



PLANNING STATEMENT

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

February 2019

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GLOSSARY:

Term to be used	Definition
Applicant	SH Reading Master LLP
The Site	Station Hill, Reading, RG1 1NF
Phase 1 (the South Site)	Plots E and F, comprising land between Friar Street (south) and Garrard Street (north), bisected by Friars Walk
Plot E	The proposed Plot E building situated west of Friars Walk
Plot F	The proposed Plot F building situated east of Friars Walk
The Outline Planning Permissions	The Station Hill Outline Planning Permission (ref. 130436 as amended by 151427) and The Telecom House Outline Planning Permission (ref. 151426)
The s.106 Agreement	The s.106 Agreement dated 26 th July 2016 associated with The Outline Planning Permissions
The Section 73 Applications	The two s.73 applications which propose minor material amendments to the Outline Planning Permissions
The Reserved Matters Applications	The two RMA applications which provide access, scale, layout, appearance and landscaping details for the proposed Plot E and Plot F buildings
RBC	Reading Borough Council

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by DP9 Ltd to accompany a suite of six applications comprising 2 x Reserved Matters, 2 x packages of condition details and 2 x Section 73 amendments pursuant to Outline Planning Permission ref. 151427 and 151426 (hereafter referred to as the ‘Outline Planning Permissions’). This package of applications is submitted on behalf of SH Reading Master LLP (hereafter referred to as the ‘Applicant’) for the redevelopment of the Station Hill, Reading, RG1 1NF site (hereafter referred to as the ‘Site’).

The Planning Application

- 1.2** The operative planning permissions for the Site are Outline Planning Permission ref. 151426 and 151427. The Outline Planning Permissions established a masterplan for the wholesale redevelopment of the Site, divided into a number of phases and Development Zones. The Applicant has now produced the detailed plans for the Southern Site (Plots E and F) which this submission seeks approval for. This application also seeks amendments to the parameters of the scheme to accord with the detailed design.
- 1.3** This submission represents a significant step in the regeneration of this long-awaited Site. This phase will deliver over 500 new homes and a range of active uses in two new buildings, designed by Callison RTKL (‘CRTKL’) architects, along with high quality public realm and landscaped area. This represents the first part of the Station Hill development which has been envisaged since its original inception.
- 1.4** The suite of applications which comprise this submission include:

Outline Planning Permission ref. 151426 (Plot E)

- Reserved Matters and associated details to Outline Planning Permission ref. 151426, comprising:
 - Reserved Matters details (access, scale, appearance, layout and landscaping) for Plot E of the development pursuant to condition 1 of the Outline Planning Permission; and
 - Details for Plot E pursuant to associated conditions 12, 13, 14, 16, 17, 18, 19, 22, and 34 of the Outline Planning Permission.
- An application pursuant to Section 73 of the Town and Country Planning Act 1990 for amendments to the Outline Planning Permission, comprising:
 - Alteration to Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

Outline Planning Permission ref. 151427 (Plot F)

- Reserved Matters and associated details to Outline Planning Permission ref. 151427;
 - Reserved Matters details (access, scale, appearance, layout and landscaping) for Plot F of the development pursuant to condition 1 of the Outline Planning Permission; and
 - Details for Plot E pursuant to associated conditions 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 52 of the Outline Planning Permission.
- An application pursuant to Section 73 of the Town and Country Planning Act 1990 for amendments to the Outline Planning Permission, comprising:
 - Alteration to Conditions 3, 5, 7, 8, 17, 19, 54 and 57.

Application Structure

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

Reserved Matters and Associated Conditions to Outline Planning Permission ref. 151426 (Plot E)

- 1.6** This application seeks permission for:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 14, 16, 17, 18, 19, 22, and 34) for Plot E within development site known as Station Hill, submitted pursuant to the Outline Planning Permission ref. 151426 (as proposed to be amended). The proposals comprise the construction of a ground plus 11 storey building comprising 370 Build to Rent residential units, 1,151sqm (GEA) of flexible retail (A1-A5) floorspace, cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

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

Item	Requirement	Supporting Material
Condition 1 (Plot E Reserved Matters)	Approval of details in respect of access, scale, appearance, layout and landscaping.	Drawing schedule prepared by CRTKL.
Condition 12 (TV/Radio Interference Assessment)	(a) Concurrently with the submission of Reserved Matters for any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority. (b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required. (c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.	TV/Radio Interference Assessment, prepared by GTech Surveys Limited
Condition 13 (Maintenance/Cleaning Strategy)	Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related	Section 6.5 of the Design and Access Statement, prepared by CRTKL.

	plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant buildings(s) shall thereafter only be undertaken in accordance with the approved details.	
Condition 14 (Retail Floorspace Allocation Table)	Concurrently with the submission of Reserved Matters for any building, a table shall be submitted to demonstrate that the proposed retail units site-wide (pursuant to this planning permission and outline permission 130436, as adjusted by permission 151427 and this permission) shall provide not less than 20% of the A1-A5 retail units hereby approved shall be 100 sq.m (Gross External Area) or less.	Section 6.14 of the Design and Access Statement, prepared by CRTKL.
Condition 16 (Residential Proximity)	Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout and with reference to the height of the development of the Plot as a 'perimeter block', the following minimum east to west, face to face building separation distances (not including balconies) must be achieved within the courtyard (as shown on Parameter Plan 3 in Condition 5 above): (i) where no more than six storeys from the courtyard level (or up to 20 metres in height from the courtyard level): not less than 21 metres	Section 6.6 of the Design and Access Statement, prepared by CRTKL.

	separation (ii) where greater than six storeys (or 20 metres in height from courtyard level): not less than 25 metres separation. Furthermore, the north-south separation distance within the courtyard (face-to-face separation distance, (not including balconies)) must be not less than 60 metres.	
Condition 17 (Residential Layouts)	Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.	Internal Daylight Assessment, prepared by GIA.
Condition 18	Concurrently with the	Wind

(Wind Tunnel Testing)	submission of any application for Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.	Microclimate Assessment, prepared by RWDL.
Condition 19 (Energy & Sustainability)	Notwithstanding the submitted Sustainability Statement (Revision C by Hoare Lea) and the submitted Energy Strategy Report (Revision F by Hoare Lea), no development within a relevant Plot shall commence until a supplementary energy report has been submitted (supplying confirmation of the following energy/sustainability requirements) which shall be submitted to and approved in writing by the Local Planning Authority. The supplementary energy report shall: (a) Demonstrate how all dwellings shall be designed to achieve an energy conservation standard of at least 19% over	Energy & Sustainability Statement, prepared by Hoare Lea.

	Part L of the Building Regulations 2013 (b) Show evidence that the development shall achieve a BREEAM rating of 'Very Good' for retail (including a buffer for slippage, via submission of a BREEAM Pre-Assessment Certificate) (c) Set out measures for managing heat losses and providing for the opportunity to connect to any future district heating scheme; and (d) Provide evidence of exploring the practicality of installing a combined heat and power (CHP) system within the Plot E / Telecom House Land. The development of the relevant Plot shall thereafter only take place and be retained in accordance with the requirements of the approved supplementary energy report.	
Condition 22 (Habitat Mitigation)	Each application for the approval of Reserved Matters shall be accompanied by details of habitat mitigation works for that Plot (if and to the extent relevant to the subject matter of the Reserved Matters application). This shall include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority: A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each	Ecological Management Plan, prepared by Waterman.

	Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme). These approved habitat mitigation works shall be in place prior to completion of the relevant building/Plot and retained thereafter.	
Condition 34 (Back of House Details)	Each application for Reserved Matters relating to Layout shall include the location and floorspace of back of house (BOH) facilities and describe the function of these areas. The BOH areas shall thereafter remain ancillary to the approved development.	Section 6.15 of the Design and Access Statement, prepared by CRTKL.

Table 1.1 – Condition Details submitted Pursuant to OPP 151426

Section 73 Amendments and Changes to Conditions Pursuant to Outline Planning Permission ref. 151426 (Plot E)

1.8 This application seeks permission for:

Application for amendments to Outline Planning Permission ref. 151426, including alterations to the wording of Conditions 3, 5, 6, 7, 8, 16, 17, 21, 37 and 50.

