

Kenavon Drive, Reading
Environmental Statement Addendum
May 2019



Report for – Berkeley Homes

Kenavon Drive, Reading

Environmental Statement Addendum

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CHAPTER 1: INTRODUCTION

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1.0 INTRODUCTION

- 1.1.1 This document is an Environmental Statement Addendum (ESA), prepared on behalf of the Applicant (Berkeley Homes) to support a Section 73 (minor material amendment) application for proposed changes to the design of the scheme approved in October 2018 (Planning Ref: 170509). The original permission was for:

“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.”

- 1.1.2 Due to the scale of the scheme, the application was accompanied by an Environmental Statement, produced by Temple in March 2017 ('the Original ES'), the scope of which was agreed through an EIA Scoping report and Scoping Opinion received on 11th November 2016 from Reading Borough Council. The site location is shown in Figure 1.1.

Figure 1.1 Kenavon Drive Site Location



- 1.1.3 In summary, the S73 changes now being proposed by the Applicant relate to:
- An increase of 30 residential units overall, as a result of optimising some of their layouts;
 - Changes to the façades/elevations in a number of locations, including relocating and externalising balconies;
 - Consequential changes to servicing and trip generation and energy strategy.

ES Addendum Purpose

1.1.4 The purpose of this ESA is to:

- Describe the scheme and proposed changes;
- Systematically examine them against the findings of the Original ES;
- To identify those environmental impacts which have the potential to be materially affected by the S73 Application; and
- Use professional judgement, qualitative and/or quantitative technical assessment methods to update assessments where required (including cumulatively with other developments), identify the need for further mitigation, and present the updated residual effects and conclusions.

ESA Structure

1.1.5 The ESA is structured as follows:

- Chapter 1 – Introduction to the ESA, setting out planning history and context and the purpose and structure of the document;
- Chapter 2 – Description of the S73 Application and comparison with the permitted scheme;
- Chapter 3 - ESA Methodology, describing the proportional approach to the assessment, how each previous ES topic has been reviewed and updated with consideration of current baseline, policy/guidance and cumulative scenario and the changes to the scheme design;
- Chapter 4 – 5 – updated technical assessments to include those chapters of the Original ES that are affected by the proposed changes (not all chapters have been updated);
- Chapter 6 – updated residual effects and conclusions chapter.

ESA and Original ES Availability

1.1.6 This ESA (and Original ES) will be made available to view at:

- Reading Borough Council, Civic Offices, Bridge Street, Reading, RG1 2LU

1.1.7 Copies of the ESA (and Original ES) can also be purchased from:

- Temple Group, The Woolyard, 52 Bermondsey Street, London, SE1 3UD (quoting Ref: T4367).

1.1.8 This ESA should be read in conjunction with the Original ES, which can be viewed by searching for Planning Ref 170509 on RBC's Online Planning website (http://planning.reading.gov.uk/fastweb_PL/detail.asp?AltRef=170509&ApplicationNumber=170509&AddressPrefix=&Postcode=&Submit=Search).



CHAPTER 2:

S73 CHANGES AND COMPARISON WITH CONSENTED SCHEME

Berkeley Homes

Kenavon Drive, Reading

Environmental Statement Addendum

Chapter 2: S73 Changes and Comparison with Consented
Scheme



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2.0 S73 CHANGES AND COMPARISON WITH CONSENTED SCHEME

- 2.1.1 This chapter provides a description of the S73 application scheme and identifies the specific differences between this and the Consented Scheme, in order to robustly identify where the impacts identified in the Original ES may be affected.

Comparison of Changes Against the Consented Scheme

- 2.1.2 The changes proposed under this S73 application affect a number of unit types within all three blocks (West, Middle and East Blocks). Figures 2.1-2.3 identify the locations of the changes at ground floor, first floor and a typical floor, respectively.

