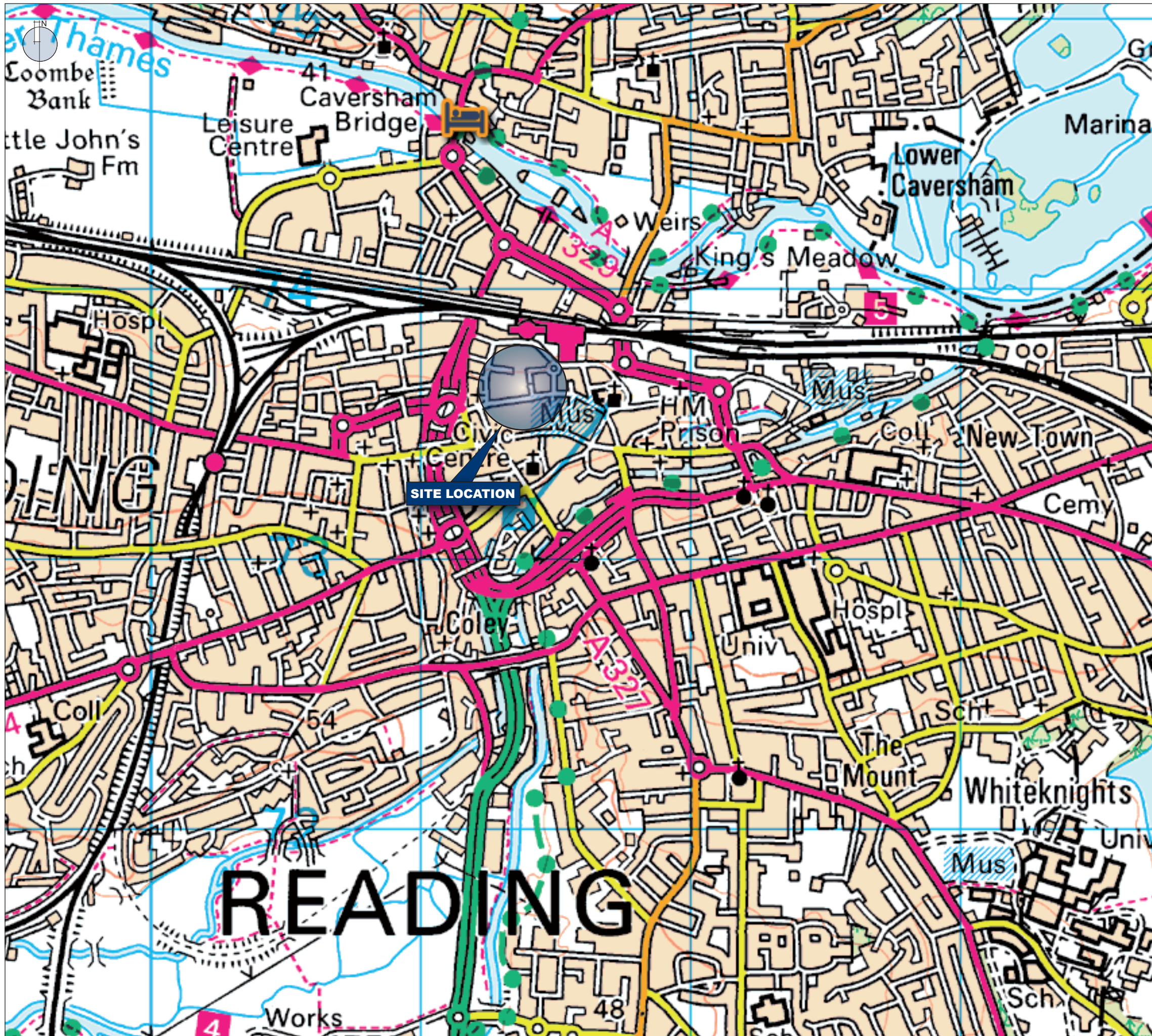
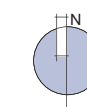




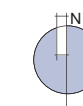
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Figure Title	Figure 1: Site Location
Figure Ref	E12350-100_GR_SR_1A
Date	January 2012
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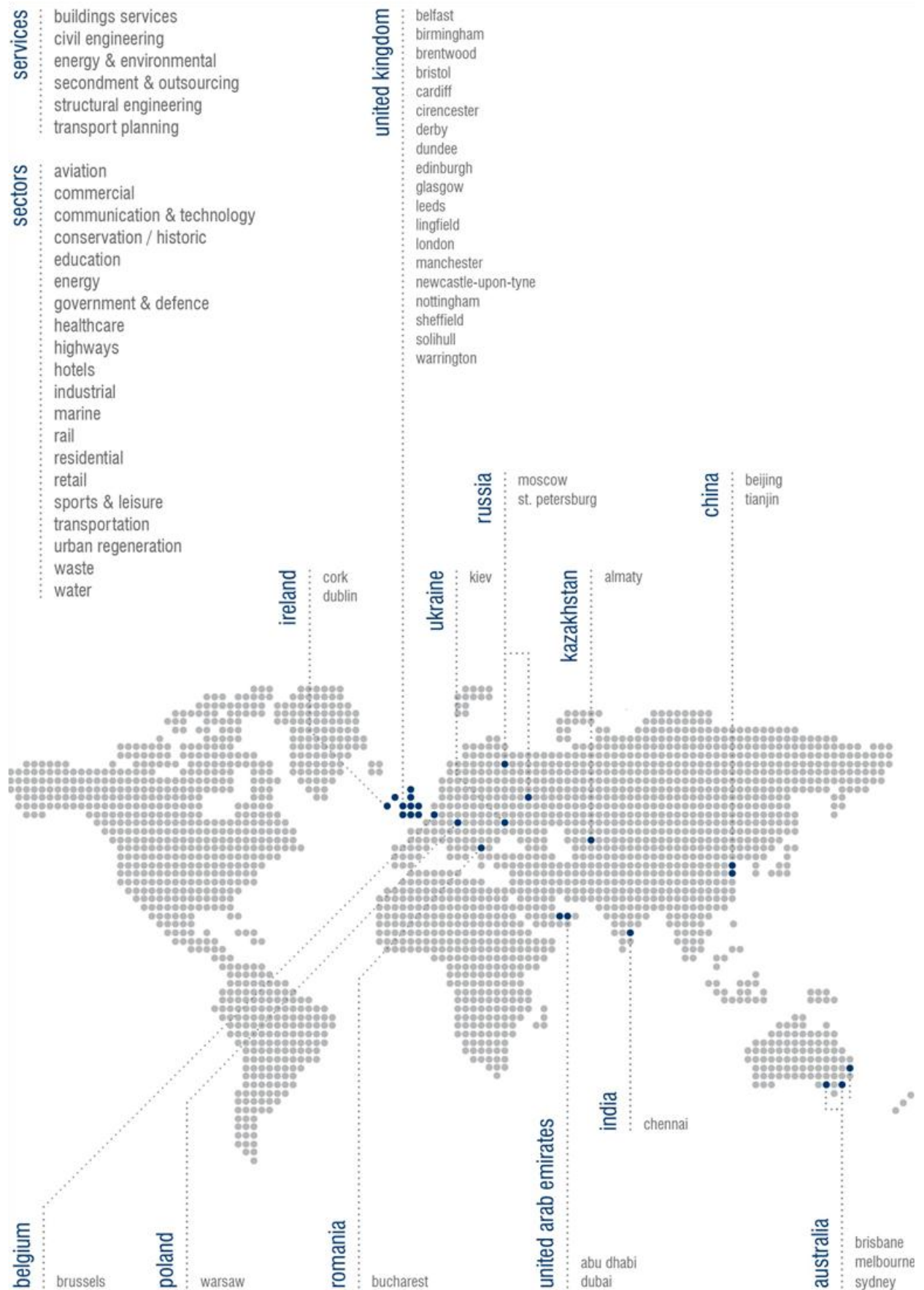
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Figure Title	Figure 2: Site Plan
Figure Ref	E12350-100_GR_SR_2A
Date	January 2012
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Source: Allies and Morrison



