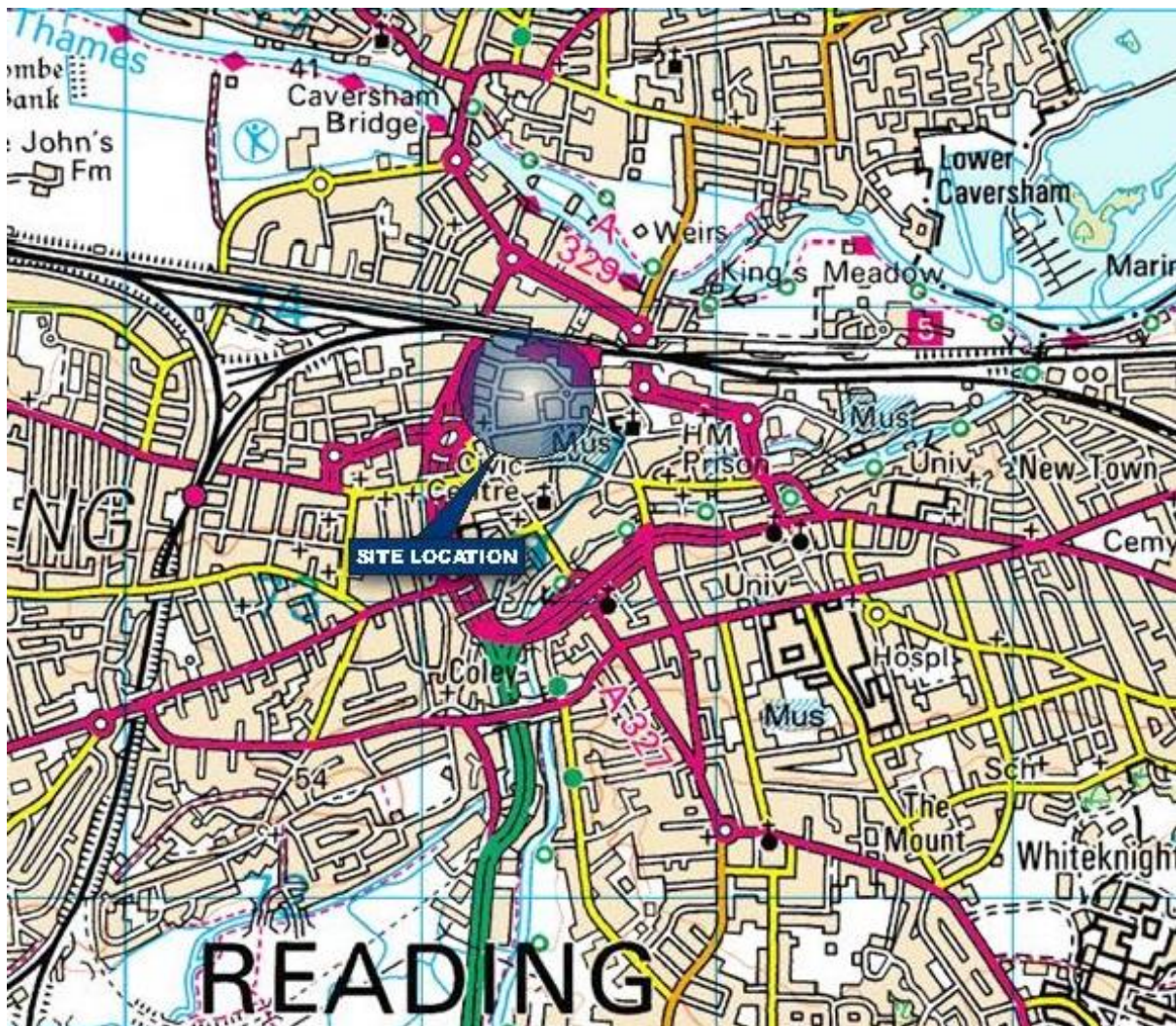


1. INTRODUCTION

In March 2013, an Outline Planning Application for the redevelopment of approximately 2.14 hectares (ha) of previously developed land at Station Hill was submitted by Sackville Developments Reading Ltd (SDRL). The development was known as the Station Hill 3 (SH3) Scheme. The SH3 Scheme included the demolition of all the existing buildings and structures within the SH3 Site, excluding the existing multi-storey NCP car park, and replacement with four new commercial buildings (referred to as Building Plots A - D) and two new primarily residential buildings (referred to as Building Plots E and F). The existing NCP Car-Park would be reconfigured and refurbished. The Planning Application was subsequently granted planning consent by Reading Borough Council (RBC) in January 2015 and is hereafter referred to as the '2015 Consented Scheme'. At the same time, an application for a Temporary Flexible Event Space within the north of the Site was also submitted and subsequently granted consent in January 2014.

The location of the Site is shown below.



In August 2015, SDRL submitted two further planning applications to extend and amend Plot E of the 2015 Consented Scheme to incorporate an adjacent site referred to as the Telecom House Site. These two applications were granted planning consent in July 2016 and are together referred to as the '2016 Consented Scheme'. The area of the 2016 Consented Scheme is hereafter referred to as the 'Site'.

SH Reading Master LLP (the Applicant) purchased the Site in 2018 and is now seeking to make minor changes to Plots E and F of the 2016 Consented Scheme. These changes, referred to as the 'Proposed Amendments' are described in the Development Description section below and would be made by means of a planning application known as a Section 73 Minor Material Amendment Application. At the same time, further design details will be submitted for Plots E and F (known as reserved matters applications). The 2016 Consented Scheme as altered by the Proposed Amendments is hereafter referred to as the 'Development'. Only changes to Plots E and F are proposed – the remainder of the 2016 Consented Scheme remains unchanged.

