

EDGARS

Planning Statement

Site: Land at 8-16 North Street, Reading

Proposal: Redevelopment of Site to provide Eight(no.) Two Bedroom Apartments and Two(no.) One Bedroom Apartment and 590 square metres of B1 Office Space including Undercroft Car Parking, Bike and Bin Storage.

For: Mr Joe Miles

Date: October 2018

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Project Ref: 612/003

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Version: Amended FINAL

Authorised by: Mr Joe Miles

LPA: Reading Borough Council





Contents

1	Introduction	3
2	Site and Surrounding Areas	4
3	Planning History	6
4	The Proposed Development	7
5	Pre-Application Advice	8
6	Planning Policy	9
7	Planning Considerations	13
8	Conclusions	19

The following Appendices are attached to this Planning Statement:

Appendix 1. Reading Borough Council's Pre-application Advice Response.

Appendix 2. Chatham Street Development Plan (170326)



1 Introduction

- 1.2 Edgars has been instructed by Mr Joe Miles (hereafter 'the applicant') to submit a planning application for the redevelopment of a site to provide a new mixed use building with office and residential accommodation at 8-16 North Street, Reading. This planning statement has been prepared in support of the application. It provides a description of the site and its recent planning history, a summary of pre-application discussions, an overview of the current planning policy context and an assessment of the proposals against relevant planning policies.
- 1.3 Alongside this Planning Statement the application submission comprises the following documents:
- Application Forms;
 - Design and Access Statement prepared by Shared Vision Limited;
 - Contaminated Land Risk Assessment prepared by Soil Environmental Services;
 - Noise Report prepared by W A Hines & Partners;
 - Transport Statement Prepared by Glanville; and
 - Architectural Drawings prepared by Shared Vision Limited.
- 1.4 The report sets out the planning history of the site and its constraints before considering the policy context and pre-application discussions undertaken in regard to the site. Finally, the report provides an assessment of the scheme against the Council's development plan.
- 1.5 The report concludes that the proposed development is acceptable and that it aligns with the policy requirements of the Development Plan.



2 Site and Surrounding Areas

Reading

- 2.1 Reading is a large settlement located in Berkshire. It is located 37 miles west of London and 24 miles southeast of Oxford. The settlement has been in existence since the 8th Century however, today, exists as a major commercial centre. The Borough has a population of approximately 163,000 (2016).

The Surrounding Area

- 2.2 The site is located to the north west of Reading Town Centre and approximately 550 metres from Reading Train Station. The Railway station is the second busiest interchange outside of London and provides connections to various places throughout the UK.

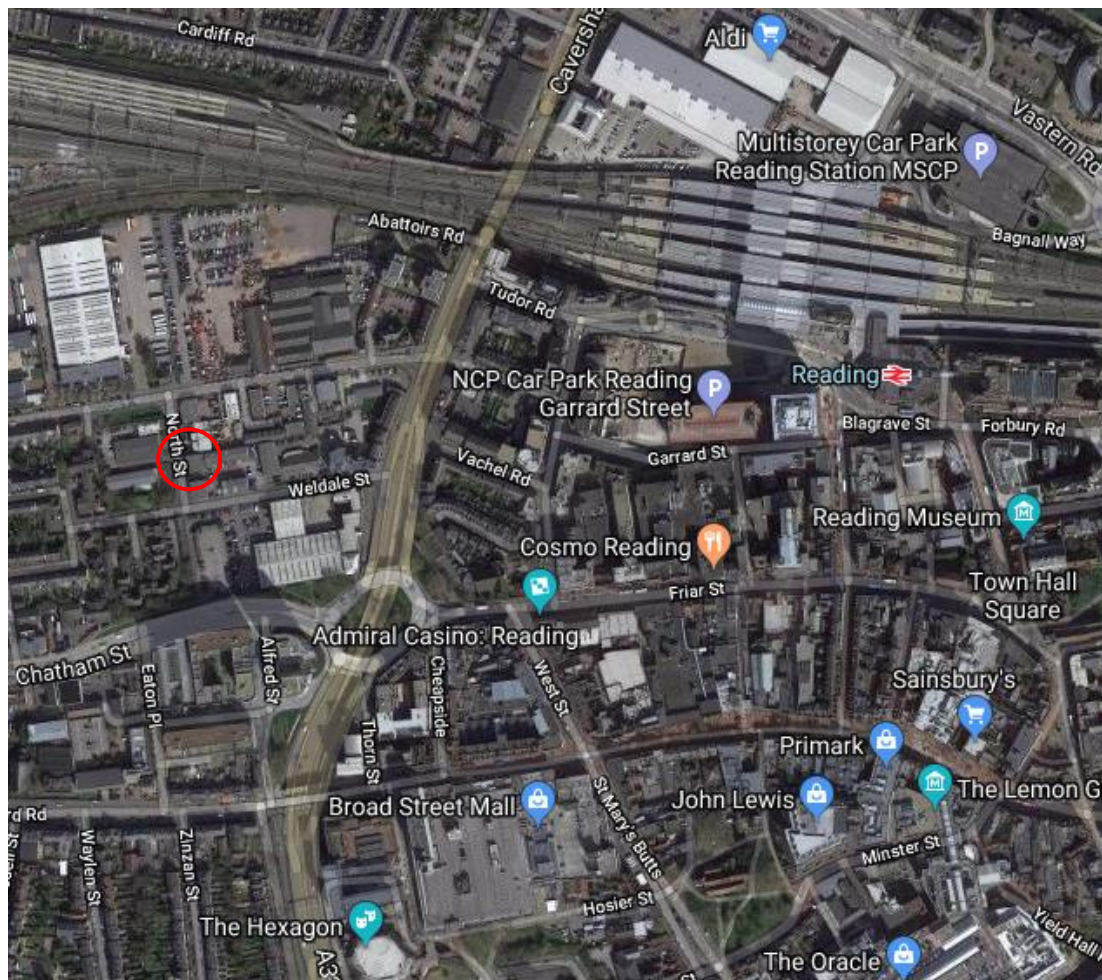


Figure 1: Site in relation to Town Centre

- 2.3 The site is within a mixed-use area which lies to the south of the railway line. In the immediate area are: Reading Transport Depot, an Auction Centre and Farmers Market, Retail Uses, various Industrial Units and residential properties. Reading Ambulance Station is also located opposite the site.
- 2.4 Built form is a mix of low lying industrial type units through to buildings of up to six storeys providing residential accommodation. Buildings (with the exception of the residential units) tend to be functional in form and display a mix of slack pitched or flat roofed forms. Materials include red bricks and corrugated sheeting.
- 2.5 North Street is accessed via either Great Knollys Street or Weldale Street (to the north and south respectively) which take access directly from the A329 Caversham Road one of the primary routes through Reading.



The Site

- 2.6 The building located on the site of 16 North Street is a two storey converted industrial building constructed of brick and profile sheeting with UPVC windows. The building currently provides accommodation for the Youth Offending Service in the form of offices. The building has a footprint of approximately 205 square metres and is currently two storeys.
- 2.7 A small parking area is located to the side of the existing building which provides a small number of parking spaces (up to five spaces dependant on car size) for staff working within the premises. The parking spaces are difficult to access and no manoeuvring space is available meaning users have to reverse out onto North Street.
- 2.8 The building is located almost on the footpath edge with the exception of a very narrow walkway between the low wall and the building. The building is not in a good state of repair. It's current lawful use is as a B1 (Office) building.

