

Planning Statement – Addendum

Reading Heights, Queen’s Road, Reading

September 2018

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Client
Reading Heights Ltd

Our reference
VOC-17-48

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Executive Summary

1. This Planning Statement Addendum responds to queries raised by statutory consultees and Planning Officers during the determination process for the proposals at Clarendon House, 59 – 75 Queens Road, Reading.
2. In line with changes made to the planning application, a revised description of development is proposed. This is replicated throughout the supporting documents submitted with this document for completeness. Accordingly, the development is now proposed to comprise:

'The erection of a one storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping.'

3. The following sections identify the comments made during the determination process and the resultant design team response. Rather than replicating the earlier Planning Statement of May 2018, this document concentrates solely on new detail as requested by officers, highlighting where this can be reviewed in supporting documentation, before making concluding comments on the proposals against planning policy to enable positive determination of the application.
4. Throughout the planning process, the applicant has demonstrated a willingness to work with the Council and to revise the application to reflect local comments. These further proposals reflect the ongoing desire to create a high-quality development that will provide notable benefits to the locality and town in general, including:
 - The redevelopment of a brownfield site, which as determined by the various technical reports will achieve an efficient use of land in a highly sustainable location.
 - The introduction of significant, enhanced on-site planting will help provide visual and environmental uplift to the site and surrounding area, in turn helping to mitigate potential air quality and flood risk issues.
 - The inclusion of built form along the Watlington Street frontage will help provide additional air quality and acoustic mitigation to residents in Queens Wharf and Grantley Heights located behind this frontage, as a consequence of the side extension forming a meaningful barrier from pollution sources on the IDR.
 - During the construction phase a number of construction jobs will be sustained directly, with additional jobs being sustained or created through expenditure in the supply chain. The applicant is committed to sourcing the predominance of jobs sustained during the construction phase by people living in Reading area and wider region.
 - The future occupiers of the completed homes will patronise local shops and facilities, and in so doing contribute to the viability and vitality of businesses in Queens Road and the Town Centre.

- Other related economic benefits include CIL contributions, the extent of which is set out in the S106 Heads of Terms, as well as the award of new homes bonus payments to the Council.
- The provision of high-quality and well-designed dwellings will provide direct amenity benefits for future residents and will also help to raise the quality of the local housing stock.
- The scheme provides visual uplift that will improve the outlook of nearest residential neighbours, whilst providing a missing portion of the urban grain, allowing a mansion block typology to emerge that gifts better security, privacy and an area for solace and reflection to those residents abutting the central amenity space.
- The provision of 1, 2 and 3-bedroom dwellings will help to address an identified requirement over the local plan period, as well as provide much-needed 'windfall' accommodation to help meet the current shortfall in housing units identified in the emerging Local Plan.
- The scheme will accommodate policy-compliant affordable housing in terms of quantum, tenure split and mix.
- The design has been amended to reflect officers' comments in respect of perceived impact upon the Wesley Church, as well as the amenity of residents in Grantley Heights and Queen's Wharf. The resultant proposals, which feature reduced storey height and massing, fully accord with planning policy and legislative requirements in terms of daylight and sunlight, heritage impact, outlook and amenity and demonstrate good planning that will rectify historic issues with development of built form in that locality.
- In this manner, the proposed side extension will act as a continuation of the predominant run of flatted development emerging on Queens Road and the northern side of the Watlington Street junction, helping transform an area that has recognised problems with drug abuse and anti-social behaviour into a more welcoming location that features better natural surveillance and which introduces significant landscaping to improve visual appearance and environmental credentials.

5. The development fully accords with local, regional and national planning policy, as set out in following sections, and it is therefore respectfully requested that planning permission is granted.

1. Introduction

1.1 This Planning Statement Addendum builds upon the detail submitted in May 2018 to respond to comments made during the determination process and to enable the positive determination of the planning application for wholesale re-development of land at Clarendon House, 59 – 75 Queens Road, Reading.

