



PLANNING STATEMENT

Including Draft S.106 Heads of Terms

18-20 Hosier Street, Reading, RG1 7JL

November 2018

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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by DP9 Ltd to accompany an application for full planning permission. The application is submitted on behalf of Inception (Reading) Sarl (c/o Moorgarth Group Limited) (hereafter referred to as the ‘Applicant’) for a proposed hotel and restaurant/bar development, located at 18-20 Hosier Street, Reading (hereafter referred to as ‘the Proposed Development’).

The Planning Application

- 1.2 Detailed planning permission is sought for the demolition of all existing structures and erection of a part 7 and part 8 storey building to form a new hotel and restaurant/bar at ground floor level, together with means of access and associated works. The Application Site extends to 0.1 ha and is located within the administrative area of Reading Borough Council (“RBC” or “the Council”).
- 1.3 The description of development is as follows:

“Demolition of all existing structures, erection of a part 7, part 8 storey building for use as a Hotel (Class C1 Use) and Restaurant/Bar (Class A3/A4 Use), means of access and associated works”

- 1.4 This Statement assesses the planning considerations associated with the Proposed Development and considers the development in the context of relevant planning policy and guidance.

Planning Application Documents

- 1.5 The following documents are submitted as part of the planning application:
- Completed Planning Application Form and Ownership Certificate
 - Drawings – Location Plan, Site Plan/Block Plan, Existing & Proposed Plans, Sections & Elevations; and
 - Design and Access Statement.
- 1.6 The following documents are submitted to accompany the planning application:
- Planning Statement (including Draft S106 Heads of Terms);
 - Community Infrastructure Levy (CIL) Form;
 - Transport Statement, Travel Plan and Servicing & Waste Management Plan;
 - Energy and Sustainability Statement incl. BREEAM Pre-Assessment;
 - Heritage Statement;
 - Noise Impact Assessment;
 - Daylight/Sunlight Assessment;
 - Ventilation & Extraction Statement;
 - Archaeological Statement; and

- Statement of Community Involvement.

Supplemental Planning Application Documents

1.7 Prior approval was given by the Council on 29 August 2018 for the demolition of all existing structures to slab level (RBC ref: 180217); however, for the purposes of this planning application the documents submitted as part of the prior approval remain relevant:

- Ecological Statement dated August 2017; and
- Demolition Phase Health Safety & Environmental Plan (rev. 01).

Structure of this Statement

1.8 This document provides an overview of the Application 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 outlines the relevant planning policy context of the Site and the proposed development.
- Section 5 sets out a planning assessment of the proposed development against policy requirements.
- Section 6 provides a summary of the draft planning obligations.
- Section 7 provides a summary and our conclusions on the proposed development.

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The Application Site is located within the administrative area of Reading Borough Council. The Site is located west of St. Mary's Butts and immediately north of Hosier Street adjacent to Broad Street Mall to the north and west.
- 2.2 The surrounding area is typified by a mix of retail, commercial and leisure uses, including offices, shops, restaurants, pubs, the Hexagon Theatre and Church of St Mary (Grade I listed).
- 2.3 The Application Site currently comprises the former Eva's nightclub and a vacant barn/warehouse, the former of which closed down at the end of 2017. Prior approval was given by the Council on 29 August 2018 for the demolition of these existing structures to slab level (RBC ref: 180217). The Application Site also includes a small section of the eastern edge of South Court, adjacent to the southern entrance of Broad Street Mall.
- 2.4 In terms of relevant planning designations, the Application Site is located within Central Reading, Major Development Areas in the Centre, Development in the West Side Major Opportunity Area, Central Core, Office Core and Primary Shopping Area, which are appropriate locations for hotel and restaurant/bar uses. The Site is also located within the draft Hosier Street Framework Area, which envisages comprehensive regeneration development for the area.
- 2.5 There are no listed buildings within the Site and the Site is not located within a conservation area. The Site is, however, located near to St Mary's Butts/Castle Street and Russel Street/Castle Hill Conservation Areas. There are also a number of listed buildings and monuments located within close proximity to the Site, including: Church of St. Mary (Grade I listed); 55 and 55A St Mary's Butts (Grade II listed); and Jubilee Cross (Grade II listed).
- 2.6 The Application Site boundary is illustrated below.

