

Former Battle Hospital site, Portman Road, Reading

Bellway Homes Ltd (Thames Valley) Statement of Community Involvement

January 2018



1.0 Introduction

- 1.1. This Statement of Community Involvement will be submitted to Reading Borough Council as part of the planning application by Bellway Homes Ltd (Thames Valley).

Description of Development

- 1.2. This report forms part of an application for a residential development for 215 new homes with associated public open space and landscaping, on the final phase of the former Battle Hospital site, Portman Road, Reading.

The purpose of this report

- 1.3. This report details the methods used for the pre-application consultation with local stakeholders and local residents. It also provides details of the key issues from the consultation.

The structure of this report

- 1.4. This report is set out in the following sections; as listed below:
- Section 1 (as above) introduces the background of the application
 - Section 2 describes the approach to community and stakeholder engagement
 - Section 3 outlines the community and stakeholder feedback
 - Section 4 concludes the report and sets out the next steps

2.0 The approach to community and stakeholder engagement

Methodology

- 2.1. In November 2017, Instinctif Partners, a specialist public consultation agency, were appointed to advise the applicant on pre-application public consultation and community engagement for this project.
- 2.2. All consultation activity outlined in this report has been undertaken by Instinctif Partners as part of the Bellway Homes project team.
- 2.3. A public consultation strategy was developed to consult on the emerging plans with the statutory consultees, stakeholder groups and local residents. We also reviewed Reading Borough Council's Statement of Community Involvement to ensure our approach adhered to its guidance.

Stakeholder Engagement

Statutory and stakeholder consultation

- 2.4. **Reading Borough Council**
Bellway Homes and its project team entered into formal pre-applications discussions with Reading Borough Council's planning officers in 2017. These discussions helped Bellway Homes prepare the details of the planning application.

Public consultation

- 2.5. A variety of best practice consultation methods have been used to inform local stakeholders and local residents about the consultation and to encourage them to participate in the process.
- 2.6. **Newsletter mailer**
A four-page A4 colour newsletter about the proposed housing development plans and advertising the public exhibition and website was sent by mail on 5th December 2017 to 1,047 residential and business addresses.

A copy of the newsletter mailer can be found in Appendix 1 and a map of the full mailing area can be found in Appendix 2.

2.7. Online

A dedicated consultation web page was created at www.portmanroad-reading.co.uk.

At the time that the newsletter was issued on 5th December (see 2.6 above), the webpage displayed a holding page about the forthcoming exhibition event with a downloadable copy of the newsletter.

The webpage was revised on the day of the public exhibition, Wednesday 13th December (see below) with the full consultation version, featuring downloadable copies of the public exhibition display boards and the feedback form as well as details of how to make comment and get in touch with Bellway Homes.

A screenshot from the Bellway Homes webpage can be found in Appendix 5.

2.8. The public exhibition

- A drop-in session for local residents, businesses and stakeholders was organised for Wednesday, 13th December 2017, from 4 – 7.00pm. There was a preview session for elected Councillors between 3 – 4pm. The drop-in session was held at The Emmanuel Methodist Church, Oxford Road, Reading RG30 1EE



- At the event, attendees were able to engage with representatives from Bellway Homes and consultants from various disciplines within the project team. Attendees were able to discuss the plans and ask any questions. Exhibition boards were on display presenting the proposal and can be seen in Appendix 5.
- All attendees were encouraged to complete a feedback form and leave it in the exhibition box provided. An email address was also provided for anyone who wanted to submit their views after the exhibition (alex.coleman@instinctif.com). A copy of the feedback form can be seen in Appendix 3.
- 23 people visited the drop-in session and 11 feedback forms were received at the event. A further 3 responses were received after the event totalling 14 responses.

The level of attendance at the public exhibition was below average for a scheme of this type and size.