1.2 Accordingly, the latest detail sets out revisions made to height, massing and landscaping in respect of:

‘The erection of a one storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping.’

Supporting Documentation

1.3 The Planning Statement Addendum is submitted as part of a suite of supporting documents which help demonstrate the changes made by the Design Team to respond appropriately and positively to comments made. In addition to this Addendum, the following documents are submitted for review:

- Planning Application Drawings: revised drawings of all layouts, sections and elevations, including new drawings to demonstrate proposed approach to cycle storage and amended landscaping proposals. Please see Drawing Issue Sheet submitted with planning drawings for references.
- Affordable Housing Statement (see Section 3 of this Planning Statement Addendum)
- Archaeology Report
- Daylight and Sunlight Report Addendum
- Design and Access Statement Addendum, including updated Landscaping Proposals
- Heritage and Townscape and Visual Assessment, September 2018 update
- Transport Statement, September 2018 update
- Verified Views
- Planning Obligations Statement – Draft S106 Heads of Terms

Structure of the Report

1.4 The purpose of the Statement is to provide further detail of the proposed scheme, and to respond to comments made during the determination process to assist decision-making. This Addendum is therefore structured as follows:

- Section 2 sets out changes made to the design and layout of the proposed building to respond to officers' comments;
- Section 3 explains the resultant Proposed Development, as well as our response on Affordable Housing offer;
- Section 4 provides a summary of the findings of the Archaeological survey, which is covered in more detail in the Archaeological Report submitted with the latest proposals;
- Section 5 provides commentary on the landscape and transport updates in the context of changes made to design and layout, as well as officers' comments;
- Section 6 provides an overall summary and conclusion to this Addendum Report.

2. Changes to Design and Layout

2.1 This section directly deals with the Design Team response to comments made by officers, as set out in the email of 8th August. For completeness, each comment made is set out below alongside proposed changes.

- **Officer Comment:** The feedback from both these reviews is that there are still concerns with the level of bulk and massing proposed with regard to the 10-storey element of the proposed extension. In particular, views in either direction along Watlington Street and the dominance of the proposal and how this impacts upon the setting of the Grade II listed Wesley Methodist Church and views within the conservation area and in particular the landmark views of the church spire identified within the Eldon Square Conservation Area Appraisal.

The consensus both from the conservation officer and management review is that the impact of the building upon the church spire needs to be softened. Primarily this could be achieved by reducing overall height. It has also been suggested that introducing a more rounded corner to the building as it turns between Queens Road and Watlington Streets would assist in mitigating the rather harsh and angular juxtaposition of the development in the context of the views referred to above and help ensure the landmark view of the spire is maintained. A section drawing of the proposed including the Q2 building on the opposite site of Watlington Street would also be helpful in assessing the relationship with this building and the wider street-scene.

Design Team Response: The height of the tower has been reduced by one storey. In addition, the tower element has been chamfered to increase the distance between the spire and the proposed building. Proposed projecting balconies have been replaced with recessed types to further improve outlook. In addition, the corner of the link building has been rounded to improve the setting at the corner of Queen's Road and Watlington Street.

The changes to design are as set out on pages 5 and 11 of the DAS Addendum, as well as drawing numbers 22-01 to 22-11, drawing numbers 22-06 to 22-11 identified the chamfered approach to the tower element.

The proposed site sections, drawing numbers 23-10 to 23-12 and the proposed east and site elevations, drawing numbers 24-01 and 24-10, identify how the scheme sits comfortably within the context of surrounding development, in particular Q2 (this latter site elevation responding directly to requests from officers for this view to be provided), which is both taller than the proposed building and located in closer proximity to the spires of both the Wesley Church and the Polish Catholic Church on Watlington Street.