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

Item	Requirement	Supporting Material
Condition 3 (Plot E Reserved Matters)	All applications for approval of Reserved Matters shall be in accordance with the following documents: A. "Plot E and Telecom House, Design Codes", updated December 2015, by Allies and Morrison Architects B. the Parameter Plans (as listed in Condition 5); and C. "Plot E and Telecom House, outline application, Design and Access Statement"	Update to Design Code, dated February 2019 prepared by CRTKL. Replacement Design and Access Statement, dated February 2019 prepared by CRTKL.
Condition 5 (Approved Drawings)	The development hereby permitted shall be carried out in accordance with the approved plans (listed below) and the Reserved Matters approved under Condition 1 above and any other details as may be approved under these conditions: 698_PP_07_001 Rev. P2: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P2: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS 698_PP_07_004 Rev. P2: PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P2: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES; 698_PP_07_006 Rev. P3: PARAMETER PLAN 6, GROUND	Replacement Parameter Plans, prepared by CRTKL. Drawing schedule prepared by CRTKL.

	FLOOR USES; 698_PP_07_007 Rev. P2: PARAMETER PLAN 7, UPPER FLOOR USES.	
Condition 6 (Floorspace Thresholds)	The total quantum of development hereby permitted in this planning permission (when combined with the floorspace achieved in planning permission 130436 and adjusted by this permission 151426 and permission 151427) across the different plots shall be as follows and not exceed: Use Class Plot E/Telecom House (Entire Station Hill Site): A1-A5 7,000sq.m. (13,500sq.m) Leisure 0sq.m (2,200sq.m) Residential 33,550sq.m (41,050sq.m) Office 0sq.m (122,000sq.m) Car Parking Spaces 200 spaces (1,000 spaces) Back of House 1,200sq.m (3,200sq.m) The following shall apply to the interpretation of this Condition: i. Floorspace figures exclude roof top and basement plans (incl. the energy centre). ii. The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace iii. The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.	Amend wording (amends in red): <i>The following shall apply to the interpretation of this Condition:</i> <i>i. Floorspace figures exclude roof top and basement plans (incl. the energy centre)....</i> Update total quantum of residential floorspace from 41,050 sqm to 45,000 sqm.
Condition 7 (Active Frontage Provision)	The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P3 (see Condition 5 above). For the purpose of this condition, an 'active	Amend reference to Parameter Plan 6 revision number.

	frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.	
Condition 8 (Phasing Strategy)	(i) No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative "Phasing Sequence" images 1-11, dated November 2013 (as approved for the extant outline planning permission 130436), save to the extent that: (a) Plot E is substituted with Plot E/Telecom House; and (b) The Local Planning Authority approves any variation to the approved Sequence. (i) The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site.	Updated phasing strategy to accord with the Environmental Assessment addendum dated February 2019.
Condition 16 (Residential Proximity)	Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout and with reference to the height of the development of the Plot as a 'perimeter block', the following minimum east to west, face to face building separation distances (not including balconies) must be achieved within the courtyard (as shown on Parameter Plan 3 in Condition 5 above): (i) where no more than six storeys from the courtyard level (or up to 20 metres in height from the courtyard level): not less than 21 metres	Amend wording to reflect variation away from perimeter block.

	separation (ii) where greater than six storeys (or 20 metres in height from courtyard level): not less than 25 metres separation. Furthermore, the north-south separation distance within the courtyard (face-to-face separation distance, (not including balconies)) must be not less than 60 metres.	
Condition 17 (Residential Layouts)	Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.	Remove reference to specific ADF/APSH values (amends in red): ...These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details...
Condition	Concurrently with the submission of	Remove condition.

21 (Wind Tunnel Testing)	any application for Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.	
Condition 37 (Courtyard Access)	No development (other than demolition) shall commence until an access feasibility strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall set out proposals for ensuring that disabled people (and others with mobility impairments) can negotiate the change in levels between the Friar Street entrance and the central courtyard; and the Garrard Street entrance and the central courtyard (as shown within the approved Design Code document in Condition 3A above). The development shall be constructed and retained only in accordance with the approved strategy.	Amend wording to reflect variation away from perimeter block (amends in red): <i>The strategy shall set out proposals for ensuring that disabled people (and others with mobility impairments) can negotiate the change in levels between the Friars Street entrance and the central courtyard; and the Garrard Street entrance and the central courtyard (as shown within the approved Design Code document in Condition 3A above)...</i> and

		<i>Garrard Street.</i>
Condition 50 (Access)	No building within a Plot shall be occupied until the relevant access(es) (the zone for which is shown on Parameter Plan 698_E_PP_07_004 Rev. P2, in Condition 5 above) has/have been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.	Amend reference to Parameter Plan.

Table 1.2 – Conditions to be amended by Section 73 Pursuant to OPP 151426

Reserved Matters and Associated Conditions to Outline Planning Permission ref. 151427 (Plot F)

1.10 This application seeks permission for:

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) and submission of details (Conditions 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, and 52) for Plot F within the development site known as Station Hill, submitted pursuant to the Outline Planning Permission ref. 151427 (as proposed to be amended). The proposals comprise the construction of a ground plus 11 storey building comprising 168 Build to Rent residential units, 390sqm (GEA) of flexible retail (A1-A5/D2) floorspace, 656sqm (GEA) of leisure floorspace (D2), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.

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

Item	Requirement	Supporting Material
Condition 1 (Plot E Reserved Matters)	Approval of details in respect of access, scale, appearance, layout and landscaping.	Drawing schedule prepared by CRTKL.
Condition 12 (TV/Radio)	(a) Concurrently with the submission of Reserved Matters for	TV/Radio Interference

Interference Assessment)	any buildings, a report demonstrating that those buildings will not cause undue interference to television and radio (and other broadcasting services) reception shall be submitted to and approved in writing by the Local Planning Authority. (b) If such a scheme does indicate undue interference, the report shall also set out the mitigation measures required. (c) The development of the relevant Plot(s) shall thereafter be carried out and retained in accordance with the approved mitigation measures save to the extent that the Local Planning Authority approves any variation(s) to the approved details.	Assessment, prepared by GTech Surveys Limited.
Condition 13 (Maintenance/ Cleaning Strategy)	Concurrently with the submission of Reserved Matters for any buildings, plans and details of building maintenance and cleaning systems in respect of the relevant Plot shall be submitted to and approved by the Local Planning Authority (to the extent relevant to the subject matter of that Reserved Matters application). The plans and details shall include all related plant, screens, rails, cradles, building maintenance units, etc. and how these aspects, where applicable, will be integrated within the relevant building(s). The development of the relevant buildings(s) shall thereafter only be undertaken in accordance with the approved details.	Section 6.5 of the Design and Access Statement, prepared by CRTKL.
Condition 15 (Residential Mix)	Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, details of the residential numbers, mix, size of units and tenure (both for open market and	Section 6.6 of the Design and Access Statement, prepared by CRTKL.

	affordable dwellings) in respect of the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. The development of the Plot shall thereafter be carried out in accordance with the approved details.	
Condition 16 (Residential Layout and Fittings)	Concurrently with the submission of Reserved Matters for each Plot which includes residential dwellings, plans showing the internal layouts and fittings (including room configurations, circulation spaces and doorways and the location of any obscure glazing) in respect of the relevant Plot shall be submitted to the Local Planning Authority for approval. The layouts shall as far as feasible be designed to accord with 'Lifetime Homes' requirements. The relevant development shall thereafter be carried out in accordance with the approved plans.	Chapter 6 of the Design and Access Statement, prepared by CRTKL and the Reserved Matters drawings.
Condition 17 (Residential Layouts)	Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms	Internal Daylight Assessment, prepared by GIA.

	within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.	
Condition 18 (Wind Tunnel Testing)	Concurrently with the submission of any application for Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping, wind tunnel testing shall be undertaken for the Plot and a report recommending mitigation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, there shall be no first public use of the public realm within the Plot, or first Occupation of any building within the Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.	Wind Microclimate Assessment, prepared by RWDI.
Condition 19 (Sustainability / Environmental Performance)	Concurrently with the submission of Reserved Matters for each Plot in respect of Scale, Layout or Appearance, details of the sustainability/environmental performance measures for that relevant plot (to comply with measures set out in the submitted documents, “Station Hill, Reading Energy Strategy” and “Station Hill, Reading Sustainability Statement”, both dated March 2013, by Hoare Lea consultants) shall be submitted to and approved in writing by the	Energy & Sustainability Statement, prepared by Hoare Lea.