3.0 Community and stakeholder engagement feedback

Consultation Feedback

- 3.1. All consultation activity was designed to facilitate and encourage the local community to give feedback on the plans for the Former Battle Hospital site, Portman Road, Reading
- 3.2. Feedback received included:
- 14 feedback forms, 11 of which were collected at the event. Another 3 feedback forms were received via emails.
 - 12 stakeholders confirmed that they were local residents.
 - No stakeholders were representatives of an organisation
 - 11 stakeholders gave their age:
 - 1 was between the ages of 18 and 25
 - 1 was between the ages of 26 and 35
 - 5 were between the ages of 36 and 45
 - 1 was between the ages of 46 and 55
 - 1 was between the ages of 56 and 65
 - 2 were between the ages of 66 and 76

Feedback analysis of comments from local community

- 3.3. All feedback detailed in Section 3 has been transcribed into one database.
- 3.4. A postcode analysis was undertaken; it showed that out of the 11 respondents who provided feedback and gave their address. 9 stakeholders shared a RG30 1** postcode. This indicates that vast majority respondents who provided their postcode

live very close to the site. Three residents did not provide their address, and another two had neighbouring postcodes along the nearby Oxford Road.

3.5. On the feedback form (as seen in Appendix 4) respondents were asked for:

- Their overall comments on the scheme
- Comments on the proposed layout and the design
- What they thought about the landscaping and access routes
- And any other issues

The analysis below considers the comments received.

Analysis of comments from local community

3.6. Overall summary of feedback

Comments	Frequency of mention
Positive comment about the design	11
Approval of principle of developing this site for residential use	7
Approval of landscaping	7
Concern about vehicular access	5
Approval of through-route connections	3
Desire to ensure that design is in-keeping with existing buildings	3
Concern about parking	3
Interest in living in new homes - request to be updated	3
Interest in contribution to local community	2
Concern for percentage of affordable housing	2
Concern for impact on local services (School / Hospital)	2
Concern for additional users of Battle Square play area	2
Concern about traffic	2
Street names should reflect history of the area	1
Concern about flood risk	1
Approval of additional footpath proposals	1
Concern about broadband speeds	1
Website difficult to find	1

Below is a more detailed analysis of the comments received through the consultation. It is important to note that feedback has been limited and this has been considered when assessing how best to respond.

3.7. **General Comments**

The feedback we have received has shown both considerable acceptance of the proposals as well as several positive comments about the design. There were only a small number of concerns. The areas of the greatest concern for respondents were the vehicle access to Portman Way and the related possible increase in traffic in the area. There were also some comments in support of the proposed access routes.

The provision of car parking on the site, as well as any resultant effect on existing parking provision in the area, was another recurring theme in comments in this section.

A small number of residents raised concerns about the additional strain on local facilities they anticipated that the development might cause. There were questions about what, if any, contributions Bellway Homes would be making to ensure local schools and hospitals were not overstretched as a result of the development.

Example of comments:

'Very impressive development'

'It is good that the site is going to be developed'

'I am pleased the site is being developed and the overall scheme is pleasing'

'I welcome the development of the site and agree it will provide regeneration and visual improvement'

3.8. **Design and Layout**

The design and layout of the proposal was largely met with support from respondents, even if they had reservations about some aspects of the scheme. 11 of the respondents explicitly gave positive comments on the design and layout.

A small sample of residents used this question to discuss their views on the affordable housing provision. Of those who commented, there was support for a proportion of housing to be included in the application to be affordable.

Some people took the opportunity to express their desire that the development remain in-keeping with the existing housing in the area and in particular the rest of the former battle hospital site. The brickwork in particular was advocated as an example of something that should be complimentary to other nearby buildings. There was a further comment suggesting that this development appeared to achieve the objective of remaining consistent.

Postively, no respondents suggested that they felt that the design and layout were *'poor'*.

Example of comments:

'It is beautiful and makes the area look good'

'It's great, clear and will be a big opportunity for people who don't have accommodation'

'Layout is good'

'Fine - it is in-keeping with the existing design'

3.9. **Landscaping and Drainage**

Generally the landscaping was seen as a positive step, with seven respondents praising it specifically. A very small number of respondents raised concerns about the flood risks in the area.