Environmental Impact Assessment Background

In 2013, an Environmental Impact Assessment (EIA) was undertaken of the SH3 Scheme and an Environmental Statement (ES) prepared to accompany the planning application. An ES Addendum was subsequently prepared and submitted in September 2013 to address additional environmental issues that had come to light during the determination period. Together, the ES and ES Addendum are hereafter collectively referred to as the '2013 ES'.

In 2015, an ES was prepared to accompany the application to revise Plot E to incorporate the Telecom House Site. This ES was a full update of the 2013 ES and covered the entire SH3 Scheme as amended by Telecom House. During the determination period, amendments were made to the planning application for Plot E incorporating the Telecom House Site and a letter setting out the EIA implications of the design amendments was submitted to Reading Borough Council (RBC) in December 2015. Together, the ES and EIA implications of design amendments letter are referred to as the '2015 ES'. The 2015 ES for the 2016 Consented Scheme is the ES to which the Proposed Amendments for Plots E and F should be compared.

ES Addendum

The Proposed Amendments to Plots E and F together with changes in the conditions at the Site and in the surrounding area, have the potential to change some of the assessments undertaken and presented in the 2015 ES. An ES Addendum has therefore been undertaken to determine if the Proposed Amendments would affect the assessments presented in the 2015 ES and if so, provide updated assessments. A comparison between the effects of the 2016 Consented Scheme and the Development has also been undertaken.

This document provides a summary of the ES Addendum in non-technical language.

2. ENVIRONMENTAL IMPACT ASSESSMENT METHODOLOGY

The Proposed Amendments were reviewed by the technical chapter authors to provide a professional opinion on whether they could change the likely significant effects presented in the 2015 ES. Where there was potential for changes to occur or clarification was required, further information and / or assessment has been undertaken.