Figure 2.1 S73 Changes to Units at Ground Floor

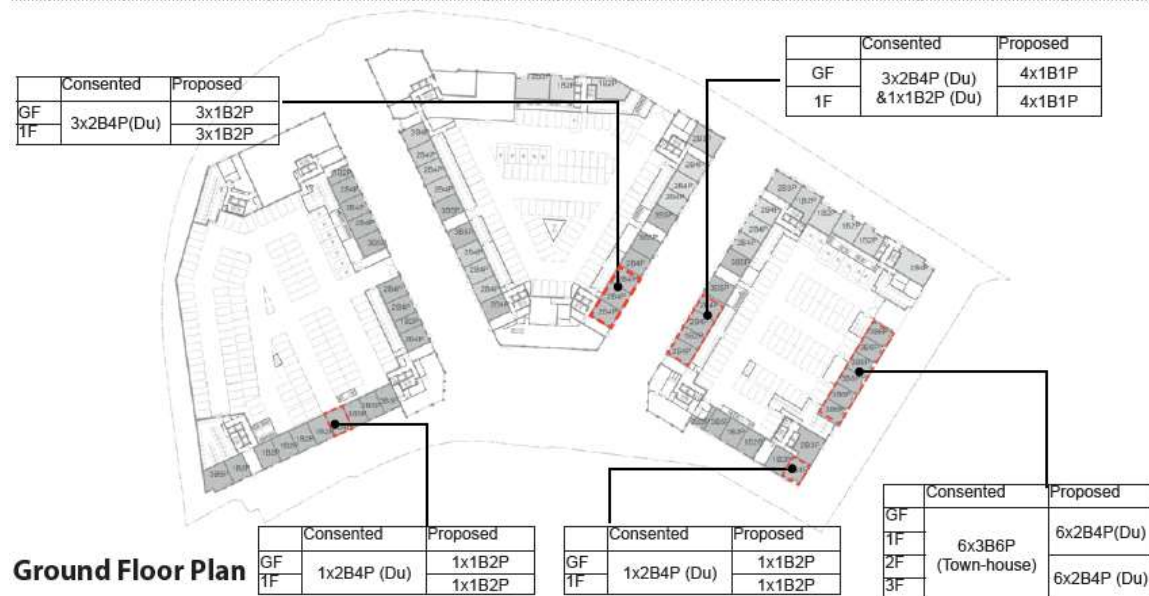


Figure 2.2 S73 Changes to Units at First Floor

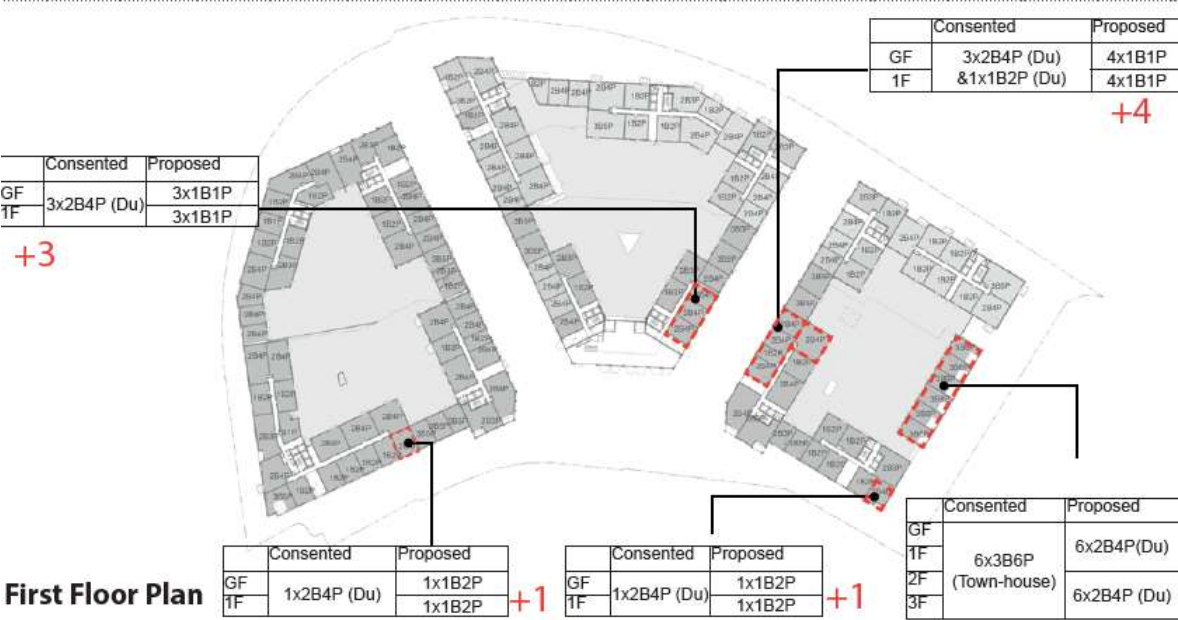
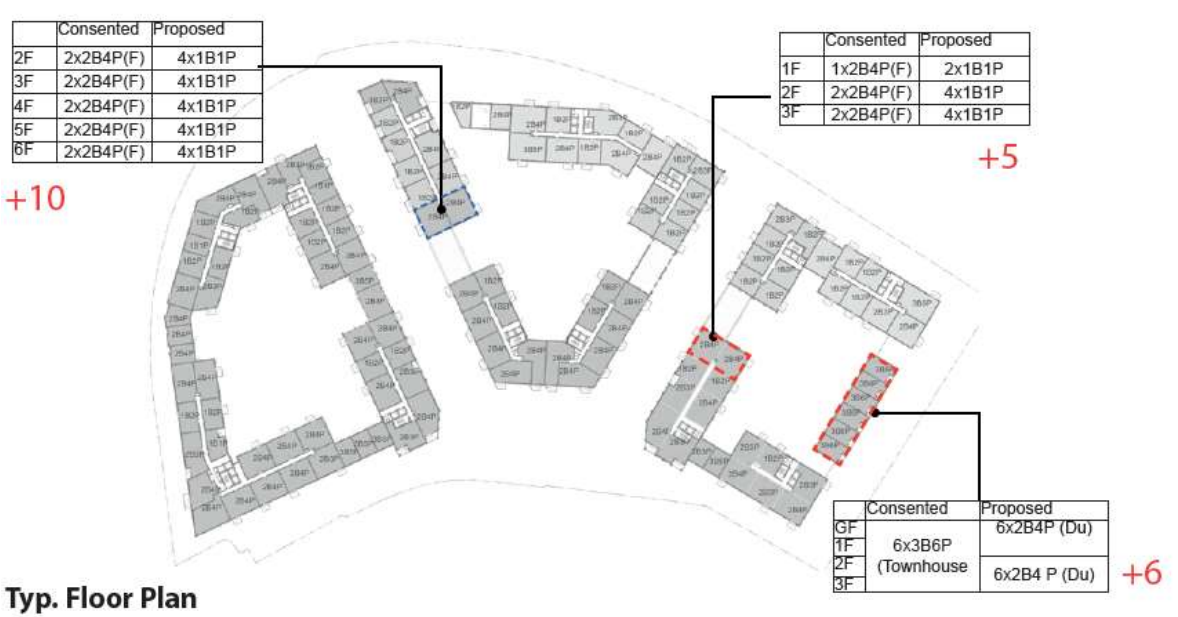