A few residents raised concerns about the impact on the Battle Square play area, the maintenance of which is privately funded by the residents of Battle Square. There was a views that an increase in people in the area would cause residents to use the play area and add to the wear of the space which others pay for. For those who held this view there was often also the perception that Bellway Homes were not providing an equivalent space for the new residents in this development.

Example of comments:

'I am glad trees / shrubs / hedges will be planted. I presume there will be suitable parking and play areas for children?'

'I have concerns about the very limited road access and impact on Portman Way / Battle Square'

'Concerned about the additional use on battle square play area funded by Battle square resident'

'My key concerns is parking, the current development is already overcrowded need to provide more parking than the legal minimum'

'What contributions / benefits will there be for the local community?'

3.10. **Anything else we need to consider**

In an encouraging sign, 3 people explicitly used this section to express interest in living in the proposed new homes and requested that they be kept updated on developments.

One respondent drew Bellway Home's attention to the unusually poor broadband speed in the vicinity affecting the nearby houses. They cautioned that the lack of a fibre enabled cabinet means that the area is a rare internet black hole in Reading. There was thus a request that Bellway Homes take steps to ensure that they provide modern internet capability to the new development, and ideally one that existing residents can benefit from also.

Finally, there was one comment that the new street names should reflect the rich history of the area.

Example of comments:

'I am very happy with the project your planning in my area and I am very interested in taking a mortgage on a 3 or 4 bedroom house, please update me on any changes to the plans because I am very interested'

'We have a concern regarding modern day broadband services '

'Hopefully will help flood risk'

'I hope the plan goes through because many people will benefit'

4.0 **Summary and Next steps**

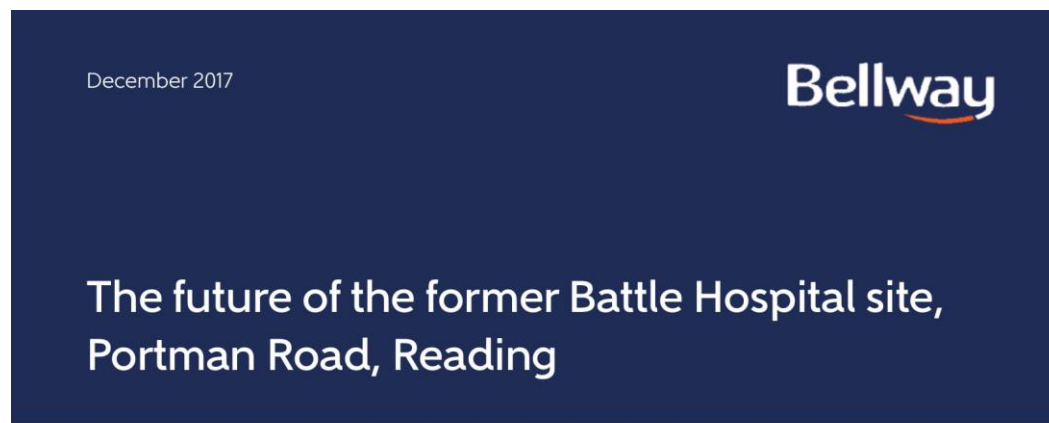
- 4.1 From our experience as consultation facilitators the level of attendance achieved over the consultation session was below what we would expect as typical of such events.

Events that receive higher levels of attendance may indicate that residents are more concerned than average about a development, whereas those exhibitions with very low levels of attendance can often indicate that the local community as a whole is more indifferent. The below average level attendance at this event, along with the feedback received, would suggest that the community as whole is broadly positive about the proposed development and has only a small number of concerns regarding specific aspects.

- 4.2 In preparing the details and plans to support the planning application submission, Bellway Homes have taken the feedback received and where both possible, and appropriate, have looked to address any points of concern through amendments to the proposals.
- 4.3 Further detail to support the proposed development is provided within the planning application and accompanying plans and supporting documents.
- 4.4 Following the submission of the planning application, Reading Borough Council will consult with and seek the views of neighbouring properties on the application.

Appendices

Appendix 1 – A4 newsletter sent to 1,047 residential and business addresses



New homes for West Reading

Bellway Homes are currently developing proposals for 214 new homes on the final phase of the former Battle Hospital site, Portman Road, Reading.

