



PLOT E AND TELECOM HOUSE

Outline Application
Planning Statement

Quod
August 2015



PLANNING STATEMENT

STATION HILL READING

August 2015

Our Ref: Q20013

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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared to accompany two applications at land known as Station Hill, Reading, both submitted on behalf of Sackville Developments (Reading) Limited (SDRL) (the “Applicant”).
- 1.2 On 9 January 2015 the Applicant secured outline planning consent (application reference: 130436) (“the Outline Permission”) for the comprehensive regeneration of Station Hill (“the SH3 Scheme”). Recently, the Applicant has acquired a plot of land adjacent to Plot E of the SH3 site at 48-51 Friar Street and 4-20 Garrard Street (the “Telecom House Site”). It is now proposed to seek consent for the larger development which involves the Telecom House Site being developed alongside the rest of the SH3 site.
- 1.3 Two applications have been submitted concurrently to secure consent for the redevelopment of the enlarged site; the first application proposes to vary planning conditions attached to the original Outline Permission (130436) to ensure that it is compatible with a separate application/permission for Plot E and Telecom House (the Section 73 Application). The second application seeks consent for an enlarged Plot E which additionally includes the Telecom House site (the “Plot E/Telecoms House Scheme”). A full explanation of the two applications is provided in Chapter 3.
- 1.4 Central Reading is identified within Reading Borough Council’s Core Strategy (adopted 2008, with alterations adopted January 2015) as the location for intensive mixed use development. The Reading Central Area Action Plan (2009) promotes major development at the Station/River Major Opportunity Area (Policy RC1) and designates the Application Site for mixed use development including offices, retail, leisure and housing (Policy RC1b; Friars Walk and Greyfriars Road).
- 1.5 The addition of the Telecom House Site to the already approved SH3 Scheme will provide for the more comprehensive regeneration of this prominent vacant site situated between Reading’s main Railway Station and its main retail areas.
- 1.6 The principle of the regeneration of this area has already been accepted through the grant of planning consent for the SH3 Outline Permission. This statement considers planning considerations

associated with the incorporation of the Telecom House site which allows a more comprehensive scheme and will, amongst other matters, enable the scheme to deliver additional new homes.

1.7 This Planning Statement should be read in conjunction with other supporting documentation for the Section 73 Application and the Plot E/Telecom House Scheme, including the Design and Access Statement and Environmental Statement. This document describes what is proposed, explains important context and assesses the conformity of the proposals against national and local planning policy. The report is structured as follows:

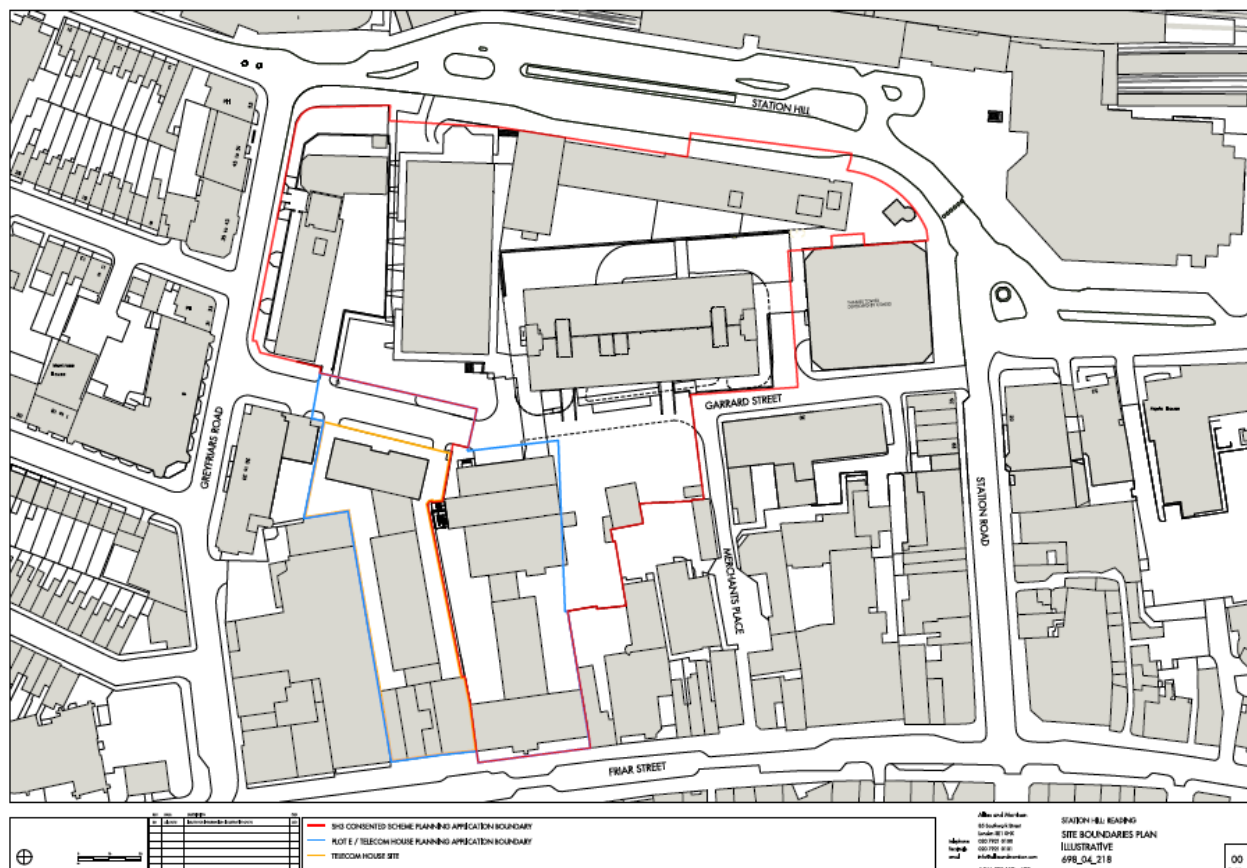
- Section 2 describes the relevant planning background to the proposals;
- Section 3 outlines the application proposals;
- Section 4 provides a summary of the relevant planning policy and site designations;
- Section 5 considers the main planning considerations;
- Section 6 outlines potential Heads of Terms for a S106 agreement; and
- Section 7 reaches conclusions.

2 PLANNING BACKGROUND

a) “The Application Site” – Plot E/Telecom House

- 2.1 This Application Site extends to approximately 0.77 hectares. Together with the remainder of the SH3 Scheme Site, the enlarged development area extends to 2.53 hectares. The Application Site comprises Telecom House, a six storey 1970’s office building with 58 car parking spaces, and two retail units at the ground floor together with part of the former Friars Walk Shopping Centre which extends south to Friar Street. Garrard Street is located to the north of the site and Friar Street to the south.