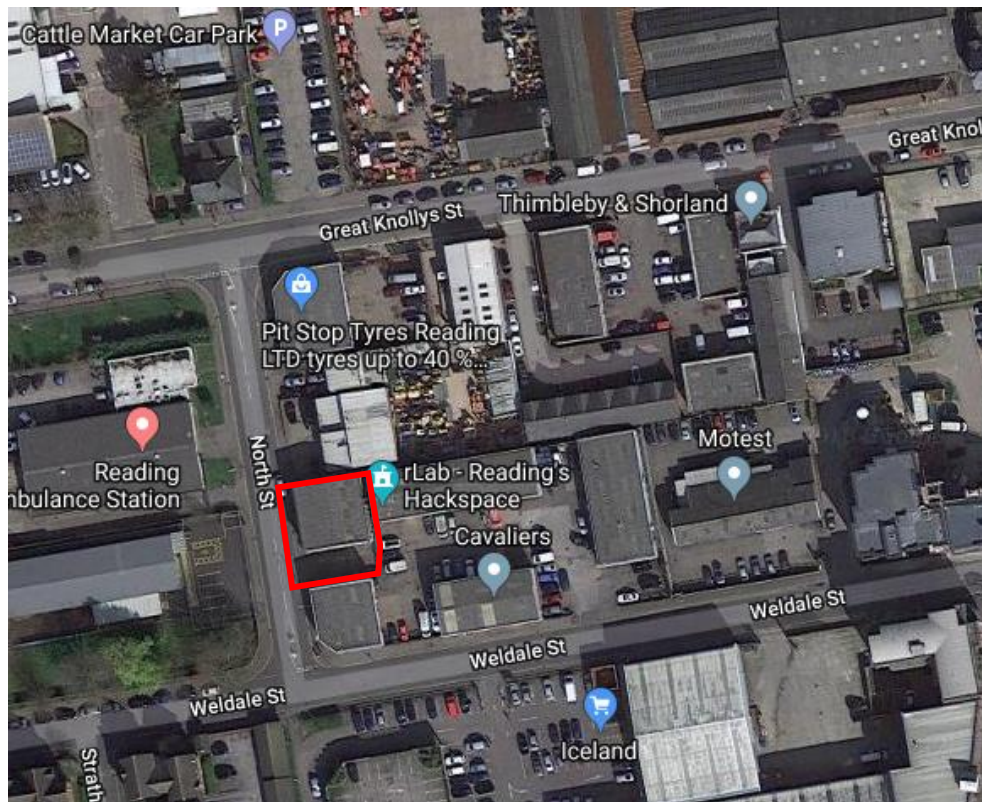


Figure 2: Site in relation to North Street

- 2.9 The current building is at the end of its useful life and in terms of energy efficiency does not perform well. Whilst currently occupied at the end of the current tenancy the building would need to be significantly refurbished before it would be re-let.



3 Planning History

3.1 There are a number of historical planning applications for the site (the red line shown on Figure 3 below) which relate to the existing use, these are summarised below.

- 83/TP/0653 – Erection of a light industrial building – Conditional Consent granted September 1983
- 84/TP/0776 – Erection of light industrial building – Conditional Consent granted October 1984
- 99/01090/FUL – New Lobby Area – Conditional Consent granted February 2000

3.2 In addition to the above there is the following planning history in the near vicinity which is of relevance. The sites to which the applications relate are plotted on Figure 3 below.

- A) 170326 – Land at Weldale Street and Chatham Street, Reading – Demolition of existing buildings (3 retail units) and erection of new buildings ranging between lower ground and four storeys and lower ground at 11 storeys in height providing 427 residential units and one flexible ground floor retail shop or restaurant and café unit together with new public realm, landscaping, accesses, parking and associated works. Planning permission was granted for this development on the 15th March 2018. Outlined in Blue.
- B) 110774 – Land at 6 Weldale Street, Reading – Application for extension of the time limit for implementation of permission 08/01159/FUL for the development of 14 apartments. Planning permission was granted on the 20th January 2012 (now constructed). Outlined in Green.

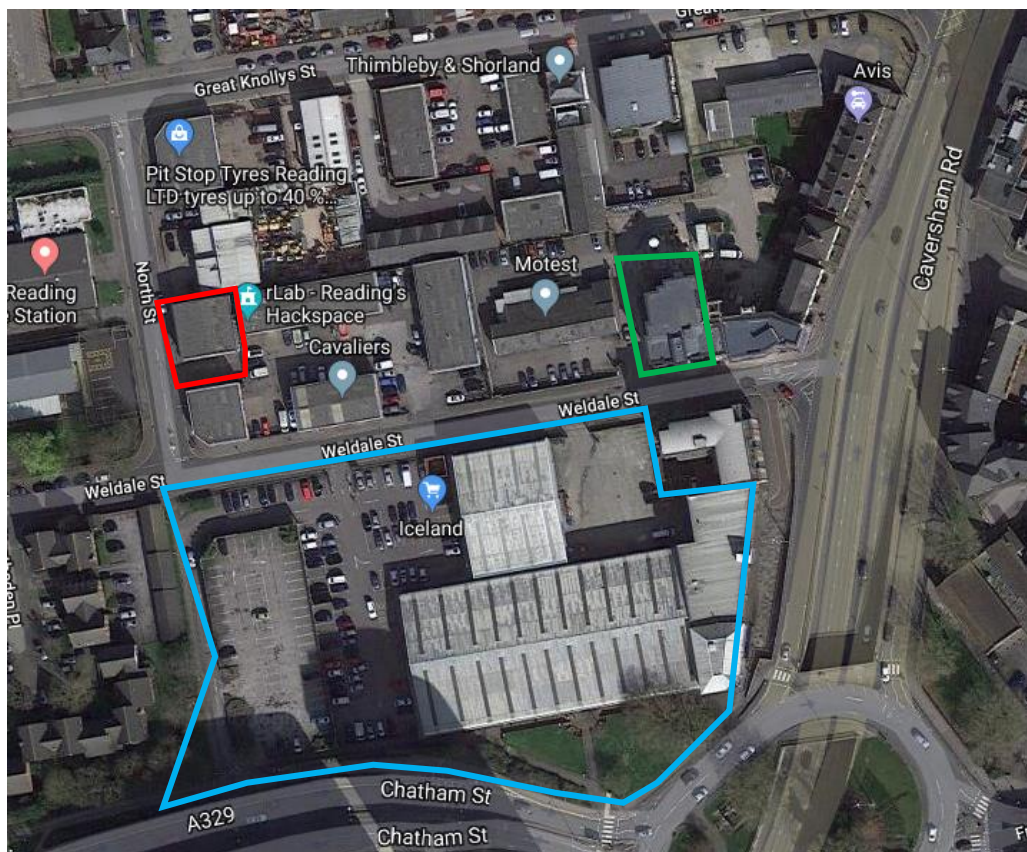


Figure 3. Other nearby planning applications



4 The Proposed Development

- 4.1 The proposed scheme involves the redevelopment of the site to provide a new building of mixed use. The proposed development is between six and seven storeys in height including parking, cycle and bin storage on the ground floor, office accommodation on floors one and two and residential development on the third, fourth, fifth, sixth and seventh floor.
- 4.2 The building is proposed to be located slightly set back from the back edge of the existing footpath and will have a staggered frontage which results in reduced footprints on the upper floor of the building. The accommodation proposed includes eight (no.) two bedroom apartments and two (no.) one bedroom apartments, providing a total of ten residential units.
- 4.3 Communal amenity space will be provided on the top floor totalling approximately 60 square metres.
- 4.4 The site will be served by undercroft parking to serve the residential elements of the development. Ten off street parking spaces are to be provided along with eight bicycle hoops (sixteen spaces) and sufficient bin storage area to serve the proposed development. The office element of the scheme, given the close proximity to the railway station, is proposed to be a car free development.
- 4.5 590 square metres of B1 office use is proposed in open plan form. The accommodation is designed to be flexible for future uses. level access will be provided at ground floor level with access to a lift for office employees who require it and the upper floor flats.
- 4.6 The application seeks to demonstrate how the proposed development will act as a catalyst to secure regeneration of the wider area.