	Local Planning Authority. The details of the sustainability/environmental performance measures for a relevant Plot shall demonstrate that for the residential element of a Relevant Site, all approved flats within a relevant Plot shall achieve Level 4 of the Code for Sustainable Homes (via submission of an Interim Certificate of Compliance) and all offices and retail areas within a Relevant Site shall achieve a BREEAM Very Good rating and where feasible, the office use within a relevant Plot shall aim to achieve a BREEAM Excellent rating, based on the proposed individual occupiers/tenants of the Plot. The development of each relevant Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.	
Condition 20 (PVs)	In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by an assessment report in respect of the feasibility of use of electricity-generating photovoltaic (PV) panels within the relevant Plot (if and to the extent relevant to the subject matter of that Reserved Matters application) which shall be submitted to and approved by the Local Planning Authority. The assessment report shall examine the amount of roof space available for PV panels after plant areas, building maintenance equipment, 'green'/'brown' roof and amenity spaces have been taken into account. If proposing a PV installation, details shall be	Energy & Sustainability Statement, prepared by Hoare Lea.

	submitted to and approved in writing no later than first Occupation of the relevant Plot and the PV installation complete and operational no later than first Occupation of the relevant building on the Plot. The installation shall thereafter be retained, as approved.	
Condition 21 (SUDs)	In respect of each Plot, each application for the approval of Reserved Matters shall be accompanied by a Sustainable Urban Drainage System (SuDS) report in respect of the relevant Plot. The SuDS report shall be based on the principles of the approved Flood Risk Assessment (“Station Hill, Reading: Flood Risk Assessment”, dated March 2013 by Waterman Transport and Development Limited) and integrated with the Landscaping Masterplan (required by Condition 9 above), where appropriate, has been submitted to and approved in writing by the Local Planning Authority. The detailed SuDS details shall include details of run-off rates (existing and proposed) and demonstrate how the detailed surface water drainage scheme shall be maintained and managed after completion of the development of that relevant Plot and calculations to demonstrate that surface water run-off will be controlled in accordance with the approved FRA. The detailed surface water drainage scheme shall subsequently be implemented in accordance with the approved details before the relevant Plot is Occupied.	Drainage Strategy and SUDs Report, prepared by Ramboll.
Condition 22 (Habitat Mitigation)	In respect of each Plot, each application for the approval of Reserved Matters shall be	Ecological Management Plan, prepared by

	accompanied by details of habitat mitigation works for that Plot (if and to the extent relevant to the subject matter of the Reserved Matters application). This shall Date: include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority: Head of Planning, Development LEB & Regulatory Services include a report detailing the following habitat mitigation works which shall be submitted to and approved in writing by the Local Planning Authority: A. locations and specification for bird nesting habitats for Black Redstarts, Swifts and Peregrine Falcons B. specifications for green roofs and brown roofs (to be a minimum area of 25% of each Plot's roof area in the development), including their method of construction and landscaping on-going management for five years; and C. details of the ground level planting scheme (demonstrating how it has been designed to maximise its benefit to wildlife within the context of the scheme). These approved habitat mitigation works shall be in place prior to completion of the relevant building/Plot and retained thereafter.	Waterman.
Condition 52 (Surface Water Drainage)	For the avoidance of doubt, no Plot hereby approved shall include any uncontrolled infiltration of surface water drainage into the ground, other than as approved by this permission or by details to have been submitted before the	Drainage Strategy and SUDs Report, prepared by Ramboll.

	commencement of any Plot within any subsequent Reserved Matters application, save to the extent that the Local Planning Authority approves any variation(s) to the approved details.	
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Table 1.3 – Condition Details submitted Pursuant to OPP 151427

Section 73 Amendments and Changes to Conditions Pursuant to Outline Planning Permission ref. 151427 (Plot F)

1.12 This application seeks permission for:

Application for amendments to Outline Planning Permission ref. 151427, including alterations to the wording of Conditions 3, 5, 7, 8, 17, 19, 54 and 57.

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

Item	Requirement	Supporting Material
Condition 3 (Plot E Reserved Matters)	All applications for approval of Reserved Matters shall be in accordance with the following documents: A. "Plot E and Telecom House, Design Codes", updated December 2015, by Allies and Morrison Architects B. the Parameter Plans (as listed in Condition 5); and C. "Plot E and Telecom House, outline application, Design and Access Statement"	Update to Design Code, dated February 2019 prepared by CRTKL. Replacement Design and Access Statement, dated February 2019 prepared by CRTKL.
Condition 5 (Approved Drawings)	The development hereby permitted shall be carried out in accordance with the approved plans and the Reserved Matters approved under	Replacement Parameter Plans, prepared by CRTKL.

	condition 1 (of planning permission 130436) and any other details as may be approved under these conditions: 698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P5: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P5: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS; 698_PP_07_004 Rev. P4: PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P6: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES; 698_PP_07_006 Rev. P5: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P5: PARAMETER PLAN 7, UPPER FLOOR USES. All plans received by the Local Planning Authority on 10 August 2015	Drawing schedule prepared by CRTKL.
Condition 7 (Active Frontage Provision)	The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P4 (see Condition 5 above). For the purpose of this condition, an ‘active frontage’ means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.	Amend reference to Parameter Plan 6 revision number.
Condition 8 (Phasing Strategy)	No development (excluding demolition) shall commence until a detailed phasing strategy has been	Updated phasing strategy to accord with the

	submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative “Phasing Sequence” images 1-11, dated November 2013, save to the extent that the Local Planning Authority approves any variation to the approved Sequence. The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site.	Environmental Assessment addendum dated February 2019.
Condition 17 (Residential Layouts)	Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.	Remove reference to specific ADF/APSH values (amends in red): These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in

		accordance with the approved details...
Condition 19 (Sustainability / Environmental Performance)	Concurrently with the submission of Reserved Matters for each Plot in respect of Scale, Layout or Appearance, details of the sustainability/environmental performance measures for that relevant plot (to comply with measures set out in the submitted documents, “Station Hill, Reading Energy Strategy” and “Station Hill, Reading Sustainability Statement”, both dated March 2013, by Hoare Lea consultants) shall be submitted to and approved in writing by the Local Planning Authority. The details of the sustainability/environmental performance measures for a relevant Plot shall demonstrate that for the residential element of a Relevant Site, all approved flats within a relevant Plot shall achieve Level 4 of the Code for Sustainable Homes (via submission of an Interim Certificate of Compliance) and all offices and retail areas within a Relevant Site shall achieve a BREEAM Very Good rating and where feasible, the office use within a relevant Plot shall aim to achieve a BREEAM Excellent rating, based on the proposed individual occupiers/tenants of the Plot. The development of each relevant Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.	Amend wording to remove requirement to comply and to issue certification of Code for Sustainable Homes level 4.
Condition 54 (Retail Area)	In relation to the amount of retail floorspace (gross external area), the	Amend wording to reflect a minimum

	following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot: Plot B: not less than 250 sq.m. Plot C: not less than 800 sq.m. Plot D: not less than 250 sq.m. Plot F: not less than 800 sq.m. Plot G: not less than 800 sq.m.	provision of 350 sqm (GEA) of retail floorspace in Plot F.
Condition 57 (Courtyard Height)	Notwithstanding approved Parameter Plan 3 (Condition 5 of permission 130436), the maximum height of the courtyard level on Plot F hereby approved shall not exceed +50m AOD.	Remove condition.

