

Planning (Registration),
Reading Borough Council,
Civic Offices,
Bridge Street,
READING.
RG1 2LU

24325/A3/KJ/dw

BY EMAIL: plgadmin@reading.gov.uk

19th October, 2017

Dear Sir/Madam,

FORMER COX & WYMAN BUILDING, CARDIFF ROAD, READING
APPLICATION FOR FULL PLANNING PERMISSION ON BEHALF OF THAMES PROPERTIES LIMITED

We are pleased to submit to Reading Borough Council an application for full planning permission on behalf of Thames Properties Limited in respect of the erection of 96 dwellings on land at the former Cox & Wyman building, Cardiff Road, Reading.

The description of the proposed development is as follows:

"Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road, Reading."

A planning application has been submitted electronically through the Planning Portal (reference PP-06416580v1) and electronic copies of all supporting plans and documentation have been submitted electronically to Reading Borough Council's Planning Administration Team (RBC reference: 171814). As requested, one hard copy of any plans and drawings over A3 size will be provided to the Council.

The following documents and plans are submitted in support of the planning application:

Proposed Drawings:

- A-PP-E10-01 Location Plan A3
- A-PP-E10-02 Location Plan A3
- A-PP-E10-04 Existing Site Plan A2
- A-PP-E10-05 Demolition plans A2
- A-PP-P10-01 Proposed Site Plan A2 (Rev B)
- A-PP-P10-02 Proposed Roof Plan A2 (Rev A)
- A-PP-P10-03 Proposed Block Plan A2
- A-PP-P10-04 Proposed Servicing Plan A2



FS 29637

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- A-PP-P10-05 Combined Landscape and Architectural Plan A1
- A-PP-P12-01 Proposed Site Sections A1
- A-PP-P13-01 Proposed Street Elevations A1
- A-PP-P13-02 Proposed Street Elevations A1
- A-PP-P13-03 Proposed Street Elevations A1
- A-PP-P13-04 Proposed Street Elevations A1
- A-PP-P11-10 Apartments - Ground Floor Plan A1
- A-PP-P11-11 Apartments - First Floor Plan A1
- A-PP-P11-12 Apartments - Second Floor Plan A1
- A-PP-P11-13 Apartments - Third Floor Plan A1
- A-PP-P11-14 Apartments - Roof Plan A1
- A-PP-P13-11 Apartments - North & East Elevations A1
- A-PP-P13-12 Apartments - South & West Elevations A1
- A-PP-P13-13 Apartments - Landscaped Deck Elevations A1
- A-PP-P13-14 Apartments - Landscaped Deck Elevations A1
- A-PP-P13-31 House Type D.01 A2
- A-PP-P13-32 House Type D.02 A2
- A-PP-P13-41 House Type E.01 A2
- A-PP-P13-42 House Type E.02 A2
- A-PP-P13-43 House Type E.03 A2
- A-PP-P13-44 House Type E.04 A2
- A-PP-P13-51 Garage Type G.01 A2
- A-PP-P13-52 Garage Type G.02 A2
- A-PP-P13-53 Garage Type G.03 A2
- A-PP-P13-54 Garage Type G.04 A2
- A-PP-P13-55 Garage Type G.05 A3
- A-PP-P13-61 Substation & Garage Type G.05 A3
- L-01 Landscape General Arrangement A1 (Rev E)
- L-02 Landscape Illustrative Masterplan A1 (Rev E)
- L-03 Soft Landscape A1
- L-04-1 Landscape Details A1
- L-04-2 Landscape Details A1
- 2015-2594-AT-111(2) Swept Path Analysis Using Large Refuse Vehicle A3
- 2015-2594-AT-112(2) Swept Path Analysis Using a 7.5t Box Van A3

Supporting Documentation:

- Design and Access Statement, prepared by Barton Willmore LLP;
- Planning Statement (including details of affordable housing and sustainability summary) prepared by Barton Willmore LLP;
- Completed Application Forms and CIL Form, prepared by Barton Willmore LLP;
- Report on Community Engagement, prepared by Development Communications;
- Environmental Noise Assessment, prepared by Paragon Acoustic Consultants;
- Ecological Appraisal, prepared by Aspect Ecology;
- Transport Statement, prepared by TTP Consulting;
- Travel Plan, prepared by TTP Consulting;
- Phase 1 Geoenvironmental Desk Study, prepared by Geotechnical Engineering Ltd;
- Air Quality Assessment, prepared by Peter Brett Associates;
- Utility Statement & Existing Services Drawing, prepared by Hydrock
- Daylight & Sunlight report, prepared by EB7;
- Arboricultural Survey, prepared by Merewood Arboricultural Consultancy Services;
- Tree Constraints Plan, prepared by Merewood Arboricultural Consultancy Services;
- Tree Protection Plan, prepared by Merewood Arboricultural Consultancy Services;
- Arboricultural Implications Assessment and Method Statement, prepared by Merewood Arboricultural Consultancy Services;
- Heritage Statement, prepared by Icen Projects;
- Flood Risk Assessment and SUDS Assessment, prepared by Water Environment Limited;

- Energy and Sustainability Statement, prepared by EB7; and
- Former Cox & Wyman Works: analysis of suitability for the current market, prepared by Campbell Gordon.

Payment for the appropriate fee of £24,339.00 to Reading Borough Council has been arranged separately via bank transfer.

A request for a Screening Opinion was submitted to Reading Borough Council in May 2017 in accordance with Regulation 6 (6) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Council determined by written response dated 4th July, 2017 (reference 170846/SCR) that the proposed development is unlikely to have significant effects on the environment and as such, an Environmental Statement is not required to be submitted with the application.

We trust that you have sufficient information to register the application and provide confirmation that it is valid. Should you wish to discuss this matter further or arrange to meet on-site to discuss the proposal in more detail, please do not hesitate to contact the writer on 0118 943 0000 or by email (katherine.jones@bartonwillmore.co.uk).

Yours faithfully,



KATHERINE JONES
Senior Planner

Encs.