5 Pre-Application Advice

- 5.1 Pre-application advice was undertaken with the Borough Council. This process began in April 2017 with the submission of a pre-application enquiry. On the 29th June 2017 a pre-application meeting was held with the Council's Planning Officer. A final response from the Council was received on the 25th July 2017. This is included in full in Appendix 1.
- 5.2 The Council's response outlined a number of matters which should be addressed as part of any development of the site. These general points are outlined below:
- The existing use could be considered a community use and as such policy CS31 may apply;
 - The site is within a Major Opportunity Area (MOA) where policy RC2b seeks for the area to be developed for primarily residential;
 - In a general sense the mixed-use development of the site would align with the policy;
 - Concern was raised that the scheme was not coming forward as a comprehensive redevelopment including adjoining sites;
 - The housing mix should comply with Policy DM9;
 - The existing building has no real architectural merit;
 - The proposed development should relate well to the street scape and adjoining sites;
 - Properties should be provided with private amenity space;
 - Street level soft landscaping should be provided, and roof terraces should be designed to support soft landscaping;
 - Parking standards were set out and comments were made that parking could be shared between the office and residential uses;
 - Cycle parking in line with the Council's SPD will be required;
 - Schemes of 10-14 units would require 30% affordable housing provision;
 - There may be noise implications for residential development which would need to be considered both from surrounding uses and between floors;
 - Given the historic land uses contaminated land assessments would be required; and
 - The site is within an air quality management area which should be considered – mitigation for future residents may be required.
- 5.3 Two further meetings with planning officers took place on the 4th October 2017 and the 16th November 2017
- 5.4 The matters raised by the Council's officers will be considered further in due course.



6 Planning Policy

National Planning Policy Framework

- 6.1 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.
- 6.2 Paragraph 19 confirms that the government is committed to ensuring that the planning system does all that it can to support sustainable economic growth.
- 6.3 Paragraph 63 then goes on to say that when determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 6.4 Paragraph 65 then states that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design.

Reading Borough Council Development Plan

Core Strategy

- 6.5 The Core Strategy was adopted in January 2008 and it sets out the Council's overall planning strategy and the principles for guiding development within the borough. There are a number of general policies within this plan which would be relevant to the consideration of any forthcoming application – these are summarised below.
- 6.6 Policy CS1: This policy encourages sustainable construction and design. This ensures that proposals for new development, will be considered acceptable where they use energy, water, minerals, materials and other natural resources appropriately and efficiently. Minimum standards are set out, and these are to be measured against the BREEAM scale, and it is stated that all new developments should maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce overall energy demand.
- 6.7 Policy CS4: Policy CS4 seeks to ensure that the scale and density of development should be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities.
- 6.8 Policy CS10: Location of Employment Development: This policy requires that major office developments should be located in Central Reading or along the A33 corridor.
- 6.9 Policy CS11: This policy relates to the use of land for alternative uses. The policy text states that within the Core Employment Areas, the overall level of employment land should be maintained, and that proposals that would result in a loss of such land will generally not be permitted. The site is not identified as a Core Employment Area within the Reading Employment Land Review dated February 2010.
- 6.10 Policy CS15: Policy CS15 requires an appropriate density and mix of residential development, based on an assessment of the characteristics, including the mix of uses of the area in which it is located.
- 6.11 Policy CS16: This policy sets out the Council affordable housing requirements. The policy was updated in January 2015, and now requires sites of 10 – 14 dwellings to make a 30% provision of affordable housing across the site.

Reading Central Area Action Plan (RCAAP)

- 6.12 The Reading Central Area Action Plan was adopted in January 2009.
- 6.13 The site is located within the area identified within the Reading Central Area Action Plan (RCAAP), and this adopted policy document provides more detailed guidance on the types of development that will be permitted within this area.



- 6.14 Policy RC2 within the Plan specifically address development in the west side of the Major Opportunity Area. The general policy for this area states that any redevelopment should contribute towards providing a mix of uses, including residential.
- 6.15 The sub text to the policy at RC2b, identifies the site as lying within the 'Great Knollys Street and Weldale Street' area. The text here states that this area will be developed primarily for residential, although development resulting in the loss of small business units should seek to replace some of those units, preferably on site. Residential development should be located on the parts of the area at lower flood risk.
- 6.16 Policy RC9 within the Plan seeks a mixture of dwellings types and sizes. Here it confirms that a mixture of one, two and three-bedroom units should be provided. It also requires developments to respond appropriately to noise.

Sites and Detailed Policies Document

- 6.17 This policy document was adopted in October 2012 and contains more detailed policies on the level of affordable housing provision that will be expected to form part of new development proposals.
- 6.18 There are a number of policies within the document which relate to the aspiration to deliver sustainable development on proposed development sites.
- 6.19 Policy DM5 relates to housing mix and it states that on new developments of ten or more dwellings outside of the central area 50% of the dwellings should be three bedroom or more and should be provided as houses.
- 6.20 Policy DM10 within this document confirms that where outdoor space is provided for flats, this can be in the form of communal outdoor space, balconies and/or roof gardens.

Parking Standards SPD

- 6.21 This Supplementary Planning Documents contains the Councils policy towards parking provision serving new development.
- 6.22 The SPD sets out the Councils requirements for parking provision for new development and this has been used to influence the level of parking provision proposed as part of the development.
- 6.23 The SPD requires one and two bedroom properties in Zone 2 to be provided with one parking space per property. It also requires one parking space per 100 square metres of office accommodation.
- 6.24 In relation to cycle parking the SPD requires one and two bedroom flats to be provided with 0.5 spaces each and offices to be provided with one cycle space per 200 square metres of accommodation.

Reading Borough Council Emerging Local Plan

- 6.25 The Reading Emerging Local Plan has been submitted for examination (March 2018). Hearings into the Local Plan are expected to begin in September 2018 and as such, limited weight can be attached to these policies at this time. They do however, demonstrate the direction of travel for the Borough and are therefore of relevance to the consideration of this proposal.
- 6.26 The emerging Local Plan identifies that the application site is within 'West Side Major Opportunity Area of Central Reading. Of key consideration is therefore policy CR12: West Side Major Opportunity Area which notes that within the area a mix of uses should be provided. The general context of the policy also outlines that careful consideration should be given to the relationship with the low and medium density residential areas. applications will be required to demonstrate that it is part of a comprehensive approach to the sub area which does not prevent development aspirations for other sites.



6.27 The site is specifically located in the Great Knollys and Weldale Street Sub Area (CR12b). This part of the policy identifies that the area will be developed for primarily residential development, although any loss of business uses should be replaced (preferably on site). As well as this site-specific policy there are a number of general policies which will be of consideration:

- CC1 – Presumption in favour of sustainable development: This policy suggests a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- CC2 - Sustainable design and Construction: Policy CC2 addresses proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock. They will be acceptable where the design of buildings and site layouts use natural resources appropriately, efficiently and take account of the effects of climate change.
- CC6 – Accessibility and the Intensity of Development: The scale and density of development will be related to its level of accessibility, with the densest and largest scale development taking place in the most accessible locations. Unless it can be demonstrated that the accessibility of a site is to be significantly upgraded.
- CC7 – Design and the Public Realm: Policy CC7 requires that all development must be of high design quality, maintaining and enhancing the character and appearance of the area of Reading in which it is located.
- CC8 – Safeguarding Amenity: This policy ensures that development will not cause a significant detrimental impact to the living environment of existing or new residential properties.
- EM1 – Provision of Employment Development: Policy EM1 instructs that provision will be made for an additional 53,000-119,000 sq. m of office floorspace and 148,000 sq. m of industrial and/or warehouse space in Reading Borough for the period 2016 to 2036.
- EM3 – Loss of Employment Land: Policy EM3 states that the overall level of employment land should be maintained. Proposals that would result in a loss of such land will not be permitted.
- H1 – Provision of Housing: This Policy requires that provision be made for at least an additional 15,134 homes in Reading Borough for the period 2013 to 2036.
- H2 – Density and Mix: Policy H2 seeks to ensure the appropriate density of residential development is provided on site which will be informed by a series of criteria set out in the policy. Wherever possible, residential development should contribute towards meeting the needs for the mix of housing.
- H3 – Affordable Housing: This policy states that residential development will make appropriate contribution towards affordable housing to meet the needs of Reading. In all cases where proposals fall short of the policy target as a result of viability considerations, an approach will be taken to clearly demonstrate the circumstances justifying a lower affordable housing contribution.
- H5 – Standards for New Housing: This policy sets out standards which all new building housing are required to meet.
- H10 – Private and Communal Outdoor Space: Policy H10 states that dwellings will be provided with functional private or communal open space, including green space wherever possible. The design of outdoor areas will respect the size and character of other similar spaces in the vicinity.
- TR5 – Car and Cycle Parking and Electric Vehicle Charging: This policy states development should provide car parking and cycle parking that is appropriate to the accessibility of locations with the Borough to sustainable transport facilities, particularly public transport.
- CR2 – Design in Central Reading: Policy CR2 sets out a series of criteria which applications for development within Central Reading are required to meet.