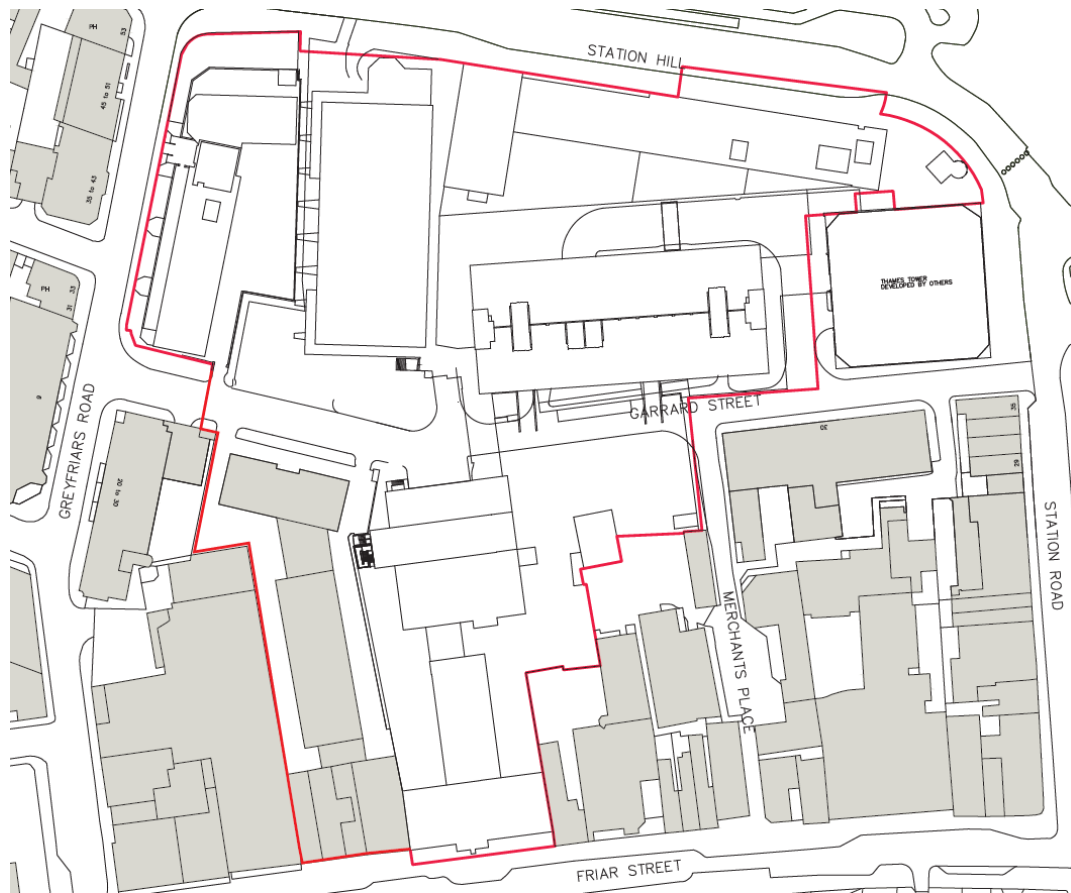
Figure 2.1 – Site Boundaries



b) SH3 Redevelopment Site and Surroundings

- 2.2 The SH3 site is outline in red in Figure 2.1. Following the grant of planning permission for the SH3 scheme the Site is currently subject to preliminary works for the first phases of development with demolition taking place in the northern part of the site fronting Station Hill. At the time of the submission of the applications, the Xafinity House Office Building and the whole of the current NCP Car Park remain in situ and occupied to the north of Garrard Street. Garrard Street remains in operation as a one-way street running east-west through the centre connecting Greyfriars Road to the west with Station Road to the east. To the south of Garrard Street is the former Friars Walk Shopping Centre.
- 2.3 There is a general fall in levels across the SH3 Site, being highest in the north-east near the entrance to the railway station, falling to the lowest point at the west/south-west at the junction of Garrard Street and Greyfriars Road. Pedestrian permeability though the New SH3 Site is currently poor owing to its built form and poor internal access routes.
- 2.4 To the north, the SH3 Site is bounded by Reading Mainline Station and Station Hill. The south the Application Site is bordered by Friar Street, which is lined by a combination of leisure, office and retail units, beyond which are the main shopping areas of Reading Town Centre, comprising Broad Street and the Oracle Shopping Centre.
- 2.5 Thames Tower and Station Road are located to the east and Greyfriars Road to the west of the New SH3 Site. Station Road provides the main pedestrian connection to the primary retail area to the south which is focussed around Broad Street.
- 2.6 Merchant's Place runs parallel to the eastern boundary of the New SH3 Site to the south of Garrard Street, connecting Friar Street with Garrard Street. It comprises a number of retail units, offices and a block of residential apartments.
- 2.7 Figure 2.2 below shows the extent of the SH3 Site and Telecom House Site together (referred to as the enlarged SH3 site).

Figure 2.2 – Extent of the SH3 Site and Telecom House Site together



c) Planning History

- 2.8 The majority of the buildings within the Application Site were constructed as part of the area's comprehensive redevelopment between the 1970s and 1980s, which included the construction of a Telecom House and Friars Walk Shopping Centre. With the exception of two retail units within the Telecom House building, the existing buildings are vacant and are falling into a state of disrepair.
- 2.9 Following earlier proposals for the redevelopment of the site, comprehensive proposals for Station Hill 3 or SH3 were submitted in April 2013 (application reference: 130436). The application proposed the following:

“Outline application for mixed use redevelopment of the site through the demolition and alteration of existing buildings and erection of new buildings and structures to provide offices (Use Class B1), a range of town centre uses including retail and related uses (Use Class A1-A5), leisure (Use Class D2) and residential units, associated infrastructure, public realm works and ancillary development (all matters reserved).

2.10 The outline planning application was determined at the 11 December 2013 Planning Applications Committee. Upon signing the S106 agreement planning permission was issued on 9 January 2015.

2.11 Condition 6 of the permission allows the following:

Table 2.1 – Summary of Consented Floorspace for SH3

Use (Use Class)	Max (sq.m)
Retail and Related uses (Use Class A1-A5)	13,500
Leisure	2,200
Residential	29,500
Office	122,000
Car Parking (spaces)	1,000 spaces
Back of House Facilities	2,000

Notes:

1. All figures are gross external areas
2. Floorspace figures exclude roof top and basement plant (incl. energy centre)
3. The public realm may additionally include small retail kiosks (Use Class A1 –A5), which in total will not exceed 10% of the approved retail floorspace.
4. The leisure floorspace excludes the roof top pitches on the roof of Plot G.

2.12 The number of residential units and type were not fixed by the proposals, however the Development Specification sets this to be between 150 and 300 residential units, to be located within Plots E and F.

2.13 Condition 5 requires the development to be built in accordance with seven parameter plans which define the building envelope (scale and layout), means of access to and through the site and other matters such as ground and upper floor uses.

d) Consented Surrounding Development

2.14 Chapter 2 of the Environmental Statement describes approved development in the vicinity of the Site.

i) Thames Tower

2.15 Thames Tower is located to the east of the Site, bounded by Garrard Street to the south and Station Road to the east. Planning permission (application reference: 141043) was granted on 13 October 2014 for the following:

Refurbishment and recladding of the existing building, construction of four additional storeys of offices (use class B1), change of use of the ground floor to flexible office and retail uses (classes A1, A2, A3 and B1), rooftop plant and associated works.

2.16 The building would comprise ground plus 14 upper storeys with rooftop plant level (+89.3m AOD) providing a total floorspace of 24,125 sqm GEA brought forward by the applicant Thames Tower Reading Limited. Illustrations of the approved scheme are provided in Figure 2.4 below.

Figure 2.3 – Illustrations of approved redeveloped Thames Tower



ii) Former Sorting Office, Caversham Road/Vastern Road

- 2.17 Located to the north-west of the Site, outline planning consent was granted on 26 March 2012 for the comprehensive redevelopment of the Former Sorting Office site on Caversham Road/Vastern Road (application reference 11/00276/OUT). The proposals include the demolition of the existing buildings and mixed-use redevelopment to include employment/business use (B1), residential units (C3), a hotel (C1), retail (A1-A5) and leisure development (D2). Consent was granted for up to 69,000 sq.m of development with between 8,000 and 34,500 sq.m of office floorspace and between 11,500 and 51,000 sq.m of residential floorspace, a hotel and up to 3,800 sq.m of retail floorspace
- 2.18 Figure 2.5 below shows an illustrative view looking south of the proposed development (coloured blocks), in the context of the wider Station Area Framework being developed, including Station Hill (with SH2 being shown as context).

Figure 2.4 –Redevelopment of the Former Sorting Office Site in the context of the Station Area Framework



iii) Temporary Events and Public Space

2.19 Concurrently with the Outline Permission, a separate application for a temporary events venue and landscaping on the north eastern part of the Site (located on future development Plot C and part of Plot B) was submitted and approved on 20 January 2014 (application reference: 13/00459/FUL). This will integrate with the delivery programme of the SH3 proposals, and allow an attractive temporary use of the northern part of the Site prior to its development as part of the main Station Hill 3 scheme. Figure 2.5 below illustrates the proposed temporary events venue in the context of the new southern station concourse. These works will be delivered later in 2015.