Project Details	E12350-100: Station Hill, Reading
Figure Title	Figure 3: Indicative Masterplan
Figure Ref	E12350-100_GR_SR_3A
Date	January 2012
File Location	\\nt-Inss\\weed\\projects\\12350\\graphics\\sr\\issued figures



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 - viii English Heritage, 2011, The setting of heritage assets: English Heritage Guidance, London
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 - xvi British Standards (1999). BS1999:8233 - Sound Insulation and Noise Reduction for Buildings.
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 - xix Lawson, T.V. 2001. 'Building Aerodynamics', Imperial College Press.
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Appendix 2.2

EIA Scoping Opinion (April 2012)



Nicole Quail
Waterman Energy, Environment and Design
Ltd.
Pickfords Wharf
Clink Street
London
SE1 9DG

Alison Bell
Head of Planning & Building Control

Civic Centre, Reading, RG1 7AE
☎ 0800 626540

Fax: 0118 9372435

Our Ref: 12/00430/SCO
Your Ref:

Direct: ☎ 0118 937 3338
e-mail: Richard.Eatough@reading.gov.uk

17 April 2012

Your contact is: Richard Eatough, Planning & Building Control

Dear Nicole,

Request for a Scoping Opinion for Outline application for demolition of existing buildings and construction of a mixed use development comprising residential development (C3), office development (B1A), retail uses (A1), leisure development (D2) and associated car parking and public realm works.

Station Hill, Reading, RG1 1NF

I refer to the above request for a Scoping Opinion as set out in your letter of 17 February 2012 and apologise for the delay in providing this formal written response.

I supply comments on the basis of the document supplied by Waterman Group entitled, "EIA Scoping Report, Station Hill, Reading" dated February 2012.

The application has been considered in accordance with Part 4 of The Town & Country Planning (Environmental Impact Assessment) Regulations 2011. The necessary consultations have been carried out and the Authority's formal scoping opinion in accordance with paragraph 13 of Part 4 is set out below.

For your information, the following bodies have been consulted and responses have been received from:

- RBC Environmental Protection
- RBC Transport Strategy (the Highway Authority)
- Berkshire Archaeology
- Environment Agency

The comments from consultees (all of which have already been forwarded) are also attached at the end of this letter. All consultees have now responded.

It is the formal opinion of the Local Planning Authority that the issues and recommendations covered in the document, 'Station Hill2, Reading: EIA Scoping Report' are appropriate and necessary and should be included in any subsequent Environmental Statement.

Additionally, I supply the following commentary:

The proposed layout of the Environmental Statement (ES) would be broadly the same as that proposed in the SH2 ES. Generally, the document is considered to adequately cover the essential elements of the ES in terms of layout and coverage, for example, alternatives, description of development, the key issues, etc. I supply the following commentary, where necessary, in relation to the sections of the Scoping Report indicated.

1. Introduction

No comment.

2. The Site

Potentially Sensitive Receptors

Table 2, please note that the Pearl Assurance Building (Grade II) was demolished a number of years ago and should therefore have been de-listed.

3. The Development Proposals

No comment.

4. Consultations

For your information, the Joint Strategic Planning Unit closed on 30 September 2011.

5. Key Issues to be Addressed by the EIA

5.1 Introduction

No comments.

5.2 Alternatives

No comments.

5.3 The Proposed Development

No comments.

5.4 Development Programme and Construction

Further bullet-point issue required, “Public realm”.

5.5 Socio Economics

No comment.

5.6 Townscape, Heritage and Visual Impact Assessment

Whilst I have no comments on the text in the scoping report, officers have separately provided informal advice on the document, “Shortlisted Views for TVIA/Omitted Views”.

5.7 Archaeology

The detailed response from Berkshire Archaeology has already been forwarded to you, therefore you will be aware that the description of the site having a “..Low-moderate potential for archaeological deposits” was based on an initial desk-based assessment of the site. The results of the evaluation demonstrated the presence of archaeological deposits, though their significance could not be established due to the limited nature of the fieldwork. Further, the Friar Street and the southern part of Friars Walk area have not been investigated and could contain a high potential for the presence of Medieval remains and the ES should evaluate this likelihood.

5.8 Transportation and Access

Please see enclosed comments from RBC Transport Strategy, including comments on the Transport Assessment Scope. I have no comments further to those supplied.

5.9 Air Quality

No comments.

5.10 Noise and Vibration

No comments.

5.11 Ground Conditions

Please note that the Environment Agency's concerns regarding potentially contaminative uses and further investigation would be required in future Reserved Matters applications.

5.12 Flood Risk and Surface Water Drainage

No comments.