- CR6 – Living in Central Reading: This policy seeks to ensure that proposals for residential development within the central area meet required standards including, an appropriate mix of dwellings and an assessment of noise implications for dwellings.



7 Planning Considerations

- 7.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This is supported by the National Planning Policy Framework which stresses the importance of a planning system which is plan-led.
- 7.2 The key planning matters for consideration as part of this application are identified as:
- Principle of Development;
 - Principle of Redevelopment;
 - Employment Uses;
 - Residential Uses;
 - Design, Form, Scale and Massing of the proposals;
 - Amenity;
 - Access and Highways;
 - Affordable Housing; and,
 - Other material considerations.

Principle of Development

- 7.3 There are three strands to consider in relation to the principle of development. These relate to the principle of the redevelopment of the site, the principle of the change to the employment uses and the principle of new residential development.

Principle of redevelopment

- 7.4 Importantly there are no policies which specifically preclude the redevelopment of sites in this area. Both the Reading Central Area Action Plan (RCAAP) and the emerging Local Plan identify that the West Side Area of Central Reading is an appropriate area for redevelopment. The RCAAP identifies that a broad mix of uses will be sought in the West Side area and that developments and buildings should be robust and flexible in terms of being able to accommodate different uses.
- 7.5 In relation to this specific site the RCAAP and Emerging Local Plan identify it as being within the Great Knollys Street and Weldale Street sub-area. The RCAAP identifies that the area should primarily be redeveloped for residential uses and that where employment uses are to be lost these should generally be replaced and preferably on site (Policy RC2). The approach is replicated in the Emerging Local Plan which outlines at Policy CR12 the same requirements but also highlighting the need for this area to provide a transition area for the lower density residential development to the west.
- 7.6 Importantly, despite the comments at pre-application stage there is no policy requirement for an area wide planning brief or masterplan to come forward which sets parameters for the wider area. There is also no requirement for an outline application which provides for a comprehensive redevelopment proposal.



- 7.7 The proposed development replaces the existing two storey building with a six to seven storey building. Within the vicinity of the site lie a number of development (approved or constructed) which are taller than the existing built form on the application site. Immediately to the south of Chatham Street (approximately 140 metres from the application site) lies an eleven storey building. On the north side of Chatham Road, approximately 35 metres from the application site a mixed use development of between four and eleven storeys in height has also been approved by the Borough Council.
- 7.8 The approved plans for the application north of Chatham Street (170326) include a plan (Appendix 2 of this report) which details a building height to the immediate South of Weldale Road of 8 storeys. This building will be in the immediate context of the proposed development. The proposed development would therefore provide a step down from this height.
- 7.9 The adopted and emerging plans note that development proposals on each of the sites within the West Side area should not prejudice development in the remainder of the area furthermore, that the proposals should provide a transition to the residential development to the west (approximately 100 metres away). The proposed scheme is considered to enable this by providing a stepped form of development. When viewed in context of the other approvals the proposed development is of an appropriate scale (see Design and Access Statement). The stepping down of height on the site enable a transition between the taller buildings nearest the centre and the lower residential form to the north and west. There are still parcels of land between this and the lower form of development enabling the development height to step down further towards those properties whilst maximising the development potential of the areas closest to the centre.
- 7.10 Whilst the redevelopment of this site is coming forward separately to other sites within the area, the proposals would not compromise the ability of other sites to come forward. The buildings heights proposed are appropriate and other developments in the vicinity and would set parameters for the redevelopment of the wider site. these parameters would then be used to assess further applications in the vicinity against.

Employment Uses

- 7.11 As identified above policies of the adopted and emerging local plans seek to retain existing employment uses to ensure that the Borough can meet the identified targets for employment. The adopted local plan identifies that employment generating uses such as offices should be located in Central Reading. Emerging policy EM1 identifies that 53,000 – 119,000 square metres of office floorspace is required over the plan period (up to 2036).
- 7.12 The existing office space is no longer lettable as it fails environmental standards, proposed development replaces the existing office space with 590 square metres of purpose-built office space. The proposed office space will be provided with an open plan form making practical space for any incoming business. The accommodation will be arranged over two floors with direct lift access from the ground floor.
- 7.13 The proposed development therefore provides replacement employment accommodation which exceeds, the previous level of employment generating accommodation. The accommodation will be purpose built and open plan and therefore, more attractive in the commercial market than the current converted building which is in need of investment should continued occupation take place. The proposal therefore, complies with the relevant policies in relation to the retention of employment.

Principle of Residential Development

- 7.14 The principle of residential development on this site is allowed for by policies of the RCAAP and the Emerging Local Plan. Both identify the Central Area of Reading as an appropriate location for residential development and in particular identify the Great Knollys and Weldale Street area as being suitable for primarily residential development. the application proposes ten residential apartments in a mix of one and two beds. The proposed development therefore complies with the policies of the adopted and emerging plans.



Loss of Community Facility

- 7.15 The Council, in the pre-application response indicated that the existing use could be considered to be a community facility. The Youth Offending Service operate an office in this location however, it provides offices only for an administrative function and does not provide any facilities for young offenders which could be provided in any other office environment.

Design, Form, Scale and Massing of the Proposals

- 7.16 The area in which the site is located is a part of Reading within which redevelopment is encouraged. This is currently coming forward in parts with Figure 3 in Section 3 highlighting the recent developments approved in the immediate vicinity of the site. The multiple ownership of land within the blocks in this area almost precludes an application for comprehensive redevelopment coming forward. Development proposals which reflect the scale of the immediate buildings at the current time (i.e. low slung two storey buildings) would serve the limit the redevelopment opportunities of the site and the block as a whole. They would prejudice the ability to provide development which reflects the scale and patterns of development of adjoining blocks.
- 7.17 The Council's policy requires proposals to take reference from the local area. Policy CS4 of the Core Strategy identifies that the scale and density of the development should reflect the level of accessibility of the site. This requirement is also reflected in policy CC6 of the emerging local plan. As identified above, redevelopment proposals for individual sites are emerging in the area and approval of these schemes has set a benchmark or guideline for other redevelopment proposals. On this basis the standalone application on this site has taken due regard to the approved (or constructed) redevelopment schemes within the immediate context.
- 7.18 The nearest approved development is that on the southern side of Weldale Street with the nearest element of the proposed development sitting at eight storeys in height. Other redevelopment proposals which have been approved relate to a site 120 metres away on the northern side of Weldale Street which proposes four storeys. This height is proposed in this location as there are three storey residential properties to the north of the site. The site is in an area where there are mixed heights, however, the development scale in approved schemes is predominantly significantly taller than the low form of development which currently occupies the majority of existing development in the vicinity. The local plan identifies that those sites which are centrally located and easily accessible should provide for a scale of development (and therefore density) which reflects the sustainable nature of the location.
- 7.19 The provision of a six and seven storey building on this site would complement the approved scale of development proposed in the vicinity and would set a guide for the redevelopment of other sites in the block, encouraging development at a scale appropriate to its location. With reference to the precedents set in the immediate locality it is considered that the proposed development is of a scale appropriate to the location. the Design and Access Statement identifies the height of the proposed development in the context of existing and approved developments in the vicinity and how the proposed development on this site would serve as a benchmark for taller development within the vicinity.
- 7.20 The proposed development also provides a transition between the commercial uses which currently characterise the area and the residential development to the west. The transition area allows the provision of a scale of development which bridges the difference between the higher rise development of the central core and the low scale residential development located outside of the core. Again, the Design and Access Statement demonstrates how the proposed development supports this transition.
- 7.21 In terms of form the building it has been broken up by providing a reduced footprint on the upper floors of the building. Furthermore, the fenestration of the building has been used to provide interest to the front elevation. The mono pitch roof on the tallest element of the building sits on the southern end of the building and ensures the tallest part of the building is centrally located within the site, enabling a variation in roof height for the developments on either side.