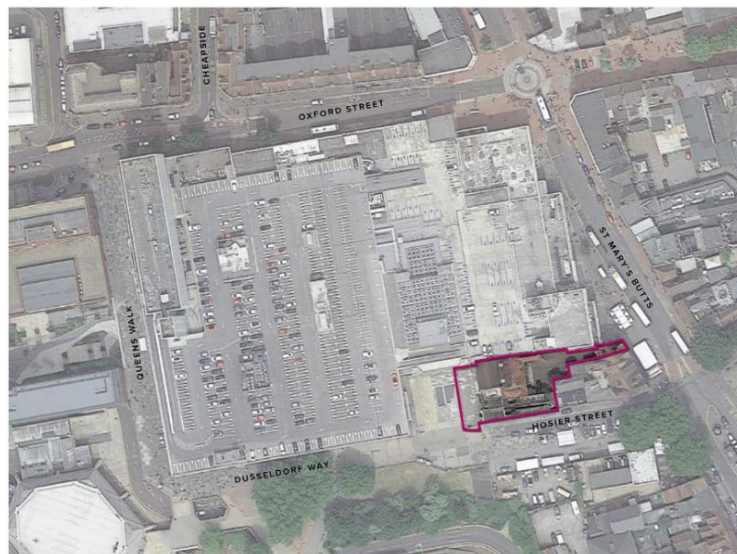


Figure 1 Indicative Application Site Boundary

Site Planning History

2.7 The following summarises the planning history of the site which is most relevant to the Proposed Development.

- 180217 – Prior approval was given by the Council on 29 August 2018 for the demolition of the former Eva’s nightclub and a vacant barn/warehouse to ground slab/level.
- 071056 – Planning permission was granted on 29 May 2008 for the redevelopment of the existing beer garden, to include the dismantling of an existing wood framed/clad shed/bar, to be replaced with a new wood framed metal clad cabin to be used as the new bar. The erection of a decorative awning to be used as cover above the smoking area. The erection of a retractable awning above the garden area.
- 010636 – Planning permission was granted on 28 November 2001 for the change of use from retail to cocktail bar/night club (Use Class D2).
- Other planning history the Site relates to minor development such as advertisement consent and discharge of planning conditions.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 This Section details what is being applied for in the planning application 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.

Description of Development

- 3.2 This application seeks full planning permission for:

“Demolition of all existing structures, erection of a part 7, part 8 storey building for use as a Hotel (Class C1 Use) and Restaurant/Bar (Class A3/A4 Use), means of access and associated works”

Pre-application Consultation

- 3.3 The design team have engaged with Reading Borough Council planning and transport officers regarding this specific proposal since Summer 2018. The feedback received during those sessions has specifically influenced the overarching design approach. Written pre-application advice from Reading’s Design Review Panel was issued by Reading Borough Council in October 2018 and has informed the submitted scheme design.
- 3.4 A public exhibition was held over two days on 6th and 7th August at Broad Street Mall in Reading, where the public were able to preview and comment on the emerging scheme designs. Overall, attendees welcomed the proposals and were supportive of the regeneration of the of the area and the provision of a new hotel. Attendees widely agreed that, alongside general improvements and regeneration, providing a restaurant/bar was welcomed in the area.

The Proposed Development

- 3.5 The Proposed Development seeks to continue the regeneration and improvement efforts brought forward by the Applicant over the past 18 months, initially the refurbishments of Broad Street Mall and Fountain House and latterly consents to bring the former Argos store back into use.
- 3.6 This latest proposal seeks to deliver a new 101 bedroom hotel, together with complementary restaurant/bar provision in the Central Reading area. The scheme makes best use of an underutilised and previously developed site south of Broad Street Mall, together with an opportunity to create active frontages along Hosier Street, a first stage of works with a view to wider improvements advocated through the draft Hosier Street Development Framework.
- 3.7 It is anticipated that the new building will be operated by Whitbread under their Premier Inn hotel and Bar & Block Steakhouse restaurant brands.

