

**PLANNING, DESIGN, ACCESS AND AFFORDABLE
HOUSING STATEMENT FOR DEMOLITION OF
EXISTING BUILDING AND ERECTION OF 2 X
APARTMENT BLOCKS COMPRISING 6NO. FLATS**

112 LONDON STREET, READING, RG1 4SJ

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. Introduction

- 1.1 This statement has been produced by Pegasus Group on behalf of KK Property Investments Ltd for an application at 112 London Street, Reading.
- 1.2 The application is for the demolition of the existing building at the site and erection of 2 blocks of apartments comprising 6 flats, and amenity space.
- 1.3 This statement is accompanied with the following documents alongside the application fee of £2,310 and application forms.
 - Site Location Plan
 - Site Layout Plan
 - Proposed Elevations Block A
 - Proposed Elevations Block B
 - Street Elevations
 - Heritage Statement
 - Drainage Report
 - Daylight Bat Survey
 - Archaeological Statement

2. Site Description

- 2.1 The site lies to the west of buildings fronting London Street which are grade II listed. The site has pedestrian access from London Street via the alleyway between no. 110 and 114. The site is of broadly rectangular shape and extends to the road frontage of St Giles Close. The south boundary of the site is marked by a boundary wall considered to be of non-designated heritage value, beyond which lies the car park serving the flatted development at Nelson Mews, which also has a frontage onto St Giles Close. A small tree is also present outside the site beyond the south west corner adjacent to St Giles Close. To the north of the site is Prince Regent House which is an established office use.
- 2.2 The site hosts an existing single storey building which spans the length of the plot. The site has lawful use as a nightclub. The site lies within a sustainable urban location, with excellent access to the town centre and public transport. The site also lies with the Market Place/London Street Conservation Area.

3. Relevant Planning History

- 3.1 The most relevant planning history for the site is application 161935 which proposed the erection of 10 new apartments including courtyard garden and bin storage. The application was recommended for refusal and refused via committee for the following 5 reasons:
- *The proposal is a poor design solution in terms of its layout/location and height, bulk and massing. This would have a significant detrimental impact on the rear setting of Listed Buildings on London Street, failing to preserve or enhance views in this part of the Market Place/London Street Conservation Area. In addition, the general crampedness and lack of opportunity for landscaping, no active frontage to the streetscene/failure to connect visually to the site frontage of St. Giles Close and failure to relate to the existing pattern of development will produce a development which is neither comprehensive nor sympathetic to the character of the area. For these reasons the proposal is contrary to the National Planning Policy Framework (2012) Sections 7 and 12; Reading Borough LDF: Core Strategy (2008, amended 2015) policies CS3 (Social Inclusion and Diversity), CS5 (Inclusive Access), CS7 (Design and the Public Realm), CS33 (Protection and Enhancement of the Historic Environment); and Reading Borough LDF: Reading Central Area Action Plan (RCAAP) (2009) policies RC5 (Design in the Centre) and RC14 (Public Realm).*
 - *The development would produce substandard accommodation in terms of quality and security of approach, natural surveillance, adequate light levels, privacy, access for all, amenity space and cycle parking, contrary to the National Planning Policy Framework Section 7; Reading Borough LDF: Core Strategy Policies(2008, amended 2015) policies CS3 (Social Inclusion and Diversity),*

CS5 (Inclusive Access), CS7 (Design and the Public Realm), CS24 (Car/Cycle Parking); Reading Central Area Action Plan (RCAAP) (2009) policies RC5 (Design in the Centre), RC9 (Living in the Centre), RC14 (Public Realm) and Reading Borough LDF: Sites and Detailed Policies Document (SDPD) (2012, amended 2015) policies DM4 (Safeguarding Amenity) and DM10 (Private and Communal Amenity Space), and the Council's Revised Parking and Design SPD (2011).

- *The development will result in a significant detrimental impact to the living environment of existing residential properties in Nelson Mews and at 118-128 London Street, through detriment to privacy and overlooking, and the visual dominance and overbearing effects of the development, contrary to the Reading Borough LDF: Reading Central Area Action Plan (RCAAP) (2009) policies RC9 (Living in the Centre) and Reading Borough LDF: Sites and Detailed Policies Document (SDPD) (2012, amended 2015) Policy DM4 (Safeguarding Amenity).*
- *The development has failed to contribute towards the provision of affordable housing in the Borough, contrary to Reading Borough LDF: Sites and Detailed Policies Document (SDPD) (2012, amended 2015) Policy DM6 (Affordable Housing) and the Council's Affordable Housing SPD (2013).*
- *The development has failed to either provide a construction phase Employment and Skills Plan (ESP) or a contribution towards the provision of an ESP and has therefore failed to mitigate the harm caused to the local employment market as a result of the development, contrary to Reading Borough LDF: Core Strategy (2008, amended 2015) policies CS9 Infrastructure, Services, Resources and Amenities), CS13 Impact of Employment Development); and Reading Borough LDF: Sites and Detailed Policies Document (SDPD) (2009, amended 2015) Policy DM3 (Infrastructure Planning) and the Council's Employment, Skills and Training SPD) (2013).*