An EIA Scoping Request was submitted to Reading Borough Council in October 2018 describing the Proposed Amendments and which technical chapters were anticipated to require further assessment or analysis. The technical chapters where further information or assessment was considered to be required comprised the Socio Economic, Flood Risk and Drainage, Wind, Daylight, Sunlight and Overshadowing, Townscape and Visual and Cumulative Effects ES Chapters. However, the Archaeology, Transport, Air Quality, Noise and Vibration, Ground Conditions and Contamination and Ecology Chapters were not considered to require further assessment. Reading Borough Council agreed with this assessment in their Scoping Opinion of 14th November. Only those chapters, where further information or assessment has been undertaken are described in this Non Technical Summary. For information in relation to the remaining chapters, please refer to the Non-Technical Summary of the 2015 ES.

In addition, in order to provide RBC, other statutory consultees and interested parties with an understanding of the differences between the effects of the 2016 Consented Scheme and those of the Development, each technical chapter of the ES Addendum includes a summary where appropriate, of the differences between the effects of the 2016 Consented Scheme and those of the Development.

3. LAND USES AND ACTIVITIES

The existing land uses on the Site are different from those at the time of the 2015 ES because the Mecca Bingo Hall, Bus Station, Western Tower and associated retail arcade and the elevated walkway around the NCP Car Park have been demolished. The area of the Mecca Bingo Hall, Bus Station and Western Tower now comprises bare ground with some stockpiles of material present, all of which is contained within construction hoardings. The area of the retail arcade now comprises a Temporary Events Space; an area of hardstanding on which events can be held such as ice rinks, markets and marketing events.

Xafinity House, the NCP Car Park, Friars Walk Shopping Centre and Telecom House are still present on the Site. The NCP Car Park remains in use. Xafinity House, which was in use at the time of the 2015 ES is now vacant. Part of this building, along Station Hill, was demolished at the same time as the Mecca Bingo Hall.

Photographs of the Site are shown below.



View of the Temporary Events Space



View towards the South of the Site from Friar Street



View of the Site from Greyfriars Road



View Looking South from Garrard Street

Land uses surrounding the Site are varied and include:

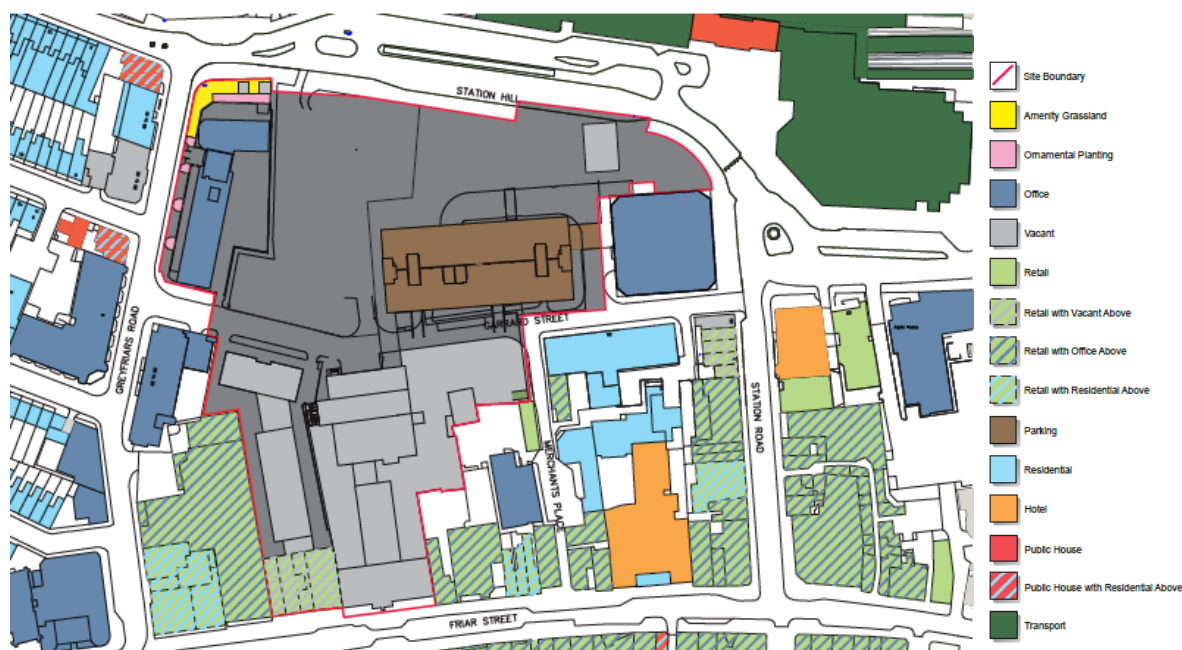
- Reading Mainline Station and transport interchanges;
- Temporary taxi rank and bus stops;
- Occupied offices;
- Vacant offices;