Table 1.4 – Conditions to be amended by Section 73 Pursuant to OPP 151427

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

Planning Application Documents

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

Item	Author
S.73 to amend 151426 (Plot E)	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design Code Assessment	CRTKL
Design & Access Statement Assessment	CRTKL
Parameter Plans	CRTKL
ES Addendum	Waterman
S.73 to amend 151427 (Plot F)	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design Code Assessment	CRTKL
Design & Access Statement Assessment	CRTKL

Parameter Plans	CRTKL
ES Addendum	Waterman
<i>RMA to 151426 (Plot E)</i>	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design & Access Statement	CRTKL
Proposed Plans, Elevations & Sections	CRTKL
Energy & Sustainability Strategy inc. PV Feasibility Study	Hoare Lea
Ecological Management Plan	Waterman
TV/Radio Interference Assessment	GTech
Internal Daylight Assessment	GIA
Wind Microclimate Assessment	RWDI
Affordable Housing Strategy	DS2
Fire Strategy	Hoare Lea
Superfast Broadband Strategy	Hoare Lea
Transport & Waste Matters	PBA
Acoustic Note	Hoare Lea
<i>RMA to 151427 (Plot F)</i>	
Cover Letter	DP9
Application Form	DP9
CIL Form	DP9
Planning Statement	DP9
Design & Access Statement	CRTKL
Proposed Plans, Elevations & Sections	CRTKL
Energy & Sustainability Strategy inc. PV Feasibility Study	Hoare Lea
Drainage Strategy	Ramboll
Ecological Management Plan	Waterman
Internal Daylight Assessment	GIA
Wind Microclimate Assessment	RWDI
Affordable Housing Strategy	DS2
Fire Strategy	Hoare Lea
Superfast Broadband Strategy	Hoare Lea
TV/Radio Interference Assessment	GTech
Transport & Waste Matters	PBA
Acoustic Note	Hoare Lea

Table 1.5 – Details submitted under each application

Structure of this Statement

- 1.17** This document provides an overview of the Site and the Proposed Development and sets out a justification for the development. The Planning Statement takes the following form:
- **Section 2** describes the Site, the main features of the surrounding area and the Site's planning history.
 - **Section 3** describes the main components and features of the proposed development.
 - **Section 4** provides detail of the submission content.
 - **Section 5** outlines the updated planning policy context since the approval of the Outline Planning Permissions.
 - **Section 6** provides a summary and our conclusions on the proposed development.
 - **Section 7** provides a summary of the draft planning obligations.
- 1.18** Overall, the Site represents a significant opportunity to deliver development that optimises the potential of the Site, making a substantial contribution to the provision of new homes, as well as providing high-quality flexible retail and leisure floorspace.

2.0 THE SITE AND SURROUNDING AREA

Station Hill

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



Figure 1: Station Hill Building Plots

Phase 1 – South Site (Blocks E & F)

- 2.6** The applications for Reserved Matters relate solely to the southern part of the Site which comprises the existing Friars Walk Shopping Centre and Telecom House. These are identified as Plot E and F within the consented Outline Planning Permissions (ref. 151427 and 151426).

Planning History

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

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

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

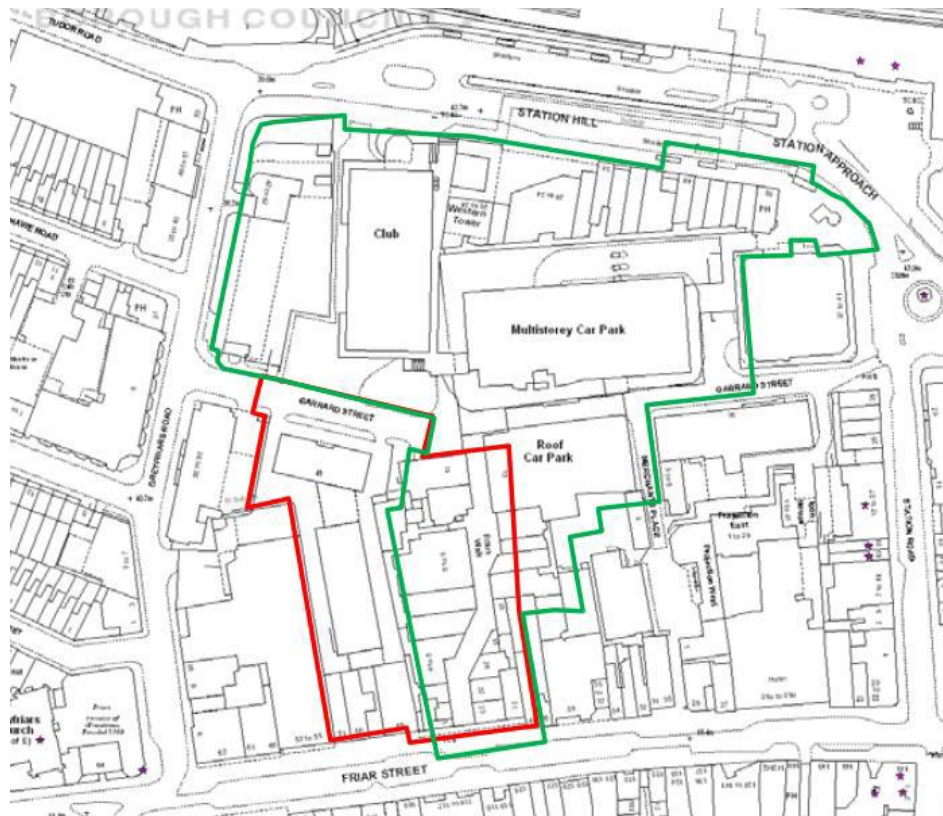


Figure 2: Boundary Plans

- 2.13** In addition, prior approval applications were consented by RBC for the demolition of the existing NCP Car Park and Friars Walk Shopping Centre / Telecom House on 11th February 2019 (ref. 182168 and 182171).

Planning Designations

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

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

Listed Buildings and Conservation Areas

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

Consultation

- 2.16** A series of pre-application meetings have been held with RBC Planning, Design, Environmental and Highways officers. Discussions commenced in mid-2018 and have been ongoing for the duration of the pre-application period. In addition, the Applicant attended a Design South East meeting on 17th January 2019. The feedback received during the pre-application process has influenced the overarching design approach.

3.0 THE PROPOSED DEVELOPMENT

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

Reserved Matters Applications

- 3.2** Reserved Matters are being submitted pursuant to Outline Planning Permission Ref. 151426 and 151427 which relate to Phase 1 of the Station Hill site, specifically Plots E and F. Both application include details of access, scale, appearance, layout and landscaping. Full details of the proposals are included within the accompanying Design and Access Statement and Reserved Matters drawing packs.
- 3.3** This section will provide a brief summary of the proposals.

Scope

- 3.4** The Phase 1 proposals include the following components:
- Reserved Matters submitted pursuant to Outline Planning Permission ref. 151427 for the detailed design of Plot F. This plot comprises a residential Build to Rent scheme including 168 unit, 665 sqm of leisure (Class D2) floorspace, 390 sqm of flexible retail and leisure (Class A1-A5/D2) floorspace, cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.
 - Reserved Matters submitted pursuant to Outline Planning Permission ref. 151426 for the detailed design of Plot E. This plot comprises a residential Build to Rent scheme including 370 units, 1,125 sqm of retail floorspace (Class A1-A5), cycle storage, car parking, servicing, plant areas, landscaping, new public realm and other associated works.
- 3.5** Both application include the detailed design of Friars Walk and associated public realm and landscape improvements.