5.13 Ecology

There is some anecdotal evidence that peregrines may nest on the buildings and black redstarts have nested at the site in the past. Therefore the EIA should consider these species as possible receptors and a nesting bird survey should be undertaken. The cope of the EIA should therefore be adjusted.

The previous SH2 permission included substantial areas of biodiverse green roof and any new application should include an equal or greater quantity of green roof.

5.14 Wind

There is no objection to the proposed methodology. However, it should be noted that different approaches to the proposed relationship between the proposed buildings and the various contexts that may occur needs to be quantified as there may have differing effects on the wind environment and this needs to be assessed. These contexts include development with the emerging proposal for Thames Tower, the extant permission at 29-35 Station Road and alterations to Garrard House, Garrard Street.

5.15 Daylight, Sunlight and Overshadowing

There is no objection to the proposed methodology. However, it should be noted that different approaches to the proposed relationship between the proposed buildings and the various contexts that may occur needs to be quantified as there may have differing lighting effects and this needs to be assessed. These contexts include development with the emerging proposal for Thames Tower, the extant permission at 29-35 Station Road and alterations to Garrard House, Garrard Street.

Any assessment should make reference to the CABI/EA guidance for tall buildings.

The cumulative townscape and roofscape impacts of approved and recently-built tall buildings should also be indicated, for example, Chatham Place and The Blade (formerly Abbey Mill House).

5.16 Cumulative Effects

Proposed coverage of other development in section 5.16.3 is acceptable.

6. Proposed Structure of the Environmental Statement

This is acceptable.

Conclusion and Decision

Please note the contents of this letter. These principles should be incorporated into the final ES to accompany an application for planning permission.

This Opinion is provided on the merits of the Scoping Report only and without prejudice to any decision that may be made on any planning application and is given in the context of the planning policies, regulations and guidance applicable today.

I trust that this information is of assistance but should you require any further clarification please do not hesitate to contact me on the above telephone number.

Yours sincerely,

David Breeze

Planning Manager (Implementation)

Encs: consultee responses to the scoping report
cc. Sean Bashforth, Quod Planning

Mr Richard Eatough
Reading Borough Council
Civic Centre Castle Street
Reading
Berkshire
RG1 7AE

Our ref: WA/2012/111701/01-L01
Your ref: 12/00430/SCO
Date: 23 March 2012

Dear Mr Eatough

REQUEST FOR A SCOPING OPINION FOR OUTLINE APPLICATION FOR DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF A MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL DEVELOPMENT (C3), OFFICE DEVELOPMENT (B1A), RETAIL USES (A1), LEISURE DEVELOPMENT (D2) AND ASSOCIATED CAR PARKING AND PUBLIC REALM WORKS. STATION HILL, READING

Thank you for consulting us on this matter. We received the letter on 09 March 2012 and we have the following comments.

Flood Risk

We are satisfied with the proposed scope of the Flood Risk Assessment (FRA) detailed within the scoping opinion. We would promote the use of innovative SuDS techniques within the drainage network. The previous outline application proposed a exemplar SuDS drainage scheme for a high density, urban redevelopment. We would encourage the applicant to maintain this within the revised proposals.

Please note that Reading Strategic Flood Risk Assessment (SFRA) advocates the reduction of the surface water run off rates of brownfield sites to the greenfield conditions (see paragraph 149). We would encourage the applicant to consider the feasibility of reducing the rates to below that of the brownfield conditions, reducing the risk of flooding in the local area.

Groundwater and Contaminated Land

We have reviewed the scoping report and it covers all issues with respect to groundwater quality. In Section 5.1.1 of the report it outlines some historic potentially contaminative uses undertaken on the site. When the full application is submitted we will be requesting that further environmental investigation of soils and groundwater

Environment Agency
Red Kite House Howbery Park, Wallingford, Oxfordshire, OX10 8BD.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

Cont/d..

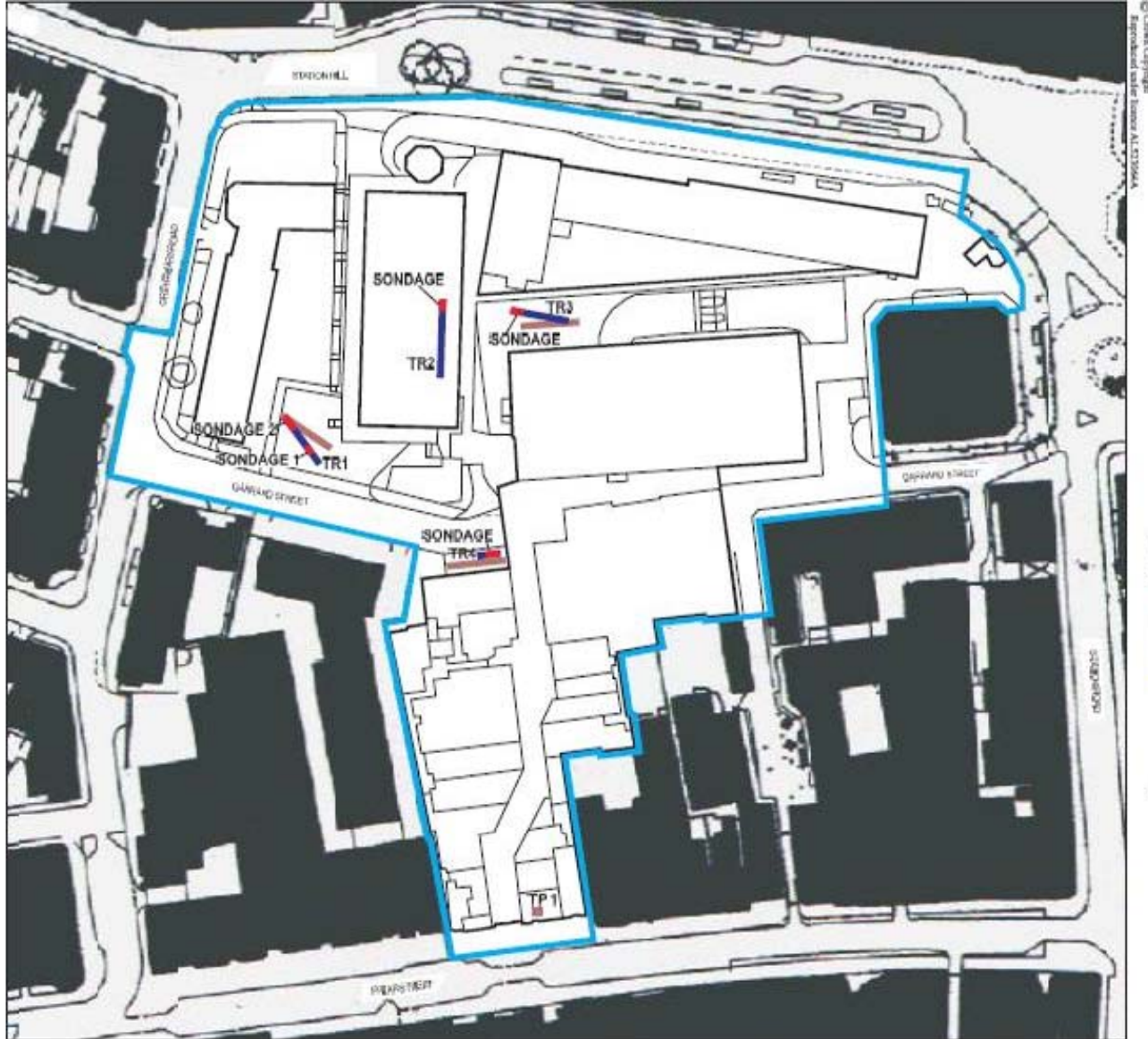
should be undertaken on the site.

