
Land at Kenavon Drive, Reading, RG1 3DH

Planning and Affordable Housing Statement
Section 73 Application

May 2019

Land at Kenavon Drive, Reading, RG1 3DH

Minor Material Amendment (s73)
Application

Planning and Affordable Housing Statement

Prepared on behalf of Berkeley Homes (Western) Limited

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1.0 INTRODUCTION

- 1.1 This Planning and Affordable Housing Statement is submitted to Reading Borough Council (RBC) in support of a Minor Material Amendment (s73) planning application on behalf of Berkeley Homes (Western) Limited ('the Applicant') for the redevelopment of Land at Kenavon Drive, Reading, RG1 3DH ('the Site').
- 1.2 Planning permission was granted on 10th October 2018, under application 170509, for the demolition of the two existing retail structures on the site and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 residential units and 5 commercial units ('the Original Permission').
- 1.3 Following the approval of the Original Permission, L&Q sought a development partner to deliver the scheme. In October 2018 L&Q successfully entered into a Partnership with Berkeley Homes Western ('BHW'), one of the largest and best-known developers of new homes in London and the South East.
- 1.4 BHW have carried out a detailed assessment of the consented scheme, which is based on their local market knowledge. This identified opportunities to develop and refine the housing mix to better suit market trends and to create further diversity within the consented housing mix.
- 1.5 This application seeks a number of internal and external amendments to the Original Permission to sensitively incorporate 30 additional private housing units into the consented scheme.
- 1.6 This statement should be read in conjunction with the cover letter, application forms and the following supporting documents:
- Design and Access Statement Addendum
 - Architectural Drawings (Approved and Proposed)
 - Draft Deed of Variation for the s106
 - Updated Viability Appraisal
 - Transport Assessment Addendum
 - Environmental Statement Addendum (including Acoustics, Daylight/Sunlight and Microclimate updates)
 - Energy Efficiency Statement
 - External Lighting details

2.0 APPLICATION SITE AND SURROUNDINGS

2.1 The site extends to a total of 2.8ha, consisting of two large warehouse-type outlet retail units and associated hardstanding. The character of both the site and the surrounding area are of a developed and dense urban nature. The site is located adjacent to the A329 to the west, Kenavon Drive to the north, River Kennet and Gas Works Road to the south and residential development to the east.

2.2 The site does not contain any statutory listed buildings or non-designated locally listed buildings, nor does it lie within a conservation area. The surrounding area does however contain a large number of designated and non-designated heritage assets. Of particular relevance are:

- Reading Abbey Ruins Grade I Listed Building to the west.
- Reading Goal (main building) former Her Majesty's Prison Grade II Listed Building to the west.
- Reading Abbey: a Cluniac and Benedictine monastery and Civil War earthwork (Scheduled Ancient Monument) to the west.
- The Forbury Garden Grade II listed registered park and garden to the west.
- River Kennet to the south, a tributary of the River Thames with confluence approximately 750m north east of the proposed development.

3.0 PLANNING HISTORY

- 3.1 The Original Permission was granted on 10th October 2018, under application 170509, for the following:

'Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description)'

- 3.2 Since the approval of the Original permission, a number of conditions have been submitted for discharge as well as a non-material amendment application. The status of these applications is detailed below:

Reference	Address	Description	Decision
182204	Land at Kenavon Drive Reading (Existing Homebase & Toys R Us)	Application to discharge conditions 8 (Demolition and Construction Method Statement) and 36 (Arboricultural Method Statement and Tree Protection Plan)	Pending Decision
190034	Land at Kenavon Drive Reading (Existing Homebase & Toys R Us)	Application to discharge condition 6 (Archaeological Statement)	Pending Decision
190764	Toys R Us Kenavon Drive, Reading, RG1 3DH	NMA to change the wording of various conditions to alter the phasing plan	Pending decision

4.0 THE PROPOSED CHANGES

4.1 BHW have carried out a detailed assessment of the consented scheme, which is based on their local market knowledge. This identified opportunities to develop and refine the housing mix to better suit market trends and to create further diversity within the housing mix for the market sale properties. This application seeks a number of minor changes to the consented scheme to deliver 30 additional units, largely within the consented building envelope.

4.2 The proposed changes were discussed with RBC prior to the submission of this application (LPA reference 182047/PREAPP) and a pre-application meeting took place on 27th February 2019.

Additional Residential Units

4.3 The Original Permission consents the delivery of 765 residential units on the site. This application seeks to sensitively introduce 30 additional units into the consented building envelope, bringing the total number of units to 795.

4.4 The new units have been created by reconfiguring the internal layouts of the consented blocks. The main internal alterations involve the conversion of duplex units to one bed units or studios. The following list details the additional flat types that have been introduced into the scheme:

Studio flats:

- S001 – 30.4m²
- S002 – 32.0m²

One bedroom flats:

- M001 – 38.2m²
- M002 – 38.2m²
- M004 – 41.7m²
- M005 – 41.6m²
- M006 – 41.8m²

Stacked Duplexes:

- D251 – 35.7m² + 46.0m² = 81.7m²
- D252 – 42.0m² + 31.4m² = 73.4m²

- 4.5 The new flats are no deeper than 7.2m, to allow for natural daylight to fill the living spaces. They are all south, east or west facing with none of them being north or north-east facing. The new flat types will have access to a private balcony or ground floor front garden.
- 4.6 It is proposed to change the six houses approved in block E4 to twelve stacked duplex units. The new duplexes are dual aspect, with the lower duplex having access to a private garden at podium level, whilst the upper duplexes have terraces on both lower and upper levels.
- 4.7 The lower duplex units are accessed from the street via a recessed front door. A large open plan living, kitchen and dining space occupies the lower floor with two bedrooms above, each with windows on the front or back of the dwelling houses.
- 4.8 The upper duplex units are accessed via an internal staircase from the podium. They will have an open plan living, kitchen and dining space on the top floor, with a roof top terrace with a view towards River Kennet.

Housing Mix

- 4.9 In order to accommodate the 30 additional units, alterations to the housing mix are proposed which involves an increase in the number of studio units and one bed units and a reduction in the number of two and three bed units.
- 4.10 The Original Permission approved a mix of 18 studio units, 302 one bed units, 409 two bed units and 36 three bed units. It is now proposed that there will be 48 studio units, 319 one bed units, 398 two bed units and 30 three bed units. The additional 30 units would all be within the open market tenure.
- 4.11 A full tenure and block-by-block breakdown of the proposals is provided below along with the breakdown approved under the Original Permission:

The Approved housing mix:

Tenure		Bedrooms per unit				Total units	Tenure %	Affordable tenure breakdown
		Studio	1	2	3			
Rented		0	49	50	11	110	14.38%	70.06%
Shared Ownership		0	39	8	0	47	6.14%	29.94%
Market		18	214	351	25	608	79.48%	
Total		18	302	409	36	765	Total affordable = 20.52 %	
Bedrooms per unit %		2.35%	39.48%	53.46%	4.71%			
Block	No. of bedrooms per unit				Total units	Type of unit (Duplex Houses, Houses or Flats)	No. of affordable units (& tenure)	
	Studio	1	2	3				
W1	5	26	58	7	96	5 Duplex Houses; 7 Duplex units; 84 Flats.	0	
W2	7	23	27	0	57	3 Duplex Houses; 54 Flats	0	
W3	5	30	27	1	63	6 Duplex Houses; 57 Flats	0	
W4	0	12	53	0	65	4 Duplex Houses; 61 Flats	0	
M1	0	24	58	4	86	12 Duplex Houses; 74 Flats	0	
M2	1	34	43	1	79	7 Duplex Houses; 72 Flats	0	
M3	0	21	29	6	56	56 Flats	56 Rented	
M4	0	39	11	0	50	3 Duplex Houses; 47 Flats	47 Shared Ownership & 3 Rented	
E1	0	12	53	2	67	6 Duplex Houses; 61 Flats	0	
E2	0	40	11	0	51	3 Duplex Houses; 48 Flats	0	
E3	0	28	18	5	51	51 Flats	51 Rented	
E4	0	0	0	6	6	6 Houses	0	
E5	0	13	21	4	38	3 Duplex Houses; 6 Duplex units; 29 Flats	0	
Total	18	302	409	36	765	52 Duplex Houses; 13 Duplex units; 6 Houses; 694 Flats	110 Rented; 47 Shared Ownership	

The Proposed housing mix:

Tenure		Bedrooms per unit				Total units	Tenure %	Affordable tenure breakdown
		Studio	1	2	3			
Rented		0	49	50	11	110	13.84%	70.06%
Shared Ownership		0	39	8	0	47	5.91%	29.94%
Market		48	231	340	19	638	80.25%	
Total		48	319	398	30	795	Total affordable = 19.75 %	
Bedrooms per unit %		6.04%	40.13%	50.06%	3.77%			
Block	No. of bedrooms per unit				Total units	Type of unit (Duplex Houses, Houses or Flats)	No. of affordable units (& tenure)	
	Studio	1	2	3				
W1	5	28	57	7	97	11 Duplex Houses; 86 Flats	0	
W2	7	23	27	0	57	3 Duplex Houses; 54 Flats	0	
W3	5	30	27	1	63	6 Duplex Houses; 57 Flats	0	
W4	0	12	53	0	65	4 Duplex Houses; 61 Flats	0	
M1	0	30	55	4	89	9 Duplex Houses; 80 Flats	0	
M2	21	34	33	1	89	7 Duplex Houses; 82 Flats	0	
M3	0	21	29	6	56	56 Flats	56 Rented	
M4	0	39	11	0	50	3 Duplex Houses; 47 Flats	47 Shared Ownership & 3 Rented	
E1	10	19	45	2	76	2 Duplex Houses; 74 Flats	0	
E2	0	40	11	0	51	3 Duplex Houses; 48 Flats	0	
E3	0	28	18	5	51	51 Flats	51 Rented	
E4	0	0	12	0	12	12 Stacked Duplexes	0	
E5	0	15	20	4	39	8 Duplex Houses; 31 Flats	0	
Total	48	319	398	30	795	68 Duplex Houses; 727 Flats	110 Rented; 47 Shared Ownership	

External alterations

- 4.12 As a result of the changes to the internal layouts, corresponding amendments to the elevations to accommodate the new units are required. The elevational changes proposed have been carefully considered in relation to the overall design concept, using materials and details which closely match those used in the approved scheme. The proposed external changes include additional balconies and changes to the windows and doors.
- 4.13 Some external changes also arise from internal layout amendments to flats in cores E1 and M2 which are separate from the additional 30 units proposed within the scheme. These are captured in the Design and Access Statement in section 6.3.02 and 6.3.03.
- 4.14 The bulk, scale and massing of the consented proposal remains unchanged. The only small amendment to the building envelope is on the eastern elevation of the East Block which sees the top floor façade brought forward by 1.2m and the western elevation brought forward by 1m.
- 4.15 For full details, please see the Design and Access Statement Addendum which clearly sets out all the proposed elevational changes.

Cycle parking

- 4.16 The amount of cycle parking provision has been increased in order to reflect the increase in the number of units. The Local Authority requirement is for a total of 413 residential cycle parking spaces, all of which are provided through a combination of designated secure store rooms at ground floor and a Brompton style scheme provision. In terms of overall provision, 413 cycle parking spaces are now proposed, increased by 6 spaces from the 407 consented. For full details, please see the transport assessment addendum submitted as part of this application.

Matters that remain unaltered

Non-residential units

- 4.17 There are no changes proposed to the non-residential elements of the scheme. The five commercial units will remain the same as approved under the Original Full

Planning Permission.

Landscaping and public realm

- 4.18 The vast majority of landscaping and public realm works remain unaltered. Minor amendments to the landscape plans include the corner of the Eastern block being in-filled at ground floor level and the entrances to the ground floor units being amended to suit the new internal layouts.

Car parking provision and access arrangements

- 4.19 The car parking provisions and access arrangements remain the same as those approved under the Original Permission.

Wheelchair user dwellings

- 4.20 10 wheelchair adaptable units are secured within the Original Permission. The number and location of the consented wheelchair user dwellings is not proposed to change as part of the amendment process.

