



EEF Venues, Imperium, Reading, RG2 0TD
PLANNING STATEMENT
P0654-EFV-ONE-XX-XX-RP-A-001-(P01)



Planning Statement

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1. Introduction

Imperium is a large office building (Class B1(a)) located on the corner of the A33 Relief Road and Imperial Way. Imperium is located in Core Employment Area SA12c: South of Basingstoke Road as identified in the Sites and Detailed Policies Document 2012 (altered 2015). The surrounding area is characterised by predominantly industrial or commercial development.

The 2658 sqm second floor of this building has been vacant for a number of years and EEF who are a leading organisation of business support and training consultancy have expressed an interest in expanding the EEF Venues arm of their operations in this space.

EEF Venues provide a collection of exclusive venues with unique individuality giving organisations access to conference facilities and meeting rooms in prime locations across the UK.

One Creative Environments are acting as agents on behalf of EEF Venues to apply for a full planning application which includes the change of use to a flexible use (Sui Generis) comprising either: Office (Class B1a); or a mixed use consisting of office and training and commercial conference facilities (Sui Generis) and physical works to replace high level glazing with louvres and install plant on the roof space.



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2. Relevant Planning Policy:

National

- National Planning Guidance
- National Planning Policy Framework

Reading Borough LDF Core Strategy (Adopted January 2008)

- CS5: Inclusive Access
- CS9: Infrastructure, Services, Resources and Amenities
- CS10: Location of Employment Development
- CS11: Use of Employment Land for Alternative Uses
- CS12: Maintaining a Variety of Premises
- CS13: Impact of Employment Development
- CS20: Implementation of The Reading Transport Strategy
- CS22: Transport Assessments
- CS24: Car/Cycle Parking
- CS31: Additional and Existing Community Facilities
- CS34: Pollution and Water Resources

Reading Borough LDF Sites and Detailed Policies Document (2012)

- DM3: Infrastructure Planning
- DM4: Safeguarding Amenity
- DM12: Access, Traffic and Highway-Related Matters
- DM22: Advertisements
- SA12: Core Employment Areas

Supplementary Planning Guidance/Documents

- Parking Standards and Design SPD (2010)
- Employment Skills and Training SPD (2013)
- Planning Obligations under S106 SPD (2015)

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3. **Proposal:**

The proposal involves the change of use to a flexible use (Sui Generis) comprising either: Office (Class B1a); or a mixed use consisting of office and training and commercial conference facilities (Sui Generis) and physical works to replace high level glazing with louvres and install plant on the roof space.

The floor area will consist of meeting rooms, conference rooms, breakout and refreshment facilities to host training courses provided by both EEF and third-party providers. In addition, the proposed floor plan will include staff office areas and ancillary spaces. Employment opportunities for 30 staff are currently envisaged.

To facilitate this change of use, various small material modifications will be required to the elevations of the building. The extent of these modifications are in summary;

- Replacement of high level windows with louvre panels on the East and West elevation for the additional M&E plant required. There will be no material amendment to the North & South elevations. This has been indicated on the proposed elevations.
- Installation of M&E plant to the roof – The location of this plant has been indicated on the proposed roof plans. The maximum height of any new plant to be installed will be 2.5m and will not be visible from ground level or from any elevation.

4. **Pre-Application Discussions:**

A pre-application enquiry was made with Reading Borough Council, who responded with a letter dated 21 June 2018.

It stated that, in principal the permission sought was compliant with the local policies and would complement the remaining office use of the building.

It was recommended that a Transport Statement be commissioned to understand the traffic implications of the proposed use. This has now been undertaken and the statement included within the planning submission documents.

The development would be subject to CIL regulations, categorised under “all other chargeable developments” at a charge of £0.00. However, to comply with the Employment Skills and Training SPD a S106 legal agreement would need to be drafted for an “End User” Employment Skills and Training plan (or financial contribution in lieu).

5. **S106 Agreement:**

There are two options available to EEF:

- 1) Secure an Employment Skills & Training Plan.
- 2) Pay a financial contribution in lieu of the Employment Skills & Training Plan. (see page 6 of attached document on how to calculate the amount)

EEF are currently investigating the two options and will as required have a S106 agreement completed prior to the determination of the application.

The agreement will be made between the Applicant (EEF) and the Local Authority



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Approval Record

Revisions

Ref	Description	By	Date
(P02)	Proposal description updated	ABZ	13.08.18
(P01)	First Issue	ABZ	10.08.18

Quality Control

Prepared By:	Abz	Project Design Manager	10.08.2018
Checked By:	Craig Walding	Associate Director	15/08/2018
Approved By:	Craig Walding	Associate Director	15/08/2018