Yours sincerely

Mr Jack Moeran
Planning Liaison Officer

Direct dial 01491 828367

Direct e-mail planning-wallington@environment-agency.gov.uk



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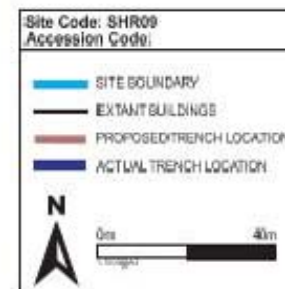


FIGURE 2: Trench Locations

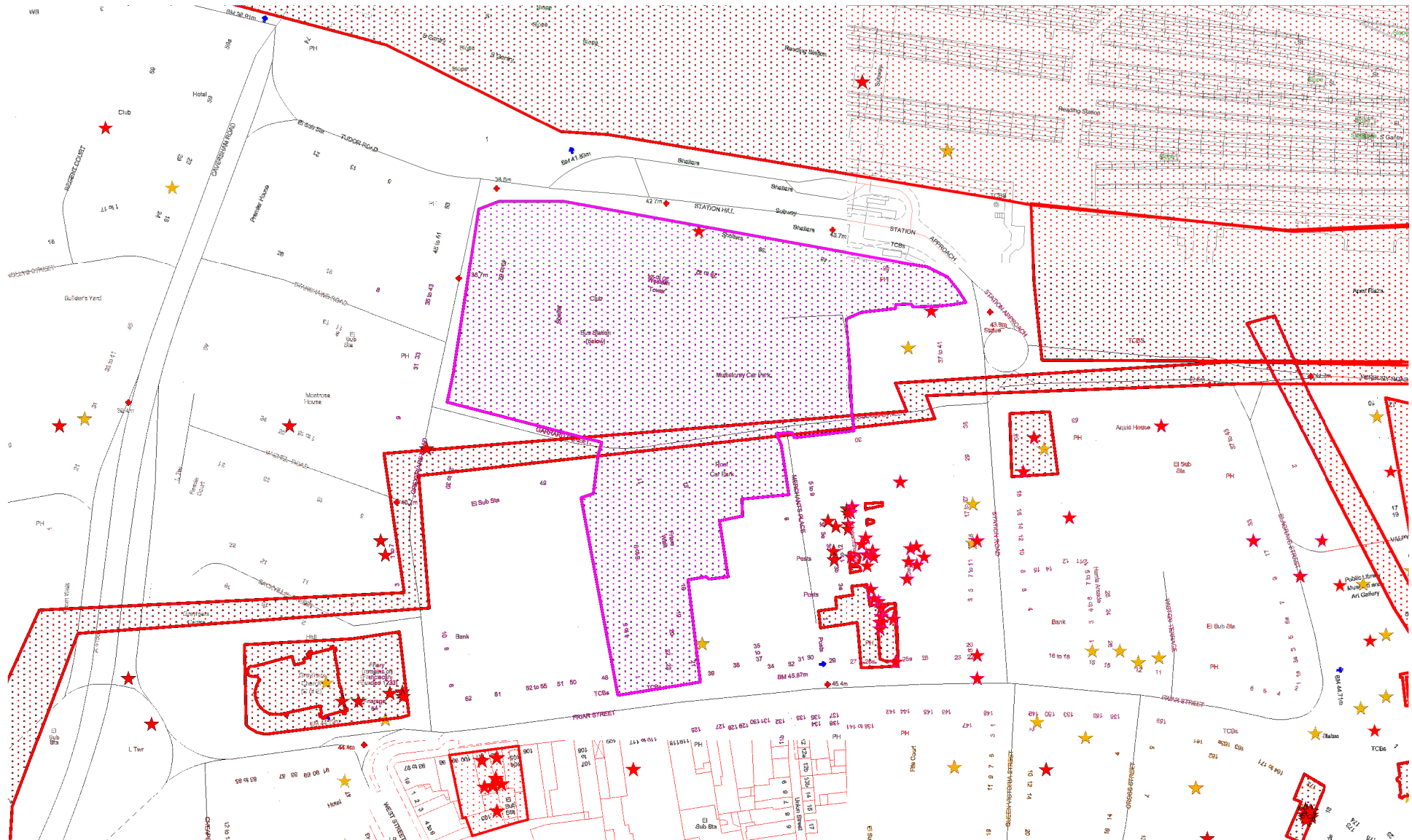
Monuments within the Station Hill site

Central Library
Abbey Square
Reading RG1 3BQ

BERKSHIRE
ARCHAEOLOGY

Compiled by Berkshire Archaeology on 15 March 2012

Scale 1:2402



PLANNING CONSULTATION MEMORANDUM

To:	Mr Richard Eatough	Your Ref:	12/00430/SCO
From:	Jodie Wilson - Environmental Health Officer	My Ref:	ES/EH/JW2/404046
Date consultation received:	14/03/2012	Date:	23 March 2012

Application Number: 12/00430/SCO

Site Address: Station Hill Reading

Application For: Request for a Scoping Opinion for Outline application for demolition of existing buildings and construction of a mixed use development comprising residential development (C3),

Environmental Protection concerns

- Air quality
- Noise and vibration
- Ground conditions

I am happy with the proposals made in the scoping report for the ES, particularly with regards to air quality, noise and ground conditions.