5.0 THE PLANNING POLICY FRAMEWORK AND KEY MATTERS

National Planning Policy Framework

- 5.1 The revised National Planning Policy Framework (NPPF) published in February 2019 provides the relevant national planning policy for the proposed development. The NPPF is also clear that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan

- 5.2 The development plan for Reading Borough Council currently consists of the following documents:
- RBC's Core Strategy (2008 amended in 2015);
 - RBC's Sites and Detailed Policies Document (2012 amended in 2015)
 - RBC's Reading Central Area Action Plan (2009)
- 5.3 The Core Strategy sets out the Council's adopted planning strategy for the Borough. It sets out how planning and development will achieve the Reading 2020 Vision for the town. It provides a framework for how Reading can grow in a sustainable way in the future. The Core Strategy is clear that the Council will continue to support the development of Central Reading as the leading regional centre in the Thames Valley.
- 5.4 The Reading Central Area Action Plan (RCAAP) is made up of a number of different elements, which together form a comprehensive basis for managing change in the Central Area up to 2026. The provisions of the plans are guided firstly by a vision, and by a set of key principles which should frame development in the Centre over the plan period. An overall spatial and design strategy shows the main direction and types of development and how the Centre will look and function. More specific proposals are included for the three key areas of opportunity in the centre: the Station/River area, the West Side and the East Side. There are also a number of more general policies which apply only within the Central Area, and for which the RCAAP is the most appropriate vehicle. There are also specific site allocations within the Centre.
- 5.5 The Sites and Details Policies Document includes further Borough-wide policies as well as identifying sites for development outside of the Reading Central Area.

Supplementary Planning Documents

5.6 The following Supplementary Planning Documents are also a material consideration in the assessment of the application:

- Kenavon Drive Urban Design Concept Statement (adopted July 2004)
- Community Infrastructure Levy Charging Schedule (adopted January 2015)
- Affordable Housing SPD (adopted July 2013)
- Revised Parking Standards and Design SPD (October 2011)
- Planning Obligations under Section 106 SPD (adopted April 2015)
- Sustainable Design and Construction SPD (adopted July 2011)
- Outline Development Framework – The Site of Reading Prison (adopted March 2015)

The Emerging Local Plan

5.7 Reading Borough Council are currently in the process of producing a new Local Plan setting out how Reading will develop up to 2036. The new Local Plan will replace the Core Strategy, Reading Central Area Action Plan and the Sites and Detailed Policies Document.

5.8 The Council has produced a full draft Local Plan, which was submitted to the Secretary of State in March 2018. Following the public examination, the Inspector requested that additional information be provided, which is currently being produced. Adoption of the new Local Plan is not expected to take place any earlier than October 2019, due to the need to produce and formally consult on a comprehensive list of main modifications (currently expected to take place in June 2019).

5.9 The emerging policies can therefore be afforded minimal, if no weight in the determination of planning applications. This application is expected to be determined before the adoption of the Local Plan and therefore limited reference to those relevant emerging policies is provided within this statement.

6.0 PLANNING CONSIDERATIONS

6.1 Pre-application discussions with RBC indicate that the key planning considerations relevant to the determination of this application are:

- a) Principle of increase in units
- b) Housing mix
- c) Affordable housing and viability
- d) Quality of accommodation
- e) External design changes
- f) Car/cycle parking provisions

6.2 This next section addresses each of these matters in turn.

Principle of increase in units

6.3 Core Strategy Policy CS14 currently states that provision will be made for the completion of an average of at least 477 dwellings for the period 2001-2006, 572 dwellings per annum in the period 2006-2016, and 521 dwellings per annum in the period 2016-2026.

6.4 The Berkshire Strategic Housing Market Assessment (SHMA, 2016) identifies that Reading now needs to deliver 699 homes a year if it is to meet its objectively assessed housing need, representing a substantially higher housing need (22% increase) than previously planned for within the current Core Strategy.

6.5 Draft Policy H1 of the emerging Local Plan states that provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036.

6.6 As a result, RBC need to radically change the way that developments come forward within the Borough to address this significant step change in housing need. Increasing densities on brownfield sites, within sustainable locations (i.e. town centres, close proximity to transport links and infrastructure etc) is critical if RBC are to deliver appropriate levels and types of housing for its current and future occupants. The delivery of 30 additional homes on the Site, alongside the 765 already consented will make a substantial contribution towards housing need and should be given significant weight in the determination of the application.

Housing mix

- 6.7 The additional 30 units proposed would all be within the open market tenure, with the amount of affordable housing remaining the same as the consented scheme. There would be an increase in studio units from 18 to 48 (+30) and an increase in one bed units from 302 to 319 (+17). Meanwhile there would be a decrease in two bed units from 409 to 398 (-11) and a decrease in three bed units from 36 to 30 (-6).
- 6.8 The table below details the proposed housing mix:

Tenure	Bedrooms per unit				Total units	Tenure %	Affordable tenure breakdown
	Studio	1	2	3			
Rented	0	49	50	11	110	13.84%	70.06%
Shared Ownership	0	39	8	0	47	5.91%	29.94%
Market	48	231	340	19	638	80.25%	
Total	48	319	398	30	795	Total affordable = 19.75 %	
Bedrooms per unit %	6.04%	40.13%	50.06%	3.77%			

- 6.9 Policy RC9 requires all proposals for residential development within the Central Area to contribute towards a mix of different sized units within the development. Ideally, a mixture of one, two and three bedroom units should be provided. As a guide, in developments of 15 dwellings or more, a maximum of 40% of units should be one bed, and a minimum of 5% of units should be at least three bed unless it can be clearly demonstrated that this would render a development unviable.
- 6.10 The proposals would increase the percentage of studio/one bed units from 41.83% to 46.17%. Meanwhile the proposals would decrease the percentage of three bed units from 4.71% to 3.77%. Whilst it is acknowledged that the proposed split does not entirely meet the suggested split set out within policy RC9, the wording of the policy is clear that the stipulations will be used as 'a guide' rather than enforced. It is considered that the overall benefits of the scheme and the high quality of accommodation being provided should outweigh the fact that the housing mix does not entirely meet the suggested guidelines.
- 6.11 The revised unit mix also results in a slightly improved viability position, with the overall viability of the scheme increasing from -4.08% to 1.24% profit on GDV. This is brought about by the increase in £/sq.ft. Although the proposed mix is not completely in accordance with the suggested split set out in policy RC9, it is

fundamental to the viability of the scheme.

- 6.12 Furthermore, research has indicated that household earnings in Reading would rule a large amount of the local population out of being able to afford two or three bed properties. Overall the proposed dwellings are less costly than the larger dwellings previously consented and are more accessible to the local population. The affordable housing dwelling mix has not been altered.

Affordable housing and viability

- 6.13 Whilst Berkeley Homes will take overall responsibility for delivering the scheme, London and Quadrant (L&Q) will continue to own and manage the affordable housing aspect of the proposed development. L&Q is one of the UK's leading housing associations, owning and/or managing over 90,000 homes in London and the South East. L&Q are committed to building high quality homes to meet a range of needs and incomes. L&Q creates high quality homes in places people love to live. It's award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. L&Q invest any surplus they make into providing new homes, investing in improving services for existing residents, and investing in maintaining and improving their homes and their local communities.
- 6.14 Policy CS16 requires all developments of 15 dwellings and above to provide 30% of the total number of dwellings in the form of affordable housing to meet the needs of the area. A lower overall percentage of affordable housing was accepted (20.52%) for the consented scheme on the basis that 70% of the units were to be delivered as affordable/social rent and 30% intermediate (shared ownership). A reduction in the 30% target to deliver a greater number of rented units was supported by a viability assessment.
- 6.15 The affordable housing provision provided as part of the proposals remains unchanged from the consented scheme. 157 on-site residential units will be provided as affordable housing, comprising 110 rented and 47 shared ownership units. An updated Viability assessment is provided as part of this application which confirms that the consented provision is still the maximum reasonable amount of affordable housing that can be delivered on the site.
- 6.16 Research has shown that the housing market is not performing as well as when the Original Full Planning Permission was granted. Values have consequently fallen leaving the scheme with a reduced return of -4.08% on GDV (21.58% below the

figure that would trigger a requirement for additional affordable housing). The new unit mix proposed results in a marginal improvement to the overall viability of the scheme from -4.08% to 1.24% profit on GDV, but this is still below the agreed benchmark. Policy CS16 of the Core Strategy allows viability to be taken into account when considering affordable housing delivery and as the scheme is not achieving a benchmark return, there should be no requirement for the provision of additional affordable housing within the scheme.

Quality of accommodation

Size of units

- 6.17 Although some of the unit sizes are reduced and a larger number of smaller units is now proposed, a high overall standard of accommodation is still maintained throughout the development.
- 6.18 There is no requirement within the adopted Local Plan that requires adherence to the Nationally Described Space Standard, an approach taken forward into the draft Local Plan for Reading. RBC recognise that there is a distinction between what counts as adequate internal space within the centre of Reading and elsewhere, with the expectations of those choosing to live in the centre of Reading, in terms of both internal and external space, as well as issues such as noise, tend to be different to those in other parts of the Borough.
- 6.19 Furthermore, RBC understand that applying the space standard could have the effect of reducing the ability of the area to meet its expected portion of the housing need. On this basis, Draft Local Plan Policy H5 only requires compliance with the Nationally Described Space Standard outside of the Central Area. Whilst the Nationally Described Space Standard offers a useful point of reference, they are not the determination factor on whether a proposed unit is acceptable or not. The key determining factor is whether the new unit (regardless of its size) offers a suitable level of accommodation quality for the future occupant.

Aspect/overlooking considerations

- 6.20 The new studio apartments will offer high quality living spaces with good outlook, views of the river and Green Street and communal amenity space. Most studios are situated at second floor level allowing more light into the space and are east facing

so will benefit from morning light.

- 6.21 There is no increase in the number of north-facing single aspect units proposed in comparison to the consented scheme. The breakdown of north facing single aspect units in the consented and proposed scheme is detailed in the tables below, extracted from the Design and Access Statement Addendum.

North Facing Single Aspect Units as Consented (765 dwellings)

		Private	Shared Ownership	Affordable Rent	Total	% of Total Unit No.
Direct North	1B	3		7	23	3.0%
	2B	10		3		
	3B					
North-East	1B	12	5	14	31	4.1%
	2B					
	3B					
Total		25	5	24	54	7.1%

North Facing Single Aspect Units as Proposed (795 dwellings)

		Private	Shared Ownership	Affordable Rent	Total	% of Total Unit No.
Direct North	1B	3		7	23	2.9%
	2B	10		3		
	3B					
North-East	1B	12	5	14	31	3.9%
	2B					
	3B					
Total		25	5	24	54	6.8%

Daylight/Sunlight

- 6.22 A Scheme Internal Daylight Report Addendum demonstrates that the revised scheme provides a good level of compliance with BRE Guidance with regard to internal daylight levels, with most rooms meeting target values. Where there is some departure, this generally results from the presence of balconies. The benefit of the provision of external amenity areas such as balconies must be weighed against the daylight levels within the rooms.
- 6.23 The Addendum report also shows that most rooms achieve the target Annual and Winter Sunlight Hours. Some sunlight obstruction is unavoidable due to the density of the scheme, but the retained levels of APSH are considered to align with large urban developments. Please see the Scheme Internal Daylight Report Addendum for further details.

Amenity space provision

- 6.24 A high standard of amenity space is provided within the development which is accessible to the new units. In addition, the majority of new residential units benefit from private amenity space.

Acoustics

- 6.25 The Acoustic Assessment Report sets out relevant sound criteria and requirements which the development will need to meet. The Acoustic Assessment Report outlines acoustic solutions which are available and would allow for compliant dwellings in association with good design. The 30 additional units will not impact the ability to provide dwellings which comply with the relevant acoustic criteria and requirements.

Access Standards

- 6.26 10 wheelchair adaptable units are secured within the Original Permission. The number and location of the consented wheelchair user dwellings is not proposed to change as part of the amendment process. RBC do not have an adopted policy to secure a prescribed number of wheelchair units within a scheme. Furthermore, nor can any weight be applied to any emerging policies within the RBC draft Local Plan, due to the need for RBC to provide further evidence to the Inspector and then further consult on their proposed draft standards as part of the Main Modifications process (expected to take place during summer 2019).
- 6.27 The consented quantum of wheelchair adaptable units therefore remains proportionate and suitable to support the amended proposals.

Energy and Sustainability

- 6.28 The Energy Statement Addendum sets out how the design has followed RBC's Energy Hierarchy by reducing energy demand of the development. Measures proposed include passive design, energy efficiency measures, generating heat in a clean and efficient system and by using on-site renewable energy systems to further reduce the overall carbon emissions of the development. The methodology follows the guidance set out in Policy CS1 of RBC's Core Strategy.
- 6.29 The development achieves the required carbon emission reductions, with the use of air source heat pump systems achieving a 32.45% improvement in CO2 emissions

over Building Regulations 2013 minimum requirements.