The Heritage and Townscape and Visual Impact Assessment has been updated to review revised proposals, these being subject to additional verified views. In this context, Montagu Evans, our Heritage Consultants confirm that the revised proposals comprise a building of part six, part nine storeys and that the reduction in height has benefitted the views looking south along Watlington Street near to the

junction with King's Road (see Views 8 and 9 – Figures 1.1 – 1.4 of the HTVIA Update), reducing the scale of the tower relative to the Methodist Church spire. The architectural integrity and form of the building has still been maintained.

Further, in response that the Officer's recommendation to introduce a more rounded corner to the building as it turns between Queens Road and Watlington Streets, the design team have considered this approach, although a slightly different architectural response is submitted – the rounded form being applied to the link building only, which provides recognition of Q2's built form, whilst maintaining a design balance between the existing Clarendon House and proposed five-storey base building upon which the tower is proposed. To help meet requirements, the revised upper block has been articulated to further open up views towards the Methodist Church spire. As a consequence, the spire may be glimpsed in long views from the north, leading towards the closer views, where the setting may be appreciated to better effect, including views 8 and 9. The setback and articulation of the upper parts of the building is designed to allow a clear sight line of the Methodist church spire in these closer views. The simple form and use of a lighter, more recessive, brick colour reduces the visual impact and frames the view in an attractive manner. In conjunction, the previously proposed balconies have been removed from the eastern elevation of the nine-storey element. The architectural response is simple and restrained, and thus does not detract from the appreciation of the Methodist Church. The proposed changes may be appreciated when comparing the May 2018 and current proposals in views 8 and 9 from the junction of Watlington Street and King's Road.

The following HTVIA analysis, set out in Section 7 of the HTVIA Update, confirms that the proposed development, including changes subsequent to the May 2018 submission, would not harm the significance, or ability to appreciate the significance, of heritage assets in the study area. Considerable importance and weight has been given to the significance of the heritage assets. Further detail in this regard, is set out in the response to Views 4 and 8 of the HTVIA Assessment within the HTVIA Update, which are those identified as important by Officers.

- **Officer Comment:** The proposed unit mix is not supportable and would fail to accord with Policy RC9 which requires a minimum of 5% of units to be 3 bedroom – it is not considered that the application demonstrates that this would render the proposals unviable as per the RC9 wording.

Design Team Response: Alongside changes to height and massing, internal changes have been made to reconfigure the new block to provide a mix in line with that required by Policy RC9, reflecting the applicant's desire to work with the Council to provide high-quality accommodation that helps meet identified need. The accommodation schedule submitted with this application package provides further detail, but to summarise the following mix is proposed:

1B2P – 17 units (40%)

2B3P – 24 units (56%)

3B4P – 2 units (5%)

In line with requests made by officer's, one of the three bed units will be provided as social-rented accommodation. Accordingly, the scheme now complies with Policy RC9 and the application is considered acceptable in this regard.

- **Officer Comment:** There are also concerns regarding the closeness and relationship of the 10-storey extension element to Grantley Heights. This is considered to result in a quite significant overbearing impact to this property. There is also unacceptable loss of privacy between facing bedroom windows to the north elevation of the proposed extension block and south facing bedroom windows to Grantley heights. This issue is in relation to unit no. 101 at first floor level and then the corresponding units in the same position to the floors above (windows practically facing at a distance of around 7m). It is considered that the off- set between this elevation and Grantley Heights would have to be increased whilst window placement/configuration or type would have to be altered to address the overlooking.

Design Team Response: As set out in drawing numbers 22-01 to 22-11, the internal configuration of Grantley Heights has been transposed onto plans. This clearly identifies that accommodation does not start until 1st floor level and that Grantley Heights is configured in a manner where circulation space is concentrated to the eastern end of the block, most probably to allow development to come forward to the south along Watlington Street, given that this scheme was allowed to build up to the site boundary.