As well as the new homes, the proposals will include both resident and visitor car parking, as well as landscaping and public amenity space.

Bellway are in the process of preparing a planning application to submit to Reading Borough Council and would like to present their emerging plans to the local community in order to assist shape and evolve the development proposals.

The site

In August 2017 Bellway Homes acquired the final 6.8 acres (2.77 hectares) of land that formerly comprised the Battle Hospital. This area was retained by the NHS when the rest of the Battle Hospital site was redeveloped in 2011.

Despite being retained by the NHS, both the adopted and emerging Development Plan for Reading identifies this site as an area for future residential development to help meet the demand for homes across Reading between now and by 2036.

The proposed masterplan is shown inside on pages 2 & 3.



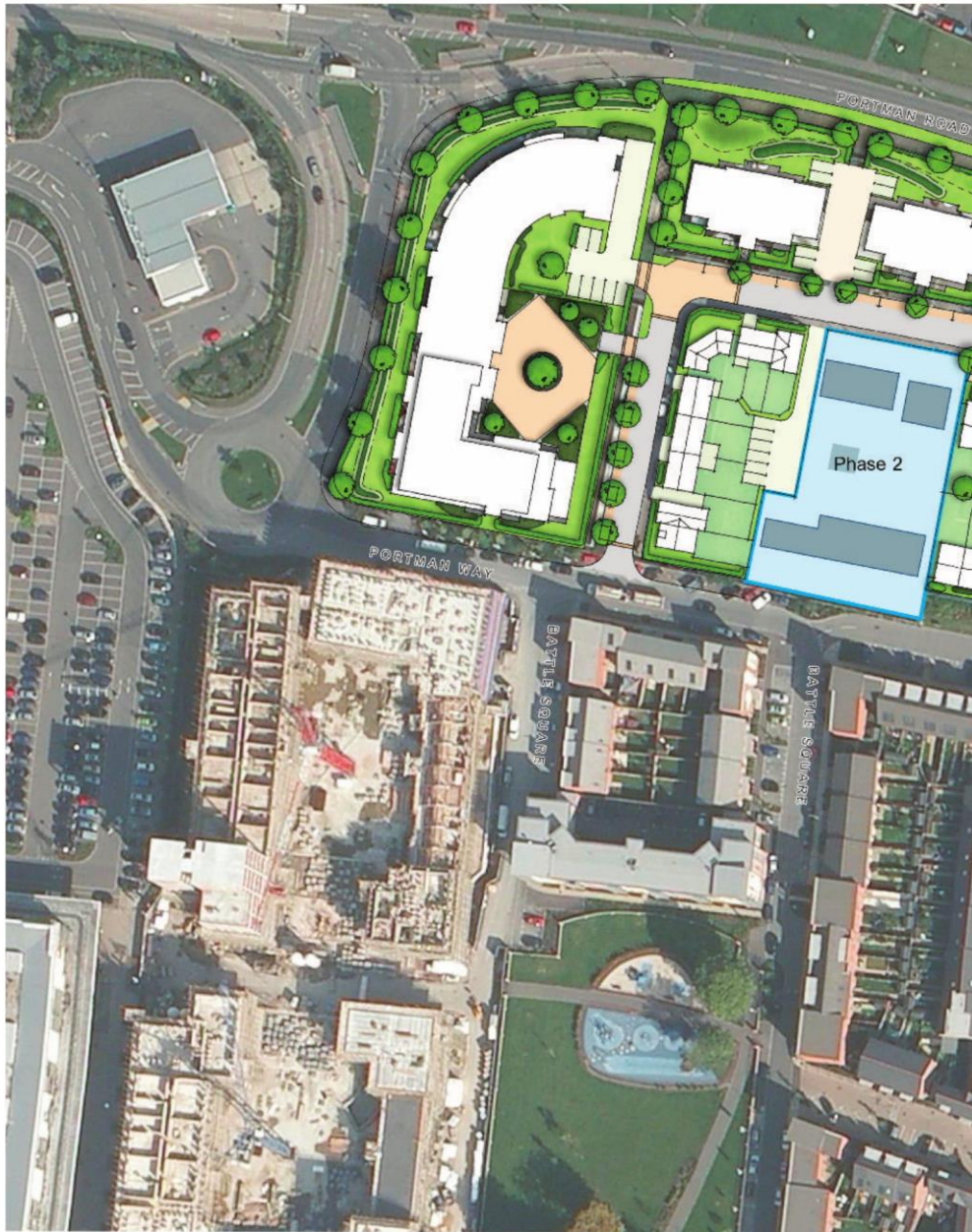
Red line shows extent of development proposal

