



Quod

Planning & Retail Statement

Units 6b, 7, 8 and 9,
Brunel Retail Park,
Reading

11TH AUGUST 2023

Q100647

Contents

1	Introduction	2
2	Factual Background	4
3	Proposed Development & Prospective Occupier	8
4	Planning Policy Context	12
5	Sequential Approach to Site Selection	16
6	Other Planning Considerations	27
7	Development Benefits	Error! Bookmark not defined.
8	Conclusion	29

Documents

- 1 Site Location Plan (dwg. LP10 B)
- 2 Relevant Decision Notices
- 3 Primary Catchment Area
- 4 Existing Vacant Units

1 Introduction

- 1.1 This Planning and Retail Statement ('PRS') has been prepared by Quod on behalf of MCTGF Trustee 1 Limited and MCTGF Trustees 2 Limited as Joint Trustees for the Mayfair Capital TGF Jersey Property Unit Trust (c/o Mayfair Capital Investment Management and Westmount Real Estate) ('the Applicant'). The PRS supports a full planning application for the continued use of Units 6b, 7, 8 and 9 within Class E(a) along with the installation of a sprinkler tank and pump house at Brunel Retail Park, Reading ('the Site').
- 1.2 Brunel Retail Park is an established retail destination, which operates under Class E of the Use Classes Order (as amended), located immediately adjacent to the defined district centre of Whitley. It currently comprises of 13no. retail units with the ability to sell a wide range of retail goods.
- 1.3 The principle of retail use at the Retail Park has long been accepted by Reading Borough Council ('RBC'), as reflected by the Site's planning history. This includes planning permission being granted for the baseline consent granted in 1994. More recently, planning permission was granted in July 2021 for the following developments:
 - Ref. 201853 – Demolition of existing buildings. Erection of 2no. buildings for use within Classes E(g)(iii), B2 and B8 along with access and servicing arrangements, car parking, landscaping and associated works.
 - Ref. 201842 – Continued use of Units 1, 2, 3a, 3b, 4, 5 and 6 within Class E following consolidation of the Retail Park.
- 1.4 The first application permitted the phased implementation of a park-wide redevelopment to provide 2no. industrial units. The second application permitted amendments to the western retail terrace in the event that only Phase 1 of the industrial scheme was implemented. A series of subsequent, successful applications – approved in July and September 2022 respectively – have facilitated lettings to Home Bargains (ref. 220145/FUL) to take Unit 4/5, and B&M (ref. 220110/NMA) to take Unit 3a/3b. These permissions dealt with the occupier's operational requirements both in terms of user restrictions and external works. Further details of the Home Bargains and B&M lettings are contained within this PRS, but it is notable that these consents established the principle of allowing a wider range of goods to be sold.
- 1.5 Following the lettings to Home Bargains and B&M, occupier interest in the Retail Park by other retailers (and self-storage operators¹) has increased. Heads of Terms have now been agreed with the national retailer, The Range, to occupy Units 6b, 7, 8 and 9. An Agreement for Lease is now being drafted with the completion of the lease subject to the landlord obtain planning permission for The Range's to be able to sell its full range of retail goods, the majority of which can already be sold from the units.
- 1.6 Amalgamation of the units is not restricted by planning condition and as such does not require planning permission. However, the retail sale of goods is currently restricted by planning

¹ Planning permission has recently been sought to change the units of the Application Site to allow occupation by a self-storage use (Class B8)

condition, and a modest widening of the existing goods restriction is required for The Range to sell their full product range and meet the requirements of their business model. Significantly, although the proposals seek to broaden the permitted range of goods to be sold, only 13% of the total floor area (i.e. 439 square metres) will be used for the sale of goods that are not currently permitted to be sold from the units. This scale of increase is considered to be very minor and marginally beyond what would ordinarily be considered ancillary; the proposals including minor external works are considered to be very modest in this context.

- 1.7 Fundamentally, the proposed development will improve the choice for local shoppers in Reading through improving the local retail offer brought about by The Range who are not currently represented in the town. The proposal will also positively contribute to the local area through the creation of up to 80 jobs, private sector investment of over £2m and the long-term occupation of vacant retail floorspace that would otherwise remain vacant and economically inactive.
- 1.8 The purpose of this Statement is to address the relevant planning issues arising from this application, in the context of national guidance and the statutory development plan. As we will come on to demonstrate, the proposals have significant merit, and consistent with Paragraph 11 of the National Planning Policy Framework (NPPF) (July 2021), the presumption of favour of sustainable development should apply and planning permission should be granted without delay.
- 1.9 In terms of the structure of this report:
 - **Section 2** sets out the factual background of the proposal, including the site and surrounding area, the relevant planning history;
 - **Section 3** outlines the proposed development and the prospective occupier;
 - **Section 4** outlines the planning policy framework within which the proposals should be considered;
 - **Section 5** deals with the relevant retail policy tests;
 - **Section 6** deals with other planning considerations associated with the proposals;
 - **Section 7** deals with the development benefits; and
 - **Section 8** provides a summary of the application and sets out the conclusions.

2 Factual Background

Site and Surrounding Area

- 2.1 Brunel Retail Park is an established retail destination located to the south of Reading town centre and immediately adjacent to Whitley district centre. It currently comprises 13no. retail units.
- 2.2 This application specifically relates to Units 6b, 7, 8 and 9, the boundary of which is edged red on the Site Location Plan (dwg. LP10 B) which is appended as **Document 1**. The blue line on the Site Location Plan denotes the Applicant's wider ownership.
- 2.3 Units 6b, 7, 8 and 9 currently measure at 3,753 square metres (gross internal area). All units are currently vacant.
- 2.4 Units 6b, 7, 8 and 9 are accessed via the main access point to the Retail Park – a 4-arm roundabout junction via Rose Kiln Lane. The service yard is located to the rear of the retail units and is accessed via a priority-controlled junction on Gillette Way.
- 2.5 There is currently parking for up to 351no. vehicles at the wider Retail Park, including accessible and staff parking.
- 2.6 The area associated with this planning application is wholly within Flood Zone 1 (land least at risk of flooding).

Planning History

- 2.7 There is an extensive planning history at the wider Retail Park, the relevant elements of which is summarised below.
- 2.8 The Retail Park was constructed under planning permission ref. 94/00442/FD, dated 23rd December 1994 ('the baseline permission'), which approved the following development:

"Erection of non-food retail warehouse (A1) with ancillary service area and car parking of 500 cars".

- 2.9 The baseline permission was subject to 20no. conditions which included various controls over the number of units and the sales of goods.
- 2.10 The baseline permission was later varied under planning permission ref. 131106, dated 18th October 2013. The application varied the wording of Condition 12 (Restriction on Sale of Goods) and Condition 14 (Restriction on Sale of Goods) to the following:

"All other non-food retail premises hereby permitted shall not be used for the sale of goods other than DIY, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, sports

goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987.

No more than 3 retail units shall be used for the sale of clothing and footwear.

2.11 Whilst these restrictions relate to the majority of the units at the Retail Park, including Unit 6b and 8, there have been subsequent applications granted that control the goods permitted from certain retail units within the Retail Park.

2.12 Unit 7 is controlled by a separate goods restriction, following planning permission reference 220110 being granted on 7th September 2022. The goods restriction for this unit is as follows.

“Unit 7 (formerly Unit 3) hereby permitted shall not be used for the sale of goods other than: DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods and leisure goods; and for no other purpose within Class E(a)”.

2.13 Unit 9 is also controlled by a separate goods restriction, following planning permission reference 041089 being granted on 14th December 2004. The goods restriction for this unit is as follows:

“The new floorspace hereby permitted shall not be used for the sale of goods other than DIY, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, sport and leisure goods, clothing and footwear and ancillary items and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987”.

2.14 Two further planning applications (ref. 201853 and ref. 201842) were approved on the 15th July 2021 for the phased redevelopment of the Retail Park, along with the consolidation of a smaller retail park should only a single phase of the redevelopment be delivered. To date, neither planning permission has been implemented.

2.15 It should be noted that the following goods restrictions were imposed as part of planning permission reference 201842 (i.e. the consolidated smaller retail park which relates to 7,316 square metres (GIA) of floorspace at the ground floor):

Condition 3:

“The ‘Retained Retail Units’ shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose: E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drinks for consumption (mostly) on the premises; E(c) Provision of: E(c)(i) Financial services; E(c)(iii) Other appropriate services in a commercial, business or service locality; and E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)”.

Condition 4:

“Any “Retained Retail Unit” operating under E (a) use class, as defined in Condition 3, shall only be used for the retail sale of goods of DIY; furniture; home furnishings; floor coverings;

electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods; clothing and footwear; food and drink for consumption on the premises; and items that are ancillary to the main range of goods sold. No more than one of the Retained Retail Units shall be used for the sale of ambient food and drink and confectionary goods; household goods; pharmaceutical goods and toiletries; garden goods; toys; toiletries; and ancillary items for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987”.