- 3.8 Premier Inn (Class C1) – comprises 101 rooms split between a range of sizes and types (triples, quads and universally accessible rooms). The Premier Inn customer entrance will be via the southwest corner of the Site at its juncture with Hosier Street and South Court. The hotel rooms are arranged between first and seventh floors.
- 3.9 Bar & Block Steakhouse (Class A3/A4) – situated at ground floor level with access from Hosier Street. The Bar & Block Steakhouse is a restaurant/bar offer for hotel guests and the general public alike. The intended opening hours will be 6:30am to 12 midnight, daily, subject to licensing.
- 3.10 In terms of floorspace, the table below identifies the existing and proposed floorspace and how this is split between the hotel and restaurant/bar uses.

LAND USE	Existing GIA (sq m)	Proposed GIA (sq m)
Nightclub (Sui Generis)	376	-
Ancillary Buildings (Sui Generis)	328	-
Hotel (C1) – Premier Inn	-	3,486
Restaurant/Bar (A3/A4) – Bar & Block Steakhouse	-	462
TOTAL	704	3,948

Table 3.1 – Existing and Proposed Floorspace by Land Use

- 3.11 The Proposed Development will comprise a part 7 and part 8 storey element, extending to 70.2 m AOD. The proposed massing is sympathetic to the adjacent Conservation Area, stepping down towards Reading Minster to the east. The mass of the building will also be brought forward along Hosier Street to create an active frontage to the street, broken up through fenestration and varied materiality. The design rationale and overarching approach is set out in the accompanying Design and Access Statement.
- 3.12 Servicing of the Proposed Development will be made via Hosier Street. Bins will be wheeled from the service yard at the rear of the hotel to Hosier Street, where they will be collected. Food and beverage and hotel deliveries will be made via a servicing corridor along the western portion of the Site accessible from South Court/Hosier Street.
- 3.13 There is an expectation that the Hosier Street footways adjacent to the Proposed Development (north side) may require alterations and/or repair as part of the proposed works. The scope of such works will be discussed with the Highway Authority during the application determination period.

4.0 PLANNING POLICY CONTEXT

- 4.1 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 are included below.

National Planning Policy

- 4.2 National planning policy is set out in the National Planning Policy Framework (NPPF), which was adopted on 24 July 2018. 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.
- 4.3 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.

The Development Plan

- 4.4 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.
- 4.5 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).
- 4.6 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. Due consideration has been given to the emerging policies.

- 4.7 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 application. Insofar as they may be considered relevant to this application is the Reading Tall Building Strategy (January 2008), Sustainable Design and Construction SPD (2011), Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 SPD (2015).
- 4.8 In addition to the Development Plan and supplementary guidance documents, there are emerging planning documents which have also been taken into account. Of particular relevance to this application is the draft Hosier Street Area Outline Development Framework (June 2018) which is expected to be approved by Council imminently.

Site Designations

- 4.9 The Site is subject to the following designations, as defined by Reading Borough Council.
- Central Reading;
 - Major Development Areas in the Centre;
 - Settlement Boundary;
 - Development in the West Side Major Opportunity Area (Site RC2d/RC12d, Broad Street Mall);
 - Central Core, Office Core and Primary Shopping Area;
 - Tall Buildings (RC13b, Western Grouping);
 - Reading Central Area; and
 - Air Quality Management Area.
- 4.10 The Draft for Consultation Hosier Street Area Outline Development Framework (June 2018) identifies Hosier Street/Broad Street Mall as an area that provides significant development opportunity. The area will host a wide range of uses and activities that will contribute to an active, well designed public realm throughout daylight and evening hours. There will be a mix of residential/office/commercial/retail and leisure/community facilities.
- 4.11 The Draft Development Framework further states that *“the Council welcomes and supports the continued additional retail provision, with emphasis on and restaurants located around the edges of the Mall.”*

5.0 PLANNING ASSESSMENT

- 5.1 This Section comprises our assessment of the Proposed Development against relevant planning policy. Reference is made to the other consultants' documents submitted to accompany the planning application where relevant.

Principle of Development and Land Use

National Planning Policy Framework

- 5.2 Paragraph 117 of the NPPF notes that planning policies and decisions should promote an effective use of land. It further notes that strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land. It is clear that this vacant and underutilised town centre site would benefit from immediate redevelopment, bringing it back into economic use and making an effective use of land.
- 5.3 At a national level, hotels and restaurants are classified as 'main town centre uses'. Paragraph 85 of the NPPF states that Local Planning Authorities should define the extent of town centre and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre. This is a town centre location, inherently appropriate for hotel and restaurant/bar use.