Public exhibition – Have your say

Bellway will be holding a public exhibition where you can meet the design team, learn more about the proposals and provide your views. Feedback forms will be available at the exhibition and online.

The exhibition is being held at the Emmanuel Methodist Church, 448 Oxford Road, Reading, RG30 1EE on 13th December, 4pm – 7pm

Bellway has also set up a website, www.portmanroad-reading.co.uk, which will be updated with full details about the proposals at the time of the exhibition.





New homes

Bellway are proposing both semi-detached and terraced homes as well as apartments to offer a choice from small starter homes to larger family houses.

The apartment blocks will range from 4 storeys facing on to Portman Road, up to a maximum of 6 storeys at the west of the development. The housing will consist of 2 to 3 storey buildings.

The development will provide 214 new homes, of which an element will be provided as affordable.

In order to successfully integrate the development into the existing area, the architecture of the proposed buildings will be influenced by the character of surrounding development.

All new houses will have gardens and the flats will have access to nearby, high quality, public open space.

Tenure and Mix

The new homes will be a mix of private market housing, shared ownership and affordable rent to meet local need for affordable housing.

Bellway will partner with a local Housing Association that will manage the affordable units.

Bellway Homes

Bellway Homes are the fourth largest builder of new homes in the UK with a strong reputation built on quality and trust, employing over 2,000 people.

Whilst being a major developer, Bellway have not lost sight of what is important to new and existing residents and the communities which they work within. Bellway's high standard of service and build quality is endorsed through customer feedback with 9 out of 10 recommending us to a friend or family member.

The proposals for this site will be managed from Bellway's Thames Valley office based in Reading.



Landscaping and environment

The landscaping proposals will create an attractive setting for the new homes and also assist in regenerating the area for existing residents.

Hedges and soft landscaping around the new development will help create a variety of characteristic streetscapes. The roads within the development will be shared by cars, cyclists and pedestrians and will be raised and coloured in places to encourage mindful driving.

As well as private gardens for the terraced housing, there will also be amenity space providing recreational use to residents.

It is planned that the development will achieve low CO₂ emissions through energy efficiency measures in the design and construction of the new homes. Measures would include water conservation, recycling areas and sustainable urban drainage systems to reduce the risk of localised flooding.

To find out more please come to our exhibition (details below) to discuss the plans and give us your feedback.

Access, traffic and parking

Vehicular access to the new development will be via Portman Way.

There will also be secondary pedestrian and cyclist only access points to the north of the site, off Portman Road.

The footpaths and cycleways through the new development will enhance connectivity and accessibility between Portman Road and Oxford Road.

The number off-street car parking spaces will be in line with the local authority's guidelines. This will include unallocated spaces for the apartment blocks, allocated spaces for the terraced homes, and a number of visitor car parking spaces.

There will also be easy access to local bus stops on routes 15, 16 and 17.

Next steps

To find out more about the proposals, please come along to the public consultation exhibition being held at the Emmanuel Methodist Church, 448 Oxford Road, Reading, RG30 1EE on the 13th December or visit the website

www.portmanway-reading.co.uk. Feedback forms will be available at the exhibition or online to tell us what you think.

All feedback will be reviewed and analysed and will be used to further evolve the plans before Bellway formally submit them to Reading Borough Council's Planning Department.