- 2.16 The July 2021 consent allows for a wider range of goods to be sold from the Retail Park than previously proposed.
- 2.17 Most recently, a series of subsequent applications have facilitated lettings to national retailers, Home Bargains (ref. 220145) to take Unit 4/5 and B&M (ref. 220110) to take Unit 3a/3b. These planning permissions dealt with the occupier’s operational requirements both in terms of user restrictions and external works.
- 2.18 In respect of the Home Bargains, planning permission was granted under permission ref. 220145 in July 2022 for the continued use of Units 4 and 5 within Class E(a). This application permitted a modest widening of the existing goods restriction to enable Home Bargains to occupy Unit 4/5, sell their full product range and meet the requirements of their business model. Significantly, although the permission allows a broader range of goods to be sold, an overall reduction in retail floorspace of 1,752 square metres was permitted through the removal of the existing mezzanine within Unit 4.
- 2.19 It should be noted that the following goods restrictions were imposed as part of permission reference 220145:

Condition 3

“Units 4 and 5 shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 2020 (as amended) and for no other purpose: Class E(a) Display or retail sale of goods, other than hot food”.

Condition 4

“Units 4 and 5, when operating under Class E(a) use class according to Condition 3 above, shall only be used for the retail sale of goods of DIY; furniture; homewares and home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods including toys and games; clothing and footwear; food and drink for consumption off the premises from an area no greater than 840 square metres net internal area when the units are amalgamated), household goods (from an area of no greater than 280 square metres of the net internal area when the units are amalgamated), health and beauty products (from an area of no greater than 280 square metres of the net internal area) and items that are ancillary to the main range of goods sold.

- 2.20 In respect of B&M, non-material amendments were also permitted (under permission ref. 220110 granted in September 2022) to allow an element of floorspace to be used for the sale of ambient food, drink and confectionary (increasing from 150 square metres to 435 square

metres), toys (increasing from 100 square metres to 110 square metres) and household, pharmaceutical goods and toiletries (increasing from 80 square metres to 247 square metres).

- 2.21 Notably, both the July 2022 and September 2022 consents allowed for a wider range of goods to be sold from Unit 4/5 than previously permitted.
- 2.22 This planning history provides useful precedent in considering further proposals to extend the goods to be permitted to be sold from the Retail Park.
- 2.23 Finally, a separate planning application has been submitted to provide Class B8 self-storage use and associated external works at the Retail Park. This application, which is pending validation, represents an alternative strategy for the retained retail units should The Range not confirm their interest. The alternative strategy gives the Applicant flexibility, particularly given the current retracted retail market.
- 2.24 There is no other planning history of relevance. A copy of all relevant Decision Notices referred to above are appended as **Document 2**.

3 Proposed Development & Prospective Occupier

Proposed Development

3.1 This planning application proposes the following:

“Continued use of Unit 6b, 7, 8 and 9 in Class E(a); installation of sprinkler tank and pump house and associated works”.

3.2 Whilst the majority (87%) of goods sold by The Range can already be sold under the terms of the current good restrictions, the full extent of the prospective occupier’s core product range is not currently permitted. Specifically, this includes electrical goods including lighting, food and drink, housewares including home décor, toys and hobbies (including arts and crafts goods) and office equipment.

3.3 Given this, and for simplicity, it is proposed that a new full planning permission is sought for the combined unit that will be subject to a new set of operative controls, an approach that is consistent with the July 2021 approved application (ref. 201842) and the July 2022 approved application (ref. 220145).

3.4 The precluded goods are food and drink, toys and hobbies and office equipment. The sale of the precluded goods will be from a net sales area of up to 13% of the floorspace. The amalgamated unit will result in a total floorspace of 3,753 square metres of which it is assumed 90% will be net sales (i.e. 3,378 square metres). 13% of this area (i.e. 439 square metres) will be used for the sale of ancillary goods that are not currently permitted to be sold from the units (i.e. food and drink, toys and hobbies and office equipment). Accordingly, the following goods restriction is proposed to control the sale of goods from Units 6b, 7, 8 and 9, with the additional ranges of goods underlined for ease of review.

“Units 6b, 7, 8 and 9 shall only be used for retail purposes within Use Class E(a) for the sale of food and drink, furniture, furnishings, textiles, carpets, electrical goods including lighting, hardware, housewares including home décor, DIY, garden products, pet supplies, vehicle accessories and cycles, camping and leisure goods, toys, hobbies (including arts and crafts goods) and office equipment and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The sale of food and drink, toys, hobbies (including arts and crafts goods) and other ancillary goods shall be from a combined net sales area not exceeding 439 square metres. Notwithstanding, the ancillary use of the building for the sale of food and drink for consumption within the premises (i.e. from within a customer café) shall not be precluded.”

3.5 Consistent with the Council’s consideration of the planning permission that facilitated occupation of Units 4/5 by Home Bargains, the following additional planning conditions are proposed:

- **Time Limit** – The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

- **Approved Plans** – The development hereby permitted shall be carried out in line with the following approved plans: Proposed Site Plan (dwg. P10 B) and Proposed Elevation Plan (dwg. P15).

Reason: To clarify which plans are approved.

- **Use Class** – Units 6b, 7, 8 and 9 shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 2020 (as amended) and for no other purpose: Class E(a) Display or retail sale of goods, other than hot food.

Reason: As the impact of other uses within E use class have not been assessed and to enable the Local Planning Authority to control how these units are used to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Local Plan 2019.

- **Goods Restriction** - “Units 6b, 7, 8 and 9 shall only be used for retail purposes within Use Class E(a) for the sale of food and drink, furniture, furnishings, textiles, carpets, electrical goods including lighting, hardware, housewares including home décor, DIY, garden products, pet supplies, vehicle accessories and cycles, camping and leisure goods, toys, hobbies (including arts and crafts goods) and office equipment and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended). The sale of food and drink, toys, hobbies (including arts and crafts goods) and other ancillary goods shall be from a combined net sales area not exceeding 439 square metres. Notwithstanding, the ancillary use of the building for the sale of food and drink for consumption within the premises (i.e. from within a customer café) shall not be precluded.”

Reason: As the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan.

- 3.6 The planning application also includes a proposed sprinkler tank and pump house, both of which are proposed to be located to the rear of the amalgamated unit within the service yard. A trolley bay is also proposed in the car park, along with 5 no. additional standard car parking spaces. This represents the extent of physical changes proposed under this application.

Prospective Occupier

- 3.7 CDS (Superstores International) Limited, the parent company of The Range originated in the southwest of England where its first store in Exeter commenced trading in 1984. However, in response to customer demand for a wider range of products, CDS opened its first 'superstore' in Plymouth in 1988 where the administration headquarters of the company remains today.
- 3.8 Following the opening of their first store, The Range is now one of the fastest growing retailers in the UK. With over 200 stores nationwide. The Range does not tend to operate either within

a town or city centre due to the retailer's space requirements and, significantly, the inability to afford greater rent in prime retail locations.

- 3.9 The Range's smallest store (which is notably too small) is 1,680 square metres and the largest store is over 8,000 square metres gross. To stock the full range of products, the company normally requires a minimum store size of 3,500 square metres gross. Any smaller and The Range would be limited to selling a reduced range of products. The Range trade from a cross-section of stores. The largest is at Gateshead which extends to approximately 8,000 square metres (gross). The smallest stores are between 1,680-2,200 square metres (gross) and which normally do not contain a garden centre. In this context the proposed mezzanine will enable the company to maximise the number of goods which can be displayed and sold. Without it the company would be unable to provide a sufficient range of products to be commercially viable and attractive to customers.
- 3.10 The Range aim to offer 'mid-price' home and garden products, drawing together everything that could be needed for the home at 'affordable' prices. This all-encompassing product range is one that demands a large amount of retail space, good design and a comprehensive buying ability to ensure a consistent supply of interesting and often unique stock.
- 3.11 The core element of the product range is the complementary nature of many of the products and the synergy that exists between the ranges. The idea is to draw customers to the different areas and become a one-stop shop for home and garden products. The principal product lines are:
- Furniture and textiles (and other items associated with the improvement of the home);
 - Camping and bulky leisure goods – these include tents and associated products (but not outdoor clothing) and garden play equipment and toys (swings, pools, slides);
 - Household and garden goods – these include items such as plastic storage, rotary lines, dustbins, ironing boards, cooking utensils, tableware, pots, pans, and ceramics;
 - DIY and lighting;
 - Office supplies; and
 - Pet products.
- 3.12 The above goods all form an integral part of The Range's business model, with a store typically stocking a product line of approximately 65,000 items. The range of goods are predominantly bulky in nature.
- 3.13 The proposed store when opened, would generate up to 80 full and part-time job opportunities. The majority of these job opportunities will be available to local people and will be across a range of scales. In addition to job within the store, other employment opportunities will be created. These would include jobs created by the store fit-out, merchandising of the store, and jobs involved with the future maintenance and security of the retail unit; cleaners; security guards etc.

- 3.14 In addition to job creation, more than £2 million will be invested into the Site which will be a further direct benefit to the local economy.
- 3.15 Furthermore, the proposed development would result in the creation of a high-quality retail building in a prominent location that will result in additional investment into the local economy.
- 3.16 In summary, there are significant socio-economic benefits that will arise from the development proposals. Those benefits should be afforded significant weight in the determination of the planning application.

4 Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Order Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In this instance, the Development Plan consists of the Reading Borough Council Local Plan (2019). This document sets out RBC's planning policies for development up to 2036. Material considerations chiefly comprise the National Planning Policy Framework (NPPF) (2021) and the supporting Planning Practice Guidance (PPG).