Figure 2.3 S73 Changes to Units at a Typical Floor



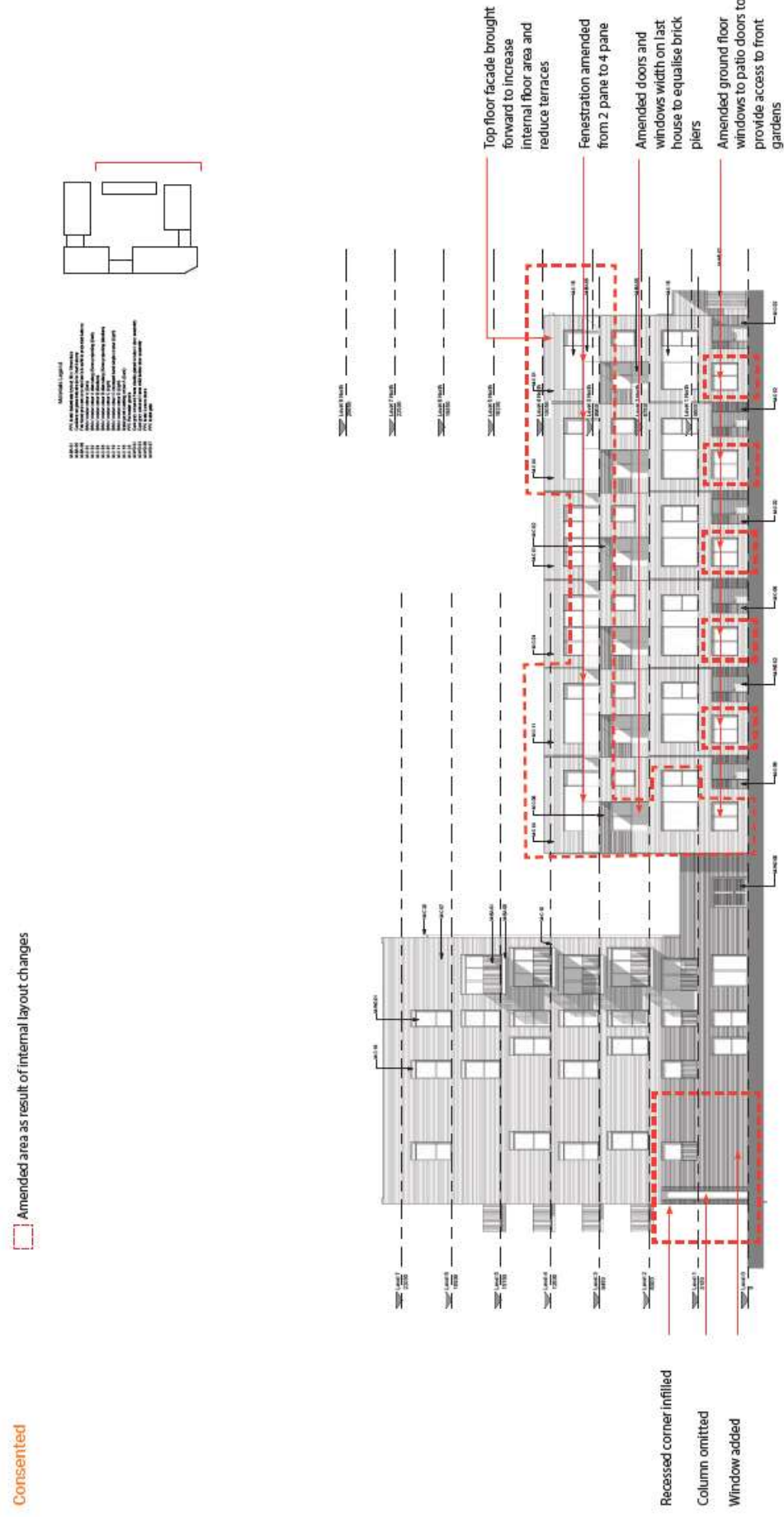
2.1.3 The changes to the unit types and numbers are summarised in Table 2.1.

Table 2.1 Summary of S73 Unit Changes

Consented Unit Type	Unit Number	Proposed Replacement Unit Type	Unit Number	Units Added
Townhouses (3 bed 6 person)	6	Stacked Duplex (2 bed 3 person)	12	6
Duplex (1 bed 2 person and 2 bed 4 person)	9	Manhattans (1 bed 2 person)	18	9
Oversized (2 bed 4 person)	15	Studios (0 bed 1 person)	30	15
Total				30

- 2.1.4 A full set of drawings showing changes to the floorplans, elevations and internal units' configurations have been provided in Appendix A and submitted in support of S73 application.
- 2.1.5 A selection of images illustrating where the elevations have changed are provided in Figures 2.4-2.6 for the East, West and Middle Blocks, respectively.

Figure 2.4 Selected Elevational Changes to the East Block



Consented

 Amended area as result of internal layout changes

This facade has been redesigned to include one additional balcony on levels 2 - 6. As such, one brick pier has been omitted and the rest have been relocated. Windows have been replaced by a balcony door.

Other amendments include relocation of balconies as well as amendments to the ground and first floor windows and doors.



Figure 2.6 Selected Elevational Changes to the Middle Block



Elements Unchanged from the Consented Scheme

- 2.1.6 There are many aspects of the design that will not change compared to the Consented Scheme, namely:
- The non-residential areas
 - Any energy plant;
 - External open space/landscaping;
 - The car parking or access;
 - Maximum building heights;
 - Basement depths and extents;
 - Construction activities and duration.
- 2.1.7 As a result of this, it can be concluded that the changes are limited (as would be expected for a S73 'minor material amendment'), and therefore the scope of the updated environmental assessment required for this ESA will also be limited, as described in the following chapter.

CHAPTER 3:

ES ADDENDUM SCOPE AND METHODOLOGY

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3.0 ES ADDENDUM SCOPE AND METHODOLOGY

- 3.1.1 This chapter sets out the approach and methodology for assessing the environmental effects of the S73 (minor material amendment) scheme and the proposed scope of this Environmental Statement Addendum (ESA).