Station Hill, Reading

ENVIRONMENTAL STATEMENT ADDENDUM: NON-TECHNICAL SUMMARY

- Shops, cafes, restaurants and bars;
- Residential properties;
- Hotels; and
- Public open space.

The existing land uses within and around the Site are shown on the figure below.



Existing Surrounding Land Uses

4. ALTERNATIVES

In line with the EIA regulations, the ES provides a description of the main alternatives considered by the Applicant.

No alternative development proposals for the Site have been considered since the 2016 Consented Scheme and the main alternatives remain as presented in the 2015 ES. This includes the discussion regarding the 'Do Nothing' Alternative, that is, leaving the Site in its current state. The design has evolved since the 2015 ES to respond to the Build to Rent requirements, enable greater daylight penetration and create a wider entrance into Friars Walk.

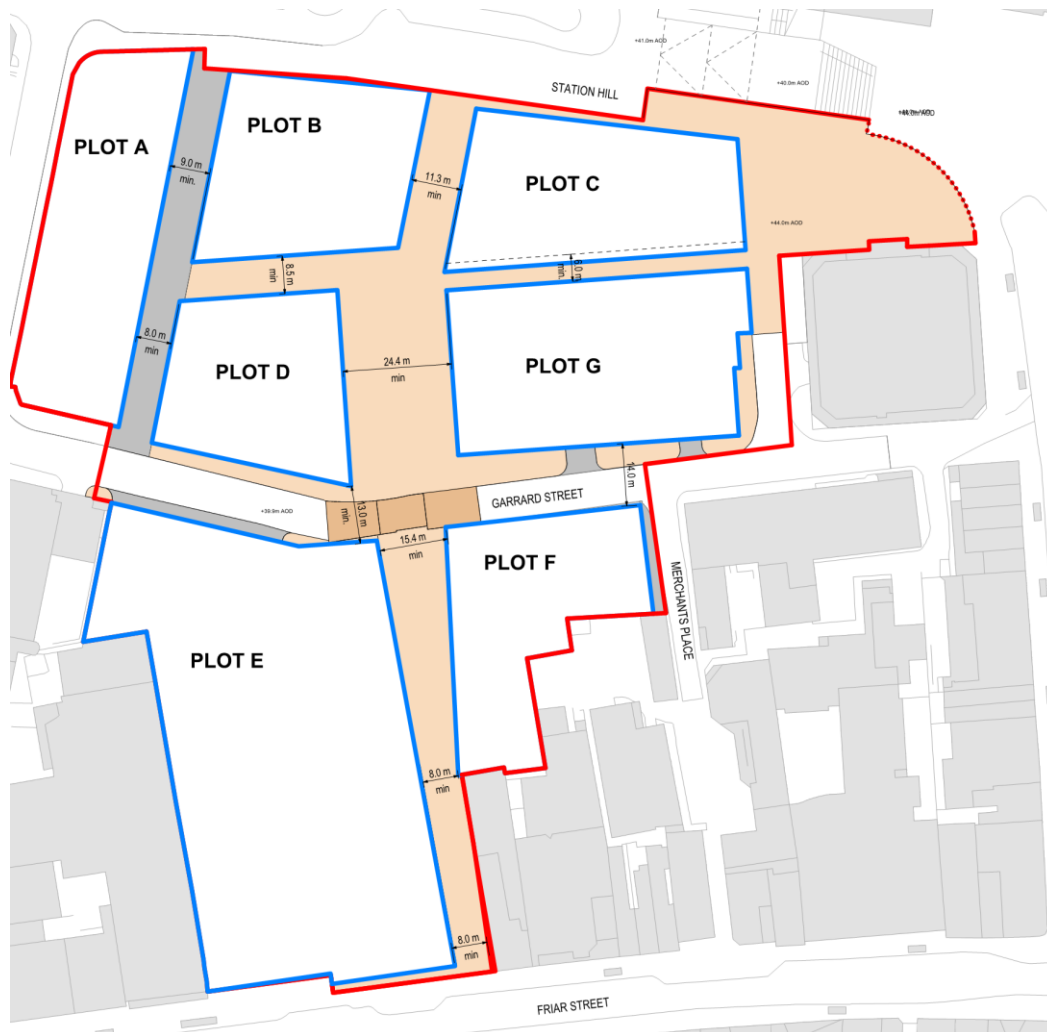
In developing the design for the southern part of the Site, alternative building structures and energy strategies have been considered including how they would contribute towards climate change. Concrete framed buildings are proposed for Plots E and F because a concrete frame helps to minimise noise levels for the future residents. An all electric energy strategy combined with solar photovoltaic panels is the preferred energy strategy and this would have a 17% reduction in carbon emissions compared to a standard building.