- 7.22 The character of the area is mixed with no real consistent design features which are characteristic of this form of development. On this basis, from a design perspective, the building has taken cues from other developments in the vicinity providing variation in the pattern and form of windows and providing setbacks behind balconies for the residential properties. The overhanging roof will provide shadowing to parts of the building which will further serve to break up the mass of the building.
- 7.23 Overall it is considered that the scheme complies with the requirements of policies CS4 of the Core Strategy and CC6 of the emerging Local Plan.

Amenity

- 7.24 The proposed development provides for two different types of amenity space a roof garden is provided for communal use by the residents of the building in addition, a number of the flats are served by a private balcony.
- 7.25 Policy DM10 of the Sites and Detailed Policies Document sets out the requirement for outdoor space. It identifies that, for flats, communal areas of outdoor space, balconies or roof gardens will be supported. It notes that outdoor areas should reflect other spaces in the area and should not be compromised by overshadowing, overbearing or overlooking from other buildings.
- 7.26 The balconies are provided on the upper floors of the building (third floor and above) and would not be affected by any overbearing, overshadowing or overlooking from neighbouring buildings. Whilst the balconies will be seen from other buildings in the area, the views will be oblique and would not give rise to harm to the amenity of the users of the balconies.
- 7.27 The communal garden area is provided on the roof of the building with appropriate safety measures provided. The roof garden will provide sitting out space and will be accessed by a communal staircase and lift. The roof garden sits to the north of the seven storey element of the building and as such, is protected from views from the developments to the south of the building. Whilst this is the case, the developments to the south of the building are located at a distance which in any event would ensure that there is no harmful overlooking to the users of the communal roof garden.
- 7.28 The orientation of the building means that the proposed development would not result in harmful overlooking of any existing development. The proposed development is currently set in the context of a number of commercial uses therefore ensuring no harmful impacts in terms of overshadowing or overbearing for residents.
- 7.29 Overall the proposed scheme would provide for appropriate relationships with existing neighbouring properties and that suitable amenity would be provided for future residents of the buildings. No windows are proposed in the side elevations of the building in order to ensure there is no prejudice for development on either side of the development hereby submitted. The scheme is therefore considered to comply with the relevant policies relating to amenity.

Highways and Access

- 7.30 The application proposes ten private parking spaces to be provided on the ground floor of the building. Reading's revised Parking Standards Supplementary Planning Document identifies that for residential flats in Zone 2 one space should be provided per one or two bedroomed flat. The proposed residential development is therefore served by sufficient off street parking in accordance with standards.
- 7.31 The requirements for office accommodation however, notes that one space should be provided per 100 square metres of office accommodation. The parking required for the proposed office use would therefore be 5 off street parking spaces. Zone 2 is however, highly sustainable in terms of its location. The site is located only 200 metres from the commercial core of Reading and only 650 metre walk from the main train station. The commercial use is therefore considered to be located in a highly sustainable location.



- 7.32 The application proposes that the proposed commercial element of the scheme is car free on the basis that the site is very easily accessible from public transport. A Transport Statement, prepared by Glanville, has been submitted in support of the application and this demonstrates that the proposed development provides sufficient off-street parking for the residential development. The report also identifies that the proposed access provides suitable visibility in accordance with Manual for Streets guidance (2.4 x 43 metres).
- 7.33 Whilst the proposed office accommodation will not be served by any off-street parking, on street parking is tightly controlled in the near vicinity with double and single yellow lines and a small number of temporary waiting spaces. Furthermore, the site is within easy walking and cycling distance to the commercial centre with the train station just 650 metres away.
- 7.34 The Borough Parking Standards SPD also identifies that the proposed development should be served by a minimum of 8 cycle parking spaces which should include 5 for the residential flats and three for the office accommodation. The application proposes 8 bicycle hoops which would provide secure cycle parking for 16 cycles. The scheme therefore accords with the appropriate standards.

Affordable Housing

- 7.35 Policy CS16 of the Core Strategy requires the provision of 30% affordable housing where developments of 10-14 units are proposed. The emerging Local Plan policy on affordable housing (H3 also requires the provision of 30% on site affordable housing where 10 or more dwellings are proposed. The policies outline that on-site provision should be made in the first instance with offsite financial contributions being considered to make up the full requirement.
- 7.36 The application provides for ten dwellings and as such, the affordable housing policy is triggered by the proposed development. The application proposes 30% affordable housing to be provided on site. the affordable housing, given the odd number, cannot be provided in the 50/50 split between social rent and intermediate housing. On this basis, one social rent and two intermediate houses are proposed. The intermediate housing will be provided in the form of shared ownership properties. More detail is provided in the affordable housing statement submitted in support of the application, however, it is considered that the scheme accords with policy and as such, is acceptable in terms of affordable housing.

Other Material Considerations

Ecology

- 7.37 The site is in a central location and the existing building is of poor quality construction. The building therefore has a low probability of providing any habitat for protected species. The proposed redevelopment of the site is therefore not considered to give rise to any harm to protected species or provide any conflict with policies requiring their protection.

Housing Mix

- 7.38 Policies within the Central Area Action Plan and Detailed Policies Plan set out appropriate mixes for development. in this case the provision of ten dwellings does not trigger the policy requiring a prescribed mix for the central area. the application however, proposes one and two bedroom apartments which are suitable for such a location close to the town centre.

Open Space

- 7.39 A separate open space statement is submitted in support of the application. The site does not result in the loss of any open spaces and the site is in close proximity (260 metres) to Victoria Recreation Ground. The scheme also proposes 65 square metres of communal open space on the roof of the building which would provide appropriate levels of space given the location and that there are no space standards provided within the local plan.



Noise

- 7.40 Submitted in support of the application is a Noise Report prepared by W A Hines & Partners. The report has been prepared following a noise survey undertaken on 12th March 2018. The noise survey identifies that internally the noise levels experienced by users of the offices and residential accommodation would be acceptable and would meet appropriate targets (even bedrooms) subject to the use of standard 6/12/6 double glazing. Externally the noise limit recommended by WHO is marginally exceeded however, the noise survey outlines that this should not be considered unacceptable.

Contamination

- 7.41 A Phase 1 contamination report has been prepared in relation to the application. The report identifies that the history of the use of the site and its immediate context means that there is a moderate risk of contamination and that it is likely that remedial measures will be required. The report recommends an intrusive survey however, this cannot be carried out until such time that the building is removed.

Landscaping

- 7.42 The character of development in the near vicinity is of buildings on the footpath edge. The proposed development will sit marginally back from the footpath edge however, there will be insufficient space within which any structural planting can take place. If required this area can be provided as ornamental planting however, the footpath edge and limited space will result in this area becoming a collection point for litter should this be provided. It is considered appropriate therefore that this space is provided as hard landscaping to provide variation in the street scene but also to ensure that the long term maintenance of the area is practical. The applicant would be happy to accept a planning condition requiring the submission and approval of proposals for this area.