The EIA Regulations and Proportional Assessment

- 3.1.2 The 2017 EIA Regulations were formally transposed in the UK on 16th May 2017 to implement the requirements of European Union (EU) Directive 2014/52/EU. However, given that this document is an Addendum to an ES produced under the 2011 EIA Regulations (Town and Country Planning (Environmental Impact Assessment) Regulations 2011), this ESA should be considered against the 2011 EIA Regulations.
- 3.1.3 Furthermore, a key principle advocated by the Institute of Environmental Assessment and Management (IEMA) is that of 'proportionate EIA'. Trends in EIA over recent years have seen ESs become longer and more complex, in some cases unnecessarily. IEMA's document 'Delivering Proportionate EIA (2017)' states that: *"efforts need to move beyond just addressing length or reducing bulk, to ensure that the process and reporting stages are efficient, effective and add value to the consenting process, its stakeholders and the environment"*.
- 3.1.4 This approach has been taken with this ESA, whereby the significance of effect, alternatives and acceptability of development has already been assessed in detail as part of the Original ES, and the minor material nature of the S73 Scheme changes from the Consented Scheme can be assessed at a more qualitative level, whilst still maintaining robustness.

ESA Scope

- 3.1.5 In line with the approach described above, it is considered that only those EIA topics (chapters and appendices of the Original ES) which could be affected by the proposed S73 design changes need to be included in the ESA.
- 3.1.6 Therefore, this section has been based upon a review of the Original ES, and identifies those topics to be revisited and those which do not need to be:
- Air Quality. Although 30 additional units will require additional energy for heating and electricity, this will be within the capacity of the building plant/boilers established through the Original Energy Strategy, and therefore there will be no additional emissions. Furthermore, the additional units will result in no additional car parking spaces, and no material changes to the trip generation or servicing requirements (and therefore no additional emissions). This topic has therefore not been revisited in the ESA;
 - Archaeology. There are no changes proposed to the sub-surface design or coverage, and therefore there can be no changes to the assessment presented in the Original ES. This topic has therefore not been revisited in the ESA;
 - Townscape, Visual Effects and Built Heritage. The maximum building heights have not increased, meaning that the Zone of Theoretical visibility will not have changed and no additional visual receptors would need to be considered. The proposed

material palette and design approach has not materially changed either, however there are a number of subtle alterations to several elevations across all three blocks. This topic therefore requires further consideration;

- Ecology. There are no changes to the external landscaping or trees assessed in the Original ES. This topic has therefore not been revisited in the ESA;
- Socio-economics. There are no changes to the construction or operational employment. However, there will be changes to the operational assessment of housing provision and of impacts upon social infrastructure. This topic therefore requires further consideration;

3.1.7 The following topics were provided as appendices to the Original ES, and commentary provided regarding the need to revisit them:

- Code of Construction Practice. There will be no material changes in construction programme or activities warranting an update. This topic has therefore not been revisited in the ESA;
- Acoustics. An addendum has been produced to consider if any changes to the acoustic treatments required as a result of the façade changes. There will be no changes to any baseline levels, plant noise or effects upon surrounding receptors;
- Ground Conditions and Contamination. There are no proposed changes to the subsurface works, and therefore the previous assessment remains valid. This topic has therefore not been revisited in the ESA;
- Flood Risk Assessment. The building footprint at the south east corner of the East Block has increased the ground floor building footprint by less than 5 square metres. This would not alter the permeable/impermeable areas or finished floor levels. This topic has therefore not been revisited in the ESA;
- Daylight/sunlight/overshadowing. An update is required due to the changes in internal layouts, decked access and balcony positioning. An update to the overshadowing is not required as there are no changes to massing or external uses;
- Wind microclimate. An update to the desk-based assessment is required to account for the alterations to balconies and decked access, and to clarify the need for any specific mitigation.

ESA Methodology

3.1.8 For those ES chapters identified above as requiring revisiting, the purpose of this ESA is to highlight aspects that have changed since the assessments were undertaken as part of the Original ES. These aspects can comprise changes in:

- Legislation, Policy and Guidance;
- Baseline conditions;
- The development to be assessed;
- The cumulative scenario.

- 3.1.9 Chapters 4-5 of this ESA therefore consider those ES topics identified above, and these include a description of how each previous ES topic has changed under the four headings above.
- 3.1.10 A clear statement of whether (and how) the effects of the S73 Scheme will be materially different to those identified in the Original ES will be given.
- 3.1.11 Chapter 6 provides an updated assessment of significant residual effects.

Updated Cumulative Scenario

- 3.1.12 The list of cumulative schemes in the Original ES have been reviewed and compared to those major schemes within 0.5km that currently fit the criteria of:
- Approved but uncompleted projects (i.e. unimplemented or under construction); and
 - Projects for which an application has been made and which are under consideration by the consenting authorities.
- 3.1.13 Table 3.1 provides details of the current cumulative schemes, compared to how they were described in the Original ES (in italics).