5. DEVELOPMENT DESCRIPTION

The Proposed Amendments to Plots E and F comprise in summary:

- A change in use from privately owned apartments to Build to Rent – this means the buildings would be owned and operated by a management company who would rent out the apartments for people to live in.
- An increase in residential floor space area and provision of up to 75 more apartments than originally assumed in the 2015 ES;

- In addition, the year of completion of the Development is now set at 2025 rather than 2018 as previously assumed.



Plot Layout

6. DEVELOPMENT PROGRAMME, DEMOLITION AND CONSTRUCTION

The majority of this Chapter remains unchanged from that presented in the 2015 ES. However, the programme and sequence of works has changed compared with that presented in Chapter 6: Development Programme, Demolition and Construction of the 2015 ES. These changes are described below.

Plots E and F would form Phase 1 of the Development with Plots A to D and G forming Phase 2.

Demolition of the buildings within Plots E and F is anticipated to commence in mid 2019 with construction of these Plots anticipated to be completed by December 2022. Demolition across much of the remainder of the Site has already been completed (except Xafinity House) and construction of the new buildings is anticipated to be completed by December 2025.

It is anticipated that the demolition and construction works for both Phases would comprise the following main stages:

- Enabling works;
- Site preparation and demolition;
- Archaeological investigations and Site Investigations
- Excavation;
- Foundation works;
- Construction of the sub-structure;
- Construction of the super-structure;
- Cladding;
- Fit-out; and
- Landscaping.

7. SOCIO-ECONOMICS

It is estimated that the Development would generate in the region of 1,170 jobs per year during the six and a half year demolition and construction programme. These jobs include those directly created by the Development and those created along the supply chain through the provision of goods and services to the demolition and construction process. However, because construction workers are relatively mobile and would therefore come from across the region and beyond, the effect is considered to be negligible. However, construction workers would be anticipated to spend money on convenience goods and services, such as food, drink and fuel, in the local area, resulting in a minor beneficial effect on the local economy.

Once completed, the Development is predicted to generate between 4,950 and 9,100 full time equivalent jobs directly on the Site across a range of office, retail and leisure sectors. These employees will likely generate additional spending of between £13.9 million and £25.6million per annum. This is considered to be a substantial beneficial effect at the district level

The provision of between 475 and 550 residential dwellings would positively contribute to the housing targets within Reading Borough, accounting for 3-4% of the annual housing target and also contributing towards affordable housing. Household spending from the new residents will likely generate between £4.8 and £5.6 million per annum bringing additional benefit to the economy resulting in a moderate beneficial effect.