Get in touch

- Email on alex.coleman@instinctif.com
- Write to Battle Hospital Bellway, Local Engagement, Instinctif Partners, 65 Gresham Street, London EC2V 7NQ



Appendix 2 – Mailing area – 1,047 Addresses



Appendix 3 – Feedback form

A chance to have your say Former Battle Hospital site, Portman Way, Reading



Thank you for taking the time to look through the display outlining the proposals for a residential development at the former Battle Hospital site, Portman Way, Reading by Bellway Homes. We would now like you to use this feedback form to express your opinions on the proposals displayed at the public exhibition. After completing it, you can put the form in the comments box or send it to us in the next few days. Instinctif Partners will compile a report based on a summary of the comments that you make.

You can submit your views...

 **By post – Using the Freepost envelope supplied or directly to:**

Instinctif Partners
Local Engagement,
65 Gresham Street,
London, EC2V 7NQ

 **By email**
Alex.coleman@instinctif.com

Please return your form by 5th January 2018

Title _____ Initial _____ Surname _____	
Address _____	
Post Code _____ Phone _____	
Email _____	
Are you a:	☐ Local resident ☐ Organisation representative ☐ Councillor ☐ Other (please state)
Age group:	☐ Under 18 ☐ 18-25 ☐ 26-35 ☐ 36-45 ☐ 46-55 ☐ 56-65 ☐ 66-75 ☐ 76 or above
You need not provide your details if you wish	

Your enquiries and feedback will be analysed by Instinctif Partners and its project team as part of the public consultation process. We will not disclose such information to any unauthorised person or third party other than the relevant planning authorities and it will not be used for any other purpose. Instinctif Partners or its representatives may wish to contact you in the future with updates on the proposal. If you do not wish to be contacted, please tick here ☐

Your views



General comments and suggestions

Please use the space below to tell us your views about the overall proposals

Design

What do you think of the layout and design?

Landscaping

What do you think of the proposed landscaping?

Connectivity

Do you feel routes through the site, linking to existing development will be of benefit to the existing area?

Is there anything else we need to consider?

Welcome

Bellway

Welcome to this exhibition hosted by Bellway Homes to consider their detailed proposals for a high quality, development of approximately 205 new homes with associated public open space and landscaping, on the final phase of the former Battle Hospital site, Portman Road, Reading. We look forward to answering your questions and to hearing your views and suggestions, which will help us to refine our plans before we submit a planning application.

The Site

In August 2017 Bellway Homes acquired the final 6.8 acres (2.77 hectares) of land that formerly comprised the Battle Hospital. This area was retained by the NHS when the rest of the Battle Hospital site was redeveloped in 2011.

Despite being retained by the NHS, both the adopted and emerging Development Plan for Reading identifies this site as an area for future residential development to help meet the demand for homes across Reading between now and 2036.



Aerial photo showing former Battle Hospital site today (red line)

About Bellway Homes

Bellway Homes are the fourth largest builder of new homes in the UK with a strong reputation built on quality and trust, employing over 2,000 people.

Whilst being a major developer, Bellway have not lost sight of what is important to new and existing residents and the communities which they work within. Bellway's high standard of service and build quality is endorsed through customer feedback with 9 out of 10 recommending us to a friend or family member.

The proposals for this site will be managed from Bellway's Thames Valley office based in Reading.



Sketch view of new development from Portman Road

New Homes

Bellway

The overall proposal is to demolish the former NHS buildings on the site and replace them with new residential houses and apartments, in keeping with the local area.

New homes

Bellway are proposing a range of house types to meet local housing needs, including semi-detached and terraced, along with apartments, across both market and affordable tenures, in order to offer a wide choice of homes.

The apartment blocks will range from 3 storeys up to 6 storeys at the west of the development. The housing will consist of 2 to 3 storey buildings.

All new houses will have gardens and the flats will have walk out balconies for private amenity space and access to nearby, high quality, public open space. The landscaped public open space will be available to existing and future residents for amenity and recreational purposes alike.

Design

The new apartment buildings have been designed sympathetically to maintain and enhance the existing character and appearance of the locality. The illustrations shown here give an impression of how the buildings will look.

Tenure

The new homes will be a mix of private market housing, shared ownership and affordable rent to meet local need for affordable housing.