Development Plan

Reading Borough Council Local Plan (2019)

- 4.3 The Site is not allocated for any specific use in the Reading Borough Council Local Plan.
- 4.4 **Policy CC1** ('Presumption in Favour of Sustainable Development') states that a positive approach to considering proposals will be taken that reflects the presumption in favour of sustainable development contained in the NPPF. It also states that where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.
- 4.5 **Policy RL1** ('Network and Hierarchy of Centres') identifies the following network of centres:
- Regional Centre: Reading
 - District Centres: Caversham, Cemetery Junction, Emmer Green, Meadway, Oxford Road West, Shinfield Road, Tilehurst Triangle, Whitley
 - Major Local Centres: Whitley Street, Wokingham Road
 - Local Centres: Basingstoke Road North, Christchurch Road, Coronation Square, Erleigh Road, Dee Park, Northumberland Avenue North, Wensley Road, Whitley Wood
- 4.6 The Policy states that the vitality and viability of these centres should be maintained and enhanced.
- 4.7 **Policy RL2** ('Scale and Location of Retail, Leisure and Culture Development') states that the provision will be made for up to 34,900 square metres of new retail and related facilities in Reading to 2036. The policy also states the following in terms of the retail tests:

"Retail and main town centre leisure and culture development, where it would mean a net gain of over 2,500sqm, will take place in, or as an extension to, the centre of Reading, unless it is on a site allocated for such development. Where a need for additional development has been identified, and no sites are available in or adjoining the centre of Reading, or other defined centres, a sequential approach should be adopted to identifying alternative sites."

All development will comply with the relevant tests for retail, leisure and culture development as set out in national policy”.

- 4.8 **Policy RL5** ('Impact of Main Town Centre Uses') states that proposals that include more than 1,000 square metres (gross) of additional floorspace for main town centre uses in an edge-of-centre or out-of-centre location should demonstrate that there will be no significant adverse impact on existing centres. Ensuring that centres within areas of deprivation are not adversely affected is of particular local importance.
- 4.9 **Policy CC6** ('Accessibility and the Intensity of Development') states that the scale and density of development will be related to its level of accessibility to walking, cycling and public transport to a range of services and facilities.

Material Considerations

National Planning Policy Framework (2021)

- 4.10 The NPPF is underpinned by a presumption in favour of sustainable development which is embodied within Paragraph 11.
- 4.11 Paragraph 8 sets out the economic objective to *“help build a strong, responsive and competitive economy”*.
- 4.12 Paragraph 80 goes on to advise that *“planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth”*.
- 4.13 Moreover, Paragraph 38 sets out that Local Planning Authorities (LPAs) should:
- “...work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*
- 4.14 In terms of town centre and retail policies, these are set out at paragraphs 86 to 91 inclusive. Paragraph 86 advises that it is important that needs for all main town centre uses are met in full and not compromised by limited site availability.
- 4.15 It goes on to note at Paragraph 87 that local planning authorities should apply the sequential test to planning applications for main town centre uses that are not in an existing centre and not in accordance with an up-to-date Local Plan. In undertaking such an assessment, Paragraph 88 states that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.
- 4.16 In terms of retail impact, Paragraph 90 advises that for retail development outside of town centres (which is not in accordance with an up-to-date plan) local planning authorities should:
- “...require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500sqm). This should include an assessment of:*

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and

- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider retail catchment (as applicable to the scale and nature of the scheme).”

- 4.17 Paragraph 119 relates to the Government’s objective of making effective use of land and states that planning decisions should, *inter alia*, promote and support of the development of under-utilised land and buildings.

Planning Practice Guidance

- 4.18 The PPG was first published in March 2014, and it supports the policies within the NPPF. It includes important guidance on town centres and the application of both sequential and impact tests.
- 4.19 The advice contained in the PPG has informed the assessment of the sequential approach to site selection in support of the application proposals.
- 4.20 The PPG states, in respect of transport and highways, that Travel Plans, Transport Assessment and Statements are required for all developments which are likely to generate significant amount of movements.

Summary

- 4.21 Planning applications should be determined in accordance with the adopted Development Plan, unless material considerations indicate otherwise.
- 4.22 In this instance, the development plan comprises the Reading Borough Council Local Plan (2019). The NPPF and PPG also provide material considerations in the determination of the application, along with the extensive precedents that exist for similar proposals at the Retail Park.
- 4.23 The Site is unallocated and there are no site-specific policies. However, it comprises an existing and well-established retail destination. Given this, it is considered that the principle of retail use in this location has already been accepted, and there have been a number of planning applications very recently approved at the Retail Park which have successfully widened the goods restrictions to permit the wider sale of retail goods.
- 4.24 Notwithstanding this, the Site comprises an edge-of-centre location, and planning policy advises that retail proposals in such locations are subject to certain criteria being satisfied. To this end, both national and local planning policy require edge-of-centre retail proposals to demonstrate compliance with the sequential approach to site selection, and for certain scales of development, the impact test.
- 4.25 In terms of the impact test, the scale of floorspace subject to this application (439 square metres) falls well below the default threshold set by the NPPF (2,500 square metres), and the local set threshold of 1,000 square metres. Furthermore, the local threshold only applies where

proposals seek new or additional floorspace. This position has been accepted by Officers at RBC in considering planning applications elsewhere in the Borough². Therefore, it is only necessary to satisfy the requirements of the sequential approach.

- 4.26 There are also other development management policies that also need to be considered when assessing the application proposal. However, given the modest nature of the proposals, these are extremely limited. However, these, along with addressing the retail tests, are assessed later in this report.

² Including at Reading Retail Park (ref. 221110)

5 Sequential Approach to Site Selection

Context

- 5.1 Both national and local planning policy requires that the sequential approach to site selection be applied for town centre uses that are not in an existing centre and not in accordance with an up-to-date plan. Although the Application Site falls in an edge-of-centre location in retail planning terms, significantly it does comprise a well-established retail destination, as reflected by its existing lawful use. This means that there is the potential to link trips with other retail facilities within the Retail Park and encourage sustainable shopping patterns to take place.
- 5.2 Whilst the sequential approach seeks to focus new retail development in defined centres, it does not preclude sites coming forward elsewhere if no in-centre opportunity exists. This has been reflected by recent consents for planning applications both at the Retail Park and elsewhere in Borough, including allowing a modification to the existing goods restrictions. In granting consent for this application, RBC accepted that no sequentially preferable site existed. In particular, in granting consent for Home Bargains³.
- 5.3 This position was reached in May 2022 and provides important context in considering the sequential approach to site selection for the proposals at the Site. The Officer's Report for ref. 220145 specifically states:
- "The applicant's sequential test considers in excess of 40 alternative sites around the town centre and other district / local centres. However, these were not sequentially preferable due to not being able to deliver the requirements of Home Bargains, as outlined above. Furthermore, given the site is already in retail use, with this application being an extension of goods to that which is already provided at the store, the site is considered sequentially preferable. The Planning Policy Manager has also confirmed that there are no sequentially preferable sites available, suitable or viable for the proposed use".*
- 5.4 It is also important to note that a sequential assessment was not required for application reference 201842, dated 15th July 2021. Specifically, the Officer's Report stated:
- "As there would be no overall net increase of retail space there is no requirement to apply a sequential test under para 86 of the NPPF, with respect to impact on town centres or other retail centres".*
- 5.5 This provides useful context when considering the current proposals. Indeed, equally, the proposed development also does not result in an overall increase of retail floorspace. Within this context, consistent with the position reached by RBC in the determination of planning application reference 201842, it can be argued that the sequential approach to site selection is not required in this instance. Notwithstanding, for robustness, a sequential assessment has been undertaken in support of the application proposals.

³ Ref. 220145

- 5.6 This application proposal seeks the reuse of existing vacant retail floorspace, rather than introducing increased or new retail floorspace in an edge-of-centre location. The nature of the proposal needs to be recognised when considering the suitability and availability of alternative and sequentially preferable sites. This is the ‘real world’ (as established by recent Judgments / Secretary of State decisions⁴) in which the applicant and local planning authority must operate.
- 5.7 It is against this background that the sequential approach to site selection needs to be considered.

Methodology & Approach

- 5.8 In undertaking the sequential assessment to site selection, consideration has been given to the relevant guidance found in the PPG.
- 5.9 In terms of the sequential approach, the PPG⁵ advises that:

“The application of the test will need to be proportionate and appropriate for the given proposal.” (our emphasis)

- 5.10 The PPG also recognises that in applying the sequential approach there are certain main town centre uses that have locational requirements. In particular, the PPG⁶ states that:

“Use of the sequential test should recognise that certain main town centre have particular market and locational requirements which mean that they may only be accommodated in specific locations.”

- 5.11 These factors (which were recognised by RBC in determining the previous Home Bargains application) are pertinent in considering the form and nature of the application proposals, which in this instance is led by a specific type of retailer (a large-format discount variety store).

Flexibility

- 5.12 It is recognised that planning policy requires a degree of flexibility in relation to format and / or scale. The message established by recent Judgments and Secretary of State decisions is consistent in that there is a requirement to consider flexibility of format and scale, and a local planning authority must operate in the ‘real world’.
- 5.13 The approach should not fundamentally compromise the development proposal. The *Dundee* Supreme Court Judgment⁷ established that if a site is not suitable for the commercial requirements of the development in question, then it is not suitable for the purposes of the sequential approach; and that in terms of size of the alternative site, if the applicant has demonstrated flexibility in format and scale, the question is:

⁴ Supreme Court Judgment – *Tesco Stores Limited v Dundee City Council* (Scotland), 21 March 2012; Next decision in *Sheffield* (Ref. APP/J4423/A/13/2189893); and *Rushden Lakes* Secretary of State Decision (Ref. APP/G2815/V/12/2190175)

⁵ Reference ID: 2b-011-20190722

⁶ Reference ID: 2b-012-20190722

⁷ *Tesco Stores Limited (Appellant) v Dundee City Council (Respondent)* (Scotland)

“...whether an alternative site is suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can fit an alternative site.” (our emphasis)

- 5.14 The interpretation of ‘suitability’ was also clarified in the Secretary of State decision at Rushden Lakes⁸. In particular, the Inspector identified that the *Dundee* Judgment to be of ‘seminal importance’. To this end, when commenting on suitability, the Inspector (para. 2.64, Inspector’s Report) noted that:

“...if a site is not suitable for the commercial requirements of the developer in question then it is not suitable for the purposes of the sequential approach.”

