

DELEGATED APPLICATION REPORT

Address: Land at Kenavon Drive, Reading

Application No: 190764/NMA

Proposal: Non-material amendments to permission 170509 (granted on 10/10/2018) to change the wording of Conditions 2, 3, 4, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 22, 39, 42, 43, 44, 46, 49, 52 & 53 to alter the phasing plan (enabling the development to be implemented from east to west, rather than west to east as originally approved)

Applicant: Berkeley Homes (Western)

Date received (valid from): 09/05/19

Target Decision date: 06/06/19

Case officer: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The application site comprises the former Homebase and former Toys R Us retail warehouses and associated car parking areas. These buildings are in the process of being demolished at the time of writing (demolition works commenced in December 2018), having been built in the late 1980s. Previously the land was part of the former Huntley and Palmers Biscuit Factory site. The site is to the south of Kenavon Drive at the junction with Forbury Road and is 2.8 hectares in size. To the north of the site are further retail warehouses / parking within Forbury Retail Park, beyond which is the main rail line between Reading and London. Meanwhile to the east is the Meridian residential development, which comprises three linked blocks around a courtyard area, rising seven storeys at the highest point. The building is built in a buff brick with rendered exterior.
- 1.2 To the south is the River Kennet and Chocolate Island, beyond which is the Prudential office building and former Gas Works Social Club/ governor house buildings. To the west is the dual carriageway Forbury Road, Blakes Bridge, Blakes Cottages residential terrace, the tree lined Chestnut Walk leading towards the town centre and Grade II listed Reading Prison. There are changing land levels in the north-west corner of the site and at the existing riverside tow path, with an overall dip in the land to the south east of 3.71 metres. However, within the majority of the site the fall in land levels to the south east is generally under 1 metre.
- 1.3 The application site is located within the Reading Central Area Action Plan area. The site is also wholly within the East Side Major Opportunity Area (Policy RC3) and forms the southern half of the Forbury Retail Park sub-area (Policy RC3c). These allocations follow on from the Kenavon Drive Urban Design Concept Statement SPG (2004). The site has a number of other designations, including:
 - Area of Archaeological Importance
 - Air Quality Management Area
 - Potential contaminated land (owing to former Biscuit Factory use, including extensive sidings)
 - Flood Zone 2
 - Smoke Control Zone
 - Within Abbey ward
- 1.4 From a transport perspective, Kenavon Drive is an adopted 30mph single carriageway cul-de-sac which was traditionally linked to supporting bulk industrial and retail units. However, the area is becoming increasingly residential in recent years. Kenavon Drive

links onto the highway network at the roundabout junction with Forbury Road, which forms part of the towns Inner Distribution Road (IDR). To the west of the site lies Reading Station, while to the south is the Watlington Street gyratory and the A4. The IDR in this location is an urban 30mph dual carriageway which has a mixture of 2m footpaths and 3-4 m shared cycle ways. The section between Kenavon Drive and the station accommodates two signalised toucan crossings for pedestrians and cyclists. The section towards the A4, only has crossing facilities at the Watlington Street Gyratory.