Wind Microclimate

- 6.30 There will be no material changes to the construction phase impacts. The proposed amendments to the scheme do not change the building heights and will not result in any changes to downdrafts compared to those considered in the original Environmental Statement. The proposals do not result in any changes of use at ground floor level and therefore there are no new requirements for calmer wind conditions.
- 6.31 There is not anticipated to be any greater exposure to users of the new balconies than in the original scheme. There are therefore no changes in residual effects reported in the original Environmental Statement and no changes in associated mitigation.

External Lighting

- 6.32 The External Lighting Addendum sets out the external lighting strategy. The proposed external lighting continues to comply with all the relevant standards.
- 6.33 The above analysis demonstrates that each unit provides for a satisfactory level of accommodation that is comparable to, and in some instances better than, the consented units already within the scheme. The introduction of the 30 additional units, at the standards proposed, is therefore considered acceptable in principle.

External design changes

- 6.34 The key design policies for Reading which are applicable to this application are policies CS7, CS33 and RC5. Policy CS7 sets out that 'all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located'. Policy CS33 is concerned with the protection and enhancement of the historic environment and policy RC5 relates to design in the Centre.
- 6.35 The elevational design changes to windows, doors and balconies are minor in nature and could be considered non-material to the approved scheme. Nonetheless, the alterations to the windows, doors and balconies respond to the overall design concept and are in keeping with the character and appearance of the proposed

development. The pre-application advice received from RBC supports this assertion stating that *'in the context of the permitted scheme it is not considered that these amendments, either individually or cumulatively, will have any material impact on the overall design idiom of the permitted scheme and are appropriate in themselves'*.

- 6.36 The proposed external design changes are relatively minor and continue to ensure a high quality of design within the development. The proposals therefore comply with policies CS7, CS33 and RC5.

Car / cycle parking provisions

- 6.37 It is not proposed to provide any additional car parking spaces as a result of the increase in residential units. The car parking provision for the residential units remains as per the consented scheme at 324 spaces (87 in the eastern block, 96 in the middle block and 141 in the western block). The consented scheme had a car parking ratio of 0.42. The proposed car parking ratio of 0.40 is considered to be acceptable given the sites sustainable location and taking into account parking ratios of other consented schemes in Reading.
- 6.38 As no further car parking spaces are proposed, there will be no increase in vehicle trips to and from the site arising from the introduction of the 30 additional units.
- 6.39 Similarly, there will be no material impact on site servicing or deliveries as a result of the increase in unit numbers, as the majority of servicing requirements are managed per building.
- 6.40 The 30 additional residential units proposed do however result in a requirement for an increase in cycle parking provision. As per the minimum cycle parking standards set out in RBC's Revised Parking Standards and Design SPD (October 2011), the revised proposals give rise to a need for a minimum of 413 cycle parking spaces. 407 cycle parking spaces are consented under the Original Permission and this is to be increased to 413 cycle parking spaces to reflect the increase in residential units. The proposed 413 cycle parking spaces not only meets but exceeds this requirement and therefore the proposed cycle parking provision accords with the SPD standards.

7.0 THE METHOD OF CHANGE

7.1 All of the external changes proposed on the plans are, in themselves, considered to be non-material in nature and could be dealt with under a Non-Material amendment application (s96a).

7.2 The key elements which could be considered more minor material in nature (and therefore subject to a s73 Minor Material Amendment application) relate to the increase in the number of units and the corresponding amendments to the consented housing types and mix of units.

7.3 Condition 2 attached to the Original Permission states the following:

"The development hereby permitted shall be carried out in accordance with the following approved plans".

7.4 This application seeks to vary the approved drawings referred to in Condition 2 through a s73 Minor Material Amendment application to capture the Proposed Changes. A schedule of approved and proposed drawings is included at Appendix 1.

7.5 When determining this application and drafting its decision notice, RBC should consider revising or amending the approved conditions to reflect the fact that some of the conditions related to the Original Permission may have already been discharged by RBC and, therefore, there is no need for those details to be re-submitted and discharged by RBC. A set of proposed amended planning conditions is included at Appendix 2 to assist this process.

8.0 THE ASSESSMENT

8.1 There is no statutory definition of what constitutes a minor material amendment. National Planning Practice Guidance (NPPG) indicates that this *'is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved'*.

8.2 The leading case law which builds on this principle is **Coventry City Council ex p Arrowcroft Group plc (Sullivan J, 21 July 2000)**, which states:

"It is true that the outcome of a successful application under section 73 is a fresh planning permission, but in deciding whether or not to grant that fresh planning permission the local authority '... shall consider only the question of the conditions subject to which planning permission should be granted'...Thus the Council is able to impose different conditions upon a new planning permission, but only if they are conditions which the Council could lawfully have imposed upon the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application."

8.3 The guiding principle is therefore what is a "fundamental" alteration. The authority must consider whether the changes are a "fundamental alteration of the proposal put forward in the original application", which is a matter of planning judgment.

8.4 The Proposed Changes sought as part of this application are not "fundamental" alterations to the existing proposal and are less material than the degree of change that has been found acceptable under s73 within other recent case law (please see Appendix 3).

8.5 NPPG states that *'pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted'*. Officers confirmed at pre-application stage that they are content for the Proposed Changes to be submitted for consideration under a s73 application.

9.0 CONCLUSIONS

- 9.1 This Planning and Affordable Housing Statement assesses the changes against the key planning policies and demonstrates that the Proposed Development accords with national and local planning requirements.
- 9.2 RBC need to radically change the way that developments come forward within the Borough to address their significant step change in housing need. Increasing densities on brownfield sites, within sustainable locations (i.e. town centres, close proximity to transport links and infrastructure etc) is critical if RBC are to deliver appropriate levels and types of housing for its current and future occupants. The delivery of 30 additional homes on the Site, alongside the 765 already consented will make a substantial contribution towards housing need and should be given significant weight in the determination of the application.
- 9.3 Each new unit has been carefully designed to provide a high level of accommodation quality that is comparable to, and in some instances better than, the consented units already within the scheme.
- 9.4 The proposed external alterations to accommodate the additional units are minor in nature and could be considered non-material to the approved scheme. Nonetheless, the alterations to the windows, doors and balconies respond to the overall design concept and are in keeping with the character and appearance of the proposed development. The proposed changes therefore maintain and continues to enhance the character and appearance of the area of Reading in which it is located.
- 9.5 Barton Willmore therefore concludes that there are no sound reasons why planning permission should not be granted for the Proposed Changes.

APPENDIX 1
DRAWING SCHEDULE

Drawing numbers – as consented	Drawing numbers – as proposed
Existing Site Plan Location AA5990-2000 Rev A	Existing Site Plan Location AA5990-2000 Rev A (as consented)
Existing Site Plan AA5990-2001 Rev A	Existing Site Plan AA5990-2001 Rev A (as consented)
Site Plan Proposed Ground Level AA5990-2005 Rev B	Site Plan Proposed Ground Level AA5990-2005 Rev C
Site Plan Proposed First Floor AA5990-2006 Rev B	Site Plan Proposed First Floor AA5990-2006 Rev B (as consented)
Site Plan Proposed Roof Plan AA5990-2007 Rev B	Site Plan Proposed Roof Plan AA5990-2007 Rev D
Ground level Site GA AA5990-2010 Rev C	Ground level Site GA AA5990-2010 Rev F
Site Plan Level 1 AA5990-2011 Rev B	Site Plan Level 1 AA5990-2011 Rev G
Site Plan Level 2 AA5990-2012 Rev B	Site Plan Level 2 AA5990-2012 Rev H
Site Plan Level 3 AA5990-2013 Rev B	Site Plan Level 3 AA5990-2013 Rev G
Site Plan Level 4 AA5990-2014 Rev B	Site Plan Level 4 AA5990-2014 Rev E
Site Plan Level 5 AA5990-2015 Rev B	Site Plan Level 5 AA5990-2015 Rev D
Site Plan Level 6 AA5990-2016 Rev B	Site Plan Level 6 AA5990-2016 Rev D
Site Plan Level 7 AA5990-2017 Rev B	Site Plan Level 7 AA5990-2017 Rev E
Site Plan Level 8 AA5990-2018 Rev A	Site Plan Level 8 AA5990-2018 Rev C
Site Plan Level 9 AA5990-2019 Rev A	Site Plan Level 9 AA5990-2019 Rev D
Site Plan Level 10 AA5990-2020 Rev A	Site Plan Level 10 AA5990-2020 Rev D
Site Plan Level 11 Roof AA5990-2021 Rev A	Site Plan Level 11 Roof AA5990-2021 Rev E
Indicative Phasing Plan AA5990-2010 Rev A	Indicative Phasing Plan AA5990-2010 Rev A (as consented)
Existing Site Context Elevation North Kenavon Drive AA5990-2030	Existing Site Context Elevation North Kenavon Drive AA5990-2030 (as consented)
Existing Site Context Elevation South River Side AA5990-2031	Existing Site Context Elevation South River Side AA5990-2031 (as consented)
Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032	Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032 (as consented)
Existing Site Context Car Park Elevations AA5990-2033	Existing Site Context Car Park Elevations AA5990-2033 (as consented)
Site Sections North / South AA5990-2060 Rev A	Site Sections North / South AA5990-2060 Rev C
Site Sections East / West AA5990-2061 Rev A	Site Sections East / West AA5990-2061 Rev C
Site Context Elevation South AA5990-2062 Rev B	Site Context Elevation South AA5990-2062 Rev C
Site Context Elevation North AA5990-2063 Rev A	Site Context Elevation North AA5990-2063 Rev B
Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev C	Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev D
Site Context Elevation Palmer Street AA5990-2065 Rev A	Site Context Elevation Palmer Street AA5990-2065 Rev B
Site Context Elevation Huntley Street AA5990-2066 Rev B	Site Context Elevation Huntley Street AA5990-2066 Rev C
Site Context East and West block section AA5990-2067	Site Context East and West block section AA5990-2067 Rev A
Site Context Internal Elevation AA5990-2068	Site Context Internal Elevation AA5990-2068 Rev A
Existing plan with areas Homebase AA5990-2070	Existing plan with areas Homebase AA5990-2070 (as consented)
Existing plan with areas Toys R Us AA5990-2071	Existing plan with areas Toys R Us AA5990-2071 (as consented)
Existing sections AA5990-2072	Existing sections AA5990-2072 (as consented)
West Block Ground AA5990-2100	West Block Ground AA5990-2100 Rev D
West Block Level 1 AA5990-2101	West Block Level 1 AA5990-2101 Rev B
West Block Level 2 AA5990-2102	West Block Level 2 AA5990-2102 (as consented)
West Block Level 3 AA5990-2103	West Block Level 3 AA5990-2103 (as consented)
West Block Level 4 AA5990-2104	West Block Level 4 AA5990-2104 (as consented)
West Block Level 5 AA5990-2105 Rev B	West Block Level 5 AA5990-2105 Rev B (as consented)
West Block Level 6 AA5990-2106 Rev B	West Block Level 6 AA5990-2106 Rev B (as consented)