- 5.15 This position has been supported by further appeal decisions⁹ and it is in this context that the issue of flexibility must be considered.

Area of Search

- 5.16 Consistent with the position accepted by RBC in determining the previous planning application at the Retail Park, the area of search in identifying sequential alternative sites has focused on a five-minute off-peak drive-time from the Site.

- 5.17 A plan showing the extent of this primary catchment is contained at **Document 4**. It is considered that this represents a reasonable assumption of where the bulk of the proposal’s turnover will be derived and is entirely consistent with the approach of similar applications within the Retail Park.

- 5.18 This area contains the following defined centres:

- Reading;
- Whitley district centre;
- Shinfield Road district centre;
- Whitley Street major local centre;
- Whitley Wood local centre;
- Northumberland Avenue North local centre;
- Basingstoke Road North local centre;
- Christchurch Road local centre; and
- (Part of) Cemetery Junction local centre.

⁸ APP/G2815/V/12/2190175

⁹ Including in Sheffield (APP/J4423/A/13/2189893) and Stoke-on-Trent (APP/M3455/A/13/2195541)

5.19 Whilst the area of search includes a number of local centres, given the nature of proposal (large format retailing) such locations are not considered appropriate. Policy RL1 states that development within existing centres will be 'in line with the role of the centre network'. Within this context, the delivery of large format retailing (as proposed) would not be appropriate in such locations. Therefore, only sites within and at the edge-of Reading and the district centres within the area of search have been assessed. Out-of-centre locations have not been assessed as such locations are sequentially inferior to the Site.

Sequential Test Parameters

5.20 In operating in the 'real world', the approach to site selection should not be applied to fundamentally compromise the development proposed.

5.21 The development being pursued is being led by demand from a specific retailer (The Range) that is seeking further representation within Reading. As a result, the requirements of the type of retailer to occupy the floorspace (in this case a large format discount variety retailer) is of significance in applying the sequential approach.

5.22 The Range's product range comprises a mix of bulky and non-bulky goods, as well as ancillary food and drink offer. The complete product range is required to attract customers to the store based on the specific model of large-format discount retailers.

5.23 The Range's operations requirement include the following fundamental components:

- The ability to sell the full range of goods including both bulky and non-bulky comparison goods as well as ancillary food and drink products from a unit of between 1,858 and 7,432 square metres;
- A demised at grade customer car park of an appropriate size directly adjacent to the retail unit to allow the safe and direct transfer of goods from store to customer vehicle;
- Simple, safe and efficient at grade servicing arrangements allowing direct rear servicing for 16.5 metre articulated vehicles to arrive, unload and leave the site without any disruption, conflict with the wider highway network or any negative impact on residential amenity;
- Large floorplates with the bulk of floorspace provided at ground floor and the ability to provide wide aisles due to the high proportion of customers who undertake their shop using a trolley. Linked to this, the company requires the provision of an outside area to store trolleys.
- A location with good accessibility to the strategic highway network and/or in close proximity to other retail warehouse operators providing customers with an ability to compare goods and prices.

5.24 The Range and similar large-format discount retailers, all identify that it is these components that any store requires to, first stock the full product range but, secondly, not result in excessive or underutilised space.

5.25 The application relates to existing floorspace extended to 3,753 square metres (gross internal area) that will be amalgamated to create a single retail unit along with servicing arrangements, at-grade customer car parking in a commercially viable location (i.e. an established retail park with good main road prominence). These criteria are essential for the future success of the prospective operator, and for the nature of retailing proposed.

5.26 Against this background, the sequential assessment has been undertaken based on the following parameters:

- A minimum gross internal area of 1,858 square metres. This demonstrates flexibility in the scale when compared to the proposed retail unit which extends to 3,753 square metres and represents The Range's minimum floorspace requirement – as outlined by the published property requirements of The Range¹⁰.
- The provision of large floorplates at ground floor;
- The ability to sell all core goods ranges including food and drink within a single destination;
- Located in a commercially viable location;
- Immediately adjacent, at grade customer car parking, with trolley bays; and
- Adequate servicing arrangements capable of receiving deliveries by large HGVs without customer conflict.

5.27 These criteria allow for flexibility in scale and format, whilst seeking to achieve and deliver a viable development.

5.28 As outlined above, in applying the sequential approach, the PPG recognises that there are particular market and locational requirements that need to be recognised. Such an approach has been reflected by recent Secretary of State / Appeal decisions. For example, in allowing an appeal in Gillingham, Dorset¹¹ the Inspector was clear that in applying the sequential approach (para. 29, Inspector's Report) that:

"The question is whether any suggested alternative site is suitable and available for the broad type of development currently proposed in terms of size, type and range of goods, incorporating the requirement for flexibility."

5.29 In this context, whilst it is acknowledged that alternative sites should not be considered for a specific operator (i.e., retailer blind), it is entirely appropriate to take account of the broad nature of development proposed when assessing the suitability of alternative sites.

5.30 The operator requirements of the type of retailer proposed (a large format discount variety store) is a key consideration in applying the sequential approach. This includes the ability to sell all core goods ranges and of sufficient size that can accommodate all functions that form the business model of the retailer. In allowing Home Bargains to trade from the Retail Park,

¹⁰ <https://www.therange.co.uk/property/>

¹¹ APP/N1215/W/18/3195092

RBC accepted the operational requirements of the proposed occupier of the unit as an important consideration in assessing the suitability of alternative sites.

- 5.31 Furthermore, when considering alternative sites, it is also important to note that the proposals are extremely modest and seek the re-occupancy of an existing retail floorspace, and therefore can be delivered quickly. In this respect, whilst the NPPF (para. 87) refers to being available within a ‘reasonable period, the PPG¹² advises that:

“When considering what a reasonable period is for this purpose, the scale and complexity of the proposed scheme and of potentially suitable town or edge of centre sites should be taken into account.” (our emphasis)

- 5.32 As previously highlighted, the application proposals relate to the reoccupation of existing floorspace. It would therefore be entirely unreasonable to wait an unknown period for sites that may become available in the longer term.
- 5.33 Redevelopment opportunities that would take a substantial period to deliver (which would include sites that could accommodate travelators) do not represent a reasonable alternative to an application that seeks to re-occupy an existing floorspace that is vacant. Given this, it is only deemed necessary to consider existing units / buildings that are vacant and / or capable of refurbishment.
- 5.34 Notwithstanding, for completeness and without prejudice to our view that such an assessment is not necessary, we have undertaken a review of redevelopment sites (including allocations) within Reading town centre and other sites within the area of search.
- 5.35 It is against this background that the sequential approach to site selection has been undertaken.

Sites Considered

- 5.36 The following sites have been identified and assessed as part of our sequential assessment:

Site Allocations

- 173-175 Friar Street and 27-32 Market Place, Reading (ref. CR14d)
- 3-10 Market Place, Abbey Hall and Abbey Square, Reading (ref. CR14e)
- 1-5 King Street, Reading (ref. CR14f)
- The Oracle Extension, Bridge Street and Letcombe Square, Reading (ref. CR14g)
- Land north of Manor Farm Road, Whitley (ref. SR2)

Non-site Allocations

- 58 Broad Street, Reading;

¹² Reference ID: 2b-011-20190722

- Station Hill Redevelopment
- Other vacant units within and at the edge-of Reading town centre
- Other vacant units within and at the edge-of Whitley major centre
- Other vacant units within and at the edge-of Shinfield Road district centre

5.37 These sites were all assessed and dismissed in the determination of the application for Home Bargains at the Retail Park. Given the similarities of the nature of retailing proposed (The Range) within Home Bargains, this conclusion remains applicable in determining this application. However, further consideration of the availability and suitability of these sites is provided below.

[173-175 Friar Street and 27-32 Market Place, Reading \(ref. CR14d\)](#)

5.38 173-175 Friar Street and 27-32 Market Place are allocated in the Local Plan (2019) for residential and / or offices, with retail and related town centre uses on the ground floor. The allocation seeks to retain the existing arcade form of the site. The site measures at 0.18 hectares and proposes 36-54 dwellings, plus ground floor town centre uses.

5.39 The site has been subject to several planning applications in the last 12 months. Details of the applications are outlined below.

- **220579** – Change of use from Class E (commercial, business and service) to C3 (dwellinghouses) to comprise 20no. flats. Prior notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved on 16th June 2022.
- **220577** – Change of use of upper floors and rear part of ground floor from Class E (offices) to C3 (dwellinghouses) to comprise 6no. flats. Prior notification under Class MA, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. Approved on 5th July 2022.
- **221381** – Application for prior approval of a proposed new dwellinghouse on terrace buildings in commercial or mixed use. For a two-storey roof extension to form 10no. apartments. Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 20, Class AB. Refused on 11th November 2022. Reasons for refusal relate to; excessive scale and unsympathetic form and appearance; and the absence of a site-specific noise assessment.