- 1.5 Kenavon Drive is served, as defined above, by footpaths and shared cycle ways linked to the highway. The site is located under 10 minutes walking distance to the east of Reading town centre and Reading Rail Station. Given the situation of the proposed development, which is very close to Reading town centre, the site is provided with all the type of local facilities within walking distance. A Public Right of Way (PROW) also runs along the northern side of the River Kennet. Furthermore, the site is supported by the canal towpath system to the south which is connected to the National Cycle Route 4 (NCN4). The NCN4 route, is a long distance route (432 miles) between London and Fishguard via Reading. On the northern side of the site, within close proximity to the site National Cycle Route 5 (NCN5) commences, this provides a link between Reading and Oxford. Between NCR4 and NCR5 the application site is provided with sufficient cycle links to connect the site by cycle in all directions:
 - East Reading & Wokingham: Royal Berkshire Hospital, University of Reading, Early and Winnersh;
 - West Reading: Coley Park and Southcote.
- 1.6 Public transport is important in providing sustainable means of travel to local leisure retail, education and employment opportunities. Reading benefits from an excellent bus and rail network. The site is located within 800m of Reading Railway Station and is also in an easy walking distance (within 400m) of Kings Road, which is one of Reading's premier routes supported by multiple local and regional bus routes. In addition, bus route 42 has a dedicated bus stop in Kenavon Drive. This route departs from Kenavon Drive every 20-30 minutes, connecting the site to Central Reading and the Rivermead Leisure Complex.
- 1.7 From a heritage perspective, the main heritage designations in the vicinity of the site include:
 - Reading Abbey Ruins (Grade I) (Scheduled Monument);
 - HMP Reading Gaol (Grade II Listed);
 - Listed Buildings in Forbury Gardens including the Archway connecting Forbury Gardens to Abbey Ruins (Grade II*), The Plummery Wall (Grade II), Wall between Forbury Road and Abbots Walk to West of St James';
 - Church (Grade II), Anglian Cross (Grade II), Maiwand Memorial (Grade II) and Shelter at North East corner of Forbury Gardens (Grade II) and the Forbury Gardens Grade II Registered Historic Park and Garden as a whole;
 - Listed Buildings to the east of Forbury Gardens including Church of St James (Grade II), St James Roman Catholic School (Grade II) and St James's Presbytery (Grade II);
 - Listed Buildings on Abbot's Walk including 10, Abbot's Walk (Grade II), 11 and 12 Abbots Walk (Grade II), Tracery Fragments to the south of No. 10 (Grade II), Abbey Gate (Grade I), Shire Hall (Grade II) and Assizes Courts (Grade II);

- Listed Buildings on Gas Works Road 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); and
 - King's Meadow Swimming Pool (Grade II).
- 1.8 More specifically in terms of the setting of these heritage assets, HMP Reading Gaol is located to the west of the proposed site on land once occupied by the precinct of Reading Abbey (and which therefore is also designated as a Scheduled Ancient Monument). The main prison building on the site is the Victorian red brick building with a radial plan, which is listed Grade II and is a landmark building due to its distinctive height, plan form and surrounding walls. The site also includes large blocks, car parking, hard-standing and green sports pitches and surrounding high walls which make the site enclosed and inward facing. The prison is currently closed and potentially seeking a new use. The Reading Prison is an attractive Victorian building which is prominent in the townscape along the busy Forbury Road (A329), with medium to longer distance views available from the western end of Kenavon Drive, revealing the upper levels of the prison building. The historic prison enhances the character of the historic environment around the Reading Abbey ruins Scheduled Monument, and its significance as an historic site.
- 1.9 Forbury Gardens, which are located to the immediate west of Reading Gaol, is an area of high quality townscape, with the gardens containing a number of Listed Buildings. The area outside of the gardens is occupied by a number of Listed Buildings and also the surviving ruins of Reading Abbey. The gardens are significant as the largest area of open space in central Reading and have a high degree of permeability for pedestrians moving through the area, with a number of entrances around the perimeter.
- 1.10 The buildings located around the east end of Abbot's Walk vary in period and style from the eleventh century Abbey ruins, to early nineteenth residential buildings, mid-nineteenth century St James's Church and presbytery, through to the early twentieth century Abbot's House. The Assizes Courts and early twentieth century Shire Hall also both contribute positively, for their varied but complementary architectural styles and building materials. At the western end of the townscape character area is Davidson House, one of three five storey glass fronted building arranged around a central grassed square, known as Forbury Square.
- 1.11 The modern Abbot's House to the north of the gardens and detracts from their setting due to its height, massing and dominant presence. It has inter-visibility with the Abbey ruins at the eastern end of Abbot's Walk and affecting key views across the site. Other buildings including Forbury Place to the north along Forbury Road are visually prominent from within the character area. The skyline is also dominated by views of The Blade office building on Abbey Street. There are two conservation areas within the vicinity of the site:
- Market Square/London Road Conservation Area; (375m to the west at its closest point) and
 - Eldon Square Conservation Area (200m to the south east at its closest point)