Table 3.1 Cumulative Schemes Considered in the ES Addendum

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the site
Thames Quarter (Former Cooper Reading BMW), Kings Meadow Road, Reading, RG1 8DQ (Ref. 182196)	Erection of a part 13-storey, part 23 storey building comprising 338 apartments in a mix of studio, one-bedroom, two-bedroom and three-bedroom units, residents' lounges, tech hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 338 secure cycle parking spaces, car parking spaces, landscaping, associated works (revision to planning permission 162166 dated 23/11/2017) (Part Retrospective).	Awaiting decision	300m north west of site.
(Ref. 162166)	Erection of a part 12 storey, part 23 storey building comprising 315 apartments in a mix of studio, one-bedroom, two-bedroom and 3-bedroom units; residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, residents' storage facilities, post room, ancillary back-of-house facilities, 315 secure cycle parking spaces, 49 car parking	Application permitted 23 rd November 2017	

Scheme Name & Application Number	Scheme Details	Planning Status	Approximate Distance from the site
(Ref. 150120)	spaces, landscaping, and associated works. Demolition of existing multi-storey car park. <i>Demolition of all existing on-site buildings and structures, including remediation, 352 new homes in a mix of sizes in three new buildings up to 28 storeys in height and up to 523 square meters of commercial floorspace. Although this application was refused, the developments behind this scheme are preparing to submit a new application for a "landmark" building.</i>	Refused	
Kings Point, 120 Kings Road, Reading, RG1 3DA (Ref. 162087)	Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9, 18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and external alterations at the basement, ground and mezzanine levels (amended description).	Application permitted 9 th February 2017	100m south of site
(Ref. 150019)	<i>Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 square metres GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level together with parking and associated landscaping (amended description).</i>	Permission granted in 2015	

3.1.14 The following schemes were described in the Original ES as being under construction, but they are now completed and form part of baseline. This would have been assessed in the Original ES and would not introduce any additional effects.

- Energis House, Forbury Road, Reading (Ref. 121826);
- 42 Kenavon Drive, Reading, RG1 3DH (Ref. 131280);
- Former Gas Works Building, Gas Works Road (Ref. 160378).

- 3.1.15 Therefore, it can be concluded that no new material cumulative effects are likely to arise, beyond what was already assessed in the Original ES.

CHAPTER 4:

TOWNSCAPE, VISUAL EFFECTS AND BUILT HERITAGE

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4.0 TOWNSCAPE, VISUAL EFFECTS AND BUILT HERITAGE

- 4.1.1 This chapter provides an update of the Original ES in light of the changes described in Chapters 2 and 3 of this ES Addendum (ESA).

Changes to Legislation, Policy and Guidance

- 4.1.2 There have been no changes to the legislative framework since the Original ES.
- 4.1.3 The National Planning Policy Framework (NPPF) (March 2012) described in the Original ES has recently been replaced by the new NPPF (July 2018, updated in January 2019). This provides high level guidance and principles to underpin the plan making process at a sub-national scale.
- 4.1.4 At the heart of both is a 'presumption of sustainable development', and therefore it is not considered to materially affect the acceptability of the scheme against policy, although the Planning Statement Addendum explores this further.
- 4.1.5 The RBC LDF Core Strategy was adopted in 2008 and updated in January 2015, and along with the Reading Central Area Action Plan and Sites and Detailed Policies Document, continues to be the adopted local plan. A new Local Plan was submitted to the Secretary of State in March 2018, and introduced relevant policies such as EN6: New Development in a Historic Context and H2: Density and Mix. However, these changes in policy are not yet adopted and as it is considered that the Proposed Development was designed sensitively to its townscape and local heritage it is not considered that these policies will result in a material change to the assessment.
- 4.1.6 No changes in technical guidance are known to have occurred since the Original ES.

Changes to Baseline Conditions

- 4.1.7 As described in Chapter 3, three schemes assessed as cumulative schemes in the Original ES have now been completed and form part of the baseline. This change has therefore already been accounted for and assessed as being acceptable.
- 4.1.8 No other material changes in the baseline conditions are known to have occurred since the Original ES was submitted in March 2017.

Changes Associated with the S73 Scheme

Built Heritage

- 4.1.9 As described in the Original ES, there are no designated or non-designated built heritage assets within the Site and therefore no potential for direct impacts on the fabric of any asset.
- 4.1.10 There will be no material changes to construction phase impacts as the changes would be imperceptible, as described in Chapter 2 of the ESA.
- 4.1.11 During the operational phase, the S73 scheme is likely to continue to have a permanent direct low beneficial magnitude impacts upon the setting of Reading Gaol (Grade II) and the Former Gas Works Buildings and Blakes Cottages (both non-designated)

- 4.1.12 There will also continue to be permanent indirect impact of a neutral magnitude upon all other identified heritage assets, including the settings of the buildings comprising Blake's Lock Sewage Pumping Station, including the Engine House (Grade II), the Screens House (Grade II), the Pump and Turbine House (Grade II) and 47-48 Kenavon Drive (Grade II), Reading Abbey Ruins (Grade I and Scheduled Monument (above ground remains only)), settings of the Church of St James (Grade II), St James Presbytery (Grade II) and St James Roman Catholic School (Grade II).
- 4.1.13 The S73 scheme will continue to be of high architectural quality, displaying varied elevations and creative use of building materials. It will continue to include breaks within the massing, that would reveal longer distance views.

Townscape

- 4.1.14 There will be no material changes to construction phase impacts as the changes would be imperceptible, as described in Chapter 2 of the ESA.
- 4.1.15 During the operational phase the S73 scheme will continue to have a permanent direct impact of high beneficial magnitude upon TCA 1 (Kenavon Drive and Forbury Retail Park), within which the Application Site is located. It will replace poor quality retail units with a high quality residential-led mixed use scheme of architectural interest, with varied roofscape, appropriate massing, creative use of building materials and elevations with interesting contrasts of projection and recession. It will form a new focal point, improving both the legibility and quality of the surrounding townscape character, also fulfilling a wayfinding role for the wider area to the east of Reading city centre. It would furthermore improve street frontages on Kenavon Drive and improve connectivity with areas further to the east, and in addition, increase the range of uses in the local area, adding variety and interest to the TCA.
- 4.1.16 As described in the Original ES, and unchanged in the S73 scheme, there will be a permanent direct impact of a medium beneficial magnitude on TCA 5: Reading Gaol. This is due to the high quality design, drawing upon the history and historic architecture of the area to inform its built form and use of building materials, and creating a new focal point to the east of Reading Townscape to open up new connectivity to this TCA.
- 4.1.17 Low to medium indirect beneficial impacts to TCA2, TCA3, TCA4, TCA6, TCA9 would be unchanged, as the overall mitigation strategies such as creating a sense of place, and opening up access routes and permeability continue to form important considerations in the proposed S73 design.