5.40 On review of RBC's application portal, no other applications have been submitted at the site at the time of writing.

5.41 Both permission ref. 220579 and 220577 seek to retain the units at ground floor level. The town-centre format across several units would be entirely unsuitable for a large discount variety retailer.

5.42 Furthermore, the unit lacks the required immediately adjacent at-grade customer car parking, which is a requirement of the proposed occupier. It also lacks appropriate servicing arrangements for HGV deliveries, a further fundamental requirement for a large-format

discount variety retailer. In addition, there is no evidence to suggest that any of the ground floor retail units are vacant.

- 5.43 Overall, it can be demonstrated that the unit is not available, suitable or viable for the proposed development.

[3-10 Market Place, Abbey Hall and Abbey Square, Reading \(ref. CR14e\)](#)

- 5.44 3-10 Market Place, Abbey Hall and Abbey Square are allocated in the Local Plan (2019) for retail and related uses on the ground floor with residential and / or offices on upper floors. The site is in a town centre location. The site measures at 0.29 hectares and proposes 46-70 dwellings, plus ground floor town centre uses.
- 5.45 On review of RBC's application portal, no applications have been submitted at the site at the time of writing. As previously outlined, it is unreasonable to wait for an unknown period of time for a planning application to be submitted / development to take place.
- 5.46 Furthermore, the site lacks the required immediately adjacent at-grade customer car parking, which is a requirement of the proposed occupier. It also lacks appropriate servicing arrangements for HGV deliveries, a further fundamental requirement for a large-format discount variety retailer. In addition, there is no evidence to suggest that any of the ground floor retail units are vacant.
- 5.47 Overall, it can therefore be demonstrated that the unit is not available, suitable or viable for the proposed development.

[1-5 King Street, Reading \(ref. CR14f\)](#)

- 5.48 1-5 King Street is allocated in the Local Plan (2019) for ground floor town centre uses and residential on upper floors. The site is in a town centre location. The site measures at 0.08 hectares and proposes 16-24 dwellings, plus ground floor town centre uses.
- 5.49 On review of RBC's application portal, no applications have been submitted at the site at the time of writing. As previously outlined, it is unreasonable to wait for an unknown period of time for a planning application to be submitted / development to take place.
- 5.50 Furthermore, the site lacks the required immediately adjacent at-grade customer car parking, which is a requirement of the proposed occupier. It also lacks appropriate servicing arrangements for HGV deliveries, a further fundamental requirement for a large-format discount variety retailer.
- 5.51 Overall, it can therefore be demonstrated that the unit is not available, suitable or viable for the proposed development.

[The Oracle Extension, Bridge Street and Letcombe Square, Reading \(ref. CR14g\)](#)

- 5.52 The Oracle Extension, Bridge Street and Letcombe Square are allocated in the Local Plan (2019) for retail, with the use of the site at Letcombe Street for a public car park. The site is in a town centre location. The site measures at 1.67 hectares and proposes 1,600 – 2,000 square metres of retail or town centre uses.

- 5.53 On review of RBC's application portal, no applications have been submitted at the site at the time of writing. As previously outlined, it is unreasonable to wait for an unknown period of time for a planning application to be submitted / development to take place.
- 5.54 Furthermore, the site lacks the required immediately adjacent at-grade customer car parking, which is a requirement of the proposed occupier
- 5.55 Overall, it can therefore be demonstrated that the unit is not available, suitable or viable for the proposed development.

Land north of Manor Farm Road, Whitley (ref. SR2)

- 5.56 Land north of Manor Farm Road is allocated as a Major Opportunity Area in the Local Plan (2019). The redevelopment of the site will be primarily for housing (between 680 – 1,020 dwellings) and an extension to Whitley District Centre.
- 5.57 The majority of the designated area has been developed as part of outline application ref. 05/00548/OUT (dated 18th September 2007) and subsequent reserved matters permissions. The reserved matters permissions have now been implemented and constructed.
- 5.58 There are no vacant properties located within the designated area. As such, the site is not available for the proposed development.

58 Broad Street, Reading

- 5.59 58 Broad Street is an existing vacant retail unit located within Reading Town Centre and is understood to extent to 2,125 square metres of floorspace. However, just 894 square metres is provided at ground floor level. Therefore, notwithstanding the fact that the available retail floorspace is less than the minimum floorspace required (2,322 square metres) this is provided over multiple floors. This format of retail floorspace would be entirely unsuitable for a large format discount variety retailer.
- 5.60 Furthermore, the unit lacks the required immediately adjacent at-grade customer car parking, which is a requirement of the proposed occupier. It also lacks appropriate servicing arrangements for regular HGV deliveries, a further fundamental requirement for large-format discount variety retailers.
- 5.61 Overall, it can be demonstrated that this unit is not suitable or viable for the proposed development.

Station Hill Redevelopment

- 5.62 The Station Hill redevelopment site comprises a mixed-use development including residential, office, leisure and retail uses. This site was considered and dismissed in the determination of a planning application for the modification of an existing goods condition (ref. 141216). In dismissing this site as a sequential alternative, the assessment undertaken in support of the planning application concluded that the site was not suitable for the proposed development for the following reasons:
- Development was unlikely to be completed for another 4-5 years;

- It is not a suitable location for the proposed development. The role and function at Station Hill is not suitable.
- The redevelopment of the Station Hill site will provide modern prime town centre retail units and are likely to command rents comparable with the prime retail pitch in Reading Town Centre. The proposed retailer does not generate sufficient sales to trade from prime town centre locations.

5.63 RDC did not dispute these conclusions.

5.64 Whilst this position was reached in February 2015, Local media reports (Berkshire Live) indicate that construction of the first phase of the project (600 new homes) is progressing. However, this element does not include any retail floorspace.

5.65 It is understood that the latter phases of development, which do include retail alongside other uses, has not yet begun. Indeed, a hybrid planning permission (ref. 192032) was only granted on the 22nd July 2021, with only a single pre-commencement condition being discharged (ref. 211642, dated 22nd November 2021) at the date of writing. The quantum of retail and leisure floorspace permitted under the full permission is limited by condition (Condition 4) to no more than 1,214 square metres (GEA) provided at ground and lower ground floor level. This quantum of floorspace, which is to be provided over two levels, is too small to accommodate the proposed development or a flexible interpretation of it.

5.66 Whilst the outline element of the scheme allows for a greater quantum of retail floorspace (up to 4,500 square metres (GEA)), the timescale for delivery of this floorspace is unknown. It is understood that a reserved matters application has not yet been submitted to RBC. Given this, as previously accepted by RBC in determining the proposals at Reading Link Retail Park (ref. 141216), as an application has not yet come forward, the development is unlikely to be completed within a 'reasonable period of time' – the guidance outlined within the NPPF. Indeed, although a 'reasonable period' is not defined within the NPPF, the supporting PPG¹³ states that:

“When considering what a reasonable period is for this purpose, the scale and complexity of the proposed scheme and of potentially suitable town or edge of centre sites should be taken into account.”

5.67 In this respect, the proposals relate to the re-occupation of existing retail floorspace that can be delivered quickly. In contrast, later phases of the Station Hill Redevelopment represent long-term development opportunities that are unlikely to be delivered in the short term. As such it would be entirely unreasonable and disproportionate to the nature of development proposed, to wait an unknown, but substantial period of time, until this scheme comes forward.

5.68 Furthermore, it is unlikely that any retail floorspace in this location would be suitable for large-format retailing. The Station Hill Redevelopment area provides an opportunity to improve the overall attraction of Reading town centre with a mix of uses, which would have a more positive impact than allowing the bulk of the retail floorspace permitted to be occupied by a single retail unit.

¹³ Reference ID: 2b-011-20190722

- 5.69 Linked to this, the timeframe for the delivery of Phase 3 of the Station Hill redevelopment will not come forward for a significant period.
- 5.70 Within this context, Station Hill redevelopment does not provide an available and suitable alternative for the proposed development.

[Other Vacant Units within and at the edge-of Reading Town Centre, Whitley Major Local Centre and Shinfield Road District Centre](#)

- 5.71 As within any existing centre, there are further existing vacant units, or units being actively marketed as available within and at the edge of Reading Town Centre, Whitley Major Local Centre and Shinfield Road District Centre. However, these are small format and cannot accommodate the proposed development or a flexible interpretation of it. Details of these units are contained at **Document 4**.

Summary

- 5.72 It has been demonstrated that there is no suitable and available site within a sequentially preferable location that could accommodate the proposals having regard to flexibility, the nature of development, and can address the specific needs the development is intending to meet. This position is consistent with that reached by RBC in allowing comparable retail applications at the Retail Park.
- 5.73 Against this background, the proposed development satisfies the sequential approach as set out in national and local planning policy.

6 Other Planning Considerations

Transport

- 6.1 Given the limited floorspace that is the subject of the goods restriction widening (i.e. 439 square metres), it is not considered that highways evidence is required to support the planning application. Ultimately, the sale of a wider range of additional retail goods relates predominantly to non-food retail goods along with the ancillary sale of food and drink. This minor amendment to the range of permitted goods will not materially change the trip attraction of the unit or the parking demand.
- 6.2 There are no changes to the proposed access or servicing arrangements. There are therefore no significant highways and transportation matters that would result from the approval of this application.

