

23rd July 2024

<By Electronic Submission>

Planning Department
Reading Borough Council
First Floor North Rear
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir or Madam,

DEMOLITION OF THE FORMER COVEA INSURANCE BUILDING AND CONSTRUCTION OF RESIDENTIAL-LED DEVELOPMENT, ACCESS FROM NORMAN PLACE AND ASSOCIATED CAR PARKING, INFRASTRUCTURE AND LANDSCAPING

Further to recent pre-application discussions with the Council, on behalf of the Applicant, Norman Place (Reading) LLP, we are pleased to submit considered redevelopment proposals for land at the former Covea Insurance Building, Norman Place, Reading.

The proposals reflect the outcome of very significant pre-application discussions and design development over the past 10 months.

We consider that the development proposals allow a scheme to come forward that meets or exceeds the policy aspirations of the Reading Local Plan, affiliated supplementary planning guidance and the NPPF.

The full set of planning application documents comprises:

- Completed Planning Application Form and Certificates
- Completed CIL Additional Information Form
- Planning Drawings – see drawing register
- Air Quality Assessment
- Arboricultural Impact Assessment, including Tree Survey and Tree Protection Plan
- Biodiversity Net Gain Assessment
- BREEAM Pre-Assessment
- Consultation Statement
- Daylight and Sunlight Assessment, including Internal Daylight and Sunlight Report
- Design and Access Statement (DAS), including Landscape DAS

- Drainage Strategy
- Energy Strategy
- Fire Strategy
- Flood Risk Assessment
- Heritage Assessment
- Landscape Management and Maintenance Plan, within DAS
- Lighting Report, within DAS
- Phase 1 Geo-Technical Report
- Planning Statement, including S106 Heads of Terms and Affordable Housing Statement
- Preliminary Ecological Appraisal
- Sustainability Statement
- Townscape and Visual Assessment
- Transport Statement
- Travel Plan, inc. Commercial Travel Plan
- Utility Assessment
- Wind and Microclimate
- Waste Management Strategy, within DAS

As a detailed planning application for 254 dwellings (21.567m² (GEA)) and 1,782m² of other residential and non-residential accommodation, including Flexible Class E uses, residential amenity, undercroft car parking and ancillary floorspace is proposed, a payment of £83,850, comprising £83,780 planning fee and £70 service charge, has been made via the planning portal.

Following review of the Council's Local Validation Checklist, and in light of discussions at pre-application stage and that submitted in support of earlier applications on the development site, it is considered that the submitted detail is sufficient to meet validation requirements. We would be grateful, however, for early acknowledgement of this as well as relevant Case Officer details and the planning reference number when this is assigned.

Should any further information, over and above that submitted be considered necessary to enable determination of the application, please do not hesitate to contact Jonathan Walton at our Reading Office.

The applicant team looks forward to working proactively and productively with the Council and consultees to create a meaningful, sustainable legacy at this important, yet historically neglected river front location.

Yours sincerely,



Jonathan Walton

Planning and Development Director

jonathan.walton@opus.works