The Development Plan

Demolition of Existing Buildings

- 5.4 The Proposed Development includes the demolition of all existing buildings. As referenced above, prior approval was given by the Council on 29 August 2018 for the demolition of these existing structures to slab level (RBC ref: 180217). The principle of demolition has therefore been established and is considered acceptable.

Hotels and Restaurants/Bars

- 5.5 Reading Central Area Action Plan Policy RC7 (Leisure, Culture and Tourism in the Centre) states:

"The Reading Central Area will be the prime focus for major leisure, cultural and non-regionally significant tourism development. These uses should be concentrated within the Central Core as defined on the proposals Map. Leisure cultural and tourism uses that would attract a wide range of people into the centre will be encouraged."

- 5.6 Reading Core Strategy Policy CS25 (Scale and Location of Retail Leisure and Culture Development) states that major retail and main town centre leisure and

culture development will take place in, or as an extension to the centre of Reading.

- 5.7 The Site falls within the West Side Major Opportunity Area (Site CR2d and CR12d, Broad Street Mall) within the Reading Central Area Action Plan and Submission Draft Local Plan respectively. Both the Area Action Plan and Submission Draft Local Plan designate the Site for continued retail and leisure provision.
- 5.8 As set out in the Sites and Detailed Policies document and the Submission Draft Local Plan, leisure, cultural and tourism development are those uses within the ‘main town centre uses’ as defined in the NPPF. As referenced above, the NPPF identifies hotels and restaurants as main town centre uses.

Evaluation

Hotel Use

- 5.9 The Proposed Development seeks permission for the creation of 3,486 sqm GIA of hotel floorspace (Use Class C1) to be operated as a 101 bedroom Premier Inn. The hotel will be operated and managed by Whitbread, the largest hotelier in the country with a vast portfolio and range of hotels, including Premier Inn’s within Reading and the surrounding areas.
- 5.10 The Application Site is located within Central Reading and the West Side Major Opportunity Area, both locations where hotel development are supported by policy. The proposed hotel land use is clearly acceptable in this central location.
- 5.11 The area does not have a predominantly residential character and the hotel will not result in adverse environmental or traffic effects (as explained further in the accompanying technical reports).
- 5.12 Furthermore, the sustainability of the Application Site for a hotel is clear given its central location and excellent public transport accessibility. A Transport Statement and Travel Plan has been submitted to accompany the application which explains in greater detail how traffic effects will be managed.

Restaurant/Bar Use

- 5.13 In addition to the hotel use, the Proposed Development also seeks permission for the creation of 462 sqm GIA of restaurant/bar (Use Class A3/A4) floorspace, which will be operated under Whitbread’s Bar & Block Steakhouse brand. The Bar & Block Steakhouse will be for the use of hotel guests from the Premier Inn, but will also accept public trade. The restaurant/bar will be carefully managed by Whitbread, an experienced restaurant operator, to ensure its operation does not result in adverse impacts.

- The opening hours will be 6:30am to 12 midnight, subject to licensing;

- The accompanying technical reports demonstrate how safeguards are in place to mitigate against potential odour, noise and vibration;
- The approach to servicing is set out in the accompanying Transport Statement and Design and Access Statement.

- 5.14 Site and Detailed Policies Document Policy DM4 (Safeguarding Amenity) requires development not to cause a significant detrimental impact to the living environment of existing or new residential properties in terms of noise and disturbance, vibration, smell, or crime and safety. As set out in the accompanying technical reports, given the location of the Site and nature of the proposed use, it not expected that the proposed use will give rise to adverse impacts on neighbours. It is not expected that there will be increased parking or traffic as a result of the restaurant/bar given there is no on-site parking and the offer will appeal to hotel guests already on-site, together with pass-by trade from visitors to Broad Street Mall and the town centre generally.
- 5.15 In the context of the above, existing and emerging local plan policy encourages a broad range of different but complementary uses within an area easily accessible by foot. The proposed Class A3/A4 use clearly qualify in this regard, as part of the overall Whitbread offer being proposed in this location.