If you have any queries please contact me.

Kind regards,

Jodie Wilson
Environmental Protection Team



Appendix 2.3
EIA Scoping Letter (May 2014)

Direct Tel: 020 7928 7888
Direct Email: joanna.bagley@watermangroup.com

Our Ref: EED12350-111-C-001-JCB
Your Ref:

Date: 29 May 2014

Mr Richard Eatough
Principal Planning Officer (North/Central)
Planning and Building Control
Reading Borough Council
PO Box 17
Civic Centre
Reading
RG1 7AE

Dear Mr Eatough

Re: EIA Scoping Request, Station Hill, Reading

In December 2013 Reading Borough Council (RBC) resolved to grant outline planning permission for the mixed use redevelopment of approximately 2.14 hectares (ha) of land to the south of Reading Mainline Station (Planning Application Reference: 130436/OUT). The Development, known as Station Hill 3 (and hereafter referred to as the SH3 Scheme), includes the demolition of all the existing buildings and structures on-site, excluding the existing multi-storey NCP car park, and replacement with four new commercial buildings (referred to as Building Plots A - D) and two new primarily residential buildings (referred to as Building Plots E and F). The existing NCP Car-Park would be reconfigured and refurbished.

At the same time, permission was also granted for a Temporary Flexible Event Space on 0.35 ha of land within the north of the site (Planning Application Reference: 130440/FUL). The Temporary Flexible Event Space would operate as an interim condition following demolition but prior to the construction of the SH3 Scheme.

Proposed Extensions and Alterations to the SH3 Scheme

Sackville Developments (Reading) Ltd (SDRL), (the Applicant), has recently acquired a plot of land adjacent to Plot E of the SH3 Scheme, known as the Telecom House site, and wishes to obtain outline planning consent for a development which encompasses both the Telecom House Site and Plot E (referred to as the Telecom House / Plot E Scheme). A plan showing the location of the Telecom House site and the Telecom House / Plot E Scheme is presented as Figure 1.

The Telecom House site comprises a 1960s / 1970s purpose built L-shaped building with retail uses at ground floor facing onto Friar Street and 5 floors for office uses above. With the exception of retail units at ground floor level on Friar Street, the building is currently vacant.

Proposals for the Telecom House / Plot E scheme comprise residential, retail, car parking and ancillary uses. The details of the scheme are currently being drawn up but the total retail uses of the SH3 Scheme together with the Telecom House / Plot E Scheme, in comparison to the SH3 Scheme in isolation, are likely to increase by approximately 2,500 sq.m and the total residential uses are likely to increase by approximately 60 residential units. Whilst car parking will be provided within the Telecom House / Plot E scheme, the total number of car parking numbers across the SH3 Scheme as extended and revised by the Telecom House / Plot E scheme are likely to remain the same.

EIA Background and Strategy

An EIA was undertaken on the SH3 Scheme and an Environmental Statement (ES) prepared to accompany the Outline Planning Application (referred to as the 2013 ES). Following submission of

the 2013 ES, an ES Addendum was prepared and submitted in September 2013 (referred to as the 2013 ES Addendum). Together, the 2013 ES and 2013 ES Addendum form the ES for the purposes of the SH3 Scheme.

Due to the links between the SH3 Scheme and the proposed Telecom House / Plot E scheme planning application, it is not considered appropriate to undertake an EIA on the Telecom House / Plot E Scheme application in isolation. This is because the Telecom House / Plot E scheme application may alter the environmental effects of the SH3 Scheme as reported in the 2013 ES as well as potentially generate environmental effects itself. It is therefore proposed to prepare a new updated ES to consider the effects of the existing SH3 Scheme, minus Plot E, plus the new Telecom House / Plot E Scheme. In order for this to be legally robust, the Telecom House / Plot E Scheme must be linked to the SH3 Scheme (minus Plot E) such that one could not be built out without the other. It is understood that it is proposed to link them by condition.

The proposals for the temporary flexible events space would remain the same, irrespective of the Telecom House / Plot E Scheme. This was dealt with in the 2013 ES qualitatively and we propose to follow the same process for the updated ES.

We also understand that in order to provide clarity to RBC, the updated ES should include a comparison of the likely significant environmental effects identified for the SH3 Scheme and those of the revised scheme as a whole (i.e. the SH3 Scheme minus Plot E, plus the Telecom House / Plot E Scheme). We propose to provide commentary in each ES technical chapter which describes if the significance of the effects differs and if so, the reason. In some cases, the reason may not be as a result of the Telecom House / Plot E Scheme but rather due to updated baseline data or revised modelling assumptions.

It is assumed that the existing baseline uses on the Site would remain as existing. Demolition of the existing buildings (proposed for July of this year) would not be taken account of in the baseline scenario. This will enable RBC to undertake a comparison with the SH3 Scheme ES and given that the Telecom House / Plot E Scheme will be linked to the SH3 Scheme, this is considered appropriate. In terms of surrounding uses, the 2013 ES considered the 'future baseline' with the Reading Mainline Station upgrades, which were at the time in the process of being constructed, in place. As these upgrades have now been completed, these will be described as part of the existing baseline and no future baseline will be considered.

On the basis of this strategy, our proposed scope of the EIA is set out below and a contents page is included as Annex 1.

Proposed Scope of the EIA

The methodology employed in the assessment of environmental effects, as described in the 2013 ES would remain the same for all technical Chapters of the Environmental Statement. The sections below therefore outline what additional baseline assessment work will be undertaken to cover the Telecom House Site and what additional assessment work is proposed in order to assess the potential effects of the SH3 Scheme as revised by the Telecom House / Plot E Scheme application.

In terms of sensitive receptors, a list of those receptors considered as part of the 2013 ES has been presented in Annex 2 of this letter. **Please could you confirm that there are no new sensitive receptors in proximity to the Site that require consideration.** Please note that beyond the immediate vicinity of the Site a representative selection of sensitive residential receptors have been chosen, including those along the road network being assessed. Therefore, we would only propose to update residential receptors if there were any new properties within close proximity to the site.

Socio Economics

The 2011 Census data has been published since preparation of the 2013 ES. The baseline section of the SH3 Scheme socio-economic ES chapter would therefore be reviewed and updated on the basis of the new data.

In terms of potential effects, the changes in commercial and residential floorspace (as revised by the Telecom House / Plot E scheme) will be assessed in accordance with the methodology used in the 2013 ES.