3.2 Additionally, the following issues were highlighted in the previous application, which are considered to be of most relevance:

- The proposed development would create pedestrian permeability through a residential development for unauthorised individuals
- The approach of the Heritage Impact Assessment was criticised for its assessment of heritage assets, and the proposed removal of the remaining boundary wall of the former tin works
- The proposals were not suitably subservient to buildings on London Street or set off from their rear boundary
- The loss of the former nightclub was not objected to by the council, with them noting this use would not conflict with development plan policies, and a new nightclub in this location would be unlikely to gain permission currently
- The longitudinal shape and length of the proposed mews development was considered inappropriate, overly bulky, cramped, without a defined entrance and having an oppressive appearance when viewed from the west
- The long narrow approach was considered to be overbearing and oppressive
- The site was heavily reliant on other sites for outlook and daylight, providing a poor standard of accommodation with insufficient daylight
- The proposed flats would overlook neighbouring properties at London Street and Nelson Mews

- 3.3 The following section will introduce the proposals, and briefly outline how they address the issues identified in the previous proposal.

4. Proposal

- 4.1 The proposal has been significantly amended since the last application to address the issues highlighted, and additional reports have been instructed where needed to inform the basis for the revised proposals. The current proposal has reduced the level of development from the previous application significantly, from 10 flats to 6 thereby allowing greater flexibility in the form and layout of the accommodation proposed in response to previous concerns. The proposals are also informed by a fresh and comprehensive Heritage Assessment which considers the significance of heritage assets and has steered the development accordingly. This has included the retention of the existing boundary wall as a non-designated heritage asset, alterations to the scale and form of the proposals and their set off from listed buildings which will be set out within this statement.
- 4.2 The proposed development comprises 2 blocks of accommodation of 3 storey height, each providing 3 flats (5 x 2 beds and 1 x 1 bed). The flats are orientated to address the central amenity space. The proposals are therefore not reliant on neighbouring sites for daylight and outlook, and also the development provides an active frontage onto St Giles Close. No vehicular access or parking is proposed which was established to be acceptable under the previously submitted scheme for a higher number of units. 6 cycle spaces are proposed adjacent to the central amenity space. The proposals provide a frontage and defined pedestrian entrance on St Giles Close, with pedestrian access available onto London Street also.
- 4.3 The height and form of the buildings is now subservient to the building at London Street as suggested during the previous application. The offset of the proposal from the rear elevation of buildings on London street has been increased from 1 metre to 3.05 metres. Proposing 2 separate buildings now provides a suitable central amenity space, whilst reducing the bulk of the proposals from that previously proposed, allowing greater space around the buildings. Materials proposed for the new buildings include red brick with grey brick detailing and grey slate roof tiles.

5. Assessment Against Planning Policy and Material Considerations

- 5.1 Relevant development plan documents consist of the Reading Core Strategy, the Central Area Action Plan and Sites and Detailed Policies document. The Council are in the process of producing a new local plan. A draft local plan has been produced which has reached consultation stage. The Market Place/London Street Conservation Area appraisal will be used as a material consideration.

Principle of Development

- 5.2 The site is a brownfield site found within the settlement boundary of Reading and within the Reading Central area. The site is additionally found within the Market Place/London Street Conservation Area. Given the site is within the settlement boundary, the principle of residential development is acceptable and is in accordance with Core Policy CS6 (settlement boundary) and is actively encouraged by the NPPF as will be set out in the following section.

The NPPF

- 5.3 For the purpose of this application the NPPF is considered as a material consideration. The following sections of the NPPF are relevant.

Sustainable Development

- 5.4 Paragraph 7 establishes that there "are three dimensions to sustainable development: economic, social and environmental." It states that "These dimensions give rise to the need for the planning system to perform a number of roles":

"an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that

reflect the community's needs and support its health, social and cultural well-being; and

an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy" (p.2).