Air Quality

- 7.43 The site is located in an Air Quality Management Area (AQMA). In line with the validation checklist an air quality report is submitted in support of the application. In summary the conclusions of this report are that, with good practice dust control measures the 'during construction' impacts of the proposed development by virtue of dust generated by earthworks, construction and trackout activities would be 'not significant'. During the operational phase of development the traffic generated by the site would be 'not significant in air quality terms. Finally the dispersion modelling undertaken identified that the pollutant levels across the site were below the relevant AQO's and therefore the site is considered suitable for the proposed end use without any mitigation measures.



8 Conclusions

- 8.1 The application seeks planning permission for the erection of a replacement building to form 590 square metres of office accommodation (B1(a)) and ten residential apartments to include eight (no.) two bedroom flats and two (no.) one bedroom flats. The scheme includes undercroft car parking and the provision of a roof terrace for communal amenity space.
- 8.2 The report above responds to the Local Authorities comments at pre-application stage and provides a robust assessment of the proposals in relation to the Council's Development Plan. The proposed scheme involves the redevelopment of a site in the West End Area covered by the West End Area Action Plan. The redevelopment of such sites is supported in both the Action Plan and the emerging Local Plan. The proposal re-provides the lost employment generating use and provides for residential development both of which are supported by the policies of the plan.
- 8.3 The proposed development would provide for appropriate living accommodation and would be served by communal amenity space at an appropriate level given the town centre location. Properties would have appropriate levels of private amenity and would not be impacted or give rise to any harmful overlooking or overshadowing impacts.
- 8.4 The design of the building has taken reference from the wider area given the nature of the immediate context. The building has a varied form to break the massing of the building down and utilises features to create shadow lines and interest in the elevation. Whilst the immediate context demonstrates a low building form reference has been taken from the wider area where taller development proposals have been supported by the LPA. The taller building proposed will act as a benchmark for future development proposals moving forward.
- 8.5 The proposed development provides for parking in accordance with the standards for residential development and provides suitable visibility of the access to ensure highway safety for both vehicles and pedestrians. The offices are proposed as car free due to the highly sustainable location and the parking restrictions in the immediate vicinity.
- 8.6 The application proposes affordable housing in accordance with the Council's requirements. In all other regards the scheme is acceptable including noise and contamination. Appropriate landscaping can be provided and controlled by condition. The application is considered to constitute sustainable development for the following reasons:
 - Environmental – providing an environmentally friendly building replacing the existing inefficient building on site. The design and form of the building has been carefully considered to reflect the changing character of the area and to provide high quality design which raises that standard of development in the area.
 - Social – The provision of a mixed use development to create a mixed use community and providing a supply of housing with good access to facilities and services.
 - Economic – retaining the employment use on site maintaining the economic contribution of the site. Providing residential development in close proximity to a number of employment uses. The development will also add to the economy of the area during the construction phase.
- 8.7 Overall the scheme is considered to be compliant with policy and constitutes sustainable development. As such, in line with the NPPF the application should be determined, without delay.



Appendices



Appendix 1. Pre-application Advice Response

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 170544/PREAPP

Direct: ☎ 0118 9374237
e-mail: daniel.murkin@reading.gov.uk

Mrs Laura Warden
The Old Bank
39 Market Square
Witney
Oxon
OX28 6AD

25th July 2017

Your contact is: Mr Daniel Murkin, Planning

Dear Mrs Warden,

TOWN AND COUNTRY PLANNING ACT 1990

Re: 170544/PREAPP - Unit 16, North Street, Reading: Demolition of existing building and redevelopment of site with a building comprising 600sqm B1 offices and 10no. dwellings with associated parking provision.

Information considered: Pre-Application Statement & Letter from Edgars Limited dated 27th March; Enquiry Form; Indicative Plan Number A.01.1 Revision 1.1 dated 14/03/2017 received on 4th April 2017.

First, I apologise for the delay in this written feedback being provided to you.

Any application at the site would be considered within the context of the Council's Core Strategy 2008 (Altered 2015), Central Area Action Plan (2009) and Sites and Detailed Policies Document 2012 (Altered 2015). Supplementary Planning Guidance would also be applied where relevant, together with national guidance (the NPPF).

Further to the meeting in these offices on 29th June 2017 and on the basis of your pre-application letter, you are seeking specific advice in relation to matters of layout, design and the principle of new build for residential use. As such, this response provides comments on these matters. In addition, I also include input received from my colleagues in Transport Planning and Environmental Protection & Nuisance. Finally, some other matters are also detailed, together with final conclusions and next steps. For ease of reference, I have split this response up into sections.

Land use principles (Loss of community use / provision of mixed office/residential uses)

Please see below a summary of the planning history at this site:

992443 New lobby area

PER 11.2.2000

The building is currently leased to Reading Borough Council and used as a Youth Offending Service, which is considered to be a Class D1 use. Policy CS31 (Additional and Existing Community Facilities) of the Reading Borough LDF Core Strategy 2008 (Altered 2015) states that proposals involving the redevelopment of existing community facilities for non-community uses will not be permitted unless it can be clearly demonstrated that there is no longer a need to retain that facility. As such, unless the loss of the existing use can be clearly demonstrated, through evidence submitted by you, this loss would be resisted. If the loss of the existing use is not able to be demonstrated, then this use should be sought to be retained in any mixed used redevelopment of the site.

It is noted that in your supporting letter you specify that you consider the lawful use of the existing building to be Class B1 (Office). However, based on the above this is not considered to be clear to officers. Should you wish to seek to formally establish the lawful use of the building, it is strongly recommended that a certificate of lawfulness application is submitted for further consideration by the local planning authority.

If the lawful use of the building is subsequently shown to be Class B1 (Office), then given the proposal seeks to maintain such a use on the site, there would be unlikely to be a significant policy concern in this regard. In your future submission the existing / proposed floorspace should be clearly specified.

The remainder of this advice is provided on the basis that the loss of the existing use has been able to be established.

Turning to consider the proposed uses, it is noted that the site is within a major opportunity area (MOA) and is part of a wider site allocation in the Reading Central Area Action Plan (2009). More specifically, Policy RC2b (Development in the West Side Major Opportunity Area - Great Knollys Street & Weldale Street) seeks for this area to be developed primarily for residential, with any small business units lost to be replaced preferably on site. The MOA seeks for the wider area to contribute towards providing a mix of uses including residential, facilitate greater pedestrian and cycle permeability, provide additional areas of open space where possible and give careful consideration to the areas of transition to low and medium density residential areas.

As such, in very general terms the provision of mixed employment / residential uses at the site would align with the general thrust of policy.

However, a significant concern is also raised at this initial principles stage. It is considered that any proposal for this site needs to be made as part of a more comprehensive redevelopment of the adjoining sites. It is considered that this proposal, if brought forward in isolation, would be likely to prejudice the development of adjoining land, thereby potentially meaning that the vision for the MOA is more difficult to achieve (or the levels of development possible from the site are not optimised). You will note that to the south of the site development proposals for the Iceland and former Wickes/MultiYork units are coming forward as a single comprehensive development proposal (current application 170326) and it would be anticipated that land to the north of Weldale Street will come forward in a similar manner. It is acknowledged that this matter represents a significant constraint on these stand-alone proposals. The remainder of this advice is provided strictly on a notwithstanding basis to the above advice.

Housing Mix

Policy DM9 requires all residential developments to contribute towards a mix of different sized units. The proposed 3x1, 3x2 and 4x3-bed units would comply with this principle.

Design, Layout & Residential Amenities

From a design perspective, it is agreed that there is no particular architectural merit in the existing building, and therefore its loss would be supported in principle providing the replacement building is satisfactory. However, that is not the case at present. In short, it is considered that the proposals do not relate well to the massing and height of the existing streetscape or to the adjoining sites, when brought forward in isolation. Instead, the proposals, if pursued on a stand-alone site basis, would appear to dominate the prevailing scale and be seen as an overdevelopment. Little detail has been provided about the actual detailed design of the proposal, so no substantial comments are able to be provided at this stage.