Changes to massing have been implemented to remove built form that was in the direct viewing line of 'bedroom 1' of the eastern-most unit on the southern elevation of Grantley Heights and to place this closer to the circulation space. This has had the effect of increasing separation distances to built form to 11.5m, which is akin to a standard front to side distance evidenced in housing layouts. It is considered that this provides a similar, actually greater, level of separation than that between facades in Queens Wharf or between the various component parts of Clarendon House, as now proposed.

Whilst the separation distance between units 101/102 and circulation space at Grantley Heights has been reduced, this is non-habitable space at Grantley Heights and therefore the impact is acceptable; there are many examples of stairwells and circulation spaces having obscured or no views in order to open up the rest of the development. In addition, the internal re-configuration of units G01 and then 101/102 (this being replicated to 4th floor level, after which windows above are set back within the tower, which are themselves obscured by the larger block below) means that there are no north-facing windows that could give rise to loss of privacy to Grantley Heights residents (the corner window in units 102, 202 etc is a bathroom window that would be fully obscured).

As habitable rooms at Grantley Heights are south-facing, they will receive a standard of daylight and sunlight that complies with BRE guidance, this being improved by the changes in massing proposed. Section 8 of the Daylight and Sunlight Addendum highlights that the occupants of Grantley Heights will receive a good, compliant standard of daylight and sunlight considering BRE Guidance on

this matter. In addition, the inhabitants of this development will also benefit from improved outlook within the courtyard, this being converted into a primarily green space, supported by green and brown roofs as shown in section 6.6.2 of the DAS Addendum and on drawing number 1582-LS-03. Given that this forms the immediate context to outlook, it is considered that this balances loss of wider outlook to the east of the site, which in any event is taken in the context of the Q2 building and the IDR in front of this.

- **Officer comment:** There are also concerns regarding the closeness and relationship between the windows and balconies at the courtyard corner junction of the proposed extension and Clarendon House itself (including the balconies to the proposed Clarendon House roof extension) which is considered to provide unacceptable opportunities for overlooking. Mitigation would need to be proposed to address these relationships to all floors (e.g. screening, recessed windows, reconfiguration of window placement, removal of balconies). Similar mitigation should be explored to improve the situation between the existing building at Clarendon House and the proposed mews houses also where the current situation would also lend itself to unacceptable levels of overlooking and privacy.

Design Team Response: As demonstrated on drawing numbers 22-01 to 22-05, changes to layout and internal configuration mean that there is no potential for overlooking from Clarendon House to the proposed mews houses. Similarly, changes have been made to units 105 – 405 to ensure that there is no overlooking into closest Clarendon House windows. At fifth floor level, the existing parapet of Clarendon House provides privacy screening to residents of these units. Above this level, there is some potential for looking down into outdoor balconies at 5th floor level of Clarendon House, but this is taken at sufficient distance and not at direct angles, given where windows are proposed. It is also considered that this is a very similar scenario to that prevalent at Queens Wharf, providing direct, acceptable precedent.

3. Proposed Development and Affordable Housing Offer

Description of Development

- 3.1 The initial proposed description of development relating to the May 2018 scheme at Reading Heights was:

'The erection of a one storey roof extension and a part six, part ten storey building, mews houses comprising 4,108 sqm (GEA) of new development, providing up to 50 residential units together with associated services enclosures, parking and landscaping'

- 3.2 Subsequent to the design changes set out in Section 2, as identified in revised planning drawings and the DAS Addendum, the description of development has now changed to:

'The erection of a one storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping.'

Amount and Mix of Housing

- 3.3 The proposed development, as set out in the planning drawings supporting this application, seeks to provide up to 43 one to two bed residential units, comprising a mix of private and affordable housing, as well as wheelchair accessible units.

- 3.4 It is proposed that 13 of the 43 dwellings will be provided as affordable units, representing 30.2% of the total number of dwellings. The tenure distribution has been broken down into the following categories:

- Social Rent
- Affordable Rent
- Shared Ownership
- Market Sale

- 3.5 A breakdown of the accommodation is shown in the table below.