West Block Level 7 AA5990-2107	West Block Level 7 AA5990-2107 (as consented)
West Block Level 8 AA5990-2108	West Block Level 8 AA5990-2108 (as consented)
West Block Level 9 AA5990-2109	West Block Level 9 AA5990-2109 (as consented)
West Block Level 10 AA5990-2110	West Block Level 10 AA5990-2110 (as consented)
West Block Level 11 Roof AA5990-2111	West Block Level 11 Roof AA5990-2111 (as consented)
Middle Block Ground AA5990-2140	Middle Block Ground AA5990-2140 Rev C
Middle Block Level 1 AA5990-2141 Rev B	Middle Block Level 1 AA5990-2141 Rev D
Middle Block Level 2 AA5990-2142	Middle Block Level 2 AA5990-2142 Rev B
Middle Block Level 3 AA5990-2143	Middle Block Level 3 AA5990-2143 Rev B
Middle Block Level 4 AA5990-2144 Rev B	Middle Block Level 4 AA5990-2144 Rev D
Middle Block Level 5 AA5990-2145	Middle Block Level 5 AA5990-2145 Rev B
Middle Block Level 6 AA5990-2146	Middle Block Level 6 AA5990-2146 Rev B
Middle Block Level 7 AA5990-2147 Rev B	Middle Block Level 7 AA5990-2147 Rev D
Middle Block Level 8 AA5990-2148	Middle Block Level 8 AA5990-2148 Rev B
Middle Block Level 9 AA5990-2149	Middle Block Level 9 AA5990-2149 Rev B
Middle Block Level 10 AA5990-2150	Middle Block Level 10 AA5990-2150 Rev B
Middle Block Roof AA5990-2151	Middle Block Roof AA5990-2151 Rev B
East Block Ground & Level 1 AA5990-2180	East Block Ground & Level 1 AA5990-2180 Rev F
East Block Level 2 & 3 AA5990-2181	East Block Level 2 & 3 AA5990-2181 Rev E
East Block Level 4 & 5 AA5990-2182	East Block Level 4 & 5 AA5990-2182 Rev C
East Block Level 6 & 7 AA5990-2183	East Block Level 6 & 7 AA5990-2183 Rev E
East Block Level 8 & 9 AA5990-2184	East Block Level 8 & 9 AA5990-2184 Rev C
East Block Level 10 & 11 AA5990-2185	East Block Level 10 & 11 AA5990-2185 Rev C
West Block North Elevation AA5990-2200	West Block North Elevation AA5990-2200 (as consented)
West Block South Elevation 1 AA5990-2201	West Block South Elevation 1 AA5990-2201 Rev B
West Block South Elevation 2 AA5990-2202	West Block South Elevation 2 AA5990-2202 (as consented)
West Block East Elevation AA5990-2203	West Block East Elevation AA5990-2203 (as consented)
West Block East Elevation Ends AA5990-2204	West Block East Elevation Ends AA5990-2204 (as consented)
West Block North West Elevation AA5990-2205	West Block North West Elevation AA5990-2205 (as consented)
West Block West Elevation AA5990-2206	West Block West Elevation AA5990-2206 (as consented)
West Block West & South Wing Ends AA5990-2207	West Block West & South Wing Ends AA5990-2207 (as consented)
West Block Courtyard West Elevation AA5990-2208	West Block Courtyard West Elevation AA5990-2208 (as consented)
West Block Courtyard East Elevation AA5990-2209	West Block Courtyard East Elevation AA5990-2209 (as consented)
West Block Courtyard North Elevation AA5990-2210	West Block Courtyard North Elevation AA5990-2210 (as consented)
West Block East Elevation 2 AA5990-2211	West Block East Elevation 2 AA5990-2211 (as consented)
West Block Courtyard West Elevation 2 AA5990-2212	West Block Courtyard West Elevation 2 AA5990-2212 (as consented)
West Block – Terraces between top floor flats elevations AA5990-2213	West Block – Terraces between top floor flats elevations AA5990-2213 (as consented)
Middle Block North Elevation AA5990-2220	Middle Block North Elevation AA5990-2220 (as consented)
Middle Block North East Elevation AA5990-2221	Middle Block North East Elevation AA5990-2221 (as consented)
Middle Block South & North Elevations AA5990-2222 Rev B	Middle Block South & North Elevations AA5990-2222 Rev B (as consented)

Middle Block East Elevation AA5990-2223	Middle Block East Elevation AA5990-2223 (as consented)
Middle Block East Wing Ends AA5990-2224	Middle Block East Wing Ends AA5990-2224 (as consented)
Middle Block West Elevation AA5990-2225	Middle Block West Elevation AA5990-2225 Rev C
Middle Block West Wing Ends AA5990-2226	Middle Block West Wing Ends AA5990-2226 Rev C
Middle Block Courtyard South Elevation AA5990-2227 Rev B	Middle Block Courtyard South Elevation AA5990-2227 Rev B (as consented)
Middle Block Courtyard East Elevation AA5990-2228	Middle Block Courtyard East Elevation AA5990-2228 Rev D
Middle Block Courtyard West Elevation AA5990-2229	Middle Block Courtyard West Elevation AA5990-2229 (as consented)
Arrival Space Block North Elevation AA5990-2230 Rev B	Arrival Space Block North Elevation AA5990-2230 Rev E
Arrival Space Block South Elevation AA5990-2231 Rev B	Arrival Space Block South Elevation AA5990-2231 Rev F
Arrival Space Block East Elevation AA5990-2232 Rev B	Arrival Space Block East Elevation AA5990-2232 Rev F
Arrival Space Block West Elevation AA5990-2233 Rev B	Arrival Space Block West Elevation AA5990-2233 Rev E
Middle Block Courtyard Ends AA5990-2234	Middle Block Courtyard Ends AA5990-2234 (as consented)
East Block North Elevation AA5990-2240	East Block North Elevation AA5990-2240 (as consented)
East Block South Elevation AA5990-2241	East Block South Elevation AA5990-2241 Rev D
East Block East Elevation 1 AA5990-2242	East Block East Elevation 1 AA5990-2242 Rev F
East Block East Elevation 2 AA5990-2243	East Block East Elevation 2 AA5990-2243 Rev E
East Block West Elevation 1 AA5990-2244	East Block West Elevation 1 AA5990-2244 Rev D
East Block West Elevation 2 AA5990-2245	East Block West Elevation 2 AA5990-2245 Rev D
East Block Courtyard North Elevation 1 AA5990-2246	East Block Courtyard North Elevation 1 AA5990-2246 Rev F
East Block Courtyard North Elevation 2 AA5990-2247	East Block Courtyard North Elevation 2 AA5990-2247 Rev E
East Block Courtyard South Elevation 1 AA5990-2248	East Block Courtyard South Elevation 1 AA5990-2248 (as consented)
East Block Courtyard East Elevation 1 AA5990-2249	East Block Courtyard East Elevation 1 AA5990-2249 Rev D
East Block Courtyard East Elevation 2 AA5990-2250	East Block Courtyard East Elevation 2 AA5990-2250 Rev D
East Block Courtyard West Elevation 1 AA5990-2251	East Block Courtyard West Elevation 1 AA5990-2251 Rev F
East Block Courtyard West Elevation 2 AA5990-2252	East Block Courtyard West Elevation 2 AA5990-2252 Rev F
East Block Courtyard South Elevation 2 AA5990-2253	East Block Courtyard South Elevation 2 AA5990-2253 Rev F
East Block Courtyard Ends AA5990-2254	East Block Courtyard Ends AA5990-2254 Rev F
East Block – Terraces Between Top Floor Flats AA5990-2255	East Block – Terraces Between Top Floor Flats AA5990-2255 (as consented)
West Block Sections AA5990-2300	West Block Sections AA5990-2300 (as consented)
Middle Block Sections AA5990-2320	Middle Block Sections AA5990-2320 Rev A
Middle Block Sections AA5990-2321	Middle Block Sections AA5990-2321 (as consented)
East Block Sections AA5990-2340	East Block Sections AA5990-2340 Rev B
Bay Study 1 – Block E1 AA5990-2500	Bay Study 1 – Block E1 AA5990-2500 (as consented)
Bay Study 2 – Block E1 AA5990-2501	Bay Study 2 – Block E1 AA5990-2501 Rev A
Bay Study 3 – Block E3 AA5990-2502	Bay Study 3 – Block E3 AA5990-2502 (as consented)
Bay Study 8 – Block E4 Houses AA5990-2503	Bay Study 8 – Block E4 Houses AA5990-2503 Rev B
Bay Study 4 – Block M1 AA5990-2520	Bay Study 4 – Block M1 AA5990-2520 (as consented)
Bay Study 7 – Block M2 AA5990-2521	Bay Study 7 – Block M2 AA5990-2521 Rev A

Bay Study 9 – Block M2 AA5990-2522	Bay Study 9 – Block M2 AA5990-2522 (as consented)
Bay Study 10 – Block M2 AA5990-2523	Bay Study 10 – Block M2 AA5990-2523 Rev A
Bay Study 5 – Block W1 AA5990-2540 Rev B	Bay Study 5 – Block W1 AA5990-2540 Rev A
Bay Study 6 – Block W1 AA5990-2541	Bay Study 6 – Block W1 AA5990-2541 (as consented)
West Block – 7 th Floor Terrace AA5990-2550 Rev B	West Block – 7 th Floor Terrace AA5990-2550 Rev B (as consented)
Area Proof – West Block AA5990-2600	Area Proof – West Block AA5990-2600 (as consented)
Area Proof – West Block AA5990-2601	Area Proof – West Block AA5990-2601 (as consented)
Area Proof – Middle Block AA5990-2630	Area Proof – Middle Block AA5990-2630 Rev B
Area Proof – Middle Block AA5990-2631	Area Proof – Middle Block AA5990-2631 Rev B
Area Proof – East Block AA5990-2660	Area Proof – East Block AA5990-2660 Rev B
Area Proof – East Block AA5990-2661	Area Proof – East Block AA5990-2661 Rev B
GIA Schedule and Area Proof – East Block AA5990-2975	GIA Schedule and Area Proof – East Block AA5990-2975 Rev E
GIA Schedule and Area Proof – Middle Block AA5990-2980	GIA Schedule and Area Proof – Middle Block AA5990-2980 Rev E
GIA Schedule and Area Proof – West Block AA5990-2990	GIA Schedule and Area Proof – West Block AA5990-2990 Rev E

APPENDIX 2
PROPOSED PLANNING CONDITIONS

All of the original conditions are reproduced below in green, with the now proposed conditions below in blue. Notes explaining the changes are detailed in red.

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

1. The development hereby permitted shall begin no later than three years from 10th October 2018.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

The date of the original planning permission has been included to reflect that the development permitted shall begin no later than three years from the date of the original decision.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan Location AA5990-2000 Rev A, as received 29/03/17
Existing Site Plan AA5990-2001 Rev A, as received 29/03/17
Existing plan with areas Homebase AA5990-2070, as received 28/04/ 17
Existing plan with areas Toys R Us AA5990-2071, as received 28/04/17
Existing Site Context Elevation North Kenavon Drive AA5990-2030, as received 28/04/17
Existing Site Context Elevation South River Side AA5990-2031, as received 28/04/17
Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032, as received 28/04/17
Existing Site Context Car Park Elevations AA5990-2033, as received 28/04/17
Existing Sections AA5990-2072, as received 28/04/17
Comparative Cross Sections Sheet 1 of 2 AA6086-2100, as received 28/04/17
Comparative Cross Sections Sheet 2 of 2 AA6086-2101, as received 28/04/17
Site Plan Proposed Ground Level AA5990-2005 Rev B, as received 20/11/17
Site Plan Proposed First Floor AA5990-2006 Rev B, as received 20/11/17
Site Plan Proposed Roof Plan AA5990-2007 Rev B, as received 20/11/17
Site Plan Ground Floor GA AA5990-2010 Rev C, as received 15/12/17
Site Plan Level 1 AA5990-2011 Rev B, as received 15/12/17
Site Plan Level 2 AA5990-2012 Rev B, as received 15/12/17
Site Plan Level 3 AA5990-2013 Rev B, as received 15/12/17
Site Plan Level 4 AA5990-2014 Rev B, as received 15/12/17
Site Plan Level 5 AA5990-2015 Rev B, as received 15/12/17
Site Plan Level 6 AA5990-2016 Rev B, as received 15/12/17
Site Plan Level 7 AA5990-2017 Rev B, as received 15/12/17
Site Plan Level 8 AA5990-2018 Rev A, as received 29/03/17
Site Plan Level 9 AA5990-2019 Rev A, as received 29/03/17
Site Plan Level 10 AA5990-2020 Rev A, as received 29/03/17
Site Plan Level 11 AA5990-2021 Rev A, as received 29/03/17
Site Sections North / South AA5990-2060 Rev A, as received 29/03/17
Site Sections East/ West AA5990-2061 Rev A, as received 29/03/17