Bellway will partner with a local Housing Association that will manage the affordable units.



Sketch view of new development from Portman Road



Masterplan

Bellway



Masterplan of proposed development

Highways and Transport

Bellway

The planning application will be supported by a robust Transport Assessment which will include details of the proposed site access arrangements, the opportunities for access to sustainable transport modes (walking, cycling and public transport) and the impact of development generated traffic on the local road network.

Access

Vehicular access to the site is proposed via a newly created junction from Portman Way in close proximity to the existing (currently unused) access. The location of the new access junction onto Portman Way has been agreed with Reading Borough Council and will be subject to an Independent Road Safety Audit. The existing access onto Portman Road will be closed.

The existing access into the nurse's flats, currently from Valentia Road will be closed off to vehicles, making it pedestrian and cycle only.

Pedestrian access into the site will be provided via:

- A 3m wide shared footway / cycleway on the western side of the access road tying into the existing footway / cycleway route;
- A connection in the north-east corner of the site, which in turn provides a 3m shared footway / cycleway along the northern boundary of the site, adjacent to Portman Road; and
- A connection from Valentia Road, via a shared surface access.



These shared footway / cycleway routes will provide easy to navigate, safe and traffic free routes for pedestrians and cyclists throughout the site while also linking to the existing infrastructure, resulting in a highly permeable site. As such, safe and suitable access to the site will be provided.



Accessibility

The Site is extremely well located to encourage sustainable travel, with access to a large variety of everyday services including a substantial number of shops located on Oxford Road: Tesco Extra, Wilson Primary School, The Honey Bee Pre-School, Emmanuel Methodist Church, Abu Bakr Islamic Centre and Kensington Park / Recreation Ground. Further afield, facilities and services include Reading Retail Park and River View Estate.

The site benefits from access to a number of bus stops, with the closest located on Oxford Road which is a key public transport corridor. These bus stops provide access to bus services 15, 16a, 16 and 17 which operate some 16 buses an hour and provide numerous connections throughout Reading.

The site also benefits from easy access to Reading West railway station which provides regular services to Basingstoke, Newbury and London Waterloo (changing at Reading main railway station).



Proposed vehicular, pedestrian and cycle access arrangements

Community Facilities & Infrastructure

The proposed development will generate financial contributions toward, and in some case the actual provision of local infrastructure items. Such contributions will be secured through Reading Borough Council's Community Infrastructure Levy or S106 agreement, where required. Such contributions will go towards facilities and projects relating to education, transport, leisure and community uses.

Environment and Drainage

Bellway

Landscaping and open space

As a rundown brownfield site, this part of the former Battle Hospital site currently has very limited landscape or ecological value. As part of the proposed redevelopment of the site, extensive new high-quality landscaping including semi-mature tree planting is to be incorporated as part of a comprehensive scheme.

All new houses will have gardens and the flats will have access to a new public open space to the east of the site. The landscaped public open space will be available to existing and future residents for amenity and recreational purposes alike.

Specimen tree avenues and formally clipped hedges are proposed along the site boundaries and within the layout to highlight pedestrian routes improving connectivity and enhancing the adjoining streetscenes. This will create an improved townscape setting for the residential buildings whilst also providing mitigation for any tree and vegetation removal. Earth bunding and integrated SUDS features are included along the northern boundary with Portman Road. The use of appropriate hard landscape materials and feature shrub planting throughout the development will create a high-quality environment for future residents.

Overall the redevelopment scheme will provide townscape improvements within the area and the new landscaping will help integrate the new buildings and create localised landscape and biodiversity enhancements.

Drainage

We are proposing the use of Sustainable Urban Drainage Systems (SUDS) on site in accordance with local and national policy. The SUDS features will comprise mainly of permeable paving and cellular storage tanks aimed at storing surface water runoff on site prior to controlled discharge into the Thames Water network on Portman Road. All of these will be owned and maintained by



Landscaping masterplan for proposed development

either the individual house owners, a management company, or Reading Borough Council. Foul flows from the development will be directed to public foul sewers adjacent to the site.