Tenure	Unit Type	Number of units	%
Social Rent	1 bedroom 2 person	5	11.6%
	2-bedroom 3 person	1	2.3%
	3-bedroom 4 person	1	2.3%
	Sub-total	7	16.2%
Affordable Rent	2-bedroom 3 person	2	4.7%

	Sub-total	2	4.7%
Intermediate	1 bedroom 2 person	2	4.7%
	2 bedroom 3 person	2	4.7%
	Sub-total	4	9.3%
Market Sale	1 bedroom 2 person	10	23.3%
	2 bedroom 3 person	19	44.2%
	2 bedroom 4 person	1	2.3%
	Sub-total	30	69.8
Total		43	100

3.6 Of the 13 affordable units proposed, 4 units will be wheelchair adaptable (Units G02, G03, 103 and 104); 2 within the social rent units and 2 located in the shared ownership units. Drawing numbers 26-02.01, 26.03.01, 26-08.01 and 26.09.01 demonstrate the wheelchair adapted layouts.

3.7 Our further response to the Housing Officers comments is provided below:

- **Officer Comment:** 30% on-site provision, which is Policy DM6 compliant.

Design Team Response: Further to changes to design and layout, we can confirm that the scheme provides 30.2% affordable housing and is still policy-compliant.

- **Officer Comment:** A 70/30 split between rented and intermediate housing (as opposed to the 50/50 split proposed) would more align with the current housing needs within the Borough and should be investigated further.

Design Team Response: We have provided 69.2%/30.8% split in terms of the affordable offer to comply with Policy DM6 and the Affordable Housing SPD.

- **Officer Comment:** The current offer is for the minimal amount of rented units at the highest possible rent – this is not acceptable.

Design Team Response: This is understood. Our proposals, taking into account the SPD have rectified this and, as noted above, the intent is to provide the majority of rented accommodation at social rented levels, considered to be 50% of market rent, with affordable rent set at 65% of market rent. In this regard, it is considered that the proposals accord with the requirements of Policy DM6 and the Affordable Housing SPD.

- **Officer Comment:** To accord with the SPD, social rather than affordable rented units would be required – affordable rented units could be considered in relation to a 70/30 split.

Design Team Response: Of the rented accommodation, 7 out of 9 units are proposed as Social Rented units, which strongly accords with officers' comments,

as well as need identified in the Berkshire SHMA¹. In this regard, it is considered that the proposals meet with the requirements of the Affordable Housing SPD and Policy DM6.

- **Officer Comment:** A more even mix of 1 and 2 bed units is sought (2 beds are a priority).

Design Team Response: This has been achieved; of the 13 affordable units provided, 6 units are 2 bedroom or more. These larger units are split evenly between social and affordable rented and shared ownership units (2 per tenure)

- **Officer Comment:** On site provision rather than off-site payment is required for this application (however any S106 would need to include a cascade mechanism back to a contribution in the event that housing providers fail to pick up any of the units).
- **Design Team Response:** Again, on-site provision has been achieved to respond to officers' comments. In the event that accommodation is not taken up by a Registered Provider, the applicant is willing to accept a cascade mechanism within any S106 to ensure adequate contribution is made to affordable housing supply in the Borough and the applicant therefore welcomes further discussions in this regard should a planning consent be achieved.

¹ Table 85 and corresponding para. 6.123, Berkshire Strategic Housing Market Assessment, February 2016

4. Summary of Archaeological Survey

- 4.1 An Archaeological Report has been prepared to respond to comments made by Berkshire Archaeology, which are set out below:

'There are potential archaeological issues with the proposals at 300 Kings Road.

The site is located a short distance away from the Medieval core of Reading and the River Kennet. This location raises the potential for archaeological remains dating from the prehistoric through to the medieval and post-medieval periods.