Site Context Elevation South AA5990-2062 Rev B, as received 20/11/17
Site Context Elevation North AA5990-2063 Rev A, as received 29/03/17
Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev C, as received 20/11/17
Site Context Elevation Palmer Street AA5990-2065 Rev A, as received 29/03/17
Site Context Elevation Huntley Street AA5990-2066 Rev B, as received 28/04/17
Site Context East and West Internal Elevations AA5990-2067, as received 28/04/17
Site Context Internal Elevation AA5990-2068, as received 28/04/17
West Block Ground Floor AA5990-2100, as received 29/03/17
West Block First Floor AA5990-2101, as received 29/03/17
West Block Second Floor AA5990-2102, as received 29/03/17
West Block Third Floor AA5990-2103, as received 29/03/17
West Block Fourth Floor AA5990-2104, as received 29/03/17
West Block Fifth Floor AA5990-2105 Rev B, as received 28/04/17
West Block Sixth Floor AA5990-2106 Rev B, as received 28/04/17
West Block Seventh Floor AA5990-2107, as received 29/03/17
West Block Eighth Floor AA5990-2108, as received 29/03/17
West Block Ninth Floor AA5990-2109, as received 29/03/17
West Block Tenth Floor AA5990-2110, as received 29/03/17
West Block Roof Plan AA5990-2111, as received 29/03/17
Middle Block Ground Floor AA5990-2140, as received 29/03/17
Middle Block First Floor AA5990-2141 Rev B, as received 28/04/17
Middle Block Second Floor AA5990-2142, as received 29/03/17
Middle Block Third Floor AA5990-2143, as received 29/03/17
Middle Block Fourth Floor AA5990-2144 Rev B, as received 28/04/17
Middle Block Fifth Floor AA5990-2145, as received 29/03/17
Middle Block Sixth Floor AA5990-2146, as received 29/03/17
Middle Block Seventh Floor AA5990-2147 Rev B, as received 28/04/17
Middle Block Eighth Floor AA5990-2148, as received 29/03/17
Middle Block Ninth Floor AA5990-2149, as received 29/03/17
Middle Block Tenth Floor AA5990-2150, as received 29/03/17
Middle Block Roof AA5990-2151, as received 29/ 03/ 17
East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17
East Block Second and Third AA5990-2181, as received 29/03/17
East Block Fourth and Fifth AA5990-2182, as received 29/03/17
East Block Six and Seventh AA5990-2183, as received 28/04/17
East Block Eighth and Ninth Floor AA5990-2184, as received 29/03/17
East Block Tenth and Eleventh Floor AA5990-2185, as received 29/03/17
West Block North Elevation AA5990-2200, as received 29/03/17
West Block South Elevation 1 AA5990-2201, as received 29/03/17
West Block South Elevation 2 AA5990-2202, as received 29/03/17
West Block East Elevation 1 AA5990-2203, as received 29/03/17
West Block East Wing Ends AA5990-2204, as received 29/03/17
West Block North West Elevation AA5990-2205, as received 29/03/17
West Block South West Elevation AA5990-2206, as received 29/03/17
West Block West & South Wing Ends AA5990-2207, as received 29/03/17
West Block Courtyard West Elevation AA5990-2208, as received 29/03/17
West block Courtyard East Elevation AA5990-2209, as received 29/03/17
West Block Courtyard North Elevation AA5990-2210, as received 29/03/17
West Block East Elevation 2 AA5990-2211, as received 29/03/17
West Block Courtyard West Elevation 2 AA5990-2212, as received 29/03/17
West Block - Terraces between top floor flats elevations AA5990-2213, as received 28/04/17
Middle Block North Elevation AA5990-2220, as received 29/03/17
Middle Block North East Elevation AA5990-2221, as received 29/03/17
Middle Block South & North Elevations AA5990-2222 Rev B, as received 28/04/17
Middle Block East Elevation AA5990-2223, as received 29/03/17

Middle Block East Wing Ends AA5990-2224, as received 29/03/17
Middle Block West Elevation AA5990-2225, as received 29/03/17
Middle Block West Wing Ends AA5990-2226, as received 29/03/17
Middle Block Courtyard South Elevation AA5990-2227 Rev B, as received 28/04/17
Middle Block Courtyard East Elevation AA5990-2228, as received 29/03/17
Middle Block Courtyard West Elevation AA5990-2229, as received 29/03/17
Arrival Space Block North Elevation AA5990-2230 Rev B, as received 28/04/17
Arrival Space Block South Elevation AA5990-2231 Rev B, as received 28/04/17
Arrival Space Block East Elevation AA5990-2232 Rev B, as received 28/04/17
Arrival Space Block West Elevation AA5990-2233 Rev B, as received 28/04/17
Middle Block Courtyard Ends AA5990-2234, as received 28/04/17
East Block North Elevation AA5990-2240, as received 29/03/17
East Block South Elevation AA5990-2241, as received 29/03/17
East Block East Elevation 1 AA5990-2242, as received 29/03/17
East Block East Elevation 2 AA5990-2243, as received 29/03/17
East Block West Elevation 1 AA5990-2244, as received 29/03/17
East Block West Elevation 2 AA5990-2245, as received 29/03/17
East Block Courtyard North Elevation 1 AA5990-2246, as received 29/03/17
East Block Courtyard North Elevation 2 AA5990-2247, as received 29/03/17
East Block Courtyard South Elevation 1 AA5990-2248, as received 29/03/17
East Block Courtyard East Elevation 1 AA5990-2249, as received 29/03/17
East Block Courtyard East Elevation 2 AA5990-2250, as received 29/03/17
East Block Courtyard West Elevation 1 AA5990-2251, as received 29/03/17
East Block Courtyard West Elevation 2 AA5990-2252, as received 29/03/17
East Block Courtyard South Elevation 2 AA5990-2253, as received 29/03/17
East Block Courtyard Ends AA5990-2254, as received 28/04/17
East Block - Terraces between top floor flats AA5990-2255, as received 28/04/17
West Block Sections AA5990-2300, as received 29/03/17
Middle Block Sections AA5990-2320, as received 29/03/17
Middle Block Sections AA5990-2321, as received 29/03/17
East Block Sections AA5990-2340, as received 29/03/17
Bay Study 1 - Block E1 AA5990-2500, as received 29/03/17
Bay Study 2 - Block E1 AA5990-2501, as received 29/03/17
Bay Study 3 - Block E3 AA5990-2502, as received 29/03/17
Bay Study 8 - Block E4 Houses AA5990-2503, as received 29/03/17
Bay Study 4 - Block M1 AA5990-2520, as received 29/03/17
Bay Study 7 - Block M2 AA5990-2521, as received 29/03/17
Bay Study 9 - Block M2 AA5990-2522, as received 29/03/17
Bay Study 10 - Block M2 AA5990-2523, as received 29/03/17
Bay Study 5 - Block W1 AA5990-2540 Rev B, as received 20/11/17
Bay Study 6 - Block W1 AA5990-2541, as received 29/03/17
West Block 7th floor Terrace AA5990-2550 Rev B, as received 20/11/17
Area Proof West Block AA5990-2600, as received 28/04/17
Area Proof West Block AA5990-2601, as received 28/04/17
Area Proof Middle Block AA5990-2630, as received 28/04/17
Area Proof Middle Block AA5990-2631, as received 28/04/17
Area Proof GEA East Block AA5990-2660, as received 28/04/17
Area Proof GEA East Block AA5990-2661, as received 28/04/17
GIA Schedule and Area Proof AA5990-2975, as received 15/12/17
GIA Schedule and Area Proof AA5990-2980, as received 15/12/17
GIA Schedule and Area Proof AA5990-2990, as received 15/12/17
Tree Removal and Retention Plan AL6086-2102 Rev B, as received 27/07/17
Tree Strategy AL6086-2002 Rev B, as received 27/07/17
Planting Strategy AL6086-2003 Rev A, as received 29/03/17
Levels Strategy Ground Floor (1 of 4) AL6086-2004 Rev A, as received 29/03/17
Levels Strategy Ground Floor (2 of 4) AL6086-2005 Rev A, as received 29/03/17
Levels Strategy Ground Floor (3 of 4) AL6086-2006 Rev A, as received 29/03/17

Levels Strategy Ground Floor (4 of 4) AL6086-2007 Rev A, as received 29/03/17
Sitewide Plan External Lighting and lux level s MLM-W1-GF-DR-E-2100 Rev P02, as received 28/04/17
Street Frontages Kenavon Drive Edge AL6086-2102, as received 28/04/17
Street Frontages Palmers Street & Jopling Mews AL6086-2103, as received 28/04/17
Kenavon Drive River Edge Planting masterplan, detail, section a-a & species (3 pages), as received 29/09/17
Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/17
Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2010 Rev B, as received 05/12/17
General arrangement plan Sheet 1 of 4 AL6086-2103 Rev B, as received 20/11/17

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Site Plan Location AA5990-2000 Rev A
Existing Site Plan AA5990-2001 Rev A
Existing plan with areas Homebase AA5990-2070
Existing plan with areas Toys R Us AA5990-2071
Existing Site Context Elevation North Kenavon Drive AA5990-2030
Existing Site Context Elevation South River Side AA5990-2031
Existing Site Context Elevation Forbury Road and Delivery Access AA5990-2032
Existing Site Context Car Park Elevations AA5990-2033
Existing Sections AA5990-2072
Comparative Cross Sections Sheet 1 of 2 AA6086-2100
Comparative Cross Sections Sheet 2 of 2 AA6086-2101
Site Plan Proposed Ground Level AA5990-2005 Rev C
Site Plan Proposed First Floor AA5990-2006 Rev B
Site Plan Proposed Roof Plan AA5990-2007 Rev D
Site Plan Ground Floor GA AA5990-2010 Rev F
Site Plan Level 1 AA5990-2011 Rev G
Site Plan Level 2 AA5990-2012 Rev H
Site Plan Level 3 AA5990-2013 Rev G
Site Plan Level 4 AA5990-2014 Rev E
Site Plan Level 5 AA5990-2015 Rev D
Site Plan Level 6 AA5990-2016 Rev D
Site Plan Level 7 AA5990-2017 Rev E
Site Plan Level 8 AA5990-2018 Rev C
Site Plan Level 9 AA5990-2019 Rev D
Site Plan Level 10 AA5990-2020 Rev D
Site Plan Level 11 AA5990-2021 Rev E
Site Sections North / South AA5990-2060 Rev C
Site Sections East/ West AA5990-2061 Rev C
Site Context Elevation South AA5990-2062 Rev C
Site Context Elevation North AA5990-2063 Rev B
Site Context Elevation Forbury Road and Jopling Mews AA5990-2064 Rev D
Site Context Elevation Palmer Street AA5990-2065 Rev B
Site Context Elevation Huntley Street AA5990-2066 Rev C
Site Context East and West Internal Elevations AA5990-2067 Rev A
Site Context Internal Elevation AA5990-2068 Rev A
West Block Ground Floor AA5990-2100 Rev D
West Block First Floor AA5990-2101 Rev B
West Block Second Floor AA5990-2102

West Block Third Floor AA5990-2103
West Block Fourth Floor AA5990-2104
West Block Fifth Floor AA5990-2105 Rev B
West Block Sixth Floor AA5990-2106 Rev B
West Block Seventh Floor AA5990-2107
West Block Eighth Floor AA5990-2108
West Block Ninth Floor AA5990-2109
West Block Tenth Floor AA5990-2110
West Block Roof Plan AA5990-2111
Middle Block Ground Floor AA5990-2140 Rev C
Middle Block First Floor AA5990-2141 Rev D
Middle Block Second Floor AA5990-2142 Rev B
Middle Block Third Floor AA5990-2143 Rev B
Middle Block Fourth Floor AA5990-2144 Rev D
Middle Block Fifth Floor AA5990-2145 Rev B
Middle Block Sixth Floor AA5990-2146 Rev B
Middle Block Seventh Floor AA5990-2147 Rev D
Middle Block Eighth Floor AA5990-2148 Rev B
Middle Block Ninth Floor AA5990-2149 Rev B
Middle Block Tenth Floor AA5990-2150 Rev B
Middle Block Roof AA5990-2151 Rev B
East Block Ground Floor and First Floor AA5990-2180 Rev F
East Block Second and Third AA5990-2181 Rev E
East Block Fourth and Fifth AA5990-2182 Rev C
East Block Six and Seventh AA5990-2183 Rev E
East Block Eighth and Ninth Floor AA5990-2184 Rev C
East Block Tenth and Eleventh Floor AA5990-2185 Rev C
West Block North Elevation AA5990-2200
West Block South Elevation 1 AA5990-2201 Rev B
West Block South Elevation 2 AA5990-2202
West Block East Elevation 1 AA5990-2203
West Block East Wing Ends AA5990-2204
West Block North West Elevation AA5990-2205
West Block South West Elevation AA5990-2206
West Block West & South Wing Ends AA5990-2207
West Block Courtyard West Elevation AA5990-2208
West block Courtyard East Elevation AA5990-2209
West Block Courtyard North Elevation AA5990-2210
West Block East Elevation 2 AA5990-2211
West Block Courtyard West Elevation 2 AA5990-2212
West Block - Terraces between top floor flats elevations AA5990-2213
Middle Block North Elevation AA5990-2220
Middle Block North East Elevation AA5990-2221
Middle Block South & North Elevations AA5990-2222 Rev B
Middle Block East Elevation AA5990-2223
Middle Block East Wing Ends AA5990-2224
Middle Block West Elevation AA5990-2225 Rev C
Middle Block West Wing Ends AA5990-2226 Rev C
Middle Block Courtyard South Elevation AA5990-2227 Rev B
Middle Block Courtyard East Elevation AA5990-2228 Rev D
Middle Block Courtyard West Elevation AA5990-2229
Arrival Space Block North Elevation AA5990-2230 Rev E
Arrival Space Block South Elevation AA5990-2231 Rev F
Arrival Space Block East Elevation AA5990-2232 Rev F
Arrival Space Block West Elevation AA5990-2233 Rev E
Middle Block Courtyard Ends AA5990-2234
East Block North Elevation AA5990-2240