Only a basic layout of the proposed accommodation has been provided and this does not specify the location of any windows, making it difficult to provide a full assessment on the layout proposed. It is noted that the internal layout of the upper floors includes an irregular shape, which could impinge on the quality of accommodation for future occupiers. Another particular point to be aware of is sound insulation between floors, particularly relevant between the office and residential components of any proposal such as this. It is however noted that the room layout and vertical stacking between floors appears to be suitable for the avoidance of noise transfer.

Policy DM10 (Private and Communal Outdoor Space) sets out that dwellings will be provided with functional private or communal open space (with flats outdoor space, balconies or roof gardens). The design of these should be similar to others

in the vicinity, relate to entrances and be perceived as safe to future residents and not overlooked or overshadowed etc. The proposals for the site do not appear to include any meaningful outdoor private amenity space, which is another significant shortfall of the proposal.

At the time of any future application an assessment of the impact of the proposals on the amenity of nearby occupiers would be made, in line with Policy DM4.

Trees/Landscaping & Ecology

The Council's Natural Environment Officer has provided the following comments:

There is no amenity or tree planting currently within the site. It would be beneficial with the inclusion of residential space within the development, particularly in these surrounds to have adequate provision for soft landscaping. We would want to see street level soft landscaping in order to enhance North Street.

New tree planting and landscaping should be sustainable to enhance the long term amenity of the site. Although I welcome new planting on the terraces, the elevated nature of the proposed new trees and their inevitable reliance on aftercare to ensure their long term survival is a cause for concern. If these terraces fall under individual private ownership (rather than communal building maintenance, it is unlikely the trees will survive in the long term and if they do, the occupants may look to remove them to reduce maintenance costs.

I would want the roof terraces to be designed to support the soft landscaping / amenity planting. Planting beds and irrigation of the terraces should be planned into the structure and fabric of the building for ease of maintenance and to encourage the retention of plants on site.

There are unlikely to be any ecological constraints to this application. However we would expect a high quality and wildlife friendly landscaping scheme to be provided, including new tree planting, and the applicant should submit details of the landscaping with any application to redevelop the site.

Highways/Transport Planning

The Council's Transport Development Control Advisor has provided the following comments:

The site is located along North Street, Reading. The site is located to the west of Reading town centre, within a mixed use area to the south of the railway line comprising of a variety of light industrial, retail and office uses.

The site is located in Zone 2, Primary Core Area, of the Revised Parking Standards and Design SPD. This zone directly surrounds the Central Core and extends to walking distances of 2 kilometres from the centre of Reading. This zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone.

North Street and the surrounding road network all have parking restrictions preventing on-street parking. There are also limited waiting bays which are situated on Weldale Street and Great Knollys Street which restricts parking to 30 mins between the hours of 8am-6.30pm. Outside of these hours, these parking bays are available without restriction.

In accordance with the adopted Parking SPD, the development would be required to provide 1 space per 100m² of B1 office equating to 6 spaces and 1 parking space per 1-2 bedroom dwelling, 1.5 space per 3 bedroom dwelling plus 1 space per 10 dwellings for visitor parking. The residential element would generate a requirement for 13 parking spaces.

Parking is provided in the form of undercroft parking. A total of 11 spaces are proposed. It is suggested that the proposed affordable units are car-free, and that the office accommodation could utilise the parking during normal working hours when the spaces are likely to not be in use. In principle, developers are encouraged to provide shared parking facilities for developments which are likely to generate peak parking levels during different periods of the day but there must be a clear proposal on how this would be managed.

Given that North Street and the surrounding road network all have parking restrictions preventing on-street parking, a reduction in parking spaces is acceptable in this location. The non-provision of parking for the office element would be acceptable. The provision of 1 space per dwelling would also be acceptable. However, the residents will not be eligible to apply for a Residents Parking Permit and the parking conditions and informative would be applied if a full application was submitted.

Undercroft parking is proposed as part of the scheme and this will provide a total of 11 spaces to serve the proposed residential accommodation. The undercroft parking is accessed directly from North Street. A new dropped crossing will be formed in the centre of the site to facilitate access into the parking area. The plans indicate that the vehicle exit is located at the back edge of the footway and I am concerned that emerging drivers will not have sufficient visibility of other vehicles on the highway or pedestrians on the footway. In line with Manual for Streets, visibility splays of 2.4m x 43m should be provided from the new access.

Cycle parking should be provided in line with Council's adopted Parking Standards and Design SPD Section 5 relating to cycle parking requirements for both the office and residential elements of the scheme.

Bin storage should comply with the Council's Waste Management Guidance's (available on the Council's website) and British Standard 5906: 2005 for Waste Management in Buildings. To minimise the potential for delays to collections, the designated collection area should be large enough for all the refuse and recycling bins to be positioned ready for collection at the same time. The space in the collection area must be sufficient to enable operatives to return emptied bins to a position that does not obstruct the manoeuvring of those containers that are yet to be emptied. It does not appear that the bin storage area is large enough to meet these requirements (see a separate section below in this regard too).

It is highly likely that a construction method statement would be secured via condition as part of any planning permission at this site.

Affordable Housing

Policy DM6 (Affordable Housing) of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) sets out the proportion of affordable housing provision by the number of dwellings per site.

For sites of 10-14 dwellings a 30% provision towards affordable housing will be required, ideally on site (in line with the policy presumption). It is acknowledged that registered providers may not be interested in three or fewer units at a site and/or separate servicing/access requirements may prevent this. Scheme viability may also mean it is not possible to provide affordable housing on site. However, the policy presumption is for affordable housing to be secured on site in the first instance, unless it can be demonstrated otherwise.

The affordable contribution made in lieu of affordable homes on site would need to be either off-site or through a financial contribution. The financial contribution would actually equate to 5% of the GDV (with sales valuations of each unit from 3 local agents submitted at the time of any application), as per the Affordable Housing SPD. A contribution would be used to grant fund and bring forward affordable homes for nomination by Reading Borough Council. Any form of contribution towards affordable housing (either on or off site) would be secured in full via Section 106 Legal Agreement. You indicated that a 100% provision on site was possible; which, in itself, would be strongly supported. However, it is not considered at that stage that this planning benefit would be likely to outweigh the concerns raised above, most particularly in relation to the need for this proposal to come forward as part of a wider development proposal.

However, if you intend to progress a viability argument to reduce/omit any contribution towards affordable housing, please be advised that the Council's Valuer will charge a separate fee for the assessment of viability matters (at either pre-app or application stage), as detailed below.

Type	Initial fixed fee*
10-14 units	£3,000 (excluding VAT**)

*If deferred to external consultants then their cost will be advised at the time of outsourcing.

**All pre-application viability charges are subject to VAT. Those considered at application stage are not subject to VAT.

If you intend to pursue a viability case at application stage, this would be required to be submitted as a validation requirement for the application.

Environmental Health Issues

The Senior Environmental Health Officer (Environmental Protection and Nuisance Team) has provided the following comments:

Noise impact on development

The application site is likely to be significantly affected by noise from the bus depot, the ambulance station, the storage depot and neighbouring industrial units. A noise assessment should be submitted in support of applications for new residential proposed in noisy areas.

The noise assessment will be assessed against the recommendations for internal noise levels within dwellings and external noise levels within gardens / balconies in accordance with BS 8233:2014 and WHO guidelines for Community Noise. The report should identify any mitigation measures that are necessary to ensure that the recommended standard is met.

Where appropriate, the noise assessment data should also include noise events (L_{AMax}) and the design should aim to prevent noise levels from noise events exceeding 45dB within bedrooms at night. Noise levels above 45dB are linked with sleep disturbance.