Amount of Land Use

- 3.6** The proposals will provide a total of 55,732 sqm (GEA) (not including basements) of built floorspace, this comprises the following composition of uses:

Land use	GIA (sqm)	GEA (sqm)
Plot E		
Residential (C3)	29,427	30,464
Residential Amenity (C3)	1,128	1,143
Flexible Retail (A1-A5)	1,055	1,151
Assembly & Leisure (D2)	-	-
BOH, Plant, Refuse	1,057	1,957
Parking	6,616	6,616
<i>Total</i>	39,284	41,330
Plot F		
Residential (C3)	12,304	12,940
Residential Amenity (C3)	226	258
Assembly & Leisure (D2)	624	656
Retail & Leisure (A1-A5,D2)	357	390
BOH, Plant, Refuse	533	346
Parking	-	-
<i>Total</i>	14,044	13,933
TOTAL	53,328	55,263

Table 3.1 – Proposed Area Schedule

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

3.8 The unit mix for Phase 1 is as follows:

	Plot E	Plot F	Total
Studio	35	22	57
1-bed	170	76	246
2-bed	154	70	224
3-bed	11	-	11

Table 3.2 – Proposed Unit Mix

3.9 Phase 1 includes 2,197 sqm (GEA) of active uses within the podium level, comprising a mix of retail, food and beverage and leisure. The Section 106 agreement for Station Hill includes a requirement for the provision of a Family Leisure Facility which is defined as a minimum of 900 sqm (GEA) Class D2 floorspace to be constructed on the first floor of the

Building on Plot F in accordance with the Planning Permission and any Reserved Matters Approval.

- 3.10** The Reserved Matters submission for Plot F includes the provision of 656 sqm (GEA) Class D2 floorspace located at lower ground level and a 390 sqm (GEA) flexible Class A1-A5/D2 floorspace located at ground level. The scheme could therefore provide up to 1,046 sqm (GEA) of Class D2 floorspace within Plot F, satisfying the requirements of the Section 106 agreement. This approach has been agreed with Reading Borough Council through the pre-application process.
- 3.11** The podium is fundamental to the clear operation of Phase 1 and has been developed to include the following key features:
- Clear access points
 - Flexibility of use
 - Maximum active frontage
 - Courtyard animation

Scale and Layout

- 3.12** The design of Phase 1 has been developed in consideration of the parameter plans and the Design Code. In line with these documents the detailed proposals for Phase 1 include three principal components, Plot F, Plot E and the Podium.
- 3.13** The major design alteration from the Outline Planning Permission has been the residential layout change from a single courtyard to two separate courtyards which are open to the east. The change from a perimeter block to an E shaped massing creates the following benefits to the scheme:
- Better quality public realm and placemaking.
 - The new Friars Walk has more daylight and greater visibility of sky.
 - The space feels more open, spacious and attractive than the approved scheme.
 - The residential courtyards will be less inward looking and provide greater visibility of the sky and wider context.
 - The revised plan creates active retail/amenity.
- 3.14** In addition, the scheme is less monolithic in form and allows for greater articulation of mass and the creation of varied and interesting architecture:
- To be organised and planned to create a strong sense of community.
 - To be more easily managed for the benefit of residents.

- To create a successful interface with the western party wall condition.
- To be developed and let on a phased basis.
- The new Friars Walk has more daylight and greater visibility of sky.
- It will feel more open, spacious and attractive than the approved scheme.
- The residential courtyards will be less inward looking and provide greater visibility of sky and wider context.

- 3.15** The proposals result in minor breaches to the minimum and maximum height parameters to account for the amended scheme (a reduction to take account of the podium landscaped courtyards and an increase of 600mm to the maximum height). Updates to the parameter plans are being sought through the Section 73 planning applications which include an addendum to the original Environmental Assessment to confirm that the conclusions of the report remain valid notwithstanding amendments to the parameter plans.
- 3.16** The development has been laid out to provide pedestrian links from Reading train station to Friar Street with high-quality public realm that is formed with a clear hierarchy of legible open spaces that enables users to pass through, dwell and linger. These spaces will feel safe, be well-lit, have visibility of the sky, have attractive hard and soft landscaping, engage with the lower level active frontages and be addressed by architecture of the highest quality. Its retail offer will give the development a distinct identity with a preference for independent outlets that align with the needs of the new residents and the wider Station Hill community.
- 3.17** The proposal benefits the wider public and the urban context by repairing the active frontage facing to Friar Street, creating a pedestrian-friendly environment, and providing a distinct urban and landscaped edge to both Friar Street and Garrard Street, and creating a strong link from the station.
- 3.18** The plan strategy uses a strong perimeter block which is then adjusted and modified in response to the development's context, the development steps up in height relevant to the existing context in Garrard Street, creating a balanced, urban focal point and reinforcing the placemaking qualities of the scheme. The ground floor accommodates the key management and concierge spaces that animate to the public realm. The first-floor level to Plot E and 11th floor level to Plot F building provides amenity spaces and a small number of roof terraces at upper levels that help moderate the apparent mass of the building.
- 3.19** The ground floor accommodates the key management and concierge spaces that animate to the public realm. The upper level of the benchmark building provides amenity spaces and a small number of residential units used to create a roofscape that moderates the apparent mass of the building.

Appearance

- 3.20** As the scheme was developed, options were explored as to how the massing could be further adapted to create visual interest and relate more granularly to the surrounding streets. The

facades of each elevation will be organised to:

- Reflect how the residential units behind have been stacked to deliver well organised, efficient and elegant plans and elevations.
- Express amenity spaces as different from residential.
- Maximise the quality of daylight and sunlight reaching each apartment. Window sizes vary from top to bottom and in relation to orientation.
- Reflect the specific circumstance of each apartment in relation to the buildings' orientation and aspect including direction, visibility of streets, courtyards, sky line, longer distant views.
- Maximise the number of balconies including Juliette balconies.

3.21 The design synthesises the various organisational strategies and design objectives into a coherent architectural strategy for each of the buildings and formed the basis for further exploration of opportunities to express interest, variety and delight within the expression through refinement of detail and articulation.

3.22 Central Reading has an interesting mix of modern and traditional buildings, with the character of the central area defined by the building stock of the late 19th and early 20th centuries with the predominant use of reds, greys and buff coloured bricks and sandstones coursing and pilasters. The proposal works with a similar palette with red bricks fronting Friars Walk and greys to Garrard Street. A sandstone colour is used on the lantern frame with metal infill providing detail and interest.

3.23 The design of the facades and the use of the materials has been considered in relation to three scales:

- The human scale at street level
- The building scale to be seen from the immediate neighbourhood
- City scale be visible from the wider area and dominated by the built form and roofscape

3.24 Without defaulting to pastiche, the design takes inspiration from the historic approach to focus interest and variety of detail within key areas of each prominent facades and in those areas that are particular visibility or related to the historic context, including:

- Façade organisation. Most facades are layered into a base, middle and top with distinguishing material finish and detail.
- Windows: Depending on location, aspect and orientation window surrounds have been various detailed to introduce variety, interest and surprise including alterations to colours that pick up on familiar motifs in Reading.
- The 'lantern' has been detailed to express and highlight the uniqueness of the

component within the building and reference the use of similar motifs in the architecture of Reading.

- Ground floor retail area, which is more granular in detail and intimate in scale and allows for adaption by the tenants of the individual units
- The ‘over sail’ and stair to Garrard Street: The soffit and columns and wall to the stair have an additional level of detail added to create interest and variety.

Landscape and Public Realm

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

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

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

Friars Walk

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

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

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

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

Garrard Street

- 3.31** The public realm design for Garrard Street aims to create a comfortable, safe environment for pedestrians, reinforcing connectivity between Reading Station and the city centre, as well as leading into the proposed development and offering a pleasant entry area to the residential building lobbies and the leisure space in Plot F.
- 3.32** The buildings are set back, resulting in a generous footway width of 4.4m at Plot E, and 3.0m (min.) at Plot F. The paving layout and materials match Friars Walk, but darker colour tones are chosen for pedestrian and vehicle-overrun areas alike, to achieve a visually continuous pedestrian realm.
- 3.33** A small pocket plaza with large trees is the focal point in the street seen from Station Road. Comfortable seating and shade tolerant planting make this space a welcome refuge.

Private Amenity Space

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

Access

- 3.39** The principals of access as set out in the approved Outline Planning Permissions have not

been changed. A summary of the access arrangements for the site are provided below.