5.5 The proposal contributes to these three elements of sustainable development. There would be benefits to the local economy of providing employment in the construction sector, and benefits of occupants of the new development using local services. The social role would be fulfilled by the introduction of new housing, which would contribute to the recognised need for additional housing in the borough. The development would also make the appropriate financial contribution towards affordable housing in the borough. There would be environmental benefits from building in an existing, sustainable urban area, with excellent access to local facilities on a previously developed site, which is given significant support from the NPPF (paragraph 17).

5.6 Section 7 of the NPPF looks at the requirement for good design within the built environment, which is seen as a key aspect of sustainable development. This advises that planning policies should ensure that the development will:

"Function well and add to the overall quality of the area not just for the short term but over the lifetime of the development;

Establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;

Respond to the local character and history, and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation."

5.7 This report highlights that the proposals work within the constraints of the site to proposal a high quality development. The proposed development now addresses

the concerns raised during the previous application about the orientation of the buildings, the size, mass and scale of the built form, and provides a much-improved response to heritage assets to avoid harm.

5.8 Paragraph 12 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 132 of the NPPF states that:

5.9 *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting."*

5.10 A heritage statement has been produced by Pegasus Group which accompanies this application and confirms the proposals will cause no harm to the significance of surrounding heritage assets through change to their setting, or any other adverse impacts on the Conservation Area, further details are provided within the relevant local planning policy section of this statement.

Assessment against Local Policy

5.11 Policy CS4 ensures that the scale and density of development within the Borough relates to its level of accessibility by walking, cycling and public transport to a range of services and facilities. Furthermore, policy CS6 seeks to direct all new development within the defined settlement boundary. The site includes development of a Previously Developed Site, within the Sustainable Urban Area and therefore gains support from policy CS4.

5.12 When considering design and the public realm, policy CS7 requires that the development must be of high design quality that maintains and enhances the character and appearance of the area of Reading which it is located. The various components of development below will be assessed to ensure the development contributes towards the urban design objectives.

-Layout: urban structure and urban grain

-Landscape

-Density and mix

-Scale height and mass

-Architectural details and materials

- 5.13 The height of the proposed blocks would be comparable and no greater than the neighbouring development on St Giles Close and London Street, as is shown on the street elevation drawings. The overall mass of development is far less than the neighbouring flatted development on St Giles Close. The design of the building will significantly improve the street scene of St Giles Close, creating a more active frontage to the street. The proposed layout reduces the visual impact of the development and improves amenity and access to natural daylight for residents.
- 5.14 Policy CS7 also states that developments will also be assessed to ensure it makes a positive contribution to the urban design objectives. These are as follows:
- *Character*
 - *Identity and sense of place*
 - *Continuity and enclosure*
 - *Quality of the public realm*
 - *Ease of movement*
 - *Legibility*
 - *Adaptability*
 - *Diversity*
- 5.15 In its current state, the building (excluding the south boundary wall) at 112 London Street does not contribute positively towards the quality of the public realm, identity or sense of place on St Giles Close. The existing building provides a blank façade to St Giles Close, and the building has a redundant appearance that appears incongruous in the context of its predominantly residential surroundings. The proposed flats will improve the quality of public realm and street scene, and enhance the sense of place through high quality residential development, using sensitive materials and retention of important features such as the existing boundary wall. The proposals is considered to respond to the relevant principles set out in policy CS7 and represent and significantly improved design solution than that presented in the previously refused application.

Transport and Accessibility

- 5.16 Core Strategy policy CS4 states that the scale and density of development within the borough will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities. Furthermore, policy CS6 seeks to direct all new development within the defined settlement boundary. The site includes development of a Previously Developed Site, within the Sustainable Urban Area and therefore gains support from policy CS4.
- 5.17 Policy CS15 relates to the location, accessibility, density and housing mix. This sets out that the appropriate density and mix of residential development within the borough will be informed by the characteristics of the area, the level of accessibility by walking, cycling and public transport, the need to achieve high quality design and the need to minimise environmental impacts.
- 5.18 The density and mix relates well to development in the surrounding area. The building is of subordinate height to buildings fronting London Street, and is of a notably more modest height and scale than the development at Nelson Mews. The surrounding area consists of flatted developments, and therefore the proposed flats are considered appropriate given the central location in Reading and good access to the local public transport network, which includes the Crown Street bus stop which is located on London Road.
- 5.19 Policy CS22 advises that planning permission will not be granted unless development proposals make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport.
- 5.20 In terms of parking the Council apply maximum standards in relation to the accessibility of the location in accordance with Policy CS24. The site is located within Zone 2 as defined within the Parking Standards Supplementary planning guidance. The site is found within an accessible location within Central Reading which benefits from a good public transport network. A car free development is therefore considered to be acceptable. In addition, the Highways Authority were satisfied with a car free development in this location for the previously refused development. The scheme proposes 6 secure cycle spaces to serve the flats, this will be located adjacent to the central amenity space.