Internal noise criteria (taken from BS8233:2014)

Room	Design criteria	Upper limit
Bedrooms (23:00 to 07:00)	<30dB LAeq,8hour	
Living rooms (07:00 - 23:00)	<35dB LAeq,16hour	
Gardens & Balconies	<50dB LAeq,T	<55dB LAeq,T

Noise between residential properties - sound insulation of any building

To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

Contaminated Land

The development lies on a potentially contaminated site. Due to the nature of the historic land use nearby, there is the potential of contaminated land being present. The developers must be aware that any ground or enabling works may bring receptors into contact with the aforementioned contaminants. A contaminated land risk assessment should be submitted with any full application.

Air Quality - Increased exposure

The proposed development is located within an air quality management area that we have identified with monitoring as being a pollution hot-spot (likely to breach the EU limit value for NO₂) and introduces new exposure / receptors. An assessment and/or mitigation measures should be provided as part of the application.

The applicant will need to demonstrate sufficient mitigation measures are implemented to protect the residents from the effects of poor air quality.

Where the development involves converting an existing building and allowing a buffer zone is not an option then it may be that other mitigation can be applied. In the first instance this would be to implement measures to reduce the level at the facade of the property by creating a barrier between the property and the carriageway, such as close boarded fencing or planting vegetation.

If this is not possible then locating habitable rooms away from the source of pollution or the use of mechanical ventilation with the inlet on the clean side of the property may be acceptable. This list of potential measures is by no means an exhaustive list.

Mitigation against increased exposure:

- Mechanical ventilation - inlets from the 'clean' side of the development, long term maintenance needs to be addressed*
- Buffer zones - consider increasing distance of the building façade from very busy roads*
- Habitable rooms - consider placing stairwells, corridors and bathrooms on the façade fronting pollution source*
- Mixed use - locate any sensitive uses on higher floors, allowing commercial use on lower elevations*

- *Balconies - consider avoiding use in areas of exceedence, especially on ground and first floor level*
- *Non-opening front windows - this should only be considered in certain circumstances, needs to be balanced against loss of freedom for future occupants*

Reading Borough Council's Air Quality Policy DM19 requires that developments have regard to the need to improve air quality and reduce the effects of poor air quality through design, mitigation and where required planning obligations to be used to help improve local air quality. An air quality assessment should be submitted at application stage.

Construction and demolition phases

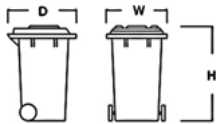
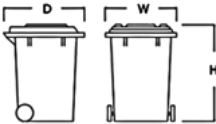
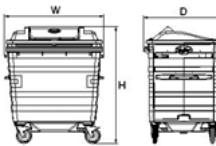
We would have concerns about potential noise, dust and bonfires associated with the construction (and demolition) of the proposed development and possible adverse impact on nearby residents (and businesses). Fires during construction and demolition can impact on air quality and cause harm to residential amenity. Burning of waste on site could be considered to be harmful to the aims of environmental sustainability.

Waste Services Guidance

Waste storage requirements are as set out below. Please also see the Transport SPD and policy CS2 for more details. It will be expected for plans/elevations to be provided at application stage demonstrating the proposed waste storage arrangements. The ground floor plan submitted indicates a bin store, but this appears inadequate in size and does not appear to differentiate between the residential and office uses at the site.

This appendix provides information on the specifications and dimensions of Reading Borough Councils waste containers.

Please be aware that private waste contractors can use a range of various sized vehicles and containers for waste collection and should be consulted at the earliest stage of development.

Capacity	H (mm)	D (mm)	W (mm)	
240 - litre <i>1 Landfill bin per property 1 or more recycling bins</i> Grey / Black - Landfill Red - recycling £41.20 each	1085	730	575	
360 - litre <i>For large families of over 5 adults in a house - subject to approval</i> Grey / Black - Landfill Red - recycling £61.80 each	1090	880	580	
1100 - litre <i>Blocks of flats & communal bin areas. 5 flats per 1100 on a Fortnightly collection or 10 flats per 1100 on a Weekly collection; Collection frequency is determined by RBC Waste Operations Team.</i> Grey / Black - Landfill & Green - Recycling £272.95 each	1295	1118	1370	

Other Matters

The application site is located outside, but in close proximity to, Flood Zone 2.

It is likely that a section 106 legal agreement would be required for proposals of this nature, including as a minimum securing affordable housing and an employment, skills and training plan. Please see the specific SPD in these regards.

The proposals would also be liable to the Reading Community Infrastructure Levy (CIL). Please see [this link](#) for more details.

In line with paragraph 189 of the NPPF, you are encouraged to engage with the local community, local groups and ward councillors prior to any submission.

Future submission requirements:

Based on the information provided and the nature of the proposals, it is envisaged that the following documents would be required for any future application, in line with the [validation checklist document](#):

An application for planning permission will be required. All necessary Part 1 (Mandatory National Information) requirements:

- Application Form
- Ownership Certificate
- Agricultural Land Declaration
- Site Location Plan
- Site Block Plan
- Design and Access Statement
- Community Infrastructure Levy Form
- Application fee

The following Part 2 (Local List Information) requirements:

- Affordable Housing Statement
- Planning Statement including justification (can be within the Design and Access Statement)
- Air Quality Statement
- External lighting details (if proposed)
- Heads of Terms proposals (For S106 legal agreement)
- Material details
- Noise and vibration impact assessment
- Demolition noise & dust control scheme
- Site Contamination Desk Study
- Existing and Proposed (Floor Plans/Elevations) drawings (including separate plans to substantiate the existing floor areas and proposed floor areas - as part of the CIL calculations)
- Sustainability statement
- Vehicle (car & cycle) parking and servicing (including waste storage and collection) details
- Vent/flue & Ventilation details (if applicable - associated with ground floor uses and/or ventilation if windows are not proposed to open - see Environment Protection comments)
- Viability appraisal (if applicable)

Conclusions and next steps

In conclusion, it is considered that there is little scope for you to further explore the current proposals at the site. There are a significant range of constraints which may prevent your proposals being supported at officer level. Instead, it is considered that any proposal at this site is part of a wider, more comprehensive scheme for a larger site, potentially retaining the existing community use too.

Please note that the advice contained within this letter is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council, in the event of a formal application for planning permission. This advice is in good faith and will not over-ride the formal consideration of a planning application by the Council. Should you wish to discuss this matter further, please feel free to contact me.

Yours sincerely

Daniel Murkin

Daniel Murkin
Consultant Principal Planning Officer

J.P.M.



Appendix 2. Chatham Street Development Plan

Notes:
 1. The building storey heights are based on the Planning Application submitted for the proposed development.
 2. The building storey heights are based on the Planning Application submitted for the proposed development.
 3. The building storey heights are based on the Planning Application submitted for the proposed development.
 4. The building storey heights are based on the Planning Application submitted for the proposed development.
 5. The building storey heights are based on the Planning Application submitted for the proposed development.

Building Location Key



North Street

Weldale Street

Caversham Road / A329 IDR

Chatham Street

Buildings the side of the line have been measured from Weldale Street
 Buildings the side of the line have been measured from Chatham Street

Buildings the side of the line have been measured from Weldale Street
 Buildings the side of the line have been measured from Chatham Street

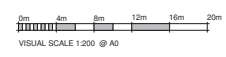
Buildings the side of the line have been measured from Weldale Street
 Buildings the side of the line have been measured from Chatham Street

★ Building Entrances

Storey Height Key

Storey heights for each block are taken from the nearest road

- 12 storeys
- 11 storeys
- 9 storeys
- 8 storeys
- 6 storeys
- 5 storeys
- 4 storeys



A 1:200/1:1000 GC ISSUED FOR PLANNING JC

Date

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Weldale Street, Reading
 Site Coordinated

Building Storey Height Diagram

Scale	Drawn	Checked	Date
1:200	AG	JC	RS
PRELIMINARY	3622		
Drawing Number	0224	A	

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