Car Parking

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

Cycle Storage

- 3.41** Each cyclist will have the opportunity to store their bicycle on the lower mezzanine levels and level 00 depending on the frequency of use. The type of bike storages varies from stacked storage, Sheffield stands or individual cycle cages. All cycle parking would be secure and accessible only via key fob-controlled entry points.
- 3.42** The mezzanine cycle storage location provides the cyclist with direct access in and out of the building without the interference of the other resident's circulation. A total of 360 cycle spaces are provided on the site.

Landscape & Public Realm

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

Main Entrance & Ground Floor

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

Servicing

- 3.46** The location of the services has been deliberately placed away from the public eye with the majority of the plant area located within the building footprint at lower ground level, and the western facade of Plot E.
- 3.47** Due to the maintenance requirements from the street, the sub-stations to both buildings are discreetly located on the western facade at lower ground to Plot E and the eastern facade to Plot F.

Relationship to the Outline Planning Parameter Plans and Design Codes

- 3.48** A full assessment of the proposals against the Outline Planning Permissions, including the

parameter plans and Design Codes, is set out in the Design and Access Statement. However, a summary of the key elements (in particular the areas of change) is presented below.

3.49 As described previously, the Outline Planning Permissions included a set of Design Codes and parameter plans to guide the detailed design of the scale, appearance, layout, access and landscaping for the future phases. Both Plot E and F generally adhere to the Design Codes and parameter plans, however there are a small number of minor differences.

3.50 It should be noted that for consistency purposes all of the parameter plans have been updated as part of this application.

3.51 Plot E has minor departures from the following drawings:

Drawing Number	Title	Amended as part of Section 73 application
698_E_PP_07_001	Parameter Plan 1: Application Boundary	No change
698_E_PP_07_002	Parameter Plan 2: Demolition and Retained Buildings	No change
698_E_PP_07_003	Parameter Plan 3: Building Plot (Including Height)	Max and min parameters amended
698_E_PP_07_004	Parameter Plan 4: Public Realm	No change
698_E_PP_07_005	Parameter Plan 5: Vehicle and Pedestrian Access Routes	Service access provided from Friars Street
698_E_PP_07_006	Parameter Plan 6: Ground Floor Uses	No change
698_E_PP_07_007	Parameter Plan 7: Upper Floor Uses	No change

Table 3.3 – Parameter Plans to be amended under OPP ref.151426

3.52 Plot F has minor departures from the following drawings:

Drawing Number	Title	Amended as part of Section 73 application
698_PP_07_001	Parameter Plan 1: Application Boundary	No change
698_PP_07_002	Parameter Plan 2: Demolition and Retained Buildings	No change
698_PP_07_003	Parameter Plan 3: Building Plot (Including Height)	Changes to limits of deviations to Friars Walk and Merchants Place elevations
698_PP_07_004	Parameter Plan 4: Public Realm	No change

698_PP_07_005	Parameter Plan 5: Vehicle and Pedestrian Access Routes	No change
698_PP_07_006	Parameter Plan 6: Ground Floor Uses	Leisure use to lower ground, mezzanine and ground floor. Ground floor uses are now predominately residential / retail.
698_PP_07_007	Parameter Plan 7: Upper Floor Uses	Leisure use no longer at first floor

Table 3.4 – Parameter Plans to be amended under OPP ref.151427

4.0 SUBMISSION CONTENT

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

Phase 1 Reserved Matters and Associated Conditions

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

- 4.3** The conditions submitted pursuant to Outline Planning Permission ref. 151426 (Plot E) are:

- Condition 12 (Television and Radio Reception)
- Condition 13 (Building Maintenance)
- Condition 14 (Retail Units)
- Condition 16 (Separation Distances)
- Condition 17 (Room Layouts and Window Dimensions)
- Condition 18 (Wind Testing)
- Condition 19 (Energy & Sustainability)
- Condition 22 (Habitat Mitigation Works)
- Condition 34 (Back of House Facilities)

- 4.4** The conditions submitted pursuant to Outline Planning Permission ref. 151427 (Plot F) are:

- Condition 12 (Television and Radio Reception)
- Condition 13 (Building Maintenance)
- Condition 15 (Residential Unit Mix / Tenure)
- Condition 16 (Residential Layouts and Fittings)
- Condition 17 (Room Layouts and Window Dimensions)
- Condition 18 (Wind Testing)
- Condition 19 (Sustainability / Environmental Energy Performance Measures)
- Condition 20 (PV System)
- Condition 21 (Sustainable Urban Drainage System)
- Condition 22 (Habitat Mitigation)

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- Condition 52 (Surface Water Drainage)

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

Section 73 Amendments

4.6 Section 73 planning applications are being made to both Outline Planning Permission refs. 151426 and 151427, to update the approved parameter plans to make the following amendments:

- A change to Parameter Plan 3: Building Plot Parameters (including Heights) to reflect the creation of two open courtyards in Plot E rather than single courtyard enclosed by a perimeter block. The ‘zone for courtyard’ in Plot F has also been removed as this is no longer required in the proposed design. The maximum height parameters have also been increased by 600mm to account for minor design changes.
- An increase in the minimum building height of Plot F from 63m AOD to 81m AOD. The maximum building height of Plot F remains unchanged at 85m AOD.
- A reduction in the minimum height of Plot E from 63m AOD to 50m AOD to reflect the lower height of the Friars Walk facades. The maximum height of Plot E remains unchanged at 85m AOD.
- Retention of the L-shaped Plot F but the upper floor elevation has been pulled back to increase the distance from Plot E and the properties on Merchants Place, thereby preserving residential amenity by maximising window to window distances. This requires an increase in the limit of deviation on the Plot F facades facing Friars Walk and Merchants Place from +/- 2.5m to +/-5m.
- A change to Parameter Plan 5: Vehicle and Pedestrian Access Routes to create an additional zone for servicing along the Friars Street frontage of Plot E.
- A change to Parameter Plan 6: Ground Floor Uses to reflect the fact that leisure will be included at lower ground level in Plot F and also that Plot F will be mixed residential and retail uses at ground floor level rather than retail as previously shown. There is no change to

this parameter plan in relation to Plot E.

- A change to Parameter Plan 7: Upper Floor Uses to remove leisure uses from the first-floor level in Plot F. There is not change to this parameter plan in relation to Plot E.
- Extending the lower ground floor of Plot E eastwards up to the application boundary of Plot F and introducing some lower ground floor space beneath Plot F, meshing with the extended Plot E lower ground floor. This is to provide a more usable and efficient space for parking, servicing and back of house requirements.
- Provision of level access along Friars Walk rather than stepped or ramped access as previously proposed.

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

Conditions attached to Outline Planning Permission ref. 151426 (Plot E)

Condition 3

- 4.8** Condition 3 states that *'All applications for approval of Reserved Matters shall be in accordance with the following documents: A. "Plot E and Telecom House, Design Codes", updated December 2015, by Allies and Morrison Architects B. the Parameter Plans (as listed in Condition 5); and C. "Plot E and Telecom House, outline application, Design and Access Statement".'*
- 4.9** The proposals seek to make amendments to the scheme which differ to that of the listed Design Codes, Parameter Plans and Design and Access Statement. Therefore, we request that the condition is updated to include the updated Design Code, Parameter Plan and Design and Access Statement prepared by CRTKL.

Condition 5

- 4.10** Condition 5 states that *'The development hereby permitted shall be carried out in accordance with the approved plans (listed below) and the Reserved Matters approved under Condition 1 above and any other details as may be approved*

under these conditions: 698_PP_07_001 Rev. P2: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P2: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P4: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS 698_PP_07_004 Rev. P2: PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P2: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES; 698_PP_07_006 Rev. P3: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P2: PARAMETER PLAN 7, UPPER FLOOR USES.'