Figure 2.5 –Relationship of proposed temporary events and landscaping area to new station southern concourse



3 APPLICATION PROPOSALS

a) Introduction

- 3.1 To secure consent for the enlarged site including Telecom House, permission is being sought for:
- a) Variations to conditions on the existing SH3 permission to enable it to come forward with a separate outline application for Telecom House and SH3; and
 - b) An outline application for Plot E/Telecom House which follows the principles and parameters for the consented SH3 scheme and seeks consent for housing and retail development.
- 3.2 The Development Specification Framework (DSF) submitted with the application sets out a detailed description and explanation of the constituent parts of the scheme for which permission is sought at this time, including the parameters that will apply to applications for subsequent 'reserved matters'.
- 3.3 The following paragraphs describe the application proposals, which have been informed by extensive pre-application discussions with Reading Borough Council and other key parties. Reference should be made to the Design and Access Statement (DAS) for a full explanation of what is proposed and illustrations of how the scheme could be brought forward.

b) Application Proposals

i) Section 73 Application (S73)

- 3.4 The majority of conditions within the Outline Permission relate to individual plots rather than the overall scheme, however a number of conditions require site wide compliance or specifically refers to Plot E. This application seeks to modify conditions in the Outline Permission in order to remove Plot E from the outline permission so that the outline permission is consistent with the Plot E/Telecoms House scheme.
- 3.5 The description of development is as follows:

Section 73 Application to vary conditions 2, 5, 6, 54 and 57 of Outline Permission 130436 to remove reference to Plot E.

3.6 Condition 2 is proposed to be revised so that it no longer refers to Plot E as follows:

“All applications for the approval of Reserved Matters in respect of all or part of any one or more Plot(s), Save for Plot E, shall be made not later than the expiration of seven years from the 9 January 2015. Reason: to prevent an accumulation of unimplemented planning permissions and in accordance with the provisions of Section 92 of the Town & Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.”

3.7 Condition 5 is proposed to be modified so that it refers to an updated set of parameter plans which exclude parameters for Plot E, as follows:

“The development hereby permitted shall be carried out in accordance with the approved plans and the Reserved Matters approved under condition 1 above and any other details as may be approved under these conditions:

698_PP_07_001 Rev. P3: PARAMETER PLAN 1, PLANNING APPLICATION BOUNDARY;

698_PP_07_002 Rev. ~~P4~~ P5: PARAMETER PLAN 2, DEMOLITION AND RETAINED BUILDINGS;

698_PP_07_003 Rev. ~~P4~~ P5: PARAMETER PLAN 3, BUILDING PLOT PARAMETERS;

698_PP_07_004 Rev. ~~P3~~ P4: PARAMETER PLAN 4, PUBLIC REALM;

698_PP_07_005 Rev. ~~P5~~ P6: PARAMETER PLAN 5, VEHICLE AND PEDESTRIAN ACCESS ROUTES;

698_PP_07_006 Rev. ~~P4~~ P5: PARAMETER PLAN 6, GROUND FLOOR USES;

698_PP_07_007 Rev. ~~P4~~ P5: PARAMETER PLAN 7, UPPER FLOOR USES.

All plans received by the Local Planning Authority on TBA.

Reason: to clarify which plans are approved and in the interests of proper planning”

3.8 Condition 6, relating to the maximum permissible floorspace would be revised as follows to reduce the amount of permissible floorspace on the basis that it would be brought forward instead on Plot E/Telecom House:

“The total quantum of development hereby permitted in this planning permission across the different plots shall not exceed:

Retail (A1-A5): ~~13,500~~ 10,000 sq.m. (GEA)

Leisure (D2) (Plot F): 2,200 sq.m. (GEA)

Residential (C3): ~~29,500 sq.m.~~ 19,500 sq.m (GEA)/ ~~300 dwellings~~ 230 dwellings

Offices (B1a): 122,000 sq.m. (GEA)

Car parking: 1,000 spaces

'Back of house' facilities: 2,000 sq.m. (GEA).

and the following shall apply to the interpretation of this Condition

i.) Floorspace figures exclude roof top and basement plans (incl. the energy centre).

ii) The public realm may additionally include small retail kiosks (use Class A1-A5), which in total will not exceed 10% of the approved retail floorspace

iii) The leisure floorspace area above excludes the rooftop pitches on the roof of Plot G.

Reason: to ensure the development is carried out in accordance with submitted details and to ensure the quantum of floorspace is consistent with the parameters assessed in the Environmental Statement.

Policies: CS4, CS14, CS20, CS25, RC1, RC6, RC7, DM12"

- 3.9 Condition 54 of the SH3 permission relates to the minimum retail areas per plot and needs to be revised in order to exclude Plot E as follows:

"In relation to the amount of retail floorspace (gross external area), the following minimum retail (A1-A5 use) floorspaces shall be supplied per Plot:

Plot B: not less than 250 sq.m.

Plot C: not less than 800 sq.m.

Plot D: not less than 250 sq.m.

~~Plot E: not less than 1,000 sq.m.~~

Plot F: not less than 800 sq.m.

Plot G: not less than 800 sq.m.

Reason: to ensure a suitable retail presence within the active frontage and to ensure a suitable mix of uses across the plots.

Policies: CS7, RC1, RC10"

- 3.10 Finally, condition 57 relating to residential courtyards requires modification so that it no longer also refers to Plot E and would be revised as follows:

"Notwithstanding approved Parameter Plan 3 (Condition 5), the maximum height of the courtyard level on ~~Plots E and~~ Plot F hereby approved shall not exceed +50m AOD. Reason: in the interests of the amenities of the adjacent sites

and so as not to unacceptably prejudice the delivery of development within RCAAP sites RC1a and RC1b. Policies: CS7, RC1, DM4”

ii) *Plot E/Telecom House Outline Scheme*

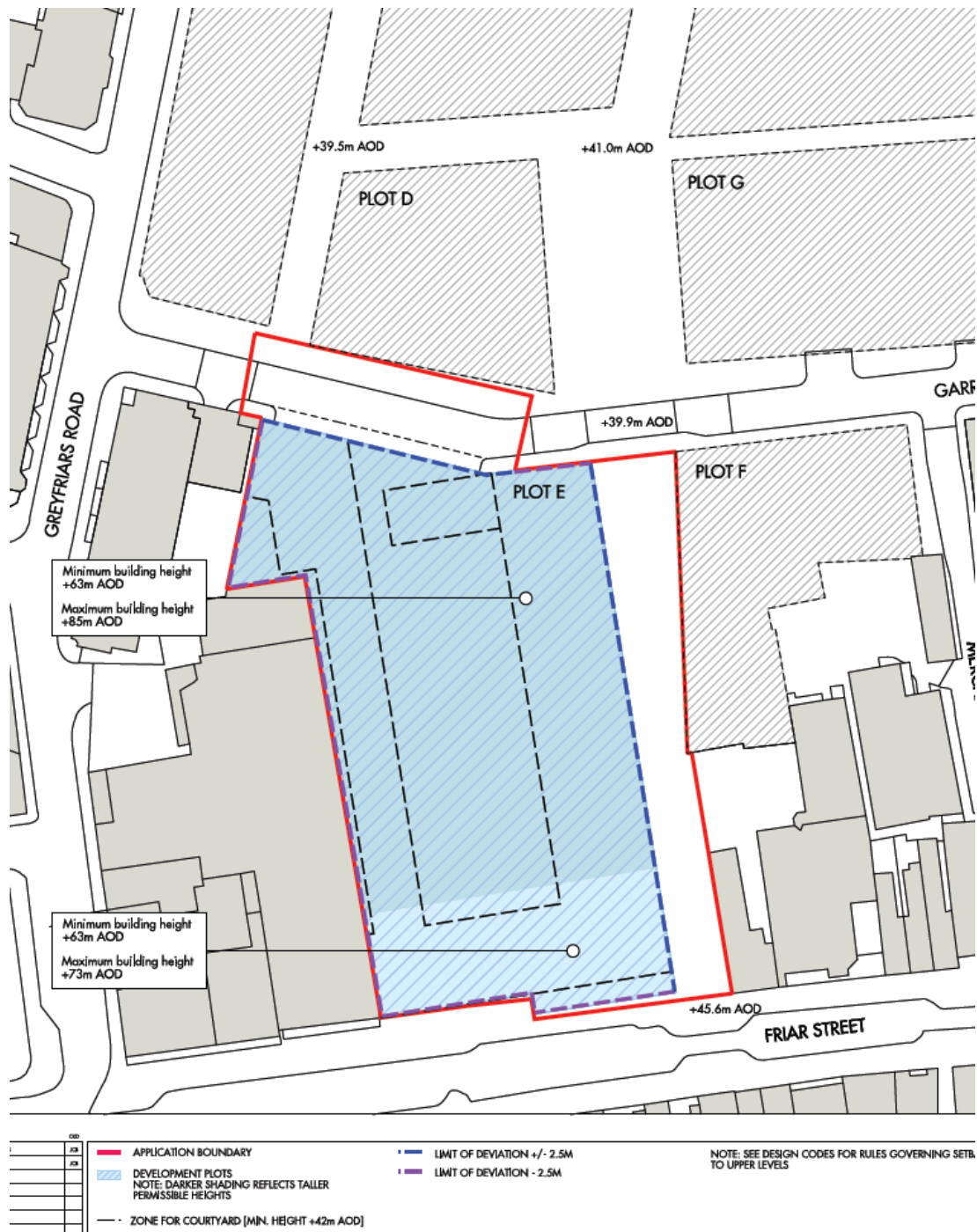
- 3.11 Consistent with the approach taken in the SH3 Scheme, this application seeks outline planning permission with all matters reserved for the redevelopment of Plot E (which as a result of the S73 application would no longer form part of the development to be carried out under the SH3 permission) and the Telecom House Site. As such, the application seeks Outline Planning Permission for the following:

“Outline Application with all matters reserved for mixed use redevelopment of Plot E of the Station Hill Site and neighbouring Telecom House Site (48 to 51 Friar Street & 4 to 20 Garrard Street) to comprise the demolition of existing buildings and erection of new buildings/structures to provide residential units, a range of town centre uses including retail and related uses (Use Class A1 - A5), associated infrastructure, public realm works and ancillary development”.