Design

- 5.16 Paragraph 124 and 127 of the NPPF states that good design is a key aspect of sustainable development, is indivisible from good planning, creates better places in which to live and work and helps make development acceptable to communities. Planning policies and decisions should ensure developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.17 Core Strategy Policy CS7 (Design and the Public Realm) and Draft Submission Local Plan Policy CC7 (Design and the Public Realm) require developments to respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment. They further require developments to be visually attractive as a result of good high quality built form and spaces using appropriate materials.
- 5.18 Reading Central Area Action Plan Policy RC5 (Design in the Centre) requires applications for development within Reading central to demonstrate architectural details and materials uses to be of high quality and respect the form and quality of the detailing and materials in the area local to the development site.
- 5.19 A comprehensive Design and Access Statement has been prepared by Corstorphine + Wright which forms part of the planning application. The document comprises a detailed account of the existing building and its context,

a summary of the design approach, together with an explanation of design development, bearing in mind the proactive approach taken towards the Design Review Panel process. The document explains the Proposed Development in terms of concept, building form and elevational treatment and with regard to townscape considerations can be read alongside the Heritage Statement prepared by KM Heritage.

- 5.20 In summary, the design and Proposed Development is considered to offer a number of significant benefits by:
- Rejuvenating a tired brownfield site, which currently detracts from the immediate townscape and neighbouring Conservation Areas;
 - Providing an appropriate architectural response to the Application Site's location between two Conservation Area's and nearby listed buildings, with an architectural language, materiality and quality that will preserve and enhance the character and appearance of the locality;
 - Introduce active street frontage along Hosier Street;
 - Bringing forward a scheme sensitive to existing and proposed neighbouring uses insofar as it would not impact on the adjacent occupiers enjoyment of their commercial properties; and
 - Providing a highly sustainable scheme in terms of its design, construction, whilst redeveloping underutilised brownfield land.
- 5.21 It is therefore considered that the design of the Proposed Development is in accordance with the NPPF, Development Plan Policy CS7 and Policy RC5, emerging Local Plan Policy CC7, and is acceptable in design terms.

Heritage and Archaeology

- 5.22 An Archaeology Assessment prepared by Museum of London Archaeology (MOLA) and a Heritage Statement prepared by KM Heritage accompany this application.
- 5.23 Draft Submission Local Plan Policy EN2 (Areas of Archaeological Significance) requires the assessment of the archaeological impacts of development proposals to be submitted as part of the planning application submission. In line with emerging Local Plan Policy EN2, an Archaeological Assessment prepared by MOLA accompanies this application.
- 5.24 The Archeological Assessment notes that there is high potential for post-medieval remains and moderate potential for medieval remains as the site and surrounding area has been developed since this time. It is expected that further investigation will be necessary to confirm (or not) the presence, nature and significance of any archaeological remains. Any archaeological work will need to be undertaken in accordance with a Written Scheme of Investigation.

- 5.25 Chapter 16 of the NPPF (Conserving and Enhancing the Historic Environment) deals with Heritage Assets describing them as an irreplaceable resource that should be conserved in a manner appropriate to their significance.
- 5.26 Local Plan Policy CS33 and draft Submission Local Plan Policy EN1 (Protection and Enhancement of the Historic Environment) note that historic features and areas of historic importance and other elements of the historic environment, including their setting, will be protected and where appropriate enhanced.
- 5.27 Draft Submission Local Plan Policy EN6 (New Development in a Historic Context) requires new development to make a contribution to the historic character of the area by respecting and enhancing its architectural and visual qualities.
- 5.28 The design of the Proposed Development has evolved to ensure that a number of issues are addressed, including the lack of active frontages on Hosier Street. The choice of materials has been specifically considered to not only reflect its immediate surroundings but also long tradition of brick-use in Reading.
- 5.29 The Heritage Statement concludes that overall, in terms of impact on the character and appearance of the Conservation Area and the setting of newly listed buildings, the proposals will considerably enhance both. The materiality of the building will ensure it is a contextual neighbour to the nearby heritage assets and will help to improve the currently poor quality of Hosier Street.
- 5.30 It is therefore considered that the Proposed Development is in accordance with the NPPF and adopted and emerging local plan policy in relation to heritage and archaeology.