It is estimated that the Development would generate an additional resident population of between 950 and 1,100 people. The additional population may place extra pressure on existing GP facilities. Mitigation in the form of a financial contribution secured as part of a legal agreement associated with the planning permission may be required to off-set potential adverse impacts. The residual effect is expected to be negligible.

The additional population will also likely generate additional demand for education facilities. It is calculated that up to 51 primary school pupils and 13 secondary school pupils may live at the Development. Mitigation comprising financial contributions secured as part of a legal agreement associated with the planning permission may be required to off-set adverse impacts on the capacity of primary school education facilities as a result of the additional pupils. In terms of secondary school education facilities, it is concluded that there is sufficient capacity in the existing schools to accommodate the additional pupils. With mitigation in place, the residual effect is expected to be negligible.

The Development includes 5,500 square metres of public realm and each apartment will also have access to shared amenity or private balcony space resulting in a minor beneficial effect.

The socio economic effects of the Development are the same as those of the 2016 Consented Scheme.

8. SURFACE WATER DRAINAGE AND FLOOD RISK

A Flood Risk Assessment (FRA) Addendum and Drainage Strategy Addendum for the Site has been undertaken. This has involved re-consultation with RBC, the Environment Agency and Thames Water and new topographical and drainage surveys to obtain the latest flood risk and drainage baseline information for the Site.

There are no surface water features on the Site. The closest watercourses to the Site are the River Thames (located approximately 420m to the north-east of the Site) and the River Kennet (located approximately 600m to the south-east of the Site). The Site is classified by the Environment Agency as being at low risk of flooding from rivers and the sea. However, their Risk of Flooding from Surface Water map shows that there is some potential for surface water flows / ponding within the highways within and surrounding the Site.

During the demolition and construction works, temporary Site drainage associated with construction traffic routes, temporary car parks and dewatering all have the potential to give rise to changes in surface water run-off, including peak flows and low flows. However, assuming the adoption of best practice construction techniques, it is considered that the residual effect would be negligible.

At the detailed design stage, site levels would be reviewed to ensure that no new low points are created where surface water could pond. Finished floor levels would be above the level of the surrounding highway. The risk of surface water flooding is therefore considered low and the effect negligible. The Development would attenuate surface water runoff through the provision of attenuation tanks. This would ensure that the surface water discharge would be no greater than the existing situation and would also cater for the effects of climate change. The effect of the Development on flood risk would therefore be negligible.

The Development would not cause an obstruction to groundwater flows and hence would not cause any increase in the level of the water table. Therefore, the effect on groundwater flows is negligible.

Works to the foul water drainage system would be undertaken in consultation and agreement with Thames Water. Such works would be subject to standard best practice and mandatory regulatory controls and would be designed to cope with the future population of the Site.

The effects of the Development on flood risk and drainage remain unchanged from those set out in the 2015 ES.

9. WIND

A wind tunnel assessment was conducted to determine the likely significant effects of the Development on the local wind environment. The assessment used the Lawson Comfort Criteria to benchmark the wind microclimate and focused on the results for the winter and summer seasons.

Models of the Development were made and tested in the wind tunnel. The model of the Development that was tested comprised the detailed design of Plots E and F with maximum parameters for the remainder of the Station Hill Site. These were considered in the context of both existing and cumulative surrounding buildings.

Meteorological data acquired for Heathrow indicates prevailing winds blow from the south west throughout the year with secondary springtime winds from the north east.

Wind conditions in and around the existing Site are suitable for their current use.