2. The Proposal

- i. Non-material amendments to planning permission 170509 granted on 10/10/2018 are proposed. More specifically, these seek to change the wording of Conditions 2, 3, 4, 7, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 22, 39, 42, 43, 44, 46, 49, 52 & 53 to alter the phasing plan referenced in

each of these conditions. In short, the applicant is seeking to implement the development in an opposite direction, thereby enabling the development to be implemented from east to west, rather than west to east as originally approved. Condition 2 is the standard 'approved plans' condition, which needs to be updated accordingly. The other conditions are pre-commencement/ pre-occupation / compliance conditions which either require details to be submitted or for the development to be carried out in a particular way. Owing to the large scale and long term nature of the build, the phasing plan was specifically mentioned in these conditions so that details/compliance could be submitted/complied with on a phase-by-phase basis, so as to enable the submission of details on a phased basis too (and hence enable flexibility and fluidity in the process).

- ii. Prior to the registration of the application it was clarified that the applicant was seeking for condition 2 to be altered as well as all other conditions noted on the application form / covering letter. The applicant inadvertently did not include reference to condition 2 on the application form / covering letter, but this was confirmed and included prior to the registration of the application.
- iii. In all instances, with regard to solely the wording of the conditions, the only change is the name of the phasing plan. No other changes are proposed.

3. Public Consultation

- i. Neighbour Consultation
No statutory requirement for any for this type of application.
- ii. Chair & Vice Chair of the Planning Application Committee and Abbey Ward Councillors

The above councillors were notified via email of the above application on 23/05/19, seeking any comments and agreement to the application being determined by officers under delegated powers by 30/05/19.

Two ward councillors replied to the consultation detailing contention for the application to be determined under delegated powers.

4. Internal / External Consultations

- i. Internal - The Transport Development Control team confirmed no objections to the proposals.
- ii. External - no statutory requirement.

5. Plans Considered

- i. The Council, in reaching its recommendation, has taken into consideration the following documents:

Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019.

Application form

Letter from Berkeley Homes dated and received 09/05/19

6. Relevant Planning History

- i. 170509 - 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). Granted following completion of s106 legal agreement 10/10/18.
- ii. 182204 - Discharge of conditions 8 (Demolition and Construction Method Statement) and 36 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 170509, as granted 10/10/18. Current application under consideration.
- iii. 190034 - Discharge of condition 6 (Written Archaeological Statement) of planning permission 170509, as granted 10/10/18. Discharged 24/04/19.
- iv. 190585 - Discharge of condition 25 (Contamination assessment) of planning permission 170509. Condition not discharged 8/5/19 (procedurally, as submission was made subsequent to the commencement of development at the site in December 2018), but also noted that there are considered to be no outstanding planning matters in relation to this condition, nor matters of enforcement.

7. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. Relevant Planning Guidance

- i. Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

9. Relevant Policies

- i. The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

10. Appraisal

- i. The applicant, in seeking to justify to proposals, has stated the following:

The consented Indicative Phasing Plan (AA5990-210 Rev A) is referred to within conditions 3,4,7,9,10,11,12,13,14,17,18,19,20,22,39,42,,43,44,46,49,52,53, pursuant to permission 17509. As such we formally seek that all of the aforementioned conditions be varied to now refer to Site Phasing Plan F367-AA5990C-SW-00-A-5030 Rev PO2.

After careful consideration of the various site constraints, the duration and build programme and the sensitivity of neighbouring properties to the site, we believe that we can minimise the impact of our works by building East to West (as currently proposed), rather than West to East (as previously consented as per Indicative Phasing Plan AA5990-210 Rev A.

