk) that runs north to south through the Site, connecting Garrard Street with Friars Street meeting a key aspiration of the Masterplan;

- The provision of a mixed retail offering along Friars Walk which creates activity and interest along this pedestrianised zone;
- The provision of leisure facilities along Garrard Street and Friars Walk which further activates the space and provides facilities for future and current residents and workers. Satisfying the requirements of the Section 106 agreement;
- A scheme that has been designed to relate positively to the local townscape and wider views;
- A scheme that seeks to achieve the equivalent of Code for Sustainable Homes Level 4 (despite the abolishment of Code for Suitable Homes within the Governments Ministerial Statement on March 2015);
- The regeneration of a central brownfield site which is identified as a key strategic site for Reading; and
- The delivery of a scheme that meets the aspirations of the Outline Planning Permissions.

6.5 The proposed development accords with national and local planning policy and guidance and has been demonstrated to be in compliance with the Outline Planning Permissions, including the updated Design Codes, and to be acceptable where changes to the Outline Planning Permission are proposed. As such, it represents the start of the comprehensive regeneration of this key Site, to create a sustainable new mixed-use community which will transform the Site and local area.

7.0 DRAFT HEAD OF TERMS

- 7.1** The existing Section 106 agreement for the site dated 6 December 2019 attached to Outline Planning Permissions (ref. 190441 and 190442) is sought to be amended as part of this suite of applications to address the proposed changes.
- 7.2** The applicant has discussed and sought to agree the proposed amendments to the Section 106 agreement with RBC during the pre-application process. The proposed amendments are summarised below for ease:
- General consistency updates to align the existing S106 agreement with the new permissions, once granted;
 - The inclusion of the BtR clawback mechanism for the private units as per National guidance;
 - the obligation to provide 5% on-site affordable housing within Plot E, increased pro rata from the 2019 permissions in accordance with the increased number of units;
 - retain the obligation to pay the Public Art Contribution;
 - in line with the new Use Class Order which came into effect on the 1st September 2020 to provide greater land use flexibility within the planning system, to remove the land use restrictions within the Section 106 Agreement; and
 - remove the requirement to provide a Family Leisure Facility (as defined) within Plot F and associated payment.
- 7.3** Alongside the above amends, the applicant will continue to discuss viability during the determination period. As per the DS2 viability note, the applicant would like to review initiatives within the application to enable the development to come forwards.
- 7.4** The proposed increase in floor area will be subject to RBC CIL which will be assessed against the adopted RBC charging schedule. The applicant will seek to discuss how the CIL liability for the site will be used going forward.