Transportation and Access

RBC's Traffic Model and Development Control Forecast Model were used to inform the Transport Assessment (and the resulting ES Chapter) for the SH3 Scheme. In agreement with RBC, baseline traffic flows and trip generation rates used in the 2013 Transport Assessment were based upon full occupation of the existing buildings on the SH3 Scheme site. RBC's traffic model also includes the Telecom House site (as occupied) and therefore the baseline data used previously would also be applicable to the revised and extended Site.

An uplift in commercial and residential floorspace provision, together with a change in car parking location and/or type may alter trip generation for all transport modes. A new Transport Assessment would be prepared by PBA to assess the effect of the revised and extended scheme and this would be used to inform the Transport Chapter of the ES and the Air Quality and Noise Assessments.

Air Quality

As the traffic assessment is being updated, the traffic related air quality effects will need to be re-assessed. The assessment would use RBC's baseline air quality monitoring data, as per the 2013 ES. However, it should be noted that the baseline traffic model relates to 2011. As this is a borough wide model, it is not proposed to update the baseline traffic model. The air quality baseline year uses the same year that baseline traffic data is available, that is 2011. Therefore, although 2013 air quality monitoring data is available from RBC, the 2011 data will be used to allow comparison with the baseline traffic data.

As the Telecom House / Plot E Scheme includes residential units, the 'acceptability' of the ambient air quality at these additional residential units would need to be demonstrated.

A revised air quality assessment would therefore be undertaken and a new ES Chapter prepared. The assessment would use complex ADMS dispersion modelling as agreed with RBC for the 2013 ES.

Noise

Baseline noise survey data undertaken in 2011 to inform the 2013 ES is still considered to remain applicable to the updated ES. No new baseline noise monitoring is therefore proposed.

As the traffic assessment is being updated, the traffic related noise effects will need to be re-assessed. In addition, as the Telecom House / Plot E Scheme includes residential units, the 'acceptability' of the noise climate at these additional residential units would need to be demonstrated.

A revised noise and vibration assessment would therefore be undertaken and a new ES Chapter prepared.

Archaeology

An updated Historic Environment Record (HER) search would be obtained to cover the Telecom House site. An updated Desk Based Assessment and ES Chapter would be prepared based on an updated HER search. The ES Chapter would also consider the effects of the Telecom House and revised Plot E scheme.

Ground Conditions and Contamination

It is proposed to undertake a site walkover of the Telecom House Site and update the Preliminary Environmental Risk Assessment to cover the SH3 Scheme as amended and extended by the Telecom House / Plot E Scheme.

The ES Chapter would also be updated and data from the ongoing Site Investigation would be included and used to inform the ES Chapter where available. Should the Site Investigation report be completed prior to submission, it will be submitted as part of the ES.

Surface Water Drainage and Flood Risk

The Flood Risk Assessment (FRA) and Outline Drainage Strategy would be updated to consider flood risk at the Telecom House site and to account for the changes to existing and proposed surface water run-off volumes / rates and attenuation requirements resulting from an increase in overall site area and building footprint.

The ES Chapter would be updated to reflect the changes to the FRA and / or Drainage Strategy.

Ecology

A Google Map search of the Telecom House site shows that habitats appear to comprise purely of buildings and hardstanding. Accordingly, the overall ecological value of the site is likely to remain as per the SH3 Scheme. However, an Extended Phase 1 Habitat Survey and bat roost potential survey of the Telecom House Site would be undertaken together with an updated ecological data search for the whole Site. This would be used to update the existing Ecological Appraisal. Based on the Phase 1 Habitat Survey the need for protected species surveys would also be determined. Following completion of the surveys an Ecological Appraisal and ES Chapter would be prepared setting out the amended ecological baseline and potential effects of the proposed Development.

Wind

As per all other topic areas scoped into the 2013 ES, the wind assessment assumed a 'likely future baseline' accounting for the completion of the Reading Mainline Station upgrades. It is therefore considered that this baseline is still sufficient and robust for EIA purposes. However, new testing would need to be undertaken for the following scenarios:

- Development (i.e. SH3 Scheme minus Plot E + Telecom House / Plot E Scheme);
- Development plus Cumulative Schemes.

The cumulative schemes tested would require updating to account for the addition of 53 Greyfriars Street, the changes to Thames Tower and any other necessary amendments to the list of cumulative schemes.

The wind tunnel testing results would be used to update the 2013 ES wind chapter.

Daylight, Sunlight and Overshadowing

As with wind, the daylight, sunlight and overshadowing assessment presented in the 2013 ES assumed a 'likely future baseline' accounting for the completion of the Reading Mainline Station upgrades. It is therefore considered that this baseline is still sufficient and robust for EIA purposes. However, new testing would need to be undertaken for the following scenarios:

- Development (i.e. SH3 Scheme minus Plot E + Telecom House / Plot E Scheme);
- Development plus Cumulative Schemes.

The results of the testing would be used to update the 2013 Daylight, Sunlight and Overshadowing Chapter.

Townscape, Visual and Heritage Assessment

Whilst the majority of viewpoints presented in the 2013 ES would be suitable for the updated ES, three new viewpoints are proposed to ensure coverage of the Telecom House Site. The three new viewpoints are:

1. From Station Hill looking south along the east side of Plot A and the west sides of Plots B and D of the SH3 Scheme.

2. Looking east from the junction of Greyfriars Road and Garrard Street towards the north elevation of the Development.
3. Looking west along Garrard Street from the southwest corner of Plot G.

In addition, where necessary, existing visualisations would be updated to account for the Telecom House / Plot E scheme and changes to cumulative schemes.

The additional and revised visualisations would be presented in the Townscape, Conservation and Visual Assessment (forming Volume 2 of the ES) and the assessment of effects updated accordingly.

Cumulative Assessment

The 2013 ES included a cumulative assessment of the proposals for Thames Tower (which at the time were for a 25 Storey building). However, we understand that amended scheme proposals are currently being developed to add between 2 and 8 storeys to the existing 11 storey Thames Tower. This revised scheme would therefore need to be assessed as part of the cumulative assessment.

In addition to the above, on the request of the Building Research Establishment (BRE), the 2013 ES Addendum included an additional cumulative assessment of 53 Greyfriars Road within the daylight, sunlight and overshadowing assessment. Due to the proximity of 53 Greyfriars Road to the site, 53 Greyfriars Road will be assessed cumulatively for all topic areas.