- 3.12 The application is submitted in outline and, in accordance with the relevant definitions and requirements in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the DMPO”), all matters of layout, access, scale, appearance and landscaping are reserved for later approval. This is intended to provide the necessary flexibility for the detailed design of the scheme at a later date.
- 3.13 The application includes Parameter Plans and a Design Code in order to inform and control all future reserved matters applications. It is anticipated that the Planning Authority would impose planning conditions to ensure that the detailed proposals approved under reserved matters are consistent with these documents. This procedure follows that taken for the previously consented Outline Permission and is therefore considered to be appropriate for the Plot E/Telecom House extension to the scheme.
- 3.14 The Parameter Plans set out a series of parameters which will control the development. The plans need to be read together as a set and define the layout of the building plots and define key parameters including maximum/minimum heights, the location and minimum extent of public realm, alignment of access routes and proposed uses at ground and upper floors. These plans largely extend the principles established as part of the SH3 Scheme across to the Telecom House site. Figure 3.1

comprises extracts of Parameter Plan 3 and shows the requirements for the layouts and heights of the buildings.

Figure 3.1 – Extracts of Parameter Plan 3



- 3.15 Within the SH3 Outline Permission, the plans consented the taller buildings to the northern part of the site fronting Station Hill (Plots A, B, C and D) accommodating predominately office floorspace, whilst the residential accommodation was consented to be located towards the southern part of the site where the building heights stepped down in Plots E and F. The Plot E/Telecom House Outline Scheme will follow this rationale, by providing residential accommodation in Plot E as well as the adjacent Telecom House Site.
- 3.16 As per the Outline Permission, the proposals will provide active retail and town centre uses at ground floor level, and will not exceed what has already been consented under the Outline permission.
- 3.17 The proposals for Plot E and Telecoms House site could deliver up to 285 residential units to be located on the upper floors of Application Site. Previously up to 110 residential units were shown in Plot E (300 in total in the SH3 scheme which also proposed residential units in Plot F). On the basis that Plot F is unchanged by the incorporation of the Telecom House Site (and could deliver up to 190 units), with the 285 units proposed in the Application Site would deliver up to 475 delivered overall once Telecom House is incorporated into the overall scheme. This represents a net difference of up to 175 compared to the current SH3 Outline Permission. The precise mix will be defined at the reserved matters stage and is expected to be predominantly one or two bedroom apartments. The scheme will include affordable housing. The existing S106 for the Outline Permission required a minimum of 20 and a maximum of 30 affordable units across Plots E and F. This S106 will be revised and a new combined S106 for the S73 and Plot E/Telecom House Outline Scheme will be prepared (see Section 6).
- 3.18 The following table describe what is proposed for Plot E, how this relates to the enlarged SH3 site and the changes relative to the SH3 Permission.

Table 3.1 – Proposed Floorspace (changes relative to the SH3 permission are shown for completeness)

	Proposed Plot E/Telecom House		Resulting total for Enlarged Station Hill Site with Telecom House	
Use (Use Class	Minimum	Maximum	Minimum	Maximum
Retail & Related Uses (Use Class A1 – A5) m ²	1,000	7,000	6,000	13,500

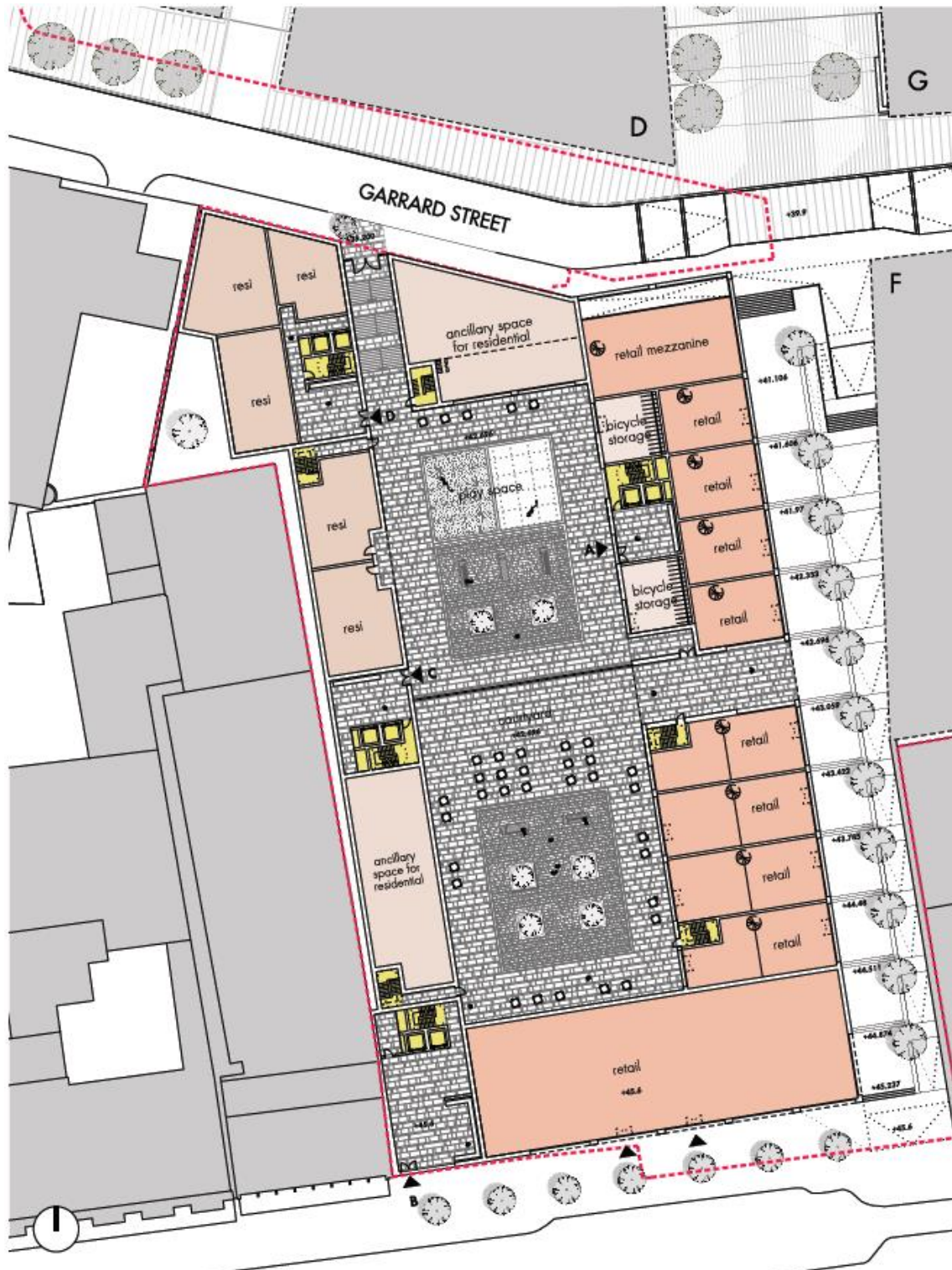
	Proposed Plot E/Telecom House		Resulting total for Enlarged Station Hill Site with Telecom House	
Leisure m ²	0	0	0	2,200
Residential m ²	20,000	34,000	~~14,500~~ <u>26,000</u>	~~29,500~~ <u>41,500</u>
Office m ²	0	0	69,000	122,000
Car Parking (spaces)	0	200	550	1,000
Back of House Facilities (m ²)	0	1,200	1,000	~~2,000~~ <u>3,200</u>

Notes

1. All figures are gross external areas;
2. Floorspace figures exclude roof top and basement plant (incl. the energy centre)
3. The Back of House facilities would include elements such as basement servicing, shared cores and corridors; management facilities for the development; and
4. The public realm could include some small retail kiosks (Use Class A1-A5), which will not exceed 10% of the retail floorspace (A1-A5) specified above.