Transport, Accessibility and Waste

- 5.31 A Transport Statement prepared by Connect accompanies this application and is supported by a Travel Plan. The Transport Statement demonstrates the acceptability of the proposed development in respect of the effect of the proposals on the local highway network, specifically in relation to the approach to car parking, deliveries and servicing.
- 5.32 As noted above, no on-site car parking is proposed as part of this application – the Proposed Development is therefore car free. There is an existing NCP car park associated with Broad Street Mall which it is anticipated visitors to the hotel or restaurant/bar will be able to utilise, if required.
- 5.33 In accordance with Core Strategy Policy CS2 (Waste Minimisation) and Draft Submission Local Plan Policy CC5 (Waste Minimisation and Storage), the Proposed Development includes adequate space for refuse facilities as detailed in the Design and Access Statement and Transport Statement.

- 5.34 On the basis of the assessment undertaken as part of the Transport Statement, the scheme is considered to comply with paragraphs 110 and 11 of the NPPF, where sustainable transport solutions are promoted, safe and suitable access can be achieved and efficient delivery and servicing can be accommodated. It is also consistent with Core Strategy Policies CS2 and Draft Submission Local Plan Policy CC5.

Effect on Neighbour Amenity

- 5.35 There are not considered to be any amenity concerns or impacts on neighbouring properties arising from the Proposed Development. The scheme has been fully tested in terms of daylight/sunlight effects, noise effects from building plant, and ventilation and extraction requirements specifically to ensure its appropriateness and its acceptability in terms of planning policy requirements and guidance.

Daylight and Sunlight

- 5.36 A Daylight and Sunlight Assessment has been prepared by GVA which includes a detailed technical analysis to quantify the effect of the proposed development upon the daylight and sunlight amenity to the existing properties.
- 5.37 Draft Submission Local Plan Policy CC8 (Safeguarding Amenity) states in part that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of access to sunlight and daylight.
- 5.38 The Daylight and Sunlight Assessment concludes that Proposed Development will not result in alterations to the daylight and sunlight amenity of neighbouring properties and therefore is considered to be in accordance with Policy CC8.
- 5.39 The effect of the Proposed Development upon the daylight and sunlight amenity to existing neighbouring properties is considered acceptable in line with adopted and emerging Reading Borough Council planning policy.

Acoustics

- 5.40 This application is accompanied by a Noise Impact Assessment prepared by Hoare Lea which details the results of a noise survey undertaken. The assessment details the baseline noise conditions derived from survey findings, sets out the design criteria for new building plant to comply with Reading Borough Council requirements and sets out any required mitigation measures.
- 5.41 All noise generating plant and equipment associated with the Proposed Development will be designed to ensure that the noise egress limits specified in Table 5.1 below are achieved. The specific attenuation measures will depend on the type and location of the plant items but typical measures to be considered include in-duct attenuation, acoustic screening or enclosures, low noise equipment, acoustic lagging, and acoustically rated louvers.

Time of Day	Permissible sound rating level at 1m from the nearest noise sensitive premises ($L_{Aeq,15min}$ dB)	
	Daytime (07:00 to 23:00)	Night (23:00 to 07:00)
Residential elevations along St Mary's Butts	50	40
Other residential elevations	45	37

Table 5.1: Maximum permissible sound pressure levels at 1m from the nearest noise sensitive premises.

- 5.42 As set out in the Noise Impact Assessment, minimum sound insulation performances of the building envelope have been provided and the proposed triple glazing and full-house mechanical ventilation strategy is appropriate for the proposed scheme and in accordance with the Council's noise requirements.

Ventilation and Extraction

- 5.43 A Ventilation and Extraction Statement prepared by Hoare Lea accompanies this application. The document identifies the measures being put in place to manage environmental effects arising from the proposed uses, namely acoustic measures and silencers for building plant, flues terminating above roof level and kitchen extract systems discharging in discreet locations with appropriate levels of filtration.
- 5.44 It is therefore considered that the Proposed Development is in accordance with adopted and emerging local plan policy in relation to safeguarding amenity in terms of smell.

Energy and Sustainability

- 5.45 An Energy and Sustainability Statement (inc. BREEAM Pre-assessment) has been prepared by Hoare Lea and accompanies this application.
- 5.46 The Energy Strategy sets out the relevant policy and assess the scheme against the energy hierarchy; Be Lean, Be Clean, Be Green. Overall, the Proposed Development delivers a 29.9% reduction in carbon emissions over the Part L 2013 benchmark – this is achieved through:
- 'Be Lean' – Energy efficiency measures, comprising U-values beyond Part L minimum requirements, improved air tightness, energy efficient LED lighting, good fabric performance and high efficiency ventilation.
 - 'Be Clean' – Due to the proposed changes to the carbon emission factors in future revision of Part L – the use of Combined Heat and Power (CHP) is likely to offer a 'negative benefit' within the next five years and therefore has not been explored as part of the energy strategy.