Socio-economic Benefits

- 6.3 A number of important socio-economic benefits will flow from the planning application which in turn will support economic growth and productivity.
- 6.4 First, the opening of The Range will create local employment opportunities. The new store will provide 80 no. full and part time jobs. This level of job creation is significant and there will be a tangible positive impact on local employment as a result. Jobs will also be created through the fit-out process, as well as ongoing maintenance such as site security and cleaning. These jobs are particularly important given the existing floorspace is currently vacant.
- 6.5 In addition, the proposals have wider spin-off benefits for the local economy given the increase in local wages and Gross Value Added.
- 6.6 The proposals will therefore result in a number of positive impacts, including increasing the employment opportunities available to the local community, and an investment into the local economy. It will also lead to the strengthening of the representation of a national retailer in Reading, demonstrating continued investor confidence.
- 6.7 Overall, the headline benefits arising from the proposals can be summarised as follows:
- Creation of up to 80no. full and part-time operational jobs;
 - Further job creation through construction, security and maintenance;
 - Additional spending within the local area as a result of new jobs;
 - Investment into the local economy of more than £2 million, supporting employment within the construction sector;
 - Gross Value Added (GVA) from activity in the economy;

- Increase in business rates to be collected by RBC; and
- Increased consumer choice and competition.

6.8 Consistent with Paragraph 80 of the NPPF, planning decisions should help create the conditions in which businesses can invest, expand and adapt, with significant weight to be placed on the need to support economic growth. The benefits should be viewed in this context.

7 Conclusion

- 7.1 This Planning and Retail Assessment supports an application for the continued use of Units 6b, 7, 8 and 9 within Class E including a wider range of goods required to facilitate occupation of the vacant floorspace by The Range. The application also proposes minor external works, including the installation of a sprinkler tank, pump house and trolley bay and the provision of 5 no. additional standard car parking spaces.
- 7.2 The proposal will result in the re-use of existing retail floorspace in an well-established retail destination and ensure its long occupancy. This in turn will make a positive contribution to the area. The Range will create up to 80no. new jobs and will invest £2 million in the local economy as a result of the refurbishment works and fit out. These benefits are significant and should be afforded appropriate weight in the overall planning balance.
- 7.3 Although the Site comprises an edge-of-centre area in retail terms, it does comprise a well-established retail destination adjacent to an existing District Centre. Planning policy at all levels does allow retail development in such locations where it is demonstrated that no sequential alternative exists, and where applicable will not lead to a significant adverse impact. In this respect, it has been demonstrated that no alternative site exists to accommodate the proposals.
- 7.4 The proposal only seeks a modest modification to the existing goods restriction as many of the goods proposed by the prospective occupier can already be sold under the existing permission. Significantly, although the proposals seek to broaden the permitted range of goods to be sold, only 13% of the total floor area (i.e. 439 square metres) will be used for the sale of goods that are not currently permitted to be sold from the units (i.e. food and drink, toys and hobbies and office equipment). Notably, historic permissions at the Retail Park have previously permitted the widening of goods to be sold (refs. 201842, 220145 and 220110).
- 7.5 Given the modest nature of the proposed development, the development management considerations are minimal. There are therefore no reasons in development management terms that should mean that the application is not supported.
- 7.6 For all the reasons set out within this report and the supporting documents, the proposals comprise a sustainable economic development, the principle of which is supported by local and national planning policy. The proposals accord with the development plan and, applying the presumption in favour of sustainable development, planning permission should be granted without delay.



DOCUMENT 1

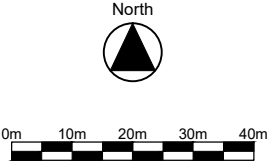
SITE LOCATION PLAN

KEY:

APPLICATION BOUNDARY

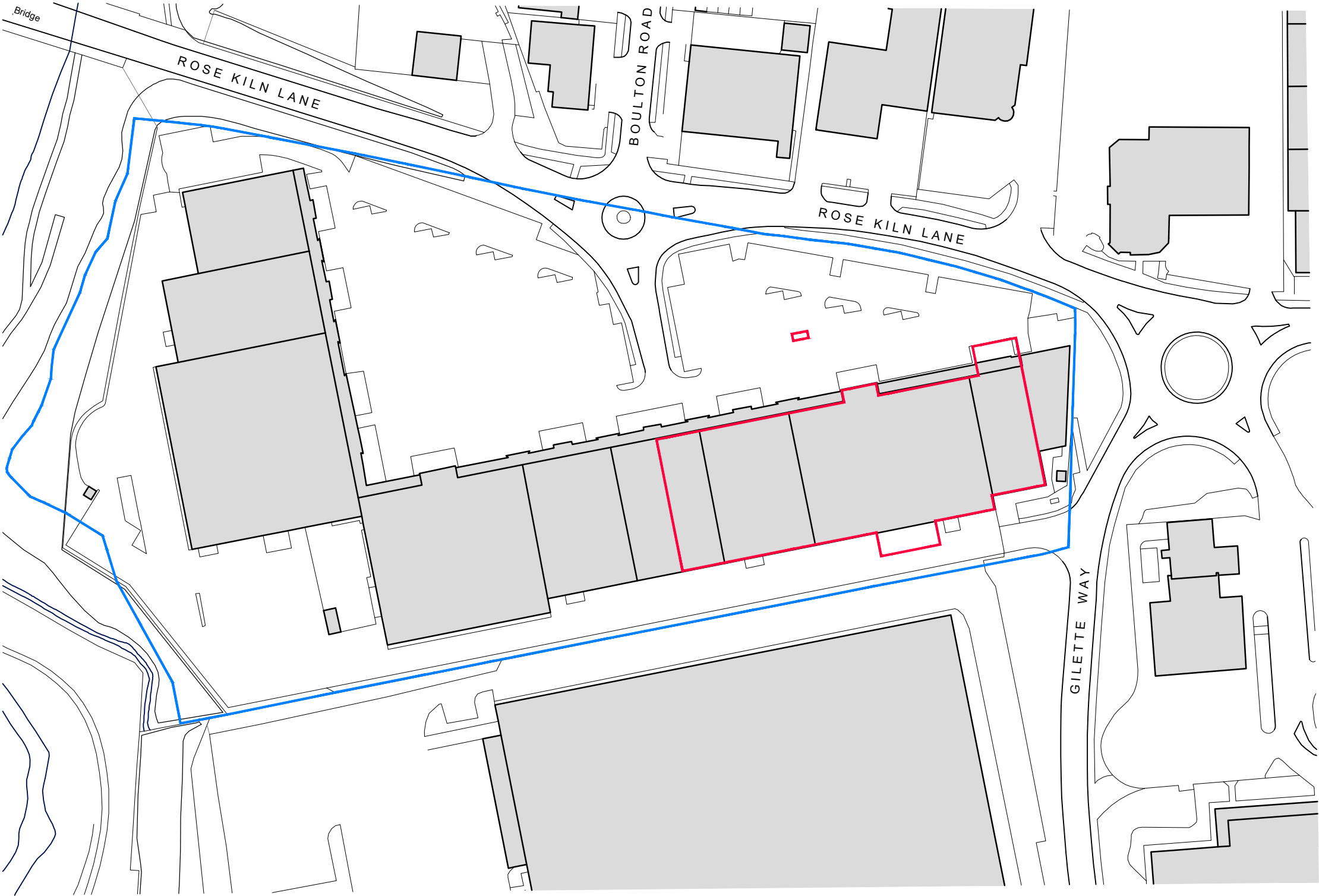
LAND OWNERSHIP BOUNDARY

This drawing contains critical information in colour. To ensure this information is legible, only print or copy this drawing in full colour.



MountfordPigott

BRUNEL RETAIL PARK
READING
SITE LOCATION PLAN





DOCUMENT 2

HISTORIC DECISION NOTICES

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Mr Tim Rainbird
Quod
Ingeni Building
17 Broadwick Street, London
W1F 0DE

Application No: 201853
Application type: Full Planning Approval

Applicant: MCTGF Trustee 1 Ltd & MCTGF Trustee 2 Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of existing buildings. Erection of 2no. buildings for use within Classes E(g)(iii), B2 and B8, along with access and servicing arrangements, car parking, landscaping and associated works.