3.19 To aid the understanding of the proposals the Design and Access Statement (DAS) includes an illustrative scheme of the Plot E/Telecom House Site. Whilst only submitted for information purposes rather than approval, it provides one indication of how the design codes could be interpreted in the development of the design for the new scheme. Figure 3.2 below shows the illustrative masterplans. The enlarged site allows there to be sufficient space for a courtyard arrangement with generous public realm and amenity for residents.

Figure 3.2 – Illustrative Ground Floor Plan



4 PLANNING DESIGNATIONS & POLICY CONTEXT

4.1 This section provides the national and local planning policy context for the proposals and describes the designations affecting the Site.

4.2 A detailed summary of the relevant planning policies and guidance is included at Appendix 1.

i) National Planning Policy

4.3 On 27th March 2012 the Government published the National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions (para. 2). It also replaces almost all of the previous national guidance contained within Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG).

4.4 Paragraphs 6 and 7 of the NPPF state that the purpose of the planning system is to contribute to the achievement of sustainable development and that there are three dimensions to sustainable development: economic, social and environmental:

“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...**
- **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...**
- **An environmental role – contributing to protecting and enhancing our natural, built and historic environment...”**

4.5 The NPPF describes the presumption in favour of sustainable development. Paragraph 14 of the NPPF states inter alia:

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking...For decision-taking this means approving development proposals that accord with the development plan without delay...”

- 4.6 The NPPF also contains policy on decision taking and states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development (para. 186). Additionally, decision takers should seek to approve applications for sustainable development where possible and local planning authorities should work proactively to secure developments that improve the economic, social and environmental conditions of an area (para. 187).

ii) *The Development Plan*

- 4.7 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) provides that where regard is to be had to the Development Plan in determining a planning application, then such determination shall be made in accordance with the Plan unless material considerations indicate otherwise. There is, therefore, an inherent presumption in favour of development which is consistent with policies contained in the statutory Development Plan.

- 4.8 Notwithstanding the above, Paragraph 215 of the NPPF states that following 12 months from the date of its publication, i.e. 27 March 2013, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

- 4.9 For the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the statutory Development Plan for the application site comprises the Reading Borough Council Core Strategy (Adopted January 2008), the Reading Borough Council Sites and Detailed Policies Document (adopted October 2012), the Reading Centre Area Action Plan (adopted January 2009) and the South East Plan (May 2009).

iii) *Local Planning Policy – Reading Borough Council Proposals Map (adopted October 2012)*

- 4.10 On 23rd October 2012, Reading Borough Council adopted their Proposals Map which accompanies the development plan documents in Reading's Local Development Framework. This shows the spatial extent of the policies in those documents. The Proposals Map has development plan status, meaning that it is one of the main considerations in making decisions.
- 4.11 The Proposals Map identifies the following site allocations for the application site to which the planning policies within the associated development plan documents relate:

- Air Quality Management Area;
- Station/River Major Opportunity Area;
- Area of Archaeological Potential (southern part of site);
- Central Core;
- Office Core;
- Designated Cycle Routes (parts of Station Hill, Greyfriars Road, Friar Street and Station Road);
- Primary Shopping Area;
- Proposed Active Frontages (along Station Hill and connecting with Garrard Street);
- Reading Central Area;
- Within the Settlement Boundary; and
- Appropriate for Tall Building Clusters (northern part of Telecom House Site).

iv) Local Planning Policy – Reading Borough Council Core Strategy (adopted January 2008, altered January 2015)

- 4.12 The Policies within the Core Strategy have not altered since the approval of the SH3 Consent with the exception of Policy CS16, as well as Policy DM6 of the Sites and Detailed Policies Document, following a review of its affordable housing policies, in conjunction with introducing the Community Infrastructure Levy. This is addressed in further detail in Chapter 6.
- 4.13 The Core Strategy sets out the adopted planning strategy for the Borough and how planning and development will achieve the future vision for Reading. It provides a framework for how Reading can grow in a sustainable way whilst accommodating the anticipated levels of future growth.
- 4.14 The Key Diagram to the document (P4) identifies the site as falling within the central Reading area whereby the greater concentrations of housing and employment uses should be based. The diagram also notes the location of major development areas within the centre, within which the application site falls.
- 4.15 The Core Strategy identifies the application site as falling within the ‘Station/River Project Area’, whereby future uses may include housing, commercial, leisure, retail and community facilities.

v) Local Planning Policy – Sites and Detailed Policies Document (altered January 2015)

4.16 The Sites and Detailed Policies Document was adopted on 23 October 2012 alongside the Borough Proposals Map. It forms part of the development plan for the purpose of determining planning applications. It has not altered since the approval of the SH3 Consent with the exception of Policy DM6 following a review of affordable housing policies.

4.17 In accordance with the NPPF, Policy SD1 applies a presumption in favour of sustainable development, stating that:

“A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework...Planning applications that accord with the development plan (including, where relevant, with policies in neighbouring plans) will be approved without delay, unless material considerations indicate otherwise...”

vi) Local Planning Policy – Reading Central Area Action Plan (adopted January 2009)

4.18 The Reading Central Area Action Plan (RCAAP) establishes the planning framework for the central Reading Area. The application site falls within the designated boundary of the RCAAP.

4.19 The spatial and design strategy (Figure 5.2) identifies the application site as falling within the wider areas designated for offices, retail and leisure. The site is further located within the designated Primary Shopping Centre, the Central Core and the Office Core.

4.20 In accordance with the Core Strategy, the site is located within the Station/River Major Opportunity Area (Figure 6.1) which is allocated for a flagship scheme that extends the centre and provides a mixed use destination in itself, being centred on a redeveloped station and new public transport interchange.

4.21 More specifically, the Site falls within sub areas RC1b ‘Friars Walk and Greyfriars Road’ of the Station/River Major Opportunity Area, whereby the following uses will be supported:

- Friars Walk and Greyfriars Road (Policy RC1b): Proposed mixed use development with a significant leisure element. Active retail and leisure uses will be on the ground floor, particularly along Friar Street, with a mix of uses on higher floors. North-south links should be enhanced

into the Station Hill/Station area. As with the Station Hill site, the western edge nearest the existing terracing on Greyfriars Road will require careful design treatment.

vii) Local Planning Policy – Additional Guidance

4.22 Since the approval of the SH3 Consent, two additional Planning Policy Documents have been adopted, comprising the Planning Obligations SPD and the CIL charging schedule, as referenced below and expanded on in Chapter 6.

4.23 The following documents/guidance listed below are also of relevance to the consideration of the proposals.

- Station Hill South Planning and Urban Design Brief (adopted March 2007);
- Reading Station Area Framework (adopted December 2010);
- Revised Parking Standards and Design SPD (adopted October 2011);
- Sustainable Design and Construction SPD (adopted July 2011);
- Employment Skills & Training SPD (adopted April 2013);
- Affordable Housing SPD (adopted July 2013);
- Planning Obligations under Section 106 Supplementary Planning Document (adopted April 2015); and
- Community Infrastructure Levy Charging Schedule (Approved January 2015).

4.24 Further details of these documents are provided in Appendix 1.

5 PLANNING CONSIDERATIONS

a) Introduction

5.1 This section reviews the Plot E/Telecom House Scheme against the relevant planning policies and guidance set out in the documents referred to in Section 4 and Appendix 1, and also considers other material considerations. The following matters are considered in turn:

- Principle of Development;
- Housing;
- Design;
- Transport;
- Environmental Effects; and
- Energy and Sustainability.