Views

- 4.1.18 As part of the Original ES, it was described how measures to mitigate effects on views were considered throughout the design process and appropriate height, scale, massing and arrangement of the proposed buildings, approach to architectural design and materials and the approach to public realm and landscaping were incorporated into the design.
- 4.1.19 The Verified Views Assessment contained within the HTVIA of the Original ES has been reviewed and commentary provided in Table 4.1 upon all 17 views, the locations of which are shown in Figure 4.1.

Figure 4.1 Location of Viewpoints Assessed

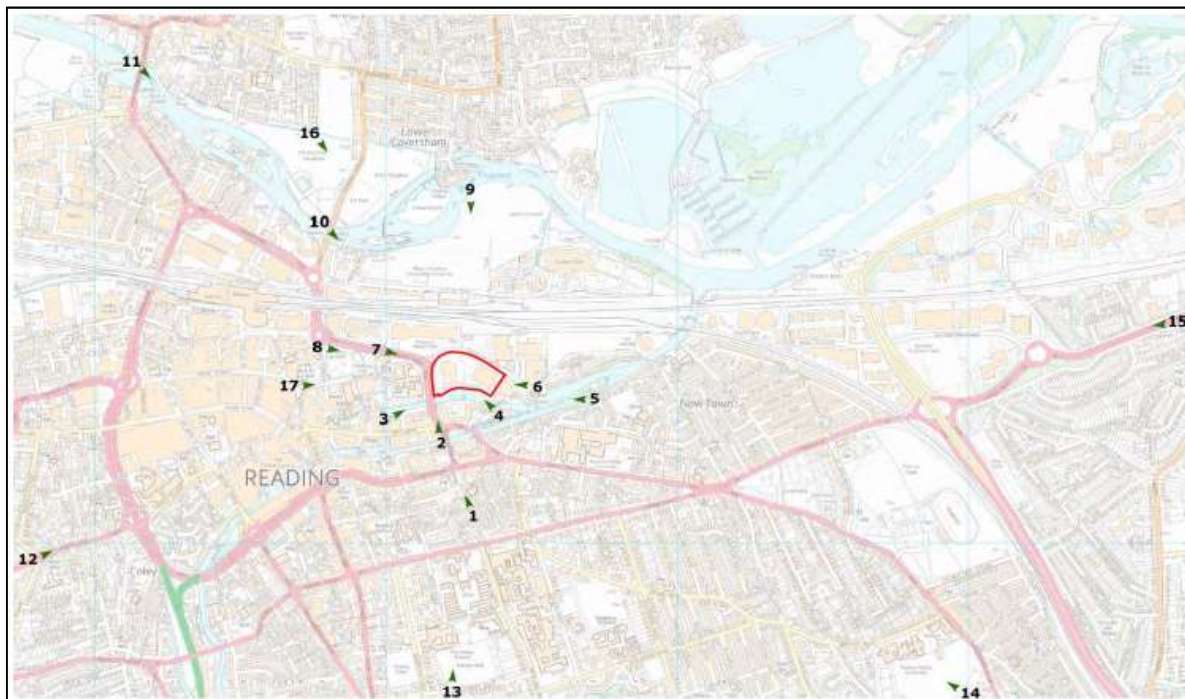


Table 4.1 Cumulative Schemes Considered in the ES Addendum

Viewpoint	Changes in Appearance from Viewpoint Compared to Original ES	Original ES Assessment	S73 Scheme Assessment
Viewpoint 1: Watlington Street near the junction with The Grove	The Proposed Development will not be visible from this viewpoint	No effect	No effect
Viewpoint 2: Forbury Road, near King's Road junction	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Minor beneficial	Minor beneficial
Viewpoint 3: Blakes Cottages	The S73 scheme will be prominent in this view, however, as shown in Figure 4.2, the S73 changes will not be perceptible.	Moderate beneficial	Moderate beneficial

Viewpoint	Changes in Appearance from Viewpoint Compared to Original ES	Original ES Assessment	S73 Scheme Assessment
Viewpoint 4: River Kennet towpath near the Gas Works Road bridge	The S73 scheme will be prominent in this view, however, as shown in Figure 4.2, the S73 changes will not be perceptible.	Major beneficial	Major beneficial
Viewpoint 5: River Kennet	The S73 will continue to be largely be screened behind the existing and prominent Meridian building.	Minor beneficial	Minor beneficial
Viewpoint 6: Kenavon Drive	The S73 scheme will continue to for a high quality addition to the street scene, however, as shown in Figure 4.2, the S73 changes will not be perceptible.	Minor beneficial	Minor beneficial
Viewpoint 7: A329 west of the Application Site	The S73 scheme will be prominent in this view, however, as shown in Figure 4.2, the S73 changes will be minor and not detract from the architectural quality.	Moderate beneficial	Moderate beneficial
Viewpoint 8: Forbury Gardens	The upper storeys of the taller elements of the S73 scheme are likely to be partially visible, but the view is from the same direction as Viewpoint 7, but more distant and the changes will be imperceptible.	Minor beneficial	Minor beneficial
Viewpoint 9: Kings Meadow	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Minor beneficial	Minor beneficial
Viewpoint 10: George Street Bridge (B3345)	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Minor beneficial	Minor beneficial
Viewpoint 11: Caversham Bridge	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Negligible	Negligible