With the introduction of the proposed Development, wind conditions become windier in and around the Site, with localised areas where conditions exceed the recommended criteria for their intended use. These occur at ground level around Plot A and Plot B and on roof terraces on Plot E in both the un-mitigated and mitigated scenarios. Furthermore, there are occurrences of strong winds exceeding the pedestrian safety criteria within the northern part of the Site.

A wind mitigation strategy comprising shrubs and porous screens has been developed to help alleviate windy conditions on the roof terraces of Plot E. With these measures in place, the wind effects range from moderate beneficial to minor adverse.

Windier than desired conditions within the northern part of the Site would be alleviated when their detailed design comes forward.

With the introduction of the detailed design of Plot B within the context of cumulative surrounding buildings, wind conditions are improved across the northern site such that there are no exceedances of the pedestrian safety criteria. However, there are residual minor adverse effects in some locations on the terraces and some of the streets. These would be mitigated when the detailed design for the remaining plots is developed.

Wind conditions in and around the proposed Development are generally consistent with the assessment included in the 2015 ES.

10. DAYLIGHT, SUNLIGHT AND OVERSHADOWING

Assessments have been undertaken to establish the likely significant effects of the Development upon the amount of daylight, sunlight and overshadowing received by properties and amenity areas neighbouring the Site as well as the residential properties and amenity areas within the Development itself. The assessment has involved the use of a three-dimensional computer model of the Development and its relevant immediate surroundings. The relevant guidelines which set the standards for daylight and sunlight are known as the BRE Guidelines.

Currently, not all of the windows at surrounding properties meet the BRE Guidelines for daylight and sunlight even without the Development in place. Where this is the case, the percentage change to these windows as a result of the Development would be higher, resulting in worse effects proportionally.

Following demolition of the existing buildings, daylight and sunlight levels at the Site and the immediate surrounds are likely to temporarily increase. As the construction works continue, the levels of daylight, sunlight and overshadowing received by neighbours for the Site would reduce as the effects progress to those of the proposed Development.

Following completion of the Development, many of the surrounding residential properties would experience no perceptible change to sunlight or daylight availability. However, a number of windows and rooms in surrounding residential properties would experience a reduction in daylight and sunlight. The assessment shows that in terms of daylight, 5 Vachel Road and 9-11 Stanshawe Road would experience a minor adverse effect, 33, 34 and, 60-61 Friar Street, 1 - 29 Projection East, 1 - 41 Icon House, The Gateway Pub and 53 Greyfriars Road would experience moderate adverse effects, 1-45 Projection West and 30 Garrard Street would experience moderate adverse effects with a number of

substantial reductions, whilst 49-51 Greyfriars Road would experience substantial adverse effects. For sunlight, 1-45 Projection West, 1-29 Projection East, 1-41 Icon House, 31 Greyfriars Road and 9-11 Stanshawe Road would experience a moderate adverse effect whilst 30 Garrard Street, 53 Greyfriars Road and 49-51 Greyfriars Road would experience a substantial adverse effect.

As described above, many of these properties already have low existing levels of daylight and sunlight for which a reduction beyond the levels recommended in the BRE Guidelines is inevitable. Furthermore, the urban location of these properties would mean that residents are likely to have a lower expectation for high levels of daylight and sunlight. In addition, some of the properties listed have been converted to residential use after the Station Hill Development was consented and therefore would have been converted in the knowledge that the Station Hill Development would be coming forward in the future which would affect their daylight and sunlight levels.

In terms of the new residential units proposed within Plots E and F of the Development, these have been designed to maximise daylight and sunlight whilst acknowledging the urban location. The majority of the future residential units will meet the BRE Guidelines for daylight and sunlight.

In terms of overshadowing at nearby amenity areas once the Development is complete and operational, the assessment concludes that the effects would range from negligible to minor adverse. Of the amenity areas assessed within the Development itself, Friars Walk would meet the BRE Guidelines whilst Central Square and the courtyard areas would not meet the BRE Guidelines. This is as a result of the massing of the Development and is common for urban squares and courtyard schemes. Roof level amenity areas have been provided on Plots E and F which experience high levels of direct sunlight.