5.2 This section also considers the Plot E/Telecom House Scheme in the context of the existing SH3 Outline Permission.

b) Principle of Development

5.3 The new outline application proposes to incorporate an adjacent site for a more comprehensive form of development. An additional maximum of 12,000sqm of residential development is proposed together with a small increase in back of house floorspace (of up to 1,200sqm). The proposals would enable the combined site to provide 475 new homes compared to a maximum of 300 which were approved as part of the SH3 scheme (a net increase of 175 homes).

5.4 There will be no overall increase in the maximum retail, leisure or office floorspace as a result of the incorporation of the Telecom House site and no change to key principles of the development including the strategy for building heights/design, no change to the number of car parking spaces and no change to the amount and principles of public open space. On the basis that these components already have planning permission, it is and there have been no material changes to planning policy

since the start of planning permission. It is not considered necessary to reconsider the principle of development.

- 5.5 As with the consented SH3 scheme, the enlargement of the development to incorporate the Plot E/Telecom House Scheme is exactly the type of sustainable development which is encouraged within the NPPF, contributing towards promoting mixed use developments. All of the enlarged site is previously developed and highly accessible by public transport. The application site's sustainable location makes it appropriate for significant development which will contribute to providing a step change in the quality of development around the station.
- 5.6 At the local level, the proposals are also consistent with the Reading LDF. The RCAAP establishes the planning framework for the Central Reading Area, seeking to promote it for business, retail, leisure, and culture. The Centre is identified as the focus for high-quality mixed use development that provides a range of living accommodation in the centre.
- 5.7 The proposed increase in residential floorspace is also in full accordance with the aims of sub-area RC1b of the Station/River Major Opportunity Area identified within the RCAAP. This sub-area is promoted for a mix of uses including active retail/leisure on the ground floor, and a mix of uses on upper floors. The existing building has been largely vacant for a number of years and the scheme will bring it back into active use. Policy RC1 specifically refers to the Major Opportunity Area needing to "Contribute towards providing a high density mix of uses to create a destination in itself..."

c) Housing

- 5.8 The new outline application proposes a maximum of 285 residential units and up to 475 for the site overall including other parts of SH3. The provision of the additional residential floorspace is consistent with Policy RC1 of the RCAAP, where site R1b (Friars Walk and Greyfriars Road) is identified in a 'range of uses on higher floors', and has already been deemed appropriate in principle by the Council within Plot E land through the existing Outline Consent. The area to the south of Garrard Street is considered the most appropriate for the location of residential uses due to the activity and surveillance from clustering the residential uses in this area; and the potential challenges in residential amenity that could arise from the transport interchanges to the north fronting Station Hill.

- 5.9 Paragraph 9.1 of the RSAF refers to encouraging mixed use development within each site, each neighbourhood and across the district as a whole. The provision of the additional residential floorspace within the Application Site would increase the overall residential accommodation across the enlarged SH3 Site, adding to the mix of uses.
- 5.10 The inclusion of a significant residential component within the redevelopment proposals also means that the application is in accordance with paragraph 47 of the NPPF, which requires local planning authorities to "boost significantly" the supply of housing. The additional proposed residential units will help the Borough to meet its housing targets within Policy CS14 of the Core Strategy, which identifies an annual target of 572 dwellings for the period 2016-2026. The latest Annual Monitoring Report (AMR) states that only 361 net additional dwellings were provided for the monitoring period 2013/14. This is a reduction of the previous year by 113 units. Private amenity space will be provided alongside the residential units. Communal amenity space will be provided with the courtyard area of Plot E and the Telecom House Site as identified on Parameter Plan 3, along with shared and private amenity space provided for each residential unit.
- 5.11 As per the SH3 Outline Permission the public realm route connecting the new Central Square to the north and Friar Street to the south will be retained within the Plot E/Telecom House Scheme. Further details of this connection are provided within the DAS.
- 5.12 As noted within Chapter 4, Core Strategy Policy CS16 was amended in January 2015 following a review of affordable housing policies. The new combined S106 will have regard to the new Policy CS16, which notes:

"In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution."

- 5.13 Please see Chapter 6 for further explanation of the S106 obligations.

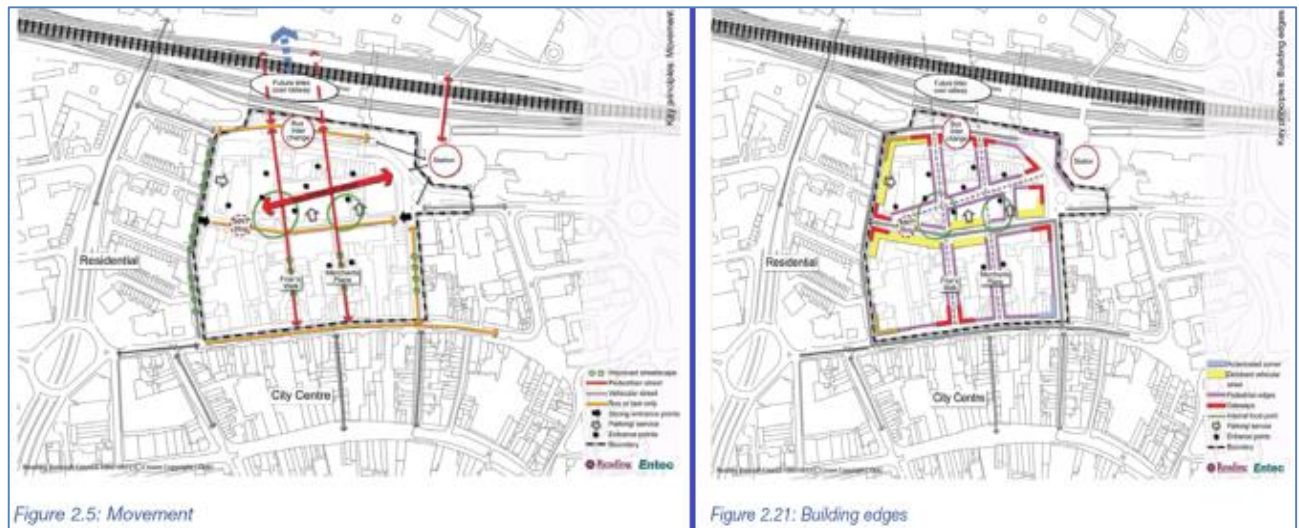
d) Design

- 5.14 The design of the proposals has been informed by a thorough analysis of the surroundings and follow the design rationale set out within the Outline Permission. The Design and Access Statement (DAS) accompanying this application provides a detailed explanation of how the redevelopment proposals

respond to various opportunities and the Parameters set in the Outline Permission, including the Application Site's prominent location within a Major Opportunity Area and the Central Reading area.

- 5.15 The design response is consistent with the design objectives set out in the NPPF. The expansion into the Telecom House Site will allow this site to also be redeveloped, adding to the overall improvements in quality and sense of place of the area in the long term, creating an important new part of Central Reading to live, work and visit.
- 5.16 Both the design response within the DAS and the accompanying Design Codes and Parameter Plans have had full regard to Core Strategy Policy CS7 and RCAAP Policy RC5 to ensure a high design quality that enhances the character and appearance of the site through its layout, landscaping, density, mix of uses, scale and architectural detail.
- 5.17 The design response also successfully addresses the ten design principles established through the Station Hill South Planning and Urban Design Brief. As explained within the accompanying DAS and as with the Outline Permission, full regard has been had to both this document and the urban design framework contained within the RSAF. The design response outlined above responds appropriately to this framework.
- 5.18 Figures 2.5 (movement) and 2.21 (Building Edges) of the Station Hill South Planning and Urban Design Brief, shown below in Figure 5.1, show an urban structure very similar to that proposed within the Plot/Telecom House Scheme along with the SH3 Outline Permission. It particularly demonstrates the north-south from Friar Street to Garrard Street, which was also considered appropriate within the Outline Permission. This approach is also consistent with the more strategic policy in the RCAAP where figure 6.2 shows a more general desire line between the town centre and station.