East Block South Elevation AA5990-2241 Rev D
 East Block East Elevation 1 AA5990-2242 Rev F
 East Block East Elevation 2 AA5990-2243 Rev E
 East Block West Elevation 1 AA5990-2244 Rev D
 East Block West Elevation 2 AA5990-2245 Rev D
 East Block Courtyard North Elevation 1 AA5990-2246 Rev F
 East Block Courtyard North Elevation 2 AA5990-2247 Rev E
 East Block Courtyard South Elevation 1 AA5990-2248
 East Block Courtyard East Elevation 1 AA5990-2249 Rev D
 East Block Courtyard East Elevation 2 AA5990-2250 Rev D
 East Block Courtyard West Elevation 1 AA5990-2251 Rev F
 East Block Courtyard West Elevation 2 AA5990-2252 Rev F
 East Block Courtyard South Elevation 2 AA5990-2253 Rev F
 East Block Courtyard Ends AA5990-2254 Rev F
 East Block - Terraces between top floor flats AA5990-2255
 West Block Sections AA5990-2300
 Middle Block Sections AA5990-2320 Rev A
 Middle Block Sections AA5990-2321
 East Block Sections AA5990-2340 Rev B
 Bay Study 1 - Block E1 AA5990-2500
 Bay Study 2 - Block E1 AA5990-2501 Rev A
 Bay Study 3 - Block E3 AA5990-2502
 Bay Study 8 - Block E4 Houses AA5990-2503 Rev B
 Bay Study 4 - Block M1 AA5990-2520
 Bay Study 7 - Block M2 AA5990-2521 Rev A
 Bay Study 9 - Block M2 AA5990-2522
 Bay Study 10 - Block M2 AA5990-2523 Rev A
 Bay Study 5 - Block W1 AA5990-2540 Rev A
 Bay Study 6 - Block W1 AA5990-2541
 West Block 7th floor Terrace AA5990-2550 Rev B
 Area Proof West Block AA5990-2600
 Area Proof West Block AA5990-2601
 Area Proof Middle Block AA5990-2630 Rev B
 Area Proof Middle Block AA5990-2631 Rev B
 Area Proof GEA East Block AA5990-2660 Rev B
 Area Proof GEA East Block AA5990-2661 Rev B
 GIA Schedule and Area Proof AA5990-2975 Rev E
 GIA Schedule and Area Proof AA5990-2980 Rev E
 GIA Schedule and Area Proof AA5990-2990 Rev E
 Tree Removal and Retention Plan AL6086-2102 Rev B
 Tree Strategy AL6086-2002 Rev B
 Planting Strategy AL6086-2003 Rev A
 Levels Strategy Ground Floor (1 of 4) AL6086-2004 Rev A
 Levels Strategy Ground Floor (2 of 4) AL6086-2005 Rev A
 Levels Strategy Ground Floor (3 of 4) AL6086-2006 Rev A
 Levels Strategy Ground Floor (4 of 4) AL6086-2007 Rev A
 Sitewide Plan External Lighting and lux level s MLM-W1-GF-DR-E-2100 Rev P02
 Street Frontages Kenavon Drive Edge AL6086-2102
 Street Frontages Palmers Street & Jopling Mews AL6086-2103
 Kenavon Drive River Edge Planting masterplan, detail, section a-a & species (3 pages)
 Indicative Phasing Plan AA5990-2010 Rev A
 Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2010 Rev B
 General arrangement plan Sheet 1 of 4 AL6086-2103 Rev B

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

The plans have been updated to reflect the information submitted with this application.

3. The development shall be carried out in accordance with the approved phasing details specified on drawing: Indicative Phasing Plan AA5990- 2010 Rev A, as received 03/10/2017.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

3. The development shall be carried out in accordance with the approved phasing details specified on drawing: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017.

Reason: to ensure that development is carried out in a manner that has minimum impact on existing residents and to ensure that the provision of necessary services and facilities keep pace with the development.

No changes are required for this condition.

4. No development (barring demolition) within the relevant phase of development (a phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, a received 03/10/2017) shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RCS of the Reading Central Area Action Plan 2009.

4. No development (barring demolition) within the relevant phase of development (a phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, a received 03/10/2017) shall take place until details of the materials to be used in the construction of the external surfaces of the development and street furniture, including all external materials such as brickwork, cladding, balustrades, fixtures, fittings, window frames and mortar and details of window and doorway reveals, have been submitted to and been approved in writing by the local planning authority. Details shall include manufacturers specification details of all external facing materials

(to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site - 2 metres by 2 metres in size - approved details to then be retained on site throughout the duration of the construction of the development). The development shall be carried out using only the approved materials.

Reason: In the interests of safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RCS of the Reading Central Area Action Plan 2009.

No changes are required for this condition.

5. No development associated with the construction of Block M2 shall commence until details (exact form, font, wordage, materials and maintenance strategy) of the super graphic specified on drawings Arrival Space Block North Elevation AA5990-2230 Rev B as received 28/04/17 and Arrival Space Block West Elevation AA5990-2233 Rev B as received 28/04/17, are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any residential unit within Block M2 and maintained as such thereafter.

Reason: In the interests of providing suitable public art in the development safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RCS of the Reading Central Area Action Plan 2009.

5. No development associated with the construction of Block M2 shall commence until details (exact form, font, wordage, materials and maintenance strategy) of the super graphic specified on drawings Arrival Space Block North Elevation AA5990-2230 Rev D as received 12/04/2019 and Arrival Space Block West Elevation AA5990-2233 Rev D as received 12/04/2019, are submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any residential unit within Block M2 and maintained as such thereafter.

Reason: In the interests of providing suitable public art in the development safeguarding the character and appearance of the building and the wider immediate area and for the purpose of ensuring that work is appropriate to the setting of the special architectural and historic interest of the nearby listed buildings, in accordance with Policies CS7 and CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RCS of the Reading Central Area Action Plan 2009.

The drawing number revisions and date received have been updated to reflect the information submitted with this application.

6. No development (including demolition, other than demolition above ground level) shall take place within the site until the applicant, or their agents or their successors in title, have secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of

investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

6. No development (including demolition, other than demolition above ground level) shall take place within the site until the applicant, or their agents or their successors in title, have secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough, in accordance with Policy CS33 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

Details to discharge this condition have been submitted under reference 190034. Update if approved prior to the determination of this application. Otherwise, no changes are required for this condition.

7. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

7. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) prior to a security strategy being submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that the development shall achieve at least the minimum 'Security By Design' Award. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before

the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the buildings and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009), Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015) and Section 7 of the NPPF.

No changes are required for this condition.

8. No development (including demolition) shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:
- A) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
 - B) location on site for storage of plant and materials used in demolishing and constructing the development
 - C) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
 - D) any footpath closures or road closures needed during demolition and/or construction
 - E) wheel washing facilities on site
 - F) a scheme for recycling waste resulting from the demolition and/or construction works
 - G) construction and environmental management plan for biodiversity

The measures within the approved Demolition and Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area, biodiversity and highway safety, in accordance with Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

8. No development (including demolition) shall take place, including any works of demolition, until a Demolition and Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:
- A) space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
 - B) location on site for storage of plant and materials used in demolishing and constructing the development

- C) the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- D) any footpath closures or road closures needed during demolition and/or construction
- E) wheel washing facilities on site
- F) a scheme for recycling waste resulting from the demolition and/or construction works
- G) construction and environmental management plan for biodiversity

The measures within the approved Demolition and Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area, biodiversity and highway safety, in accordance with Policies CS20, CS34 and CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

Details to discharge this condition have been submitted under reference 182204. Update if approved prior to the determination of this application. Otherwise, no changes are required for this condition.

9. The dwelling(s)/building(s) hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall not be occupied until all vehicle parking spaces (associated with residential units within the relevant phase of development) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

9. The dwelling(s)/building(s) hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall not be occupied until all vehicle parking spaces (associated with residential units within the relevant phase of development) have been provided in accordance with the approved plan. The space(s) shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users to accord with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

10. No dwelling/building (associated with the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

10. No dwelling/building (associated with the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

11. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bicycle parking facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) has been provided in accordance with the approved plan. The facility(ies) shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

11. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bicycle parking facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) has been provided in accordance with the approved plan. The facility(ies) shall be kept available for bicycle parking at all times thereafter.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

12. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities for visitors / commercial unit bicycle parking can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the

bicycle parking facility for that building or use has been completed as shown on the approved plan. Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

12. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle parking facilities for visitors / commercial unit bicycle parking can be provided on site. No building or use hereby permitted shall be occupied or the use commenced until the bicycle parking facility for that building or use has been completed as shown on the approved plan. Thereafter the bicycle parking facility shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar, in accordance with policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

13. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bin storage facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans has been provided and the bin storage facility(ies) shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby/ future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

13. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the bin storage facility(ies) for that dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans has been provided and the bin storage facility(ies) shall be retained thereafter for use by occupiers of the dwelling/building at all times.

Reason: To ensure that sufficient provision is made for the storage and collection of refuse and recyclables and to safeguard the amenity (including visual amenity) of existing nearby/ future occupiers / road users from potential disturbance and/or smells and highway safety, in accordance with Policies CS2 and CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

14. No residential unit hereby approved (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the Council has been notified in writing of the full postal address of the unit (associated with residential units within the relevant phase of development). The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

14. No residential unit hereby approved (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the Council has been notified in writing of the full postal address of the unit (associated with residential units within the relevant phase of development). The notification shall be sent to the Council's Planning Manager quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

15. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

15. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

16. No development on land which is a public right of way within the application site shall commence until the right of way has been diverted under Section 257 of the Town and Country Planning Act 1990 and details of signage advising cyclists travelling through the site against using the ramp to the lower level are specified, in accordance with details to be submitted to and approved by the Local Planning Authority. The approved signage details shall be provided prior to the first use of the lower level public right of way and maintained as such thereafter.

Reason: To protect the public right of way and pedestrian/cyclist safety, in accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

16. No development on land which is a public right of way within the application site shall commence until the right of way has been diverted under Section 257 of the Town and Country Planning Act 1990 and details of signage advising cyclists travelling through the site against using the ramp to the lower level are specified, in accordance with details to be submitted to and approved by the Local Planning Authority. The approved signage details shall be provided prior to the first use of the lower level public right of way and maintained as such thereafter.

Reason: To protect the public right of way and pedestrian/cyclist safety, in accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

17. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A,

as received 03/10/2017) shall be occupied until the roads/private drive serving the dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

17. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until the roads/private drive serving the dwelling/building (associated with residential units within the relevant phase of development) shown on the approved plans have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety, in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

18. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the allocation of the car parking spaces for staff, residents (including tenure breakdown) and visitors, including how they will be managed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved car parking management plan and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

18. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the allocation of the car parking spaces for staff, residents (including tenure breakdown) and visitors, including how they will be managed shall be submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved car parking management plan and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

19. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how service vehicle deliveries / refuse vehicles to the site will be managed (associated with residential units within the relevant phase of development) shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

19. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how service vehicle deliveries / refuse vehicles to the site will be managed (associated with residential units within the relevant phase of development) shall be submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: In the interest of the safety and convenience of all highway users, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

20. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details are provided of how proposed doors shall open away from the highway, in accordance with a layout to be submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: in the interests of pedestrian and highway safety, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

20. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details are provided of how proposed doors shall open away from the highway, in accordance with a layout to be submitted to and approved by the Local Planning Authority. The development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: in the interests of pedestrian and highway safety, in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

21. Any gates provided to serve vehicular parking areas shall not open over the highway and shall be automated to reduce vehicles queuing on the adjoining highway(s).

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

21. Any gates provided to serve vehicular parking areas shall not open over the highway and shall be automated to reduce vehicles queuing on the adjoining highway(s).

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

22. No dwelling/building hereby permitted within phase 2 of the development (as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the proposed gates to serve the vehicular parking areas are provided, in accordance with a layout to be submitted to and approved by the Local Planning Authority. There will be shown to be no conflict with the refuse collection area associated with the same block. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

22. No dwelling/building hereby permitted within phase 2 of the development (as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of how the proposed gates to serve the vehicular parking areas are provided, in accordance with a layout to be submitted to and approved by the Local Planning Authority. There will be shown to be no conflict with the refuse collection area associated with the same block. Development shall take place in accordance with the approved details unless otherwise agreed in writing by the local planning authority and maintained as such thereafter.

Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

23. The glazing and ventilation shall be installed in accordance with the specifications recommended within the following documents hereby approved: Stage 3 Acoustic Assessment Report by MLM Consulting Engineers Ref MS/101307/MS/R2 Rev 04, dated and received 28/04/17; Ventilation and Extract Statement by MLM Consulting Engineers Ref GRH/714698/CKN Rev 01 dated 27/04/17, as received 28/04/17.