Viewpoint	Changes in Appearance from Viewpoint Compared to Original ES	Original ES Assessment	S73 Scheme Assessment
Viewpoint 12: A4155, near the junction with Coley Avenue	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Negligible	Negligible
Viewpoint 13: Morgan Road	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Negligible	Negligible
Viewpoint 14: Regis Park Road	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Negligible	Negligible
Viewpoint 15: London Road	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Negligible	Negligible
Viewpoint 16: Christchurch Meadows	The S73 external changes will not be visible from this viewpoint and the effects remain unchanged.	Negligible	Negligible
Viewpoint 17: The Forbury	The S73 scheme will be prominent in this view, however, as shown in Figure 4.1, the S73 changes will be minor and not detract from the architectural quality.	Minor beneficial	Minor beneficial

4.1.20 For those views where the S73 changes could be visible, Figure 4.2 illustrates the parts of the façade that would be visually different from the Original Scheme. Please refer to Chapter 2 of this ESA for further details of the changes to the external appearance.

**Figure 4.2 Annotation of Original ES Views Showing External S73 Changes
(Viewpoints 3, 4, 6 & 7)**



Updated Mitigation and Residual Effects

- 4.1.21 Based upon the minor design changes in the S73 scheme, this assessment has demonstrated that there is no change in the residual effects reported in the Original ES and no changes in associated mitigation.

CHAPTER 5:

SOCIO-ECONOMICS

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5.0 SOCIO-ECONOMICS

- 5.1.1 This chapter provides an update of the Original ES in light of the changes described in Chapters 2 and 3 of this ES Addendum (ESA). It should be read in conjunction with Chapter 10 of the Original ES.

Changes to Legislation, Policy and Guidance

- 5.1.2 There have been no changes to the legislative framework since the Original ES.
- 5.1.3 The National Planning Policy Framework (NPPF) (March 2012) described in the Original ES has recently been replaced by the new NPPF (July 2018, updated in January 2019). This provides high level guidance and principles to underpin the plan making process at a sub-national scale.
- 5.1.4 At the heart of both is a 'presumption of sustainable development', and therefore it is not considered to materially affect the acceptability of the scheme against policy, although the Planning Statement Addendum explores this further.
- 5.1.5 The RBC LDF Core Strategy was adopted in 2008 and updated in January 2015, and along with the Reading Central Area Action Plan and Sites and Detailed Policies Document, continues to be the adopted local plan. A new Local Plan was submitted to the Secretary of State in March 2018 and introduced relevant policies such as H1: Provision of Housing, H2: Density and Mix and H3: Affordable Housing. However, these changes in policy are not yet adopted and as it is considered that the Proposed Development largely helps to achieve the Council's aims, and therefore it is not considered that these policies will result in a material change to the assessment.
- 5.1.6 No changes in technical guidance are known to have occurred since the Original ES.

Changes to Baseline Conditions

- 5.1.7 As described in Chapter 3, three schemes assessed as cumulative schemes in the Original ES have now been completed and form part of the baseline. This change has therefore already been accounted for and assessed as being acceptable. Given the dynamic and ever-changing nature of socio-economics and population, there is expected to have been some changes in demographics, etc, although no new Census data has become available.
- 5.1.8 No other material changes in the baseline conditions are known to have occurred since the Original ES was submitted in March 2017.

Changes Associated with the S73 Scheme

Construction Phase

- 5.1.9 There will be no material changes to construction phase impacts (employment and supply chain) as the changes would be imperceptible, as described in Chapter 2 of the ESA.

Operational Phase

Permanent Effect: Additional Housing by Size and Tenure

- 5.1.10 During the operational phase, the S73 scheme will introduce an additional 30 residential units compared to what was assessed in the Original ES, making a total of 795 dwellings. This represents an even greater contribution to Reading's housing stock, increasing the supply of housing in a place that has documented shortages. This represents almost 14 % of the total number of dwellings (5,731) planned to be built in the years covered by the Reading Core Strategy for the period 2016 to 2026.
- 5.1.11 The increase would be in the open market tenure, with studio units increasing from 18 to 48 (+30), 1-beds increase from 214 to 231 (+17), 2-beds decrease from 351 to 340 (-11) and 3-beds decrease from 25 to 19 (-6). The S73 proposals are set out in red (with comparison against the Original ES in black) in Table 5.1.

Table 5.1 Changes in Unit Numbers and Sizes

Tenure	Bedrooms per unit				Total units	Tenure %	Affordable tenure breakdown
	Studio	1	2	3			
Rented		49	50	11	110	14.38% 13.84%	70.06%
Shared Ownership		39	8	0	47	6.14% 5.91%	29.94%
(Open) Market	18 48	214 231	351 340	25 19	608 638	79.48% 80.25%	Total affordable = 20.52 % 19.75%
Total	18 48	302 319	409 398	36 30	765 795	Total affordable = 20.52 % 19.75%	
Bedrooms per unit %	2.35% 6.04%	39.48% 40.13%	53.46% 50.06%	4.71% 3.77%			

- 5.1.12 The total proportion of affordable units has decreased from 20.52% to 19.75%, reflecting the overall increase in smaller private units. It increases the number of and percentage of one-bed units from 41.8% to 46.1%, which continues to not comply with RBC's Policy RC9i which targets a maximum of 40% one-bed units. However, this is considered to be reflective of the Applicant's understanding of the local market conditions, and ongoing discussions and correspondence with RBC around Reading's specific housing needs.
- 5.1.13 Given the increase in proposed units in the S73 scheme, and its greater contribution to Reading's housing numbers, balanced with the fact that it decreases the proportion of affordable units and increases the proportion of one-bed units, it is considered that the magnitude of the impact of the S73 scheme on housing is considered major and beneficial. This results in a major beneficial effect which is significant in the context of a serious need for housing in the Borough, and no change from the assessment in the Original ES.