- ‘Be Green’ – The proposed layout has provided space at roof level to be used for PV system. It is anticipated that approximately 175 sqm of PV array can be accommodated at roof level. In addition, the development’s specifications includes a requirement to use Heat Pump technology for both the heating and to provide hot water.
- 5.47 In addition, a BREEAM Pre-assessment has been carried out which confirms that a ‘Very Good’ rating is targeted and achievable for the Proposed Development, with aspirations of improving to ‘Excellent’ but note that this is expected to be challenging given the constraints of the site.
- 5.48 The Sustainability Statement assesses the Proposed Development against a range of criteria, including:
- Energy, Carbon and BREEAM;
 - Waste;
 - Water Management;
 - Air Quality;
 - Transport and Accessibility;
 - Biodiversity; and
 - Sustainable Materials and Construction.
- 5.49 Draft Submission Local Plan Policy CC2 and Draft Hosier Street Area Development Framework requires all major non-residential developments to achieve ‘Excellent’ standards where possible. As noted above, the proposed scheme achieves a ‘Very Good’ rating with aspirations of improving to ‘Excellent’, however this is expected to be challenging given the constraints of the site.
- 5.50 Overall, the Proposed Development makes a positive contribution to energy and sustainability targets and best practice and complies with Core Strategy Policy CS1, Sites and Detailed Policies Document Policies DM1, DM2, and Submission Draft Local Plan Policies CC3 and CC4.

6.0 CIL AND PLANNING OBLIGATIONS

Community Infrastructure Levy (CIL)

- 6.1 CIL is a tariff chargeable by Reading Borough Council on new development following 1 April 2015. In relation to the Site, CIL is charged at £120 per sqm (GIA) for C1 Use Class and £0 for A3/A4 Use Class.
- 6.2 The development is therefore CIL liable and a CIL payment would be made as part of the Proposed Development.

S106 Obligations

- 6.3 The scope of any prospective Section 106 Agreement will be subject to further detailed discussions during determination of the application. Obligations will be in accordance with Regulation 122 (2) of the Community Infrastructure Levy Regulations 2010 (as amended), which are:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.
- 6.4 Reading Borough Council has an adopted Planning Obligation SPD. In listing the draft Heads of Terms below, regard has been had to the Planning Obligations SPD (April 2015). It is proposed that the Section 106 Agreement may contain planning obligations which could secure obligations for the following:
- Employment and Training Strategy for the construction and operational phase of the Proposed Development;
 - Travel Plan;
 - S278 Works as may be required; and
 - S106 monitoring costs.
- 6.5 The Draft Heads of Terms are provided without prejudice.

7.0 SUMMARY & CONCLUSIONS

- 7.1 This Planning Statement has been prepared by DP9 Ltd to accompany an application for planning submission submitted on behalf of Inception (Reading) Sarl for the proposed Hosier Street Hotel development.
- 7.2 Detailed planning permission is sought for the erection of a part 7 and part 8 storey building, enabling works and means of access works to form a new Premier Inn and Bar & Block Steakhouse in Central Reading.
- 7.3 The planning application is submitted following pre-application engagement with Reading Borough Council planning and highways officers, as well as a design review panel process and public exhibition.
- 7.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 7.5 This Planning Statement assesses the Development against the Development Plan and other relevant national and local planning policy and guidance.
- 7.6 The Proposed Development is appropriately located for hotel and restaurant uses within Central Reading and the West Side Major Opportunity Area. The scheme is located on underutilised previously developed land and would preserve and enhance the adjacent Conservation Area's and nearby listed buildings.
- 7.7 The Proposed Development will result in a number of tangible benefits, including an enhanced visitor offer in the area in the form of a new hotel and restaurant, job and training opportunities in both the construction and operational phases, S106 obligations and CIL, together with other fiscal benefits.
- 7.8 On the basis that the supporting documents submitted as part of this planning application have demonstrated compliance with the requirements of the NPPF and the adopted Development Plan, it is therefore considered entirely appropriate to grant Planning Permission for the Proposed Development without delay.