- 5.21 Where the proposal would result in the generation of additional trips on the transport network Policy DM12 requires that consideration will be given to the effect on safety, congestion and the environment. The Council will permit schemes where the development would not have a material detrimental impact on the functioning of the transport network, it would not be detrimental to the safety of users of the network including pedestrians and cyclists.
- 5.22 As the proposed development is car free, the scheme would not have any detrimental impact on highways safety or congestion. The public transport network would have sufficient capacity to accommodate the additional trips generated by the occupiers of the 6 dwellings.

Heritage

- 5.23 Core Strategy policy CS33 relates to listed buildings and sites within a Conservation Area. It seeks to ensure the historic environment and its setting will be protected and where appropriate, enhanced. Policy RC5 of the Central Area Action Plan comments that heritage assets should be safeguarded and that development should ensure there is no adverse impact on them.
- 5.24 The site is located within Market Place/London Street Conservation Area. This notes that the site is within area 1 (London Street) which includes a number of 16/17th century buildings, 110-112 London Street contains a historic shop front.
- 5.25 A heritage statement prepared by Pegasus accompanies this report which sets out the following information:
- The application site is to the rear of Nos 112 and 114 London Street which are Grade II listed buildings. The site is not within the curtilage of these buildings however could have an impact on their setting.
 - The southern boundary wall is considered to be a non-designated heritage asset. This is to be retained and will help to preserve the characteristics of the Conservation Area.
 - The proposals will cause no harm to the significance of the surrounding listed buildings, including the Grade II Listed Nos. 110 and 114 London Street, through a change to their setting.

- the proposals are not considered to cause any negative impact on the character and appearance of the Conservation Area.

5.26 The heritage statement demonstrates that in this instance the historic environment which consists of the listed buildings and the wider Conservation Area will be protected in accordance with policy CS33 of the Core Strategy and Policy RC5 of the Central Area Action Plan. Additionally the proposals are considered to represent a marked improvement on the previously refused scheme through the design principles achieved, including spacing with nearby listed buildings, and retention of historic assets.

Archeology

5.27 Policy CS33, which relates to the protection and enhancement of the historic environment applies to sites and features of archeological importance. The site is found within a designated area of Archeological potential. Paragraph 9.1.18 of the SDPD highlights that national planning policy emphasises the need to carry out an appropriate desk based assessment and where necessary a field evaluation.

5.28 An archeological desk-based assessment has been carried out for the site at 112 London Street. This concluded the following:

- That there are no known heritage assets within the area of the proposed site.
- Previous archeological investigations in the vicinity have demonstrated that medieval and later deposits however partial are likely to survive.
- The development will require relatively little ground disturbance, therefore mitigation can take the form of a watching brief during the groundworks.

Ecology and Trees

5.29 Core Strategy policy CS36 sets out that development should retain, protect and incorporate features of biodiversity. Within policy CS38 trees and hedges will be protected from damage or removal. Policy DM18 requires the provision of tree planting within the application site or off-site in appropriate situations. This is required to maintain tree coverage within the borough and to enhance the character and appearance of the area of which a site is located.

- 5.30 The site is currently developed and has a very limited potential to include any notable biodiversity features on site, the previous application for residential development on site did not receive any objections from the Council's ecology advisor. The ecology report submitted with the previous application confirms there would be not harm bats, and is resubmitted with this application. Its findings remain relevant and accurate as they are less than 2 years old.
- 5.31 A Cypress tree is located adjacent to the site on St Giles Close. This is not covered by a TPO and is noted to be in poor condition. The tree officer noted in the previous application stated that there would be no objection to the removal of this tree albeit the proposals do not involve its removal. There are no other trees on or adjacent to the site which would be affected by the development, as such there would be no trees or hedges which would be worthy of protecting through policy CS38 of the Core Strategy.
- 5.32 The communal area located centrally on the plot, between the two blocks allows sufficient space for hard and soft landscaping proportionate to this urban environment, which currently hosts no landscaping. Any landscaping could be secured by condition as required.

