

16th December 2019



FAO Mr Steve Vigar
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Dear Steve,

STATION HILL, READING, RG1 1NF

SUBMISSION OF A HYBRID PLANNING APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION

On behalf of our client, SH Reading Master LLP, we hereby submit a hybrid planning application seeking full and outline planning permission for the following:

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

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

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

The Site is bound by Garrard Street to the south, Thames Tower to the East, the train station to the North and Greyfriars Road to the West. The site comprises Xafinity House, a six storey 1980s office building and the NCP Car Park. The remainder of the site has now been demolished, except for a temporary retail and events offering located on the northern boundary facing Reading Station.

The proposals include the potential to deliver up to an additional 750 residential units on the north site, a hotel, elderly care facilities, office floorspace, new retail, leisure and community uses, along with a significant high quality public realm and landscaped area which runs north to south through the site connecting Phases 1, 2 and 3 of the entire Station Hill development.



The Outline Component of the planning application will seek approval, at this stage for the amount and use of development – the maximum and minimum amount of development proposed for each land use and development plot. It should however be noted that the floorspace figures are illustrative examples only and do not prejudice alternative forms of development coming forward provided that they accord with the controls set out within the application.

In addition to this covering letter, the following has been submitted online via the Planning Portal to complete the application submission:

- Completed Application Form;
- CIL form;
- Application Drawings;
- Design and Access Statement;
- Design Code;
- Planning Statement (including HoTs);
- Development Specification;
- Arboricultural Impact Assessment;
- Daylight & Sunlight Design Guide;
- Statement of Community Involvement;
- Transport Assessment (including Waste Management Strategy, Delivery and Servicing Strategy
- Travel Plan;
- Energy Strategy;
- Sustainability Statement;
- Environmental Noise Survey Phase 2;
- Environmental Noise Survey Phase 3;
- Telecoms Report;
- Television and Radio Signal Survey & Impact Assessment;
- Ventilation Statement; and
- Environmental Impact Assessment.

This application has been submitted via the planning portal along with the requisite application fee of £9,727. A fee of £80,957.00 is required for the detailed element of the planning application (Phase2) and this will be paid upon registration of the application

We trust that the enclosed information will allow you to validate the application in the quickest possible timeframe and look forward to receiving confirmation that the application has been validated. If you have any queries, please contact Jim Pool, Dean Jordan or Kate Outterside of this office.

Yours faithfully

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