At: Brunel Retail Park Rose Kiln Lane Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 201853

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans received 21st December 202 unless otherwise stated:

- Location Plan - Drawing no: 19032_PL01
- Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021
- Proposed Phasing Plan - Drawing no: 19032_PL05 Rev L, received 15th July 2021
- Location Plan - Retained Retail - Drawing no: 19032_PL40 Rev A, received 10th June 2021
- Proposed Sections (Boundaries) - Drawing no: 19032_PL06 Rev C, received 15th June 2021
- Unit B - Proposed GA Plan - Drawing no: 19032_PL11
- Unit B - Proposed GA Plan [Roof] - Drawing no: 19032_PL12
- Unit B - Proposed GA Office Plans - Drawing no: 19032_PL13
- Unit B - Proposed Elevations - Drawing no: 19032_PL14
- Unit B - Proposed Sections - Drawing no: 19032_PL15
- Unit A - Proposed GA Plan - Drawing no: 19032_PL21
- Unit A - Proposed Roof Plan - Drawing no: 19032_PL22
- Unit A - Proposed GA Office Plans - Drawing no: 19032_PL23
- Unit A Proposed Elevations - Drawing no: 19032_PL24
- Unit A Proposed Sections - Drawing no: 19032_PL25
- Proposed Typical Cycle Shelters - Drawing no: 19032_PL31 Rev B, received 15th June 2021
- Proposed Waste Compound Enclosures - Drawing no: 19032_PL32 Rev C, received 15th June 2021
- Proposed Landscaping Scheme - Drawing no: A4828 03 Rev G, received 21st June 2021
- External Lighting Planning Submission - Drawing no: 1990-EX-6301 Rev PL2, received 14th May 2021
- Proposed Signage Locations - Drawing no: 19032_PL07 Rev B, received 15th June 2021
- Disconnections, Diversions and New Connections - Gas - Drawing no: 1990-EX-9002 Rev PL1

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

- Disconnections, Diversions and New Connections - Water - Drawing no: 1990-EX-9003 Rev PL1
- Disconnections, Diversions and New Connections - BT - Drawing no: 1990-EX-9004 Rev PL1
- Disconnections, Diversions and New Connections - Electric - Drawing no: 1990-EX-9005 Rev PL1
- Swept Path Analysis using a 16.5m Articulated Vehicle - Drawing no: 2020-3816-AT-118 (1), received 3rd June 2021
- Swept Path Analysis using a 16.5m Articulated Vehicle - Drawing no: 2020-3816-AT-119, received 3rd June 2021
- Swept Path Analysis using a 16.5m Articulated Vehicle - Drawing no: 2020-3816-AT-122 (1), received 3rd June 2021
- Swept Path Analysis using a 16.5 m Articulated Vehicle - 2020-3816-AT-123, received 11th June 2021

Other Documents:

- External Lighting Report, prepared by Cooker Walker Consulting
- Flood Risk Assessment, dated 10th November 2020, Document ref: 20- 043, prepared by Bradbrook Consulting
- Noise Assessment, dated November 2020, Issue 2, prepared by WYG
- Sustainability Statement, dated November 2020, prepared by Envision
- Transport Assessment, dated November 2020, prepared by TPP Consulting
- Tree Survey Report, dated 30th April 2021, Rev C, prepared by Environmental and Sustainability Consultants, received 7th May 2021
- IOT.TZ.EAS Zhaga Smart Controller [dimming of lights], received 29/4/21
- Existing Utility Services - Drawing no: 1990-EX-9001 Rev P1, received 10th July 2021

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The development shall ONLY be carried out in accordance with the Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021) unless otherwise agreed in writing by the Local Planning Authority.

REASON: For the avoidance of doubt and to ensure that the development is carried out as approved.

4. The materials to be used in the construction of the external surfaces of this development shall be as follows and as shown on the approved Elevations (Drawing no: 19032_PL14, and Drawing no: 19032_PL24):

- HPS200 Ultra Coated Roof Sheetting RAL 7038-Goosewing Grey
- Kingspan KS600-1000 AWP Microrib Composite Cladding RAL 9006-Silver

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

- Tata SAB 42/960 Sinusoidal Profile Cladding with Colourcoat HPS Ultra Finish (horizontally laid) RAL 000 55 00-Pure Grey
- PPC Aluminium Framed Curtain Walling RAL 7016-Anthracite with clear glazing
- Ceramic Backed Glazed Spandrel Panels
- Feature Canopy, Pressed Metal Polyester Power Coated RAL 7016 - Anthracite

REASON: In the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

6. Prior to occupation of each phase as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), a Service Yard Management Plan shall be submitted to and approved by the Local Planning Authority and the phase shall thereafter be operated in accordance with the approved plan.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

7. **No phase of development,** as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (excluding demolition and any preparatory works) until an assessment of the nature and extent of contamination including land gas for that phase has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

8. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (excluding demolition and any preparatory works) until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment for that phase has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

9. The approved remediation scheme under Condition 8. shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to occupation.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

10. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority. An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be recommenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

11. The testing of security or emergency fire alarms will only be carried out Monday-Friday during the hours of 09:00 until 17:00 restricted to 30 minutes maximum duration, and alarms will be positioned / directed to meet the audibility requirements, only where employees will be located. Noise levels from the security or fire alarms, when in operation, will not exceed maximum noise levels (dB L_{Amax}) of 60dB at free field locations representative of nearby residential receptors, as shown in Table 3.3 of the submitted Noise Assessment, reference B023908, dated November 2020.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

12. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

13. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site**, including any works of demolition, until a site specific Construction Method Statement for that phase has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for WHERE REQUIRED:

- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- b) Location on site for storage of plant and materials used in constructing the development;
- c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
- d) Identification of any footpath closures or road closures needed during construction;
- e) Required wheel washing facilities on site;

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

- f) A scheme for recycling waste resulting from the construction works.
- g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- i) Provisions to be made for the control of noise coming from the site during demolition and construction;
- j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.
- k) Haul routes for construction related vehicles which exclude any routes via any part of Kennet Island.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

14. Prior to the demolition of the buildings in each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), a Demolition Method Statement for that phase is to be submitted in writing to and approved by the Local Planning Authority. Thereafter the demolition works are to be undertaken in accordance with the approved Plan.

REASON: to protect the amenity of local land uses and neighbouring residents in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

15. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

16. The construction of Phase 2 as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall commence no later than 18 months from the commencement of the demolition of Units 6b, 7, 8, 9, 10 and 11 pursuant to Condition 13.

REASON: to ensure the effective redevelopment of the site within a reasonable timescale and to maintain a good appearance of the site in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

17. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until details of refuse and recycling bin stores for that phase have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin store(s). The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to first occupation of that phase and shall not be used for any purpose other than bin storage at all times thereafter.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC5 and CC7 of the Reading Borough Local Plan 2019.

18. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall commence beyond foundation level until a comprehensive scheme of hard and soft landscaping for that phase has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points, tree pit specifications;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

19. Prior to commencement above ground slab of any phase of development hereby approved, as shown on the approved Phasing Plan (Drawing no; 19032_PL05 Rev L, received 15th July 2021), a plan indicating the positions, design, materials and type of boundary treatment to be erected for that phase, shall be submitted to an approved in writing by the Local Planning Authority. This is to include acoustic fencing of a minimum height of 4m. Where appropriate the boundary treatment shall include the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before that phase of development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers, and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

20. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until a landscape management plan for that phase, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan for that phase shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

21. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. If any retained tree is removed, uprooted or destroyed or dies (as a consequence of the development), another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

REASON: To ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy CC7 and EN14 of the Reading Borough Local Plan 2019.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

22. Prior to commencement of Phase 1, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), detailed access plans from Rose Kiln Lane, which accord with the approved tracking plan ((Drawing no: 2020-3816-AT-123, received 11th June 2021) and show the approved landscaping details, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of road safety and visual amenities in accordance with Policy TR1, TR3, CC7 and EN14 of the Reading Borough Local Plan 2019.

23. Should the approved access as under condition 22 require the removal of existing retained trees as shown on the approved landscaping plan, a plan to show the details of a replacement tree is to be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with the approved plan within timescales agreed with the Local Planning Authority.

REASON: in interests of the visual amenities of the locality in accordance with Policy CC7 and EN14 of the Reading Borough Local Plan 2019.

24. The erection of fencing for the protection of any retained tree or trees shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site. Such protection as required by the above condition shall be retained throughout the entire period of construction of each phase and until all equipment, machinery and surplus materials have been removed from the site. No materials, soil, rubbish or vehicles shall be deposited or stored in any area fenced in accordance with this condition and no fires shall be lit, and no raising or lowering of ground levels shall take place within this area. No drains, pits, ditches or trenches shall be dug in or run across the area protected by the fencing, at any time before, during and after the development of the site, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to ensure that retained trees are adequately protected, in the interests of the visual amenities of the locality in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

25. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (including demolition or preparatory works) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, for that phase has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

26. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** (including demolition or preparatory works) until details of a habitat enhancement scheme, including measures as set out within the Ecological Assessment, dated December 2020, Document ref: 9325.EcoAs.vff1, prepared by Ecology Solutions, for that phase have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The habitat enhancement scheme shall thereafter be implemented and maintained in accordance with the agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

27. Prior to the occupation of Phase 1, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), details of the net biodiversity gain calculation for Phase 1 as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), (Unit A) shall be submitted to and approved by the Local Planning Authority and the measures as detailed in the approved net biodiversity gain calculation shall thereafter be implemented and maintained thereafter.

REASON: To ensure compliance with Policy EN12 of the Reading Borough Local Plan 2019 and paragraph 170 of the NPPF 2019.

28. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall take place** (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) for that phase has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

- f) Responsible persons and lines of communication.
 - g) Roles and responsibilities for the responsible persons identified are to be set out within the environmental management plan.
 - h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
- REASON: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

29. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied or the use first commenced until the approved external lighting scheme for that phase has been installed fully in accordance with Drawing no: 1990-EX-6301 Rev PL2, received 14th May 2021, and the approved smart controller (IOT.TZ.EAS Zhaga Smart Controller, received 29/4/21). Thereafter the external lighting shall be maintained and operated in accordance with these approved details.

REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

30. Within 12 months of practical completion of each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard, following a post - construction stage review carried out by a licensed assessor, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained an Excellent BREEAM rating as set out in the submitted Pre-Assessment (within the Sustainability Statement, dated 23rd November 2020, prepared by Envision).