Given the location of the site and the scale of the project, the potential impact on archaeological remains by the proposals should be assessed. It is recommended that, as a first stage of work, an Archaeological Desk-Based Assessment (DBA) is completed to support the application and prior to it being determined.

The DBA should consider both past and proposed impacts within the site. Further field investigations may be required and therefore it is recommended that the applicants contact Berkshire Archaeology in order to discuss the proposals and potential archaeological investigations'.

- 4.2 Further to the DBA being undertaken by the Archaeology Collective in August, the report confirms that the application site does not contain any designated heritage assets of archaeological interest, such as world heritage sites, scheduled monuments, or registered battlefields where there would be a presumption in favour of their physical preservation in situ and against development.
- 4.3 It is considered that the proposed development will not have an impact on the significance, or the ability to appreciate the significance of two off-Site scheduled monuments, which lie within 500m of the Site, through a change to their setting.
- 4.4 There are five previously recorded non-designated heritage assets within the boundary of the Site, all of which date to the modern period and relate to industrial activity.
- 4.5 A review of historic mapping has indicated that the Site has been built upon and subsequently redeveloped, including the development of the assets identified within the Site, since at least the mid-19th century. This would have reduced below ground archaeological remains within the footprint of these buildings. However, the proposed development includes the construction of a side extension to Clarendon House, which has the potential to have impacts upon any surviving archaeological remains associated with the industrial activity on the Site and any earlier archaeological deposits which may survive beyond the depths and extents of previous ground disturbance across the Site.
- 4.6 It is considered that the Site is unlikely to contain any archaeological deposits of high significance or value.
- 4.7 Therefore, this assessment should provide sufficient information to determine a planning application, when it is submitted. No further archaeological works should be required prior to determination of that application. If any further archaeological investigations are

deemed to be necessary to inform the planning process, they could most appropriately be dealt with by a suitably worded planning condition.

- 4.8 The conclusions of this assessment and in particular the recommendations in respect of the determination of the planning application, are in accordance with both local and national planning policy.

5. Response to Landscape and Transport Comments

Landscape Comments

- 5.1 A number of comments were received by the Council's Landscape and Trees Officer during the consultation process. The following paragraphs identify the Design Team response to these:

- **Officer Comment:** I acknowledge the additional planting within the central courtyard however planting in this location will predominantly benefit pedestrians and the immediate occupants of the apartments. The application allows very limited new planting where it would be visible for users on the public highway particularly along the frontage with Watlington Street.

The plot is located on the corner of one of the principal routes through central reading and the IDR. It would be unacceptable to permit a development of this scale- and in this location which fails to enhance the street scene. The small amenity areas proposed for residential flats on the ground floor with climbers for screening simply do not suffice. This is a very poor and short-term landscape plan. I would prefer the building line set back to allow amenity planting adjacent to Watlington Street. Amenity planting where it has significant importance in the wider landscape should look to be communally owned and maintained in order to enhance the development as a whole and make a long-term contribution to the character of Watlington Street.

Design Team Response: Planting of fastigate trees and shrubs along the Watlington Street frontage have been introduced to provide a buffer between residential apartments and the bridge abutment, creating small contained terraces at ground level. Similarly, a hedge of 1.2m height has been introduced along the southern perimeter of Clarendon House in order to establish a buffer between the footpath and ground floor apartments whilst fastigate Birch trees are also introduced to complement vertical recesses.

More detail is provided on drawing numbers 1582-LS-01 and 1582-LS-07, as well as the visualisations contained within Section 6 of the DAS Addendum. It is considered that the proposals provide much-needed greening and softening to the building and the Queens Road/Watlington Street corner of the IDR, which will improve visual perception and provide complementary air quality/health benefits. In this regard, the proposals are contended to sufficiently comply with planning policy requirements.

- **Officer Comment:** I would appreciate clarification on the concept of, or need for the walled central courtyard within the landscaped area at the centre of the site. The DAS states that this will be lit with lights dimmed at night. I have concerns the boundary wall will prevent views of the site - thus obscuring potential dangers and threats and encouraging anti-social behaviour. Very few pedestrians (particularly

women) would want to walk through this enclosed space where they cannot see who may be within it.