Amenity and Open Space

- 5.33 Policy DM4 looks to ensure the development will not cause a significant detrimental impact to the living environment of existing or new residential properties. This is assessed in terms of privacy and overlooking, visual dominance and overbearing effects, noise and disturbance. The positioning of habitable rooms, windows and outdoor living spaces is identified as being particularly important.
- 5.34 The scheme has been re-designed to remove the reliance on adjacent sites for outlook and daylight evident in the previous application, thereby optimising the amenity and the living environment of residents. There is a distance of 12m between block A and block B, which allows for sufficient privacy and outlook for residents. There will be a central communal courtyard space, so shared views over this communal space are expected. Balconies are provided to overlook this communal space, and privacy screens can be secured by condition, albeit their position suggest this will not be necessary.

- 5.35 The blocks of flats are a similar height to other buildings along St Giles Close and London Street, as is shown on the street elevation drawing (ref: PL-05). This demonstrates that the proposed blocks of flats would relate well to the surrounding buildings and would not be visually dominant or overbearing in their setting. Views from the rear windows of properties facing London Street are already of a developed setting. The lack of windows in the elevation facing 110 and 114 will avoid any loss of privacy to the rear elevations of London Street.
- 5.36 The proposed development will be situated at a minimum distance of 8m between Nelson Mews and Block A of 112 London Street, although the majority of the building would be set much further back. The footprint of Nelson Mews is an irregular shape, as such the vast majority of the building will not face directly onto the proposed buildings at 112 London Street. In terms of privacy, there would be no overlooking from block B where the southern elevation would face onto the car park area. The main outlook of Block A is served by windows on the eastern and western elevation. A number of smaller windows serve the southern elevation, this layout prevents any potential overlooking onto Nelson Mews which would be the nearest buildings to this elevation. This proposed fenestration layout is shown on drawings PL04 (Proposed Elevations).
- 5.37 Nelson Mews consists of a large part 3, part 4 storey building. The overall proposed footprint of 112 London Street is much smaller than the adjacent block of flats at Nelson Mews. The proposed height is similar and in places, lower than that of Nelson Mews. As a result of this, the bulk and mass of 112 London Street will be much smaller in comparison. This demonstrates that there will be no overbearing impact caused by the proposed development.
- 5.38 The positioning of bedrooms and living room areas have been carefully considered in order to maximise outlook and natural daylight. The bedrooms in block A and B face onto the central amenity space, optimising daylight. The living area of Block B benefits from a balcony, and the open plan living area and kitchen areas in block B receive natural daylight and outlook onto St Giles Close.
- 5.39 Policy DM10 seeks to ensure that houses are provided with a functional private and communal outdoor space. The design of the outdoor space will respect the size and character of other similar spaces in the vicinity as well as ensure the spaces are appropriately related to main entrances and enhance safety. The space

is not compromised by the relationships of other buildings which may be detrimental in terms of overlooking, overbearing and over shadowing.

- 5.40 The revised scheme ensures the character of the development is more open, providing a functional communal amenity space, located centrally in between the two blocks of flats. This central amenity space allows for additional planting and landscaping.
- 5.41 Further private space is provided through balconies serving the 1st floor of block B and the 1st and second floor of block A. The space provided is greater when compared to other flatted development in the immediate vicinity which provides very limited amenity space for residents. A limited amount of amenity space should be considered appropriate given the site is located in a central area of Reading.

Development in the Reading Central Area

- 5.42 The Council set out in Policy RC5 certain attributes that applications for development within the central area should follow. These are summarised as follows below.
- Development should build on the existing grid layout of the central area and include appropriate relationships between buildings and spaces, and which should aid ease of movement in this area.
 - Development will provide well maintained public spaces creating a sense of place and safe linkages to adjoining areas.
 - A high quality architectural detail and materials should be used which respect the form found in areas local to the development site.
- 5.43 The proposed plans demonstrate the scheme will have an appropriate relationship with the other buildings in the immediate surrounding area. The simple architectural style proposed will be compatible with the mix of developments in the immediate vicinity, and the materials chosen of red and feature brick, with grey slate tile roofing which will enhance the character of the Conservation Area. The proposed flats will improve the relationship the site has with St Giles Close, helping to improve public space as well as creating a sense of place.