Thames Water own the drainage network in the area and have confirmed that there is existing capacity in their network to accommodate both foul

and surface water runoff from the development.

The site is partly shown to be in Flood Zone 2 which is suitable for residential development. Detailed assessments are being undertaken to ensure the development proposals are resilient and flood risk is not increased off site.

Energy efficiency and sustainability

The proposed houses and apartments will be designed and constructed to achieve a low carbon footprint across the entire development.

Incorporating water conservation measures and utilising energy efficient materials will ensure that the development is highly sustainable, bringing benefits to both the environment and future occupiers through lower energy bills.

Next steps

Bellway

Timescales

Bellway Homes envisage that a planning application will be made to Reading Borough Council in early 2018, which will allow for comments arising from this consultation to be fully considered.

Subject to Planning Permission being secured by mid-2018 Bellway Homes would seek to start on site by Summer 2018 meaning that the first homes would be available by Spring 2019.

It is envisaged that demolition of the existing buildings will commence early in the new year following reaching agreement with the relevant utility providers to disconnect and divert the existing gas, electric and water supplies that currently serve the site.

Phase 2 of the site is anticipated to come forward as residential development in the future, however at this time there are no plans to relocate the existing businesses, who will remain in situ as part of the proposed development.

Benefits

The proposals will bring a number of benefits to the local area, including

- New homes, including affordable homes, to boost the supply of housing in the local area and meet future needs
- Regeneration of a run down brownfield site currently plagued by antisocial behaviour
- Provide significant levels of Public open space
- Significant financial contributions towards local infrastructure
- Improving ecology and biodiversity throughout the scheme through the introduction of high quality landscaping
- Improving connectivity within the local area
- Greatly improving the visual amenity and appearance of the site



Thank you...

Thank you for taking the time to attend this event and to review the proposals being put forward by Bellway Homes.

In order to assist in evolving the development, please use one of our feedback forms today to let us know your views. Please make sure your response has reached us by 5th January 2018.

If you have any further comments or questions or would like to register for more information about the project as it becomes available, please keep in touch. You can reach us by:

Email: Alex.coleman@instinctll.com

Post: Bellway Consultation
Local Engagement
Instinctll Partners
60 Gresham Street
London EC2V 7NQ

Appendix 5 – Screenshot from the website - <https://www.portmanroad-reading.co.uk/>

Portman Road Reading

enquiries@portmanroad-reading.co.uk



[Home](#) [New Homes](#) [Masterplan](#) [Highways and Transport](#) [Environment and Drainage](#) [Have your say](#)



Home

The future of the former Battle Hospital site, Portman Road, Reading

Welcome to Bellway Homes' website where you can learn more about our proposals for a high quality, development of approximately 215 new homes with associated public open space and landscaping, on the final phase of the former Battle Hospital site, Portman Road, Reading.

The website forms part of the public consultation on our plans and is your opportunity to have your say and help shape the proposals before we submit a planning application Reading Borough Council.

Once you have had a look at the information on this website, let us know what you think. We will compile a consultation report based upon your comments within a Statement of Community Engagement that will accompany the planning application when it is submitted.

If you have any further questions, please email our community consultation company: alex.coleman@instincttf.com or call 0207 457 2058.



Aerial photo showing former Battle Hospital site today (red line)

The Site

In August 2017 Bellway Homes acquired the final 6.8 acres (2.77 hectares) of land that formerly comprised the Battle Hospital. This area was retained by the NHS when the rest of the Battle Hospital site was redeveloped in 2011.

Despite being retained by the NHS, both the adopted and emerging Development Plan for Reading identifies this site as an area for future residential development to help meet the demand for homes across Reading between now and 2036.

About Bellway Homes

Bellway Homes are the fourth largest builder of new homes in the UK with a strong reputation built on quality and trust, employing over 2,000 people. Whilst being a major developer, Bellway have not lost sight of what is important to new and existing residents and the communities which they work within. Bellway's high standard of service and build quality is endorsed through customer feedback with 9 out of 10 recommending us to a friend or family member. The proposals for this site will be managed from Bellway's Thames Valley office based in Reading.