Design Team Response: The masterplan has been amended to provide a lower, hedged boundary to the courtyard area. It is noted that this is private land with no public access which is significantly overlooked on all sides. It will also be appropriately lit during darker hours for extra safety and monitored by CCTV. To complement the courtyard proposals, provision of larger shade trees, including lime and maple alongside shade tolerant native plant species to be used along the northern aspect of Clarendon House is proposed.

Transport Comments

5.2 The Transport Officer provided detailed comments in a detailed letter, dated 26th July. For brevity, only comments relating to required actions are set out below:

- **Officer Comment:** Can the applicant clarify whether there is alternative pedestrian access to the affordable units?

Design Team Response: As shown on drawing number 22-01, social housing is accessed either directly from the courtyard, which can be approached from Kennet Side or the Queen's Road entrance lobby. Affordable Rent and Shared Ownership Units will be accessed from the main entrance..

- **Officer Comment:** Can the applicant clarify how parking spaces will be managed to ensure the future occupiers of the dwellings are made aware of the parking restrictions within the site?

Design Team Response: The parking spaces will be offered for purchase, giving priority to larger units first, then smaller apartments. If any parking spaces are left, they will be offered for periodic rental. Management will enforce parking on site.

- **Officer Comment:** The Transport Statement indicates that the management company will organise for bins to be wheeled to the refuse trucks on collection day but this seems a complicated arrangement when the site could be designed to accommodate a turning provision for refuse vehicles. In view of this, it is recommended that the Council's Waste team are consulted on this application to see if the waste collection arrangements are practicable. In my view, refuse collection should take place off the carriageway.

- **Design Team Response:** The refuse collection methods for the site will remain as per the existing arrangement from Grantley Heights, with refuse vehicles reversing from Kennet Side into the access road, as agreed in an email dated 8th August 2018 from the RBC Waste Operations Supervisor, a copy of which is included at Appendix E of the Transport Statement update.

Three bin stores are identified within the site, as presented on drawing number 22-01. These bin stores will accommodate 18 4-wheeled bins and the management company will ensure that these bins are wheeled to the appropriate location for collection on the correct day of the week and then returned to the appropriate bin

stores following collection. Further details of the bin stores are set out in drawing numbers 34-04 and 34-05.

- **Officer Comment:** Additional information is requested to confirm that the proposed cycle parking arrangements comply with the Council's standards. Given the low parking provision within the site, it is essential that good quality cycle storage is provided.

Design Team Response: Covered cycle parking is proposed on site in a two-tier system that will provide 48 cycle parking spaces. The location of these cycle parking spaces is shown on drawing number 22-01. A more detailed plan has been prepared to demonstrate the cycle parking proposals, as shown in drawing number 34-03. It is considered that the proposals fully comply with planning policy requirements.

6. Conclusions

- 6.1 This Planning Statement Addendum has been prepared by Vocalism on behalf of Reading Heights Ltd to address comments made by Council Officers and Statutory Consultees in relation to a planning application for the:

‘The erection of a one storey roof extension, part six, part nine storey side/rear extension and mews houses providing 43 new residential units together with associated services enclosures, parking, and landscaping.’

- 6.2 The detail set out in this document, which references the significant work undertaken and subsequently submitted to the Council for consideration, highlights a desire on behalf of the applicant to work with the Council to deliver high-quality, policy-compliant development that marks a step-change in quality within the locality and which will set a benchmark for others to follow.
- 6.3 In preparing this further Design Team response, all relevant planning policy requirements together with specific issues identified by officers during discussions have been taken into account.
- 6.4 As a result, the development fully accords with local, regional and national planning policy and it is considered that there is now impediment to the grant of planning permission when this application is heard at Planning Committee.

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