Figure 5.1 – Extracts of Station Hill South Planning and Urban Design Brief



- 5.19 The introduction of active frontages along the proposed public realm area of the Application Site, as previously consented within the Outline Permission in relation to the Plot E area, will help towards creating an attractive, legible and permeable secondary route connecting Station Hill, Garrard Street and Friar Street, consistent with policy.
- 5.20 With regards to open space, the Application Site will also provide a public realm area connecting Friars Street to Garrard Street. It also has the potential to provide a new courtyard space, part of which may be publicly accessible. The new north south links consistent with what was previously approved within the Outline Permission is consistent with the requirements of policy.
- 5.21 The proposed maximum and minimum building heights for the extended Plot E site remain consistent with that previously approved and deemed acceptable in the Outline Permission, being a minimum of +63m AOD and a maximum of +85m AOD/+73m AOD. The taller buildings remain located in the northern part of the enlarged SH3 Site.
- 5.22 Guidance within the RSAF affirms the appropriateness of tall buildings and high density development as being an integral part of the vision for Central Reading. The RSAF suggests indicative building heights for the framework comprising around 6-8 storeys in the southern parts of the enlarged SH3 Site. The SH3 Outline Permission consented a range of building heights with the tallest buildings being located in the northern area.

- 5.23 Policy RC13 of the RCAAP defines tall buildings as above 10 storeys of commercial floorspace or 12 storeys of residential accommodation. It is recognised that Plot E and the majority of the Telecom House Site fall outside of the designated area for tall buildings within Policy RC13, however, as noted within the DAS, the proposed maximum heights of the Application Site will reach 12 storeys, and thus their heights are at the maximum end of this spectrum. This is considered an appropriate and necessary height to help deliver a successful mixed-use scheme with the correct mix and balance of uses. The redevelopment of the Application Site has been carefully designed to fit within the enlarged SH3 Site and the wider planning framework for the area. This also follows the concept of differentiating between the northern cluster of tall buildings within the SH3 Scheme and Plots E and F within the southern parts of the Site.
- 5.24 Therefore, the Plot E/Telecom House Scheme is entirely consistent with the heights consented within the Outline Permission, previously deemed acceptable for this location and within the context of the enlarged SH3 Site.
- 5.25 As set out later in this report and within the accompanying Energy Strategy, Sustainability Statement and Environmental Statement accompanying this application, the Application Site will maximise the levels of energy efficiency and will aim to maximise levels of daylighting/sun lighting throughout the development whilst acknowledging the urban location. Furthermore, the effects of wind speed, turbulence and overshadowing will be mitigated to ensure that any potential impacts are not significantly adverse.
- 5.26 The accompanying Design Codes provides a framework of controls which will inform and control all future reserved matters applications, consistent with the Outline Permission. This will ensure the quality of design is in line with the Outline Permission going forward and, for example, seek to continue the way in which the stepping of building heights will be achieved and secure provision.

d) Transport

- 5.27 The Transport Assessment that accompanies this application provides descriptions of parking provision, vehicle access, pedestrian and cycle facilities. It also provides details of the highways proposals for the road network surrounding the Application Site and an assessment of the transport implications of the extended Plot E proposals in the context of the wider SH3 proposals.

- 5.28 Considering the enlarged SH3 Scheme as a whole, it will significantly improve accessibility in and around the Site. The new link will be provided between Friar Street, Station Hill and Reading Railway Station that will help the delivery of Reading Borough Council's aspirations highlighted within the RCAAP. Importantly, the Transport Assessment demonstrates that expected increases in pedestrian movements around Garrard Street, in combination with the predicted traffic flows, can be accommodated with minimal delay to pedestrians.
- 5.29 The Plot E/Telecom House Scheme will not alter the transport links or accessibility to the SH3 Site, which were previously considered to provide a highly accessible scheme by a range of sustainable transport measures, being located adjacent to Reading Railway Station and local bus routes, whilst enhancing cycle parking provision in and around the site. The Outline Permission was accompanied by a Travel Plan that forms the basis of targets and measures to be adopted by future occupiers of the SH3 Site to help promote the use of sustainable travel as the means of access for the SH3 Site, and this has been updated taking into account the extended Plot E area. In this regard, the proposals comply with the aims and objectives of national planning policy contained within the NPPF.
- 5.30 The provision of car parking spaces will not increase as a result of the inclusion of the Telecom House site from that consented within the Outline Permission, however it is acknowledged there could be an increase of up to 175 residential units. The Transport Assessment includes a highway impact assessment of the enlarged SH3 Scheme that concludes that the proposals will not cause any significant detrimental impacts on the highway network. The enlarged SH3 Scheme therefore continues to be supported by paragraph 32 of the NPPF, which states that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe.
- 5.31 Importantly, the proposals are considered to comply with Policies CS20 and CS23 of the Core Strategy by ensuring an adequate level of accessibility and safety by all modes of transport from all parts of the development, particularly by public transport, walking and cycling. The impacts upon safety, congestion and the environment are considered to be acceptable, and the enlarged SH3 Scheme is also still in compliance with the requirements of Policy DM12 of the Sites and Detailed Policies Document.

e) Environmental Effects

5.32 Full details of the significant environmental effects of the enlarged SH3 Scheme redevelopment proposals, comprising both the consented SH3 site and the Telecoms House Site, are set out in the ES that accompanies this application. Any significant changes as a result of the site extension into Telecom House which are particularly relevant to planning considerations are set out within the paragraphs below.

i) Daylight, Sunlight and Overshadowing, Light Pollution and Solar Glare

5.33 Chapter 16 of the Environmental Statement assesses the potential effects of the Station Hill 3 proposals upon daylight and sunlight received by properties adjacent to the Site and the proposed residential properties within the Development itself. An analysis of the amount of overshadowing of new public spaces within the Development was also undertaken.

5.34 The Assessment concludes that following completion of the Development, many of the surrounding residential properties would experience no perceptible change to sunlight or daylight availability. The urban location of these properties would mean that residents are likely to have a lower expectation for high levels of daylight and sunlight.

5.35 The residential units proposed within the Development would be designed to maximise daylight whilst acknowledging the urban location. The Assessment concludes that the majority of overshadowing would be restricted to the north of the Site along Station Hill, and the Reading Mainline Station buildings and track to the north. Additional shadowing beyond that experienced in the Baseline Scenario would not affect surrounding amenity spaces.

ii) Wind

5.36 Chapter 15 of the Environmental Statement assesses the likely significant effects of the Station Hill 3 proposals on the local wind microclimate within and around the development. Particularly, it considers the likely significant effects of wind upon pedestrian comfort and safety.

5.37 In accordance with Policy DM1 of the Sites and Detailed Policies Document, and Policy RC13 of the RCAAP which address tall buildings, the SH3 scheme has been designed to reduce exposure to wind. As set out in Table 15:4 of Section 15, the residual effects during demolition and construction are expected to be moderate beneficial to negligible. The inclusion of mitigation measures as part of the

detailed design, should ensure that the residual effects from the completed development are also negligible moderate beneficial, negligible to minor adverse.

5.38 The SH3 proposals are therefore considered to comply with planning policy.

iii) Noise and Vibration

5.39 Chapter 11 of the Environmental Statement assesses the effects of the Station Hill 3 proposals in terms of noise and vibration, considering the potential effects during demolition/construction and following the completion of the proposals whilst assessing the suitability of the Site in relation to the proposed residential land uses.

5.40 During demolition and construction, the inclusion of mitigation measures will result in a negligible effect on vibration and traffic. There will be a 'negligible to temporary minor adverse' impact on noise resulting from demolition and construction. This remains unchanged following the inclusion of the Telecom House Site into the enlarged SH3 Site.

5.41 Following the completion of the development, it is anticipated that the inclusion of mitigation measures will result in a negligible effect on the vast majority of assessed noise and vibration areas. This is with the exception of the public realm, which Table 11:17 of Chapter 11 notes will experience a 'negligible to moderate adverse' residual effect. In this instance, no mitigation measures are considered necessary as the noise levels experienced are typical for such an urban environment. This remains unchanged following the inclusion of the Telecom House Site into the New SH3 Site.

5.42 Planning policy at all levels requires development proposals to prevent new or existing development from contributing to, or being put at unacceptable risk from, noise pollution. In this regard, the New SH3 Proposals are considered to fully accord with planning policy.

iv) Air Quality

5.43 Chapter 10 of the Environmental Statement considers the effect of the Station Hill 3 proposals upon local air quality. In particular, it considers pollution changes in road traffic movements as a result of the construction and operation of the proposals, as well as potential effects from dust emissions during demolition and construction and potential emissions from plant and ventilation systems associated with the scheme.