Working from East to West allows the first block of our development to act as a buffer, to those who reside in Meridian House, from the ongoing works for the remaining two blocks, shielding them from daily construction noise and interference in the process.

Such a change of sequence also allows for better defined traffic management through the site minimising the effects of the increased traffic flow created by the construction phase of our development, allowing for more flexibility on site and creating more storage and manoeuvrability.

- ii. Officers are content with the suggested change, noting that this does not significantly dilute the meaning of the original conditions, as the same level of information will be required to be submitted but this will be in a different order to align with the now proposed phasing. Although disappointingly the riverside square public open space will not predominantly be completed within phase 1 (it is now combined in phases 1 & 2 predominantly) It is also notable that the approved affordable housing at the site would be built earlier in the process (proposed phases 1 and 2), rather than the approved timing of later in the process (approved phases 2 and 3).
- iii. Transport officers have also been consulted on the application and confirm no objection to the proposals.
- iv. Therefore in summary, in the context of the permitted scheme it is not considered that the amendment in the phasing plan, or the consequential changes to the various conditions, will have any material (or adverse material) impact on the overall design idiom, neighbour amenities, transport & highway safety or landscaping intentions. It is also considered within the context of the overall approved scheme and the nature of the surrounding context, the proposed changes are of a relatively minor scale and nature in this overall context.
- v. An informative is recommended which states that this permission relates only to the changes highlighted on the updated phasing plan. Furthermore, it shall only be read in the context of the substantive full permission, and is bound by all the conditions and obligations attached to the substantive permission. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

11. Conclusion

- i. The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

12. Conditions:

REPLACEMENT CONDITION 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 levels 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

Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019

Kenavon Drive Landscape Illustrative Landscape Masterplan AL6086-2100 Rev B, as received 05/12/17

General arrangement plan Sheet 1 of 4 AL6086-2103 Rev B, as received 20/11/17

General arrangement plan Sheet 2 of 4 AL6086-2104 Rev B, as received 20/11/17

General arrangement plan Sheet 3 of 4 AL6086-2105 Rev C, as received 05/12/17

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

REPLACEMENT CONDITION 3

The development shall be carried out in accordance with the approved phasing details specified on drawing: Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019.

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.

REPLACEMENT CONDITION 4

No development (barring demolition) within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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 RC5 of the Reading Central Area Action Plan 2009.

REPLACEMENT 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 Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P

02, as received 09/05/2019) 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: Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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 RC5 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.

REPLACEMENT 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 Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 10

No dwelling/building (associated with the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 11

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 12

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 13

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 14

No residential unit hereby approved (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 17

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 18

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 19

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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).

REPLACEMENT CONDITION 20

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) 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).

REPLACEMENT CONDITION 22

No dwelling/building hereby permitted within phase 2 of the development (as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) 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).

REPLACEMENT 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 **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received**

09/05/2019) 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 RC5 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).

REPLACEMENT CONDITION 42

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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 RC5 and RC14 of the Reading Central Area Action Plan (2009).

REPLACEMENT CONDITION 43

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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 RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

REPLACEMENT 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 **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) 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).

REPLACEMENT CONDITION 46

No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) 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 contributes 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).

REPLACEMENT CONDITION 49

No dwelling within the relevant phase of development (a) phase 1, b) phase 2, c) phase 3, as per **Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019**) 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).

REPLACEMENT CONDITION 52

No dwelling/building hereby permitted (within the relevant phase of development - a) phase 1, b) phase 2, c) phase 3, as per Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019) 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 RC5 of the Reading Central Area Action Plan (2009) and Policy DM4 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015).

REPLACEMENT 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 Site Phasing Plan F367-AA5990C-SW -00-A-5030 Rev P 02, as received 09/05/2019), 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).

Informatives:

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 10/10/2018 under reference number 170509, and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the statutory timeframes.