- 5.44 Policy RC9 relates to residential development within the central area. Development will be assessed against a set criteria, the relevant elements are summarised as follows:
- Proposals within the central area will provide a mix of units, ideally a mixture of 1,2 and 3 bed units should be provided.
 - Development will be required to demonstrate how noise disturbance from neighbouring land uses has been considered.
- 5.45 The development provides a mix of 5 x 2 bed and 1x 1 bed flats which is considered appropriate for a city centre location, within the constraints of the site. The neighbouring uses include a flatted development and associated car park which is located on St Giles Close, also office and retail development along London Street. None of these uses would result in any detrimental noise disturbance to the occupiers of the flats on 112 London Street.
- 5.46 Policy RC14 has regard to the quality of public realm within the central area. Developments of under 1 hectare will not need to provide open space however will contribute to improvements in the public realm. Planting and landscaping will be encouraged to aid the creation of high quality spaces.
- 5.47 The windows serving the living areas associated with the flats in block A will look onto St Giles Close providing natural surveillance onto the public realm, improving safety and security. The shared private space is equally visible from the balconies of block A and B whilst ensuring there is sufficient distance between the two blocks to allow for privacy. Planting is proposed on the western boundary which will improve the street scene along St Giles Close. Landscaping and planting within the central amenity space on site, between the two blocks ensures a high-quality space is provides for residents.

Protection of Leisure facilities

- 5.48 Policy DM15 protects community uses or public houses outside of the central area. It is noted that the current nightclub facility is not be a community use or public house outside of the central area, and as such the tests of this policy do not have to be rigorously satisfied. Notwithstanding this, policy DM15 allows for the

loss of leisure facilities where there retention are likely to have an adverse impact on the amenity of residents. The officer's report from the previous application confirmed that a nightclub would not currently be permissible in the current location for this reason. For these reasons, the previous application was not refused for the loss of the nightclub, and there have been no material changes in the circumstances since that should alter the Council's previous approach.

Drainage

- 5.49 Policy DM1 seeks that all development shall "*minimise the impact of surface water runoff from the development in the design of the drainage system.*"
- 5.50 A drainage report has been produced by Clive Onions Ltd and submitted with this application. This has established that drainage will be improved by significantly reducing the run-off rate on site. The most sustainable approach on site would be to use the existing drainage system between 110 and 114 London Street which can be inspected, cleaned and repaired if required. In conclusion, the redevelopment of the site provides an opportunity to bring benefits to the Thames Water network and the strategy set out in the drainage report would represent the most sustainable design for the site. The report has demonstrated that the scheme will minimise and improve the impact of surface water runoff from the development within the design of the drainage system in accordance with policy DM1.

Affordable Housing

- 5.51 Policy DM6 sets out the threshold for affordable housing in the borough. For development sites of 5-9 dwellings 20% affordable housing provision will be sought. The scheme proposes 6 dwellings. This would seek an onsite provision of 1 dwellings and the remaining 0.2 as a financial contribution.
- 5.52 A single affordable unit on site is not considered to be attractive or practical from a management perspective by a register provider. As such a policy compliant amount of affordable housing is proposed to be secured through an off-site financial contribution.

Waste and Recycling

- 5.53 Policy CS2 promotes for layouts and designs to provide adequate space to facilitate waste storage, refuse and recycling. Bin stores are proposed to be located adjacent to the central amenity space, which provides residents with access to waste storage, and additional storage for recycled waste.

CIL

- 5.54 CIL will be charged at £120/sqm, with a discount for the floor area of the existing building which has been in use for 6 months of the last 3 years.

6. Conclusion

- 6.1 This statement has initially set out that the site is well located within a sustainable settlement location within the Central Area of Reading. The site benefits from a public transport network which serves Reading town centre and the wider area and the proposed development of a previously developed site would have significant benefits supported by national and local policies.
- 6.2 The proposed development as set out has considered the previous reasons for a refused scheme on the same site and has addressed the previous concerns accordingly through significant amendments. The submitted heritage statement has assessed the impact of the development in detail on the Conservation Area as well as the nearby listed buildings. Consideration has been given to retain the existing boundary wall feature on the south side of the site. The height, scale and bulk and layout respects the existing urban form of the area, and respect the amenity of neighbouring residents.
- 6.3 In terms of transport, a car free development is proposed. This is considered acceptable, given the highly accessible location and the need to make an effective use of the site.
- 6.4 It has been demonstrated that the proposal accords with policies CS4, CS6, CS7, CS15, CS22, CS33 of the Core Strategy, policies DM1, DM4, DM6, DM10 of the Sites and Detailed policies document and policies RC5, RC9, RC14 of the Central Area Action Plan. The scheme demonstrates sustainable development, contributing towards the economic, social and environmental objectives within the NPPF. It is therefore respectfully requested that planning permission be granted.