Education and Childcare

- 5.1.14 The Proposed Development will introduce 795 new dwellings to Abbey ward. RBC uses ratios of 0.3 and 0.15 children per dwelling (with 2 bedrooms or more) for calculating

school places needed for primary and secondary levels respectively from new development. This equates to 21 new primary places and 10 new secondary places required (whilst reported as 230 and 115 places, respectively, in the Original ES).

- 5.1.15 Given the likely number of school places required, in particular primary places when there are current capacity concerns, the magnitude of the impact has been assessed as minor, leading to a minor adverse effect, which is not significant. This is less impactful than what was reported in the Original ES (major to moderate adverse), due to an error in the calculations (which considered all units, rather than only 2 beds and larger as per local guidance).
- 5.1.16 There will also be a decrease in on-site childcare requirements due to the reduction in child yield as a result of the smaller units. Given that a childcare facility is being built in the Middle Block which will serve the development, there is expected to continue to be a negligible effect (unchanged from the Original ES).

Increase in Demand for Health Services and Facilities

- 5.1.17 The overall population from the S73 scheme has been recalculated and considered to increase slightly from 1,291 to 1,319 people.
- 5.1.18 Based on the UK average of 1,607 patients per GP, it is estimated that the S73 scheme will generate demand for an additional 0.8 GPs (unchanged from the Original ES). Given that a number of existing GP surgeries in the area have low ratios which suggest some spare capacity, this additional population is likely to be easily absorbed by existing provision. The magnitude of the impact is minor, resulting in a minor adverse effect, which is not significant.

Increase in Demand for Community and Recreational Facilities

- 5.1.19 The slight increase in population in the S73 scheme will not materially change the negligible effect reported in the Original ES.

Increase in Supply of and Demand for Open and Play Spaces

- 5.1.20 The decrease in children living at the scheme will put less pressure on the open space provided, and the slight increase in population in the S73 scheme will not materially change the minor beneficial effect reported in the Original ES.

Increase in Crime due to Change of Use

- 5.1.21 The slight increase in population will not materially change the minor adverse effect reported in the Original ES (assessed as such because of the introduction of the new population into the area).

Loss of/Changes in Employment/Increase in Labour Supply and Skills

- 5.1.22 The S73 changes will not affect the non-residential uses and therefore the effect remains as per the Original ES.

Spending of Additional Population

- 5.1.23 The slight increase in population in the S73 scheme (particularly as they are likely to be of working ages) will slightly increase local spending and benefit the local economy,

however this will not materially change the minor beneficial effect reported in the Original ES.

Increased Access to Local Retail and Eateries

- 5.1.24 The S73 changes will not affect the non-residential uses and therefore the effect remains as per the Original ES.

Updated Mitigation and Residual Effects

- 5.1.25 Based upon the minor design changes in the S73 scheme, this assessment has demonstrated that there is one change in the residual effects reported in the Original ES and no changes in associated mitigation.
- 5.1.26 This is as a result of the substantial reduction in children living at the site, partially as a result of the decrease in larger unit sizes and partly because of a calculation error in the Original ES. This reduces the impact upon education provision (primary and secondary schools) from major-moderate adverse to minor adverse, and thereby removes a potentially significant effect.

CHAPTER 6:

UPDATED RESIDUAL EFFECTS AND CONCLUSIONS

Berkeley Homes

Kenavon Drive, Reading

Environmental Statement Addendum

Chapter 6: Updated Residual Effects and Conclusions



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6.0 UPDATED RESIDUAL EFFECTS AND CONCLUSIONS

- 6.1.1 This chapter summarises how the S73 changes have been demonstrated to affect the assessment of environmental and socio-economic effects assessed in the Original ES and its appendices and annexes. It also provides a clear conclusion as to whether there will be any new significant effects resulting from the proposed S73 changes.

Updates to Original ES Residual Effects

- 6.1.2 Table 6.1 lists the assessment chapters in the Original ES and highlights any effects that would be materially different resulting from the S73 changes.

Table 6.1 Material Changes to Residual Effects from the S73 Changes

Original Chapter	ES	Description of Material Change in Assessment	Original ES Effect	ES Addendum Effect
Chapter 6: Air Quality		None – topic scoped out of reassessment	n/a	n/a
Chapter 7: Archaeology		None – topic scoped out of reassessment	n/a	n/a
Chapter 8: Townscape, Visual Effects and Built Heritage		None – ESA Chapter 4 considers the S73 changes and confirms there will be no material changes to the assessment or updated residual effects.	n/a	n/a
Chapter 9: Ecology		None – topic scoped out of reassessment	n/a	n/a
Chapter 10: Socio-economics		The population of the S73 scheme is calculated to result in an increase from 1,291 to 1,319 new residents. This minor increase would not have a material effect on any associated topics. The increase in one-bed units and decrease in two or more bed units would lead to fewer children living at the site. That combined with a calculation error in the Original ES means that there will be a substantially	Effect on education and childcare: Major-moderate adverse	Effect on education and childcare: Minor adverse

Original Chapter	ES	Description of Material Change in Assessment	Original ES Effect	ES Addendum Effect
		reduced effect upon education and childcare provision.		

- 6.1.3 As can be seen in Table 6.1 the S73 changes do not result in any material changes to the assessments provided in the Original ES, other than a substantial lessening of effects associated with provision of education and childcare. These would have been mitigatable in any case, for instance through Section 106 contributions.
- 6.1.4 Updated addendum reports are also provided for:
- Acoustics;
 - Daylight, sunlight and overshadowing;
 - Wind microclimate.
- 6.1.5 These conclude that the S73 changes will not result in any material changes to the effects considered under the Original scheme.