A list of cumulative schemes to be assessed within the revised ES is appended to this letter in Annex 3. **Please could you confirm that there are no other cumulative schemes requiring assessment.**

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (hereafter the EIA Regulations) Waterman would like to request a formal Scoping Opinion on behalf of SDRL. This request is made under Regulation 13 of the EIA Regulations.

Should you require any further information to assist in forming your opinion, please do not hesitate to contact us. We look forward to receiving your opinion within five weeks of receipt of this letter, as prescribed within Section 13(4) of the EIA Regulations. If you have any queries in relation to the above, please do not hesitate to contact me.

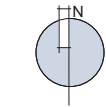
Yours sincerely



Joanna Bagley
Associate Director
For and on behalf of Waterman Energy, Environment & Design Ltd

Enc.	Figure 1	Site Boundary
	Annex 1	Contents list of the ES
	Annex 2	List of Sensitive Receptors
	Annex 3	List of cumulative schemes.

-  Consented Scheme Planning Application Boundary
-  Telecom House Site
-  Telecom House / Plot E Scheme Application



Project Details	EED12350-111: Station Hill, Reading
Figure Title	Figure 1: Site Plan
Figure Ref	EED12350-111_GR_SL_1A
Date	May 2014
File Location	\\nt-incs\weed\projects\eed12350\111\graphics\sl\issued figures

Annex 1 Contents Page of the Environmental Statement

ES Volume 1 - Main Text

- Chapter 1: Introduction
- Chapter 2: EIA Methodology
- Chapter 3: Existing Land Uses and Activities
- Chapter 4: Alternatives
- Chapter 5: The Proposed Development
- Chapter 6: Development Programme, Demolition and Construction
- Chapter 7: Socio-Economics
- Chapter 8: Archaeology
- Chapter 9: Transport and Access
- Chapter 10: Noise and Vibration
- Chapter 11: Air Quality
- Chapter 12: Ground Conditions and Contamination
- Chapter 13: Water Resources and Flood Risk
- Chapter 14: Ecology
- Chapter 15: Wind
- Chapter 16: Daylight, Sunlight and Overshadowing
- Chapter 17: Cumulative Effects
- Chapter 18: Summary of Residual Effects

ES Volume 2 - Figures

ES Volume 3 - Townscape, Conservation and Visual Assessment

Non-Technical Summary

Annex 2 List of Sensitive Receptors To Be Assessed

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Residential Properties	The Gateway Public House, 31 Greyfriars Road, with residential use at first floor level	15m west
	Malthouse Public House, 53 Greyfriars Road/Tudor Road junction, residential 1 st and 2 nd floor levels.	15m west
	Projection West, Merchant's Place (flats and serviced apartments)	20m south east
	Projection East, Merchant's Place (flats and serviced apartments)	30m south east
	Icon House, Merchant's Place	50m east
	25a-25b Friar Street	100m south east
	32-34 Friar Street	35m east
	1 st Floor Flat, 125 Friar Street	20m south
	136-137 Friar Street (Building to the rear of)	50m south east
	144 Friar Street	80m south east
	Terrace Housing Stanshawe Road	35m west
	Terrace Housing, Vachel Road	65m south east
	54 Russell Street	750m south west
	107 Castle Hill	650m south west
	Alms House Castle Street	475m south west
	41 Bath Road	1500m south west
	96 Berkeley Avenue	1500m south west
	88 Queens Road	900m south east
	Grantley Heights	890m south east
	90 Kings Road	800m south east
	119 Caversham Road	400m north
	20-30 New Bright Street	650m south
	10-20 Hieatt Close	1100m south east
	44 Crown Street	825m south east
	6 Tilehurst Road	850m south west
	Blenheim Terrace, Castle Street	675m south west
	162 Castle Hill	815m south west
	31a Vastern Road	370m north
	68 George Street	890m north east
	10 Trinity Place	600m south west
	33 Caversham Road	120m west
	Proposed: Residential Buildings Plot E and F	On Site

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
Hotels	Malmaison, Station Road	70m east
	Novotel, Friar Street	85m east
	Ibis, Friar Street	85m east
Commercial properties	Occupants of existing office and retail premises adjacent to the Site, including on Station Road, Friar Street and Greyfriars Road.	Adjacent east, south and west.
Educational	London Metropolitan College	10m west
	Forbury Hill School	600m east
Local Views	Views to and from the Site, (including those associated with listed buildings, conservation areas, Scheduled Monuments and historic parks and gardens).	Not applicable.
Places of Worship	Greyfriars Church (Church of England).	120m south-west.
	St Laurence's Church.	280m east.
Built Heritage	Reading Abbey Scheduled Monument and associated Forbury Gardens Historic Park and Garden.	300m east.
	High Bridge Scheduled Monument	480m south-east
	Forbury Gardens Historic Park and Garden	300m east
	Market Place/London Street Conservation Area.	120m east.
	St. Mary's Butts/Castle Street Conservation Area.	250m south-west.
	Russell Street/Castle Hill Conservation Area.	350m south-west.
	St Peter's Conservation Area	850m north
	Grade I listed Greyfriars Church.	120m south-west.
	Grade I Church of St Laurence	280m east
	Grade I listed Abbey Mill ruins in Abbey Square.	495m south-east.
	Grade I listed St. Mary's Church in St. Mary Butts.	245m south-west
	Grade II* listed Town Council Chamber and Offices with Clock Tower	280m east
	Grade II* listed Church of St Peter	950m north
	Grade II listed St Giles' Church	700m south
	Grade II listed 39 Friar Street	Adjoins south-east corner of the Site
	Grade II listed (Three Guineas Public House) Reading General Station, Station Hill.	30m north
	Grade II listed statue of King Edward VII.	30m east
	Grade II listed Great Western House	50m south-east.
	Grade II Listed 13 & 15 Station Road	60m east
	Grade II Listed Quadrant Walls and Railings to Former No.64 (Greyfriars Vicarage)	100m south-west
	Grade II listed The Mitre Inn	125m south-west