Reason: To protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

23. The glazing and ventilation shall be installed in accordance with the specifications recommended within the following documents hereby approved: Stage 3 Acoustic Assessment Report by MLM Consulting Engineers Ref MS/101307/MS/R2 Rev 04, dated and received 28/04/17 and the Acoustic Report Addendum received 12/04/2019; Ventilation and Extract Statement by MLM Consulting Engineers Ref GRH/714698/CKN Rev 01 dated 27/04/17, as received 28/04/17.

Reason: To protect the amenity of future occupants of the proposed development in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

The documents have been updated to reflect the information submitted with this application.

24. The noise and dust mitigation measures, as specified within the Code of Construction Practice Part A: General Requirements by Temple Group Ltd Version 2.0 dated 13/03/17, as received 29/03/17, shall be adhered to during the demolition and construction stages of the development.

Reason: in the interests of air quality and protecting the amenity of local land uses or neighbouring residents, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM19 of the Sites and Detailed Policies Document 2012 (Altered 2015).

24. The noise and dust mitigation measures, as specified within the Code of Construction Practice Part A: General Requirements by Temple Group Ltd Version 2.0 dated 13/03/17, as received 29/03/17, shall be adhered to during the demolition and construction stages of the development.

Reason: in the interests of air quality and protecting the amenity of local land uses or neighbouring residents, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM19 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

25. No development (including demolition) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a) human health,
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems,
 - f) archaeological sites and ancient monuments.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

25. No development (including demolition) shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - a) human health,
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems,
 - f) archaeological sites and ancient monuments.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

26. No development (including demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing

unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

26. No development (including demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

27. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

27. The approved remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

28. In the event that contamination not previously identified is found at any time when carrying out the approved development, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

28. In the event that contamination not previously identified is found at any time when carrying out the approved development, development must be halted on that part of the site and it must be reported in writing to the Local Planning Authority.

Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

29. No development (including demolition) shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

Reason: To ensure the development is suitable for its end use and the wider

environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

29. No development (including demolition) shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be fully implemented and completed before the development is first occupied and those measures incorporated into the development shall thereafter be retained unless the Local Planning Authority agrees otherwise in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

30. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. The remediation must be verified in accordance with CIRIA C735 and a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

30. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. The remediation must be verified in accordance with CIRIA C735 and a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.

Reason: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas due to the presence of land gas in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

31. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CS34

of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

31. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0900hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

32. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

32. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS2 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

33. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and maintained as approved thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

33. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by this Council. The assessment shall be carried out in accordance with BS4141:2014 methodology. The predicted specific sound level (LAeq,TR) as measured at a point 1 metre external to sensitive facades shall be at least 10dB below the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades shall not exceed the existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and maintained as approved thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

34. Prior to the first occupation of any Class D2 gym use, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of any gym use within the relevant unit, and retained/maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises, residential occupiers and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

34. Prior to the first occupation of any Class D2 gym use, a noise assessment shall be submitted to and approved, in writing, by the Local Planning Authority. The noise assessment shall include an assessment of the noise environment within the unit and inclusion of any required mitigation measures (including to the internal structure of the unit itself) to protect nearby occupiers from noise and disturbance, including structure borne noise. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before the first occupation of any gym use within the relevant unit, and retained/maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises, residential occupiers and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

35. No kitchen extraction system shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

35. No kitchen extraction system shall be installed until an odour assessment has been carried out and a detailed odour management plan to include scale plans, odour control specifications and a maintenance plan has been submitted and approved. Reference shall be made to the Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (January 2005) when assessing potential odours and selecting appropriate odour control methods. Thereafter, the development shall not be carried out other than in accordance with the approved scheme unless the Local Planning Authority otherwise agrees in writing.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

36. No development (including demolition) shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. This Arboricultural Method Statement shall include details of the phased removal of the riverside Plane trees. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF

Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

36. No development (including demolition) shall take place until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the local planning authority. This Arboricultural Method Statement shall include details of the phased removal of the riverside Plane trees. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Details to discharge this condition have been submitted under reference 182204. Update if approved prior to the determination of this application. Otherwise, no changes are required for this condition.

37. The development hereby approved shall not be carried out other than in accordance with the subsequently approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

37. The development hereby approved shall not be carried out other than in accordance with the subsequently approved Arboricultural Method Statement and Tree Protection Plan.

Reason: to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site, in accordance with Policy CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

Details to discharge related condition 36 have been submitted under reference 182204. Update if approved prior to the determination of this application. Otherwise, no changes are required for this condition.

38. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

38. No development shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g. drainage, SUDS, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate in line with the principles shown on Tree Strategy drawing AL6086-2002 Rev B, as received 27/07/17; and
- (d) Tree pit specifications.

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

39. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the first residential units within the relevant phase of development hereby permitted (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development

and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

39. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The soft landscaping shall take place no later than during the first planting season following the date when the first residential units within the relevant phase of development hereby permitted (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) are ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

40. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

40. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

Reason: In the interests of the character and appearance of the new development and in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

41. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas (covering a minimum time period of 10 years) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any residential unit within the development or in accordance with a timetable to be agreed in writing with the

local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

41. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas (covering a minimum time period of 10 years) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of any residential unit within the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policies CS7 and CS38 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policies RCS and RC14 of the Reading Central Area Action Plan (2009) and Policy DM18 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

42. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of biodiversity enhancements (including in total across the development a minimum of 6 wall boxes for bats and 70 bird nesting sites as shown on Fig 9.3 of the ES, and the bug hotels detailed in 9.6.24 of the ES) has been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved biodiversity enhancements (within the relevant phase of development) have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RCS and RC14 of the Reading Central Area Action Plan (2009).

42. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of biodiversity enhancements (including in total across the development a minimum of 6 wall boxes for bats and 70 bird nesting sites as shown on Fig 9.3 of the ES, and the bug hotels detailed in 9.6.24 of the ES) has been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved biodiversity enhancements (within the relevant phase of development) have been completed. The biodiversity enhancements shall be maintained as such thereafter.

Reason: To ensure provision of suitable biodiversity enhancements in the development, in accordance with Policy CS36 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policies RCS and RC14 of the Reading Central Area Action Plan (2009).

No changes are required for this condition.

43. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of a lighting scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The scheme shall also include details on the impact on the nearby railway) have been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved lighting scheme (within the relevant phase of development) has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

43. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of a lighting scheme (covering all external lighting proposed, including a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and any hoods/shades. The scheme shall also include details on the impact on the nearby railway) have been submitted to and been approved in writing by the Local Planning Authority. No building or use hereby permitted shall be occupied or the use commenced (within the relevant phase of development) until the approved lighting scheme (within the relevant phase of development) has been completed. The lighting scheme shall be maintained as such thereafter.

Reason: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development, in accordance with Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

44. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA599 0-2010 Rev A, as received 03/10/2017) prior to a glint and glare study being submitted to and approved in writing by the Local Planning Authority. The

development shall thereafter be carried out in accordance with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

44. No development (barring demolition) shall take place within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA599 0-2010 Rev A, as received 03/10/2017) prior to a glint and glare study being submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved glint and glare study, with measures in the approved scheme in place before the first occupation of the relevant phase of development (in line with the approved phasing plan: Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and existing/future nearby occupiers and users (e.g. the rail line), in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

45. The development will be carried out in accordance with the measures hereby approved within the Flood Risk Assessment by Peter Brett Associates LLP Ref 37454/4001/R001 - Rev 2, dated 27/03/17, as received 29/03/17.

Reason: To ensure that the development reduces the risk of flooding to the proposed development and future occupants, in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

45. The development will be carried out in accordance with the measures hereby approved within the Flood Risk Assessment by Peter Brett Associates LLP Ref 37454/4001/R001 - Rev 2, dated 27/03/17, as received 29/03/17.

Reason: To ensure that the development reduces the risk of flooding to the proposed development and future occupants, in accordance with Policy CS35 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

46. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until the relevant part of the sustainable

drainage scheme for the site has been completed in accordance with the submitted and approved details within Surface Water Drainage Strategy by Peter Brett Associates LLP Rev 3 Ref R001 - Rev 3, dated 27/03/17, as received 29/03/17. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

46. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until the relevant part of the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details within Surface Water Drainage Strategy by Peter Brett Associates LLP Rev 3 Ref R001 - Rev 3, dated 27/03/17, as received 29/03/17. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the development contributions adequately towards environmental sustainable urban drainage, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

47. Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The buildings proposed are likely to require deep foundations and piling through contaminated soils will have the potential to mobilise pollutants into the Secondary Aquifer, Principal Aquifer and the River Kennet. The geology under this site is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer) and the River Kennet flows along the entire southern boundary of the site. The Environment Agency has advised of the need to protect the aquifers and the River Kennet from any historic contamination that could potentially be mobilized during development of this site. The Environment Agency considers the new development will include buildings where a deep piling solution bedded into the Chalk will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

47. Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The buildings proposed are likely to require deep foundations and piling through contaminated soils will have the potential to mobilise pollutants into the Secondary Aquifer, Principal Aquifer and the River Kennet. The geology under this site is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer) and the River Kennet flows along

the entire southern boundary of the site. The Environment Agency has advised of the need to protect the aquifers and the River Kennet from any historic contamination that could potentially be mobilized during development of this site. The Environment Agency considers the new development will include buildings where a deep piling solution bedded into the Chalk will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

48. No infiltration of surface water drainage into the ground at Kenavon Drive, Reading RG1 3DH is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The underlying geology is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer). In order to protect these aquifers from mobilisation of contamination due to the use of soakaways, the Environment Agency has advised of the need to know the contaminative status of this parcel of land. The results of the additional site investigation (including within the footprints of the existing warehouses) will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

48. No infiltration of surface water drainage into the ground at Kenavon Drive, Reading RG1 3DH is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The underlying geology is Alluvium (Secondary A Aquifer) over Taplow Gravel Formation (Secondary A Aquifer) over Newhaven and Seaford Chalk (Principal Aquifer). In order to protect these aquifers from mobilisation of contamination due to the use of soakaways, the Environment Agency has advised of the need to know the contaminative status of this parcel of land. The results of the additional site investigation (including within the footprints of the existing warehouses) will be required. This condition is required in line with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015).

No changes are required for this condition.

49. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core

Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

49. No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) hereby permitted shall be first occupied until written documentary evidence has been submitted to, and approved in writing by, the local planning authority demonstrating that 50% of the dwellings hereby permitted have achieved a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition). Such evidence shall be in the form of an As Built Standard Assessment Procedure, produced by an accredited energy assessor.

Reason: To ensure that the development is carried out in accordance with sustainable building standards, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

50. The development will be carried out in accordance with the energy measures hereby approved in the Energy Statement by MLM Consulting Engineers Ref GH/714777 /CKN Rev 06 dated 21/03/17, as received 29/03/17.

Reason: To ensure that the development contributions adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

50. The development will be carried out in accordance with the energy measures hereby approved in the Energy Statement by MLM Consulting Engineers Ref GH/714777 /CKN Rev 06 dated 21/03/17, as received 29/03/17 and the Energy Statement Addendum by MLM Consulting Engineers Ref MDSE/7140556/CKN Rev 01 dated 27/03/2019, as received 12/04/2019.

Reason: To ensure that the development contributions adequately towards environmental sustainability through energy measures, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Policies Document 2012 (Altered 2015).

The documents have been updated to reflect the information submitted with this application.

51. (i) Prior to the commencement of the relevant part of the development, final design stage BREEAM assessments (a) Retail - Shop; b) Education - Pre-School; c) Retail - Cafe) shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points is to be achieved.

(ii) Prior to the first occupation of the of the relevant unit(s), a final BREEAM certificate (a) Retail - Shop; b) Education - Pre-School; c) Retail - Cafe) shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points has been achieved.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

51. (i) Prior to the commencement of the relevant part of the development, final design stage BREEAM assessments (a) Retail - Shop; b) Education - Pre-School; c) Retail - Cafe) shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points is to be achieved.

(ii) Prior to the first occupation of the of the relevant unit(s), a final BREEAM certificate (a) Retail - Shop; b) Education - Pre-School; c) Retail - Cafe) shall be submitted to and approved, in writing, by the Local Planning Authority, demonstrating that at least a 'Very Good' rating with a minimum score of 62.5 points has been achieved.

Reason: To ensure that the development contributes adequately towards environmental sustainability, in accordance with Policy CS1 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM1 of the Sites and Detailed Polices Document 2012 (Altered 2015).

No changes are required for this condition.

52. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of all on-site play-space facilities have been submitted to and been approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (within the relevant phase of development) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

52. No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017) shall be occupied until details of all on-site play-space facilities have been submitted to and been approved in writing by the Local Planning

Authority. The details shall include a plan indicating the locations of the facilities, specifications and designs of the equipment, maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed before occupation of the relevant block of residential accommodation (within the relevant phase of development) and shall thereafter be maintained in accordance with the approved details.

Reason: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CS7 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

53. Prior to the first occupation of any residential unit hereby approved within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017), details of a privacy screen strategy at the site, including details of the location, size, design and sample of materials of the proposed screens, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be provided in full prior to the first occupation of any residential unit hereby approved (within the relevant phase of development) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

53. Prior to the first occupation of any residential unit hereby approved within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Indicative Phasing Plan AA5990-2010 Rev A, as received 03/10/2017), details of a privacy screen strategy at the site, including details of the location, size, design and sample of materials of the proposed screens, shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be provided in full prior to the first occupation of any residential unit hereby approved (within the relevant phase of development) and permanently retained and maintained thereafter.

Reason: To protect the amenity of future occupants of the proposed development and in the interests of safeguarding the character and appearance of the building and the wider immediate area, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

54. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television

aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RCS of the Reading Central Area Action Plan (2009).

54. No further lights, meter boxes, flues, vents or pipes, and no window cleaning or telecommunications equipment, building maintenance unit, alarm boxes, television aerials or satellite dishes shall be fixed or installed on any external face or roof of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the buildings and the character of the immediate area in accordance with the requirements of Policies CS7 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy RCS of the Reading Central Area Action Plan (2009).

No changes are required for this condition.

55. The roof area of the buildings hereby permitted shall not be used as balconies, roof gardens or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where specified on the plans hereby approved.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

55. The roof area of the buildings hereby permitted shall not be used as balconies, roof gardens or similar amenity areas without the grant of further specific planning permission from the Local Planning Authority, unless where specified on the plans hereby approved.

Reason: To safeguard the amenities of the adjoining premises from overlooking, loss of privacy and noise and disturbance, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

56. Notwithstanding the provisions of Parts 1 and 2, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof of a dwellinghouse), Class D (erection or

construction of a porch outside any external door) of Part 1 and Class A (gates, fences and walls etc), Class B (means of access to a highway), Class C (exterior painting) of Part 2 shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site, the consistent design approach to the masterplan of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the single dwelling house(s) and the area in general and should therefore be controlled, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

56. Notwithstanding the provisions of Parts 1 and 2, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration), Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof), Class C (other alterations to the roof of a dwellinghouse), Class D (erection or construction of a porch outside any external door) of Part 1 and Class A (gates, fences and walls etc), Class B (means of access to a highway), Class C (exterior painting) of Part 2 shall be carried out within the curtilage of the dwelling without express planning permission from the Local Planning Authority.

Reason: Due to the constrained nature of the site, the consistent design approach to the masterplan of the site and as unrestricted development could harm the amenities of neighbouring properties through overlooking or being overbearing and harm the appearance of the single dwelling house(s) and the area in general and should therefore be controlled, in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RCS of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

57. Prior to the first occupation of commercial unit 3 in Block W4 (as shown on West Block Ground Floor AA5990-2100, as received 29/03/17), unit 4 in Block M1 (as shown on Middle Block Ground Floor AA5990-2140, as received 29/03/17) or unit 5 within Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17) hereby permitted, details of a moorings strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the moorings strategy shall be implemented prior to the first occupation of unit 3, 4 or 5 and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

57. Prior to the first occupation of commercial unit 3 in Block W4 (as shown on West Block Ground Floor AA5990-2100 Rev D, as received 12/04/2019), unit 4 in Block M1 (as shown on Middle Block Ground Floor AA5990-2140 Rev C, as received 12/04/2019) or unit 5 within Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180 Rev E, as received 12/04/2019) hereby permitted, details of a moorings strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the moorings strategy shall be implemented prior to the first occupation of unit 3, 4 or 5 and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

The drawing number revisions and date received have been updated to reflect the information submitted with this application.

58. Prior to the first occupation of any Class A5 use hereby permitted, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first occupation of the Class A5 use and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

58. Prior to the first occupation of any Class A5 use hereby permitted, details of a litter strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved measures within the strategy shall be implemented prior to the first occupation of the Class A5 use and be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

59. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, unit 1 in Block W3 (as shown on West Block Ground Floor AA5990-2100, as received 29/03/17) and unit 5 in Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180, as received 29/03/17) shall only be used for the following uses within Class D1/D2 use class: Community Room; Museum / Library; Art Gallery / Exhibition Hall ; Health Club / Gym; Cinema / Conference; and Bowling Alley uses; and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town &

Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Other alternative uses of these units which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and/or excessive on-street parking and in accordance with Policies CS24 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

59. Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015, unit 1 in Block W3 (as shown on West Block Ground Floor AA5990-2100 Rev D, as received 12/04/2019) and unit 5 in Block E1 (as shown on East Block Ground Floor and First Floor AA5990-2180 Rev E, as received 12/04/2019) shall only be used for the following uses within Class D1/D2 use class: Community Room; Museum / Library; Art Gallery / Exhibition Hall ; Health Club / Gym; Cinema / Conference; and Bowling Alley uses; and for no other purpose (including any other purpose in the same Use Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification.

Reason: Other alternative uses of these units which may otherwise be permitted by virtue of the above Orders could be harmful to the amenity of adjoining residential premises/immediate area by reason of noise, traffic congestion and/or excessive on-street parking and in accordance with Policies CS24 and CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan 2009 and Policies DM4 and DM12 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

The drawing number revisions and date received have been updated to reflect the information submitted with this application.

60. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor non-residential units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining a vibrant and attractive streetscene, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and the principles of Policy RC10 of the Reading Central Area Action Plan 2009.

60. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the ground floor non-residential units hereby approved shall retain 'active window displays' along the length of the frontages, without the installation of window vinyls, roller shutters, or similar.

Reason: in the interests of retaining a vibrant and attractive streetscene, in line with Policy CS7 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and the principles of Policy RC10 of the Reading Central Area Action Plan 2009.

No changes are required for this condition.

61. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:

Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class A2: 0800-2200 daily;
Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class B1a&b: 0800-2000 daily.

Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

61. The non-residential uses hereby approved shall not be used by members of the public outside the following hours:

Classes A1, D1 & D2: 0600-2300 Monday to Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class A2: 0800-2200 daily;
Classes A3, A4 & A5: 0600-2300 Monday to Thursday, 0600-0000 Friday and Saturday & 0800-2200 Sundays and Bank/Statutory Holidays;
Class B1a&b: 0800-2000 daily.

Reason: in order to protect existing and future local residents from unreasonable disturbance arising from the uses, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy RC9 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

62. The 10 wheelchair adaptable units hereby approved within Block M3, as detailed within Response to Local Authority Enquiries by PRP, dated July 2017, as received 27/07/17 and on the corresponding floor plans, shall be maintained so as to be adapted to wheelchair units if required.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy CS3 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

62. The 10 wheelchair adaptable units hereby approved within Block M3, as detailed within Response to Local Authority Enquiries by PRP, dated July 2017, as received 27/07/17 and on the corresponding floor plans, shall be maintained so as to be adapted to wheelchair units if required.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policy CS3 of the Reading Borough LDF Core Strategy 2008 (Altered 2015) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

No changes are required for this condition.

APPENDIX 3 S73 CASE LAW

1. A summary of the most up to date case law is provided below.
2. The leading case remains **Coventry City Council ex p Arrowcroft Group plc (Sullivan J, 21 July 2000)**, which states:

"It is true that the outcome of a successful application under section 73 is a fresh planning permission, but in deciding whether or not to grant that fresh planning permission the local authority '... shall consider only the question of the conditions subject to which planning permission should be granted'...Thus the Council is able to impose different conditions upon a new planning permission, but only if they are conditions which the Council could lawfully have imposed upon the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application."

3. The guiding principle is therefore what is a "fundamental" alteration? The authority must consider whether the changes are a "fundamental alteration of the proposal put forward in the original application". That is a matter of planning judgment.

What is a fundamental alteration?

4. When looking at the level of change which can be secured under a s73, **R. (on the application of Vue Entertainment Ltd) v City of York Council [2017] EWHC 588 (Admin)**, is of particular relevance. In the judgement, Mr Justice Collins considered the Arrowcroft judgment and said "*When one is concerned with fundamental variations, one must look, as it seems to me, to the permission as a whole in order to see whether there is in reality a fundamental change, or whether any specific part of the permission as granted is sought to be varied by the change of condition*". He went on to conclude that the variation in the case before him, which concerned a permission for increased capacity (by 20%) at a cinema forming part of a major stadium redevelopment, did not constitute a fundamental change.

5. It is also notable that in *Vue* an increase of 80% in the cinema floorspace component of the development was also allowed along with the 20% increase in seat capacity. Therefore, the case of *Vue* provides authority for using S73 to make marked quantum increases in floorspace provided such increases do not result in a fundamental variation to the effect of the permission overall. Collins J in *Vue* observed "It is to be noted that section 73 itself, as I have said, does not in terms limit the extent to which an amendment of conditions can be made. It does not have, on the face of it, to be within the adjective 'minor', whatever that may mean in the context".

Amending the description of development

6. The recent decision made within **Finney v Ministers & Ors [2018] EWHC 3073 (Admin) (15 November 2018)** sets out that a s.73 consent 'can' vary the terms of the operative part of the planning permission (including the number of dwellings). The scheme was for two wind turbines with a tip height of 100m (the height was included within the DoD) for which a s.73 application was granted varying the height (and condition 2 which held a drawing showing the height) to allow turbines of up to 125m. The judgement concluded that the inspector considered whether there was a fundamental alteration to the original permission and, as she concluded there was not, permission could be granted. The judgement references the **R (Wet Finishing Works Limited) v Taunton Deane Borough Council** case which looks back to *Arrowcroft*.
7. Below is a section which sets out the application of *Wet Finishing Works* and *Arrowcroft*, allowing for an increase in the number of dwellings, given this is something the original permission could have controlled.

1. So far as relevant, the facts in Wet Finishing Works were these. In 2005 the Claimant acquired a listed mill building with a view to restoring it. It intended that the restoration was to be financed in part through a residential development of 84 dwellings on an adjacent site. The local planning authority granted conditional planning permission to the Claimant and the intended developer for such a development in 2012. (Although the precise terms of the permission are not recorded in the judgment the parties before me have framed their submissions on the basis that the terms of the permission granted authorised the construction of 84 dwelling houses). In 2016 the authority granted an application made by the

developer alone under section 73 of the 1990 Act. The precise terms of that application are not recited in the judgment of Singh J but, necessarily, the application must have been for permission to develop the land adjacent to the mill without complying with a condition or conditions attached to the permission granted in 2012. On any view, however, the effect of the application was to seek an increase in the permitted number of dwellings from 84 to 90. Following the grant of permission under section 73 of the Act, the Claimant sought judicial review of the decision of the local planning authority on the grounds, inter alia, that the local planning authority had no power under that section to grant permission for the increase in the permitted number of dwellings. It was argued on behalf of the claimant that because the permission granted in 2012 had authorised the construction of 84 dwellings whereas the decision made by the local authority in 2016 under section 73 authorised the construction of 90 dwellings there was a "fundamental inconsistency between the operative part of the decision notice and the conditions in accordance with which the development [was to] be constructed" (see paragraph 38 of the judgment). Further, counsel for the claimant submitted that although a condition might lawfully be imposed to restrict what was permitted by a planning permission, e.g. to reduce the number of houses applied for in an application, it was not possible under section 73 to increase the number of houses originally permitted (see paragraph 42).

8. Singh J. rejected these arguments in a reserved judgment. He considered that the ambit of section 73 of the 1990 Act and the relevant principles relating to its application had been considered and determined by Sullivan J (as he then was) in *R v Coventry City Council, ex p. Arrowcroft Group plc* [2001] PLCR 7. He paid particular attention to the statement of principle at paragraph 33 of the judgment in *Arrowcroft* that under section 73 a local planning authority:

"is able to impose different conditions upon a new planning permission, but only if they are conditions which the council could lawfully have imposed upon the original planning permission in the sense that they do not amount to a fundamental alteration of the proposal put forward in the original application"

9. Following that approach, Singh J held that the local planning authority would have been entitled to attach a condition to the permission granted in 2012 which limited the number of houses to 90 and that, consequently, at the stage of the subsequent

application under section 73, it was lawful to vary the condition which had actually been imposed provided that the variation did not bring about a fundamental alteration of the proposal for which permission had been granted. His view was that on the facts before the local planning authority it had been entitled to conclude that the alteration to the proposal brought about by an increase in the number of houses from 84 to 90 was not fundamental. Its decision to that effect was neither irrational nor unreasonable and, therefore, lawful.