- 5.44 Chapter 10 proposes a series of mitigation measures during demolition and construction that will result in residual effects that are 'minor adverse' from dust associated with construction, 'negligible' from on-site plant emissions, and 'negligible to minor adverse' from construction vehicles. Importantly, the potential and residual impacts on air quality from the completed Station Hill 3 scheme are negligible and do not require any mitigation measures.
- 5.45 Planning policy at all levels seeks to ensure that development proposals do not lead to significantly adverse impacts upon air quality within and surrounding the development. As detailed in Section 10 of the Environmental Statement, the proposals are therefore considered to accord with planning policy at all levels.

v) Flood Risk

- 5.46 Chapter 13 to the Environmental Statement considers the effect of the enlarged SH3 Proposals on surface water drainage and flooding. In line with the relevant guidance, the previously consented Flood Risk Assessment has been updated to determine the potential risk posed by the proposals incorporating the Telecom House Site.
- 5.47 Chapter 13 considers the potential effects, any mitigation measures required, and the residual effects of the enlarged SH3 proposals. In summary, all residual effects are considered to be negligible, with the minimal mitigation measures required. This remains unchanged following the inclusion of the Telecom House Site into the enlarged SH3 Site.

e) Energy and Sustainability

- 5.48 Full details of the Energy and Sustainability measures incorporated into the redevelopment proposals are provided in the Energy Strategy and Sustainability Statement that accompany the application.
- 5.49 The development will incorporate key sustainability measures, including:
- Use of sustainable, energy efficient building technologies to reduce CO² emissions;
 - Incorporation of low and zero carbon technologies;
 - Adherence to sustainable construction site management practices including:
 - Sourcing timber from reclaimed, reused or responsible sources;

- Developing and implementing a Site Wide Management Plan (SWMP);
- Signing up to the Considerate Constructors Scheme; and
- Reducing environmental impacts of the construction site.
- The Proposed Development is aiming to achieve a BREEAM rating of 'Very Good' for commercial areas, with a potential uplift to 'Excellent' for the office. The applicant proposes to undertake a review of the assessment methodologies at the detailed design stage, given the Code for Sustainable Homes has been revoked by Government.

5.50 The application proposals include the potential for CHP incorporated in Plot E or in the potential energy centre serving the residential areas.

6 COMMUNITY INFRASTRUCTURE LEVY, PLANNING OBLIGATIONS & CONDITIONS

6.1 This section provides commentary on the approach to Community Infrastructure Levy and Planning Obligations taking into account legislation, policy and guidance.

a) **Community Infrastructure Levy**

6.2 The Borough introduced its CIL charging schedule in April 2015. The schedule imposes the following rates for net additional floorspace which are relevant to the development proposal on the Station Hill Site:

- £120 per sq.m residential floorspace (Borough Wide);
- £0 per sq.m of retail floorspace (town centre); and
- £30 per sq.m of office (in the central core).

6.3 The Council's Regulation 123 list states that the CIL will be used for the following purposes:

- Transport
- Education Facilities Projects
- Social/Community Facilities Projects
- Leisure and Cultural Facilities Projects
- Open spaces, sports, recreation, green infrastructure, public realm and environmental improvements
- Economic Support
- Renewable Energy Infrastructure
- Air Quality

6.4 Taking into account the operation of the CIL Regulations 2010, the following principles apply to the application of CIL on the expanded SH3 Site is as follows:

1. CIL will not be charged on development approved via the s73 consent in respect of the existing SH3 permission, with the CIL Regulations (Regulation 128A) only requiring the levy to apply to any additional floorspace that s73 application introduces to the development. In this instance, the SH3 permission is being varied by the s73 consent to reduce the permissible quantum of development and therefore no CIL charge applies to the section 73 consent.
2. The whole of the existing floorspace of the Telecom House building is anticipated to be deducted from the calculations of CIL. Regulation 40 of the CIL regulations requires the existing floorspace of a building to be deducted from the calculation of the CIL charge if a part of that building has been in lawful use for a continuous period of at least six months within the period of three years prior to the date the planning permission first permits the development (the final approval of the reserved matters for the Plot E/Telecoms house permission). In this instance the retail units in the Telecom House building, which form part of the building, have remained in occupation and accordingly the whole of the floorspace (GIA) should be discounted from the calculation.
3. Only the residential floorspace is liable to CIL at a rate of £120 per sqm, with the retail and ancillary uses proposed not subject to CIL.
4. The total CIL liability is therefore calculated by multiplying the residual floorspace by the CIL rate (£120 per sqm GIA) minus the existing floorspace in the Telecom House building.

6.5 The final CIL liability for the Plot E/Telecoms House scheme can only be determined at the point when reserved matters are taken forward which will be the point when the final floorspace of the scheme will be known and the existing floorspace deduction test is applied.

b) S106

6.6 Given the recent completion of the S106 Agreement for the SH3 Scheme it is considered that the agreed principles should be retained, particularly given that the majority of the scheme remains unchanged. It is envisaged that a single S106 Agreement would apply to both the new outline application for Plot E/Telecoms House and the S73 application.

- 6.7 The CIL regulations are clear that if CIL is being charged in an area, S106 payments cannot be sought in respect of items set out in the Borough's CIL Regulation 123 list. The Council's Planning Obligations SPD (April 2015) advises that site specific obligations may be sought where this is necessary to mitigate the impacts of the development. Taking this into account, the applicant anticipates that the scope and scale of s106 contributions sought would be significantly scaled back, as it applies to the residential floorspace comprised in the Plot E/ Telecoms House scheme.
- 6.8 However, under the CIL Regulations (Regulation 128A (6) the requirement that s106 contributions cannot be sought in respect of items on the Borough's CIL Regulation 123 list will not apply to the proposed section 73 consent to reduce the approved floorspace of the SH3 scheme (to remove Plot E). therefore CIL will not replace the tariff s106 contributions set out in the 9 January 2015 section 106 agreement in so far as they relate to all Plots within the original SH3 scheme other than Plot E. This means the new s106 agreement will include these pooled s106 contributions.
- 6.9 As part of the S106 for SH3, obligations were imposed in relation to affordable housing contributions associated with office development. On the basis that the outline application for Telecom House/Plot E does not include office development, these are not considered to apply to this site and no changes would therefore be required to those S106 provisions.
- 6.10 Since the SH3 application was determined, the Council has updated its Core Strategy (Policy CS16) and Sites and Developments (DM6) policies and requires all developments of 15 or more units to provide 30% of the total number of dwellings in the form of affordable housing to meet the needs of the area, subject to viability. This is considered separately in the Affordable Housing Viability Report which accompanies the proposals.
- 6.11 Against this background, the overriding principle is to retain the principles of the S106 for the SH3 permission which are already in place (and not subject to CIL) with the Telecom House/Plot E proposals primarily subject to CIL, save for site specific mitigation where necessary.

c) Conditions

- 6.12 The SH3 permission includes a comprehensive suite of planning conditions. It is envisaged that these will largely be replicated for the Telecom House/Plot E permission, whilst ensuring that the two developments are brought forward in a complementary manner.

7 CONCLUSIONS

- 7.1 Planning permission is being sought for an extension of the SH3 Site in order to incorporate the adjacent Telecom House Site, enabling the delivery of a more comprehensive scheme. In this regard, two applications have been prepared, the first comprising a Section 73 Application in order to 'slot-out' Plot E from the existing Outline Consent, the second comprises a revised outline planning application for the extended Plot E incorporating the Telecom House Site.
- 7.2 As consent has previously been granted for the redevelopment of the Plot E site, planning considerations primarily relate to the proposed increase in the additional 12,000sqm of residential floor space. The Plot E/Telecom House Scheme will deliver a maximum of 285 residential units, resulting in a maximum provision of up to 475 residential units or 175 more than what was consented within the original SH3 Outline Permission. The Plot E/Telecom House Scheme will also comprise retail floor space, car parking and public realm, albeit the minimum and maximum parameters consented within the Outline Permission for these remain the same.
- 7.3 This type of development on this site is supported within local planning policy. It is located within the Reading Central Area and the Station/River Major Opportunity Area. The latter is allocated for a flagship scheme that extends the centre whilst providing a mixed use destination in itself, being centred on a redeveloped station and new public transport interchange.
- 7.4 Importantly, the principle of redevelopment of Plot E land has already been established through the Outline Consent, being a significant material consideration for the determination of the Plot E/Telecom House Scheme. The Council's previous decision to approve the scheme, in a largely identical policy context on part of the same site, also establishes the acceptability of the quantum and mix of uses that were proposed in the SH3 Outline Consent and are carried forward within the new outline application.