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

Condition 6

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

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

A1-A5 7,000sq.m. (13,500sq.m)

Leisure 0sq.m (2,200sq.m)

Residential 33,550sq.m (41,050sq.m)

Office 0sq.m (122,000sq.m)

Car Parking Spaces 200 spaces (1,000 spaces)

Back of House 1,200sq.m (3,200sq.m)

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

- 4.13** The proposals seek to increase the overall quantum of residential floorspace from 41,050 sqm to 45,000 sqm as stated within the accompanying Environmental Statement addendum. In addition, there appears to be an error in the wording of the condition what reads "excluding roof top and basement plans (incl. the energy centre)" This should read "excluding roof top and basement plant (incl. the energy centre)". Therefore, we request that the condition

wording be updated to reflect the above.

Condition 7

- 4.14** Condition 7 states that *'The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P3 (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.'*
- 4.15** The application seeks to update the parameter plans and therefore the reference noted in this condition will need to reflect the updated Parameter Plan 6 drawings number.

Condition 8

- 4.16** Condition 8 states that *'(i) No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative "Phasing Sequence" images 1-11, dated November 2013 (as approved for the extant outline planning permission 130436), save to the extent that:*
- (a) Plot E is substituted with Plot E/Telecom House; and*
 - (b) The Local Planning Authority approves any variation to the approved Sequence.*
 - (i) The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site.'*
- 4.17** The application seeks to update the wording of the condition so that it reflects the updated Phasing Strategy as noted in the Environmental Statement addendum dated February 2019.

Condition 16

- 4.18** Condition 16 states that *'Concurrently with the submission of Reserved Matters in respect of Scale and/or Layout and with reference to the height of the development of the Plot as a 'perimeter block', the following minimum east to west, face to face building separation distances (not including balconies) must be achieved within the courtyard (as shown on Parameter Plan 3 in Condition 5 above):*
- (i) where no more than six storeys from the courtyard level (or up to 20 metres*

in height from the courtyard level): not less than 21 metres separation

(ii) where greater than six storeys (or 20 metres in height from courtyard level): not less than 25 metres separation.

Furthermore, the north-south separation distance within the courtyard (face-to-face separation distance, (not including balconies)) must be not less than 60 metres.'

- 4.19** This condition was included to control the design of the perimeter block massing. As the proposed scheme seeks to move to an E shaped massing, to allow greater light into the courtyard spaces, we request that the wording be updated to reflect the variation way from the perimeter block.

Condition 17

- 4.20** Condition 17 states that *'Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.'*

- 4.21** The current wording of the condition is overly onerous given the urban location of the Site, in an area designated for high density development. A Daylight and Sunlight Assessment has been prepared by GIA and is submitted under this condition which provides evidence that the level of daylight and sunlight achieved on the Site and on neighbouring developments will be acceptable, albeit not fully according with the strict requirements of Condition 17. As such, we request that the condition is reworded so that a Daylight and Sunlight Assessment be submitted concurrently with an application for Reserved Matters.

Condition 21

- 4.22** Condition 21 states that *'Notwithstanding the approved Design Codes as set out in Condition 3A above, there shall be no commencement of development above ground level in relation to the relevant building before plans and details of suitable gates to the courtyard (for the entrance described on page 10 of the*

Codes) have been submitted to and approved in writing by the Local Planning Authority. The details shall include high quality materials such as stainless steel. The development shall thereafter be undertaken only in accordance with the approved plans and details. '

- 4.23** As the proposals seek a deviation away from the original perimeter block massing to an E shaped massing, the requirement of this condition falls away, therefore, we request that this condition is removed.

Condition 37

- 4.24** Condition 37 states that *'No development (other than demolition) shall commence until an access feasibility strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall set out proposals for ensuring that disabled people (and others with mobility impairments) can negotiate the change in levels between the Friar Street entrance and the central courtyard; and the Garrard Street entrance and the central courtyard (as shown within the approved Design Code document in Condition 3A above). The development shall be constructed and retained only in accordance with the approved strategy. '*

- 4.25** The proposals include a single continuous level access across the full length of Friars Walk. Therefore, we request that the condition wording is updated to take account of this change and for an access strategy to be submitted for the change in level from Friars Walk to Garrard Street.

Condition 50

- 4.26** Condition 50 states that *'No building within a Plot shall be occupied until the relevant access(es) (the zone for which is shown on Parameter Plan 698_E_PP_07_004 Rev. P2, in Condition 5 above) has/have been constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Local Planning Authority for work carried out within the public highway.. '*
- 4.27** The application seeks to update the parameter plans and therefore the reference noted in this condition should be updated.

Conditions attached to Outline Planning Permission ref. 151427 (Plot F)

Conditions 3

- 4.28** Condition 3 states that *'All applications for approval of Reserved Matters shall be in accordance with the following documents: A. "Plot E and Telecom House, Design Codes", updated December 2015, by Allies and Morrison Architects B. the Parameter Plans (as listed in Condition 5); and C. "Plot E and Telecom House, outline application, Design and Access Statement".'*
- 4.29** The proposals seek to make amends to the scheme which differ to that of the listed Design Codes, parameter plans and Design and Access Statement. Therefore, we request that the condition is updated to include the updated Design Code, Parameter Plan and Design and Access Statement prepared by CRTKL.

Condition 5

- 4.30** Condition 5 states that *'The development hereby permitted shall be carried out in accordance with the approved plans and the Reserved Matters approved under condition 1 (of planning permission 130436) and any other details as may be approved under these conditions: 698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY; 698_PP_07_002 Rev. P5: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS; 698_PP_07_003 Rev. P5: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS; 698_PP_07_004 Rev. P4: PARAMETER PLAN 4, PUBLIC REALM; 698_PP_07_005 Rev. P6: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES; 698_PP_07_006 Rev. P5: PARAMETER PLAN 6, GROUND FLOOR USES; 698_PP_07_007 Rev. P5: PARAMETER PLAN 7, UPPER FLOOR USES. All plans received by the Local Planning Authority on 10 August 2015'*
- 4.31** As explained earlier in this statement, all parameter plans are being superseded as part of this application. Therefore, we request that the condition be updated to reflect the new parameter plan references.

Condition 7

- 4.32** Condition 7 states that *'The ground floors of each Plot shall have active frontages as shown on approved Parameter Plan 6 Rev. P4 (see Condition 5 above). For the purpose of this condition, an 'active frontage' means that a*

minimum of 75% of the defined frontage length shall comprise either shopfronts, office lobby areas or residential lobby areas and be predominantly glazed.'

- 4.33** The application seeks to update the Parameter Plans and therefore the reference noted in this condition will need to reflect the updated Parameter Plan 6 drawings number.

Condition 8

- 4.34** Condition 8 states that *'No development (excluding demolition) shall commence until a detailed phasing strategy has been submitted to and approved in writing by the Local Planning Authority. The phasing strategy shall comply with the submitted indicative "Phasing Sequence" images 1-11, dated November 2013, save to the extent that the Local Planning Authority approves any variation to the approved Sequence. The phasing strategy shall include details of hoarding, temporary landscaping and temporary pedestrian/cycle routes through the site.'*
- 4.35** This wording of this condition should be updated to reflect the change in Phasing Strategy, bringing forward Plots E and F under Phase 1, in line with the submitted Environmental Statement addendum, dated February 2019.

Condition 17

- 4.36** Condition 17 states that *'Concurrently with the submission of Reserved Matters for each Plot in respect of Layout for each Plot containing residential dwellings as required by condition 1, plans showing room layouts and window dimensions/positions for all rooms within the relevant Plot shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate the daylighting standard levels indicated for rooms within a relevant Plot, with living rooms and bedrooms meeting the average daylight factor recommendations in the British Standard, BS8206 Part 2. In addition, 70% of all living rooms within a relevant Plot shall meet the annual probable sunlight hours recommendations in BS8206 Part 2. The relevant Plot shall thereafter be constructed only in accordance with the approved details.'*
- 4.37** The current wording of the condition is overly onerous given the urban location of the Site, in an area designated for high density development. A Daylight and Sunlight Assessment has been prepared by GIA and is submitted under this condition which provides evidence that the level of daylight and sunlight achieved on the Site and on neighbouring developments will be acceptable, albeit not fully according with the strict requirements of Condition 17. As such, we request that the condition is reworded so that a Daylight and Sunlight

Assessment be submitted concurrently with an application for Reserved Matters.

