

JWP/DTJ/DP4815

15th March 2019

FAO Mr Steve Vigar
Planning Department
Reading Borough Council
Civic Centre
Reading
RG1 7AE

DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700

facsimile 020 7004 1790

www.dp9.co.uk

Dear Steve,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE APPROVAL OF RESERVED MATTERS FOR PLOT F**

STATION HILL, READING, RG1 1NF

On behalf of our client, SH Reading Master LLP, please find enclosed an application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot F pursuant to Outline Planning Permission (ref. 151427).

This application seeks reserved matters approval for the following:

'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.'

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 below:

- Condition 1 – Plot F reserved matters
- Condition 12 – TV/Radio Interference Assessment
- Condition 13 – Maintenance/Cleaning Strategy
- Condition 15 – Residential Mix
- Condition 16 – Residential Proximity



- Condition 17 – Residential Layouts
- Condition 18 – Wind Tunnel Testing
- Condition 19 – Sustainability / Environmental Performance
- Condition 20 – PVs
- Condition 21 – Sustainable Urban Drainage
- Condition 22 – Habitat Mitigation
- Condition 52 - Surface Water Drainage

Planning Application Submission

As agreed with officers, the following information is submitted in support of the planning application:

- Cover Letter, prepared by DP9;
- Application Form, prepared by DP9;
- CIL Form, prepared by DP9;
- Planning Statement, prepared by DP9;
- Design & Access Statement, prepared by CRTKL and LDA;
- Proposed Plans, Elevations & Sections, prepared by CRTKL and LDA;
- Energy and Sustainability Strategy, prepared by Hoare Lea;
- Sustainable Urban Drainage Strategy, prepared by Ramboll;
- Ecological Management Plan, prepared by Waterman;
- Internal Daylight Assessment, prepared by GIA;
- Wind Microclimate Assessment, prepared by RWDI;
- Affordable Housing Strategy, prepared by DS2;
- Fire Strategy, prepared by Hoare Lea;
- Superfast Broadband Strategy, prepared by Hoare Lea;
- TV/Radio Interference Assessment, GTech;
- Transport & Waste Note, prepared by PMA; and
- Acoustic Note, prepared by Hoare Lea.

This application has been submitted via the planning portal (ref. PP-07618963) along with the requisite application fee of £45,631.00.

We trust that the enclosed information will allow you to validate the application in the quickest possible timeframe and look forward to receiving confirmation that the application has been validated. If you have any queries, please contact Jim Pool, Dean Jordan or Kate Outterside of this office.

Yours sincerely,

DP9 LIMITED

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