The levels of daylight and sunlight in the proposed Development Scenario are largely in line with those that would have been experienced with the 2016 Consented Scheme. The degree of alteration as a result of the Proposed Amendments is unlikely to be noticeable, so the likely additional effect of the Proposed Amendments is considered to be negligible. In addition, the levels of shadow as a result of the proposed Development are similar to those of the 2016 Consented Scheme.

11. TOWNSCAPE, CONSERVATION AND VISUAL ASSESSMENT

A Townscape, Conservation and Visual Impact Assessment (TCVIA) of the Development at Station Hill, Reading was produced by Tavernor Consultancy and presented in Volume 2 of the 2015 Environmental Statement (2015 ES). An Addendum TCVIA has been prepared by Waterman to provide an update to the assessment of the likely townscape, conservation and visual impacts as a result of the Proposed Amendments, the changes in the current baseline condition and additional cumulative schemes that have come forward since production of the 2015 ES.

In consultation with Reading Borough Council, seven local viewpoints were selected for the Addendum TCVIA.

Due to the scale of the Development, it would continue to have a moderate to major, beneficial impact on all local views in close proximity to the Site in which it is visible. Close views on Friar Street demonstrate that only Plot E would be visible from these locations. Plot E would add positively to the varied street frontage and would mark the entrance to the new Friars Walk, leading north through the Site and to the new public spaces and activity located there. One of the close views on Friar Street has changed from minor/moderate beneficial effect as reported in the 2015 TCVIA to a moderate beneficial effect. This is because the Proposed Amendments have resulted in an improvement to the frontage on Friar Street compared to the 2016 Consented Scheme by including greater visibility into the proposed public realm and removing the view from street level of the taller built elements in the north of Plot E.

The effect of the Development on views from the west of the Site (Chatham Street and Weldale Street) have been reduced from substantial beneficial as reported in the 2015 TCVIA to moderate beneficial. This change is because Western Tower has been demolished since the 2015 ES and this was a

detracting feature in the baseline view. The Proposed Amendments themselves would not be perceptible from these viewpoints.

The Proposed Amendments do not change the assessment of distant views as reported in the 2015 TCVA.

The Proposed Amendments do not change the heritage assessment as reported in the 2015 TCVA.

12. CUMULATIVE EFFECTS

Two types of cumulative effects have been assessed in relation to the Development:

- The interaction of individual effects from the Development upon a set of defined sensitive receptors; and
- The combined effects of the Development and other reasonably foreseeable schemes.

The first type of cumulative effect remains unchanged from that reported in the 2015 ES, namely that the demolition and construction of the Development in isolation would result in some temporary adverse combined effects. These would be predominantly associated with dust, noise, vibration, traffic and visual effects. A Construction Environmental Management Plan would help to minimise these construction-related effects as far as possible.

The likely cumulative effects of the Development with other consented and reasonably foreseeable schemes were generally similar to those of the Development on its own although cumulatively, there would be:

- Additional job creation and local expenditure;
- A greater number of new homes;
- Increased air quality and noise and vibration effects during potentially overlapping demolition and construction works. These would generally be restricted to relatively short periods;
- A slight improvement in wind conditions around the Site compared with the Development on its own; and
- A further reduction in available daylight to 1-41 Icon House.

The cumulative effects are consistent with those reported in the 2015 ES.

If you would like to receive further copies of this Non-Technical Summary, or would like to purchase a copy of the Environmental Statement, accompanying Figures or Technical Appendices, please contact:

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Additional copies are also available for viewing by the public during normal office hours in the planning department of RBC. Comments on the application, should be forwarded to RBC at the address below:

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Planning and Building Control
Reading Borough Council
PO Box 17
Civic Centre
Reading
RG1 7AE