Condition 19

4.38 Condition 19 states that *‘Concurrently with the submission of Reserved Matters for each Plot in respect of Scale, Layout or Appearance, details of the sustainability/environmental performance measures for that relevant plot (to comply with measures set out in the submitted documents, “Station Hill, Reading Energy Strategy” and “Station Hill, Reading Sustainability Statement”, both dated March 2013, by Hoare Lea consultants) shall be submitted to and approved in writing by the Local Planning Authority. The details of the sustainability/environmental performance measures for a relevant Plot shall demonstrate that for the residential element of a Relevant Site, all approved flats within a relevant Plot shall achieve Level 4 of the Code for Sustainable Homes (via submission of an Interim Certificate of Compliance) and all offices and retail areas within a Relevant Site shall achieve a BREEAM Very Good rating and where feasible, the office use within a relevant Plot shall aim to achieve a BREEAM Excellent rating, based on the proposed individual occupiers/tenants of the Plot. The development of each relevant Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance.’*

4.39 We request that the condition be amended to remove the requirement that all approved flats within a relevant Plot shall achieve Level 4 Code for Suitable Homes (via submission of an Interim Certificate of Compliance). The requirement to comply with Code for Sustainable Homes was withdrawn on 25th March 2015 via a ministerial statement, and as such certifications can no longer be obtained.

Condition 54

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

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

Plot F: not less than 800 sq.m.

Plot G: not less than 800 sq.m.’

- 4.41** The proposals seek to deliver 390 sqm (GEA) of retail floorspace in Plot F. Therefore, we request that the wording of the condition be updated to reflect the minimum provision of 350 sqm (GEA) of retail floorspace in Plot F.

Condition 57

- 4.42** Condition 57 states that *‘Notwithstanding approved Parameter Plan 3 (Condition 5 of permission 130436), the maximum height of the courtyard level on Plot F hereby approved shall not exceed +50m AOD.’*
- 4.43** The proposals remove the existing courtyard and therefore the requirement for this condition falls away. We request that this condition is removed.

5.0 PLANNING POLICY UPDATE

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

National Planning Policy

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

or community cohesion.

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

other consenting bodies to enable early consideration of all the fundamental issues.

The Development Plan

5.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts should be made in accordance with the Development Plan unless material considerations indicate otherwise.

5.7 The Development Plan for the Site comprises the following:

- Reading Local Development Framework ‘Core Strategy’ (January 2008, altered January 2015)
- Reading Local Development Framework ‘Sites and Detailed Policies Document’ (October 2012, altered January 2015); and
- Reading Central Area Action Plan (January 2009).

5.8 The Reading Borough Council Submission Draft Local Plan is now at an advanced stage of preparation. It is anticipated that the Local Plan will be adopted in early 2019 as the Examination in Public is now complete. As a result, the document is a material consideration and due weight will be given to the Plan in decision-making, unless other material considerations indicate that it would not be reasonable to do so. The Plan will not gain full weight until it is adopted by the Council.

5.9 There are also a number of supplementary guidance documents published by Reading Borough Council which have been taken into account during the course of design development and the preparation of the planning applications. Insofar as they may be considered relevant to this application is:

- The Reading Tall Building Strategy (January 2008);
- Sustainable Design and Construction SPD (2011);
- Station Hill South Planning and Urban Designs Brief (2007); and
- Reading Station Area Framework (2015).

5.10 In addition to the Development Plan and supplementary guidance documents, there are emerging planning documents which have also been taken into account.

Site Designations

5.11 The Site is subject to the following designations, as defined by Reading Borough Council.

- Site identified for Development or Change;
- Major Opportunity Area;
- Area of Archaeological Potential (southern part of site);

- Central Core;
- Designated Cycle Routes;
- Classified Highway;
- Primary Shopping Area;
- Designated Primary Frontages (existing & proposed); and
- Tall Building Clusters.

Planning Policy Update

5.12 A full assessment of the entire Proposed Development against planning policy was carried out as part of the decision-making process for the Outline Planning Permissions, as set out in the approved Planning Statement and that analysis remains correct as this submission is not a material departure from the submissions for the Original Planning Permissions and the policies largely remain extant and as applicable save for those updates and substitutions expressed in this statement and set out below

5.13 Since the Outline Planning Permission was granted, there have been a number of updates to national and local policy, including:

- The National Planning Policy Framework (NPPF) was updated in February 2019;
- The National Planning Policy Guidance (NPPG) was updated in July 2018; and
- Reading Borough Council have submitted their Draft Local Plan which is at an advanced stage. It is anticipated that the Local Plan will be adopted in early 2019 as the Examination in Public is now complete. As a result, the document is a material consideration and due weight will be given to the Plan in decision-making, unless other material considerations indicate that it would not be reasonable to do so. The Plan will not gain full weight until it is adopted by the Council.

5.14 The updated planning policy position continues to promote the delivery of key strategy sites such as Station Hill to deliver key objectives, including housing and mixed-use developments within accessible town centre locations. The NPPF (2019) promotes reenergised focus on delivering development which is an efficient and effective use of the land (including achieving sufficient active land use and densities) and the submissions made in this statement are about optimising and delivering a scheme which achieves that.

6.0 SUMMARY & CONCLUSIONS

6.1 In conclusion, this submission represents the first Reserved Matters applications in relation to Plots E and F for the redevelopment of the Station Hill Site.

6.2 The proposals seek to provide 538 new Build to Rent homes along with a range of active uses in high quality new buildings designed by CRTKL Architects, alongside high-quality landscape designed by LDA Design.

6.3 The Phase 1 proposals conform with the site masterplan approved through the Outline Planning Permissions, however the detailed design development has resulted in a number of changes being required to the Outline Planning Permissions. This package of applications addresses these changes, all of which are considered to be improvements, and seeks approval for the full range of details anticipated by the Outline Planning Permission to come forward as part of Phase 1 of the development.

6.4 It is considered that the proposals accord with the relevant local, regional and national policies and delivers significant benefits, in particular:

- Delivery of 538 Build to Rent homes of high quality design, comprising an appropriate mix and size to respond to current local housing needs;
- Delivery of 54 affordable dwellings (10%) that are designed to a high quality, fulfilling the requirement of the Section 106 obligations;
- The creation of a mixed and varied private and communal amenity offering for residents;
- The provision of high quality public realm and landscape, with frontages along Garrard Street to improve the environment and activation of this space;
- The creation of a podium level that allows users to move freely through Friars Walk at a single level, improving the accessibility of this space for both pedestrians and cyclists;
- The creation of an E shaped massing on Plot E to improve daylight and sunlight levels within the residential units, the communal courtyards and Friars Walk;

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- A well-conceived design which uses high quality materials that responds to the setting of the Site and the architectural expression of Reading;
 - Delivery of a new pedestrianised route (Friars Walk) that runs north to south through the Site, connecting Garrard Street with Friars Street meeting a key aspiration of the Masterplan;
 - The provision of a mixed retail offering along Friars Walk which creates activity and interest along this pedestrianised zone;
 - The provision of leisure facilities along Garrard Street and Friars Walk which further activates the space and provides facilities for future and current residents and workers. Satisfying the requirements of the Section 106 agreement;
 - A scheme that has been designed to relate positively to the local townscape and wider views;
 - A scheme that seeks to achieve the equivalent of Code for Sustainable Homes Level 4 (despite the abolishment of Code for Suitable Homes within the Governments Ministerial Statement on March 2015);
 - The regeneration of a central brownfield site which is identified as a key strategic site for Reading; and
 - The delivery of a scheme that meets the aspirations of the Outline Planning Permissions.

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

7.0 DRAFT HEAD OF TERMS

- 7.1** The existing Section 106 agreement dated 26th July 2016 attached to the Outline Planning Permissions is sought to be amended to address the proposed changes set out in this suite of planning applications. The Applicant will discuss these changes with the Council during the determination period.