Category	Sensitive Receptor/Land Use	Nearest Approximate Distance from the Site Boundary
	Grade II listed Regent Place	130m west
	Grade II listed WI Palmer Memorial Hall	130m south-west
	Grade II Listed 11, 12, 13, 14 & 15 Friar Street	230m east
	Grade II listed 147 Friar Street.	150m south-east
	Grade II listed 154 Friar Street	230m east
	Grade II listed 1-31 & 2-32 Queen Victoria Street, 148, 149 & 150 Friar Street and 24-28 & 35-38 Broad Street	220m east
	Grade II listed Reading Prison	690m east
	Grade II listed Church of St James	690m east
	Grade II listed 29 & 31 Caversham Road	160m west
	Grade II listed 35 and 37 St Mary's Butts	240m south-west
	Grade II listed 55 and 55a St Mary's Butts	240m south-west
Archaeology	Potential archaeological remains beneath the Site; the southern part of the Site between Garrard Street and Friar Street is located within an Archaeology Priority Area.	On-Site.
Transportation	Users of Reading Mainline Railway Station and taxi rank on Station Road.	Adjacent north and north-east.
	Pedestrian, cyclists and other road users in the local area.	Adjacent in all directions.
Controlled Waters	Principal Aquifer (Seaford Chalk Formation)	Beneath the Site.
	Secondary A Aquifer (Alluvium and the Taplow Gravel Formation)	Beneath the Site
	River Thames.	400m north-east.
	River Kennet / Kennet and Avon Canal.	500m south-east.
Habitats and Species	Black Redstart observation in 2012.	On-Site.
	Peregrine Falcon observation in 2012.	On-Site.

Annex 3 List of Consented or Reasonably Foreseeable Schemes To Be Assessed Cumulatively

- **Kennet House, 80-82 Kings Road (Application Ref. 12/01597/FUL):** The comprehensive refurbishment and change of use from office to residential of Kennet House and an increase in the building's height by the addition of new terraced floors resulting in a 10 storey building containing 103 flats with associated basement parking and landscaping;
- **Bridewell and Samuel House, 60-61 Friar Street (Application Ref. 12/00998/FUL):** Demolition of Samuel House and refurbishment and extension of Bridewell House to create a student hall of residence comprising 127 self-contained studios and 14 accessible self-contained studios with common room and ancillary facilities. Retention of ground floor of Bridewell House as retail use;
- **Phase 2, Land at Chatham Place (Application Ref. 12/00798/FUL):** Detailed planning application for Phase 2 of the Chatham Place redevelopment comprising one nine storey and one nineteen storey building to accommodate a total of 184 residential units and ground floor retail uses (Use Classes A1, A2 or A3), together with basement car parking, public and private amenity space, public realm works and landscaping and alterations to existing vehicular access;
- **Former Sorting Office, Caversham Road / Vastern Road (Application Ref. 11/00276/OUT):** Outline planning application for business uses (Use Class B1), residential accommodation (Use Class C3), hotel (Use Class C1), retail floor space (Use Class A1), food and drink uses (Use Class A3, A4 and A5), leisure uses (Use Class D2), and associated car parking, open space and landscaping, highways, access and associated works;
- **5-21 Tudor Road (Application Ref. 11/00625/FUL):** Demolition of existing dwellings and erection of 11 x 1-bed and 18 x 2-bed apartments;
- **29-35 Station Road (Application Ref. 04/01395/FUL and 10/00902/FUL):** Demolition of existing building and the erection of a 22 storey building comprising 103 residential units, two ground floor Class A1 retail and / or Class A3 restaurant units, with a basement level providing car / cycle parking spaces and refuse storage;
- **Garrard House, 30 Garrard Street (Application Ref. 07/01393/FUL and 11/00590/EXT):** Change of use from office (Use Class B1) to a 94-bedroom apart hotel (Use Class C1), with spa (Use Class D2) at basement and café (Use Class A3) at ground floor level, involving the formation of an additional two storey roof extension;
- **21 Caversham Road (Application Ref. 10/00032/FUL):** Demolition of existing building and erection of new building housing retail / office space on the ground floor and 9 x 1-bedroom units above storage; and
- **35-38 Friar Street (Application Ref. 07/01686/FUL):** Demolition of existing four storey building (Use Class A1 retail use on ground floor and Use Class B1 office use on upper floors) and erection of a seven storey building with Use Class A1/A2/A3 use on ground floor, Use Class D2 leisure in basement, and 83 Use Class C1 hotel use serviced apartments on the upper floors;
- **53 Greyfriars Road (Application Ref. 120326):** Erection of four storey building containing 4 x two bedroom and 2 x one bedroom apartments to the rear of the existing building;
- **53 Greyfriars Road (Application Ref. 11/00290):** Change of use to 2 one bed flats and 2 two bed flats on the first and second floor, extension to form third floor incorporating 1 two bed and 1 one bed flat with associated external work;
- **Energis House, Forbury Road (Application Ref. 12/01856/FUL):** Demolition of existing building and construction of two new office buildings (Use Class B1) with associated access, car parking, servicing, landscaping and engineering works; and

Unconsented but Other Reasonably Foreseeable Schemes Included within the Type 2 Cumulative Assessment

- **Thames Tower:** We understand that the proposals for Thames Tower, located immediately east of the SH3 Site are currently being developed. However, following liaison with the Thames Tower development and design team, it is understood that the current proposals are for the addition of

between 2 and 8 storeys onto the existing 11 storey building. It is intended that retail uses would be provided at ground floor with offices above.



Appendix 2.4
EIA Scoping Opinion (October 2014)



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Your Ref:

Direct: ☎ 0118 937 3338
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8 October 2014

Dear Ms. Bagley,

ECB 1235

Planning reference 141124
EIA Scoping Opinion in relation to the proposed Telecom House
Application
Telecom House, Friar Street, Reading

I refer to the above request for a Scoping Opinion as set out in your letter of 2 June and apologise for the delay in providing this formal written response.

I supply comments on the basis of the information supplied in the above letter, Figure 1 (Site Plan) and Annexes 1-3. I note from the Request that that SDRL seeks to obtain a separate outline planning permission for a development on land which includes both the Telecom House Site and part of the SH3 site (the Plot E area). As you are aware, at the time of writing, there is a Resolution to grant planning permission for the SH3 scheme, although permission has not been issued.

This request has been considered in accordance with under Regulation 13 Part 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The necessary consultations have been carried out and the Authority's formal Scoping Opinion in accordance with the Regulations is set out below.

Consultation responses:

The following bodies have been consulted and responses have been received from:

- RBC Environmental Protection
- RBC Transport Strategy (the Highway Authority_
- Berkshire Archaeology
- Environment Agency
- RBC Ecologist
- Natural England

RECEIVED
10 OCT 2014
WEED

JCB ✓
JB