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

31. **No phase of development**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), **shall commence on site** until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods for that phase has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

32. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until the sustainable drainage scheme for that phase has been completed in accordance with details as approved under condition 31. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

33. Prior to their installation, full details of the proposed roof mounted photovoltaic panels for any phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a roof plan showing the location and position of the photovoltaic panels, their dimensions, manufacturer's specification, and ongoing maintenance arrangements. The approved Photovoltaics shall thereafter be installed in accordance with these approved details and maintained in good working order to the satisfaction of the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to incorporate measures to adapt to climate change in accordance with Policy CC3 of the Reading Borough Local Plan 2019.

34. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until all vehicle parking space(s) for that phase have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for parking at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

35. No phase of development as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021) shall be occupied until the vehicle access serving that phase has been constructed in accordance with the plans as approved under condition 22. and the approved Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021 hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

36. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until the bicycle parking facility for that phase has been provided in accordance with the plans hereby approved. The facility shall be kept available for bicycle parking at all times thereafter.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

37. No phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall be occupied until an electric vehicle (EV) charging Scheme for that phase, comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that phase to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.

No phase shall be first occupied until the Scheme for that phase for operational EV charging points has been fully provided in accordance with the approved details. The spaces and charging points shall be retained and maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

REASON: In the interests of environmentally sustainable transport in accordance with NPPF para. 110, and Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

38. Any gates provided to the Gillette Way access as shown marked on the approved Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021 shall only open away from the highway and be set back a distance of at least 17 metres from the nearside of the carriageway of the adjoining highway.

REASON: To ensure that long vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

39. **No development shall commence on site for Phase 2,** as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), until visibility splays of 2.4 x 25 metres, have been submitted to and approved by the Local Planning Authority provided at the entrance to Unit B (Phase 2). The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

40. No building shall be occupied in Phase 1 until all the visibility splays shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), have been provided. All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

41. Within 5 months of first occupation of each phase of development, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), within Classes E(g)(iii), B2 and B8 hereby approved, a Travel Plan for that phase shall be submitted in writing to the Local Planning Authority for approval. The plan shall include a full analysis of the existing modal split, reasons for the modal choice, and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development hereby approved.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with TR1 of the Reading Borough Local Plan 2019.

42. On the first anniversary of the approved Travel Plan for each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), as required under condition 41, and annually thereafter for a period of 5 years, an annual review of the Travel Plan for each phase shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the development and shall be compared with the initial survey carried out under the terms of condition 41, (the control level) and in the event of any reduction not being secured whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level, shall be undertaken.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with TR1 of the Reading Borough Local Plan 2019.

43. Prior to first occupation of each Phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), hereby approved, a Delivery and Servicing Plan to manage how vehicles shall access each phase, including that no routes to and from the site shall be via any part of Kennet Island, and without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for that unit shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing shall only be carried out for each unit in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

44. Within 5 months of first commencement of each phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), the applicant shall enter into a Section 278/38 agreement, for that phase, with the Local Highway Authority to secure the pedestrian and vehicular accesses in accordance with drawing reference 19032_PL04, Rev D, received 22nd June 2021. The vehicular and pedestrian accesses for each phase shall be completed to the written satisfaction of the Highway Authority prior to any occupation of that phase and retained as such thereafter.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

45. Phase 1, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall not be occupied until the existing redundant footpath in the grass verge along Gillette Way to the east of the application site as shown on the approved Proposed Site Plan - Drawing no: 19032_PL04, Rev E, received 15th July 2021 has been removed and reinstated to grass verge.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019

46. No construction shall take place within 5m of the water main as shown (marked WMT) on Plan: Existing Utility Services - Drawing no: 1990-EX-9001 Rev P1, received 10th July 2021. Prior to commencement of development details of how the development will be constructed, to prevent the potential for damage to the subsurface potable water infrastructure as shown on this plan, and confirmation that unrestricted access will be available to Thames Water at all times for the maintenance and repair of the asset during and after construction works, shall be submitted to and approved in writing by the Local Planning Authority. Any construction must be undertaken in accordance with the terms of the approved information.

REASON: To protect strategic water main infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019

47. No piling within a phase, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must thereafter only be undertaken in accordance with the approved piling method statement.

REASON: To protect water infrastructure in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

48. a) **Prior to commencement of each phase**, as shown on the approved Phasing Plan (Drawing no: 19032_PL05 Rev L, received 15th July 2021), an approved Employment, Skills and Training Plan (ESP) for the construction phase shall be developed in partnership with Reading UK CIC (the Council's skills development partner organisation). The plan for each phase shall include:

- At least 3 apprentices to be employed on site
- Local recruitment consideration - with all local employment to be recorded
- Minimum of 5 (under 24 years) unemployed people to gain work experience
- Minimum of 6 (25 years and over) unemployed people to gain work experience
- Educational outreach for minimum of 30 local students

This agreed plan shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of each phase and shall be implemented and adhered to throughout the construction phases.

b) Prior to first occupation of each phase of the development an approved Employment, Skills and Training Plan (ESP) for End Use per phase shall be developed in partnership with Reading UK CIC, to consider:

- Local employment and training outcomes arising from end use; and
- Opportunities for skills development within the end user organisation.

This agreed plan/s shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the phase and shall be implemented and adhered to throughout the end use phases.

REASON: To ensure that the development provides training and employment opportunities for local people in accordance with Policy CC9 of the Reading Borough Local Plan 2019, and Reading Borough Council Employment, Skills and Training Supplementary Planning Document, 2013.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

4. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

6. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with the adjoining property, as the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:

<https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance>

7. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NIL CHARGE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

8. Thames Water - The proposed development is located within 15 metres of Thames Water's underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

9. All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

10. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 15th July 2021



Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

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- Name a new street
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- Name or rename an existing building

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The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Quod
Ingeni Building
17 Broadwick Street
London
W1F 0DE

Application No: 201842
Application type: Full Planning Approval

Applicant: MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Continued use of Units 1, 2, 3a, 3b, 4, 5 and 6a within Class E following consolidation of the Retail Park

At: Brunel Retail Park Rose Kiln Lane Reading

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 15 July 2021



Head of Planning, Development
& Regulatory Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 201842

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall not begin unless and until Units 6b, 7, 8, 9, 10 and 11 (as shown on Location Plan - Retained Retail - Drawing No: 19032_PL40 Rev A rec 10/6/2021) are completely demolished in accordance with the demolition plan, which is required to be submitted and approved to satisfy the terms of condition 14 of planning permission 201853.

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

2. The 'Retained Retail Units' (units 1, 2, 3a, 3b, 4, 5 and 6a) to be retained under this permission shall be those as identified on the following approved plan received 10th June 2021:

- Location Plan - Retained Retail - Drawing no: 19032_PL40 Rev A

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The 'Retained Retail Units' shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) and for no other purpose: E(a) Display or retail sale of goods, other than hot food; E(b) Sale of food and drink for consumption (mostly) on the premises; E(c) Provision of: E(c)(i) Financial services; E(c)(iii) Other appropriate services in a commercial, business or service locality; and E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms).

REASON: As the impact of other uses within E use class have not been assessed and to enable the Local Planning Authority to control how these units are used to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

4. Any 'Retained Retail Unit' operating under E (a) use class, as defined in Condition 3, shall only be used for the retail sale of goods of DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods; clothing and footwear; food and drink for consumption on the premises; and items that are ancillary

Date: 15 July 2021



Head of Planning, Development
& Regulatory Services

to the main range of goods sold. No more than one of the Retained Retail Units shall be used for the sale of ambient food and drink and confectionary goods; household goods; pharmaceutical goods and toiletries; garden goods, toys; toiletries; and ancillary items and for no other purpose within Class E of the Town and Country Planning (Use Classes) Order 1987.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019

5. Notwithstanding Conditions 3 and 4, no more than 3 of the 'Retained Retail Units' shall be used for the sale of clothing and footwear.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

6. Notwithstanding Condition 3, no more than 2 of the 'Retained Retail Units' shall be used for the sale of food and drink for consumption on the premises within Class E(a) (display or retail sale of goods, other than hot food); E(b) (sale of food and drink for consumption (mostly) on the premises), of the Use Class Order 1987 (as amended). For the avoidance of doubt, this condition shall not prevent the use of ancillary cafes within the retained retail units.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

7. No more than 2 of the 'Retained Retail Units' shall be subdivided so that each unit would measure less than 465 square metres.

REASON: to provide a range of sizes of units in accordance with Policies RL1 and RL2 of the Reading Borough Local Plan 2019.

8. No more than 15% of the gross floor area of Unit 2 (as shown on Location Plan - Retained Retail - Drawing No: 19032_PL40 Rev A rec 10/6/2021) shall be used as an ancillary pet care service including veterinary services.

REASON: to ensure that the veterinary services remains ancillary as the provision of a full veterinary services would fall under class E (e), and the impact of such a use has not been assessed, in accordance with policies CC8 and TR3 of the Reading Borough Local Plan 2019.

Date: 15 July 2021



Head of Planning, Development
& Regulatory Services

INFORMATIVES

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2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

Date: 15 July 2021



SRU
Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

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- Name a new street
- Get addresses for flat conversions
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How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Quod
8-14 Meard Street
London
W1F 0EQ

Application No: 220145
Application type: Full Planning Approval

Applicant: MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Continued use of Units 4 and 5 within use class E(a)

At: Units 4 and 5 Brunel Retail Park Rose Kiln Lane Reading RG2 0HS

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 25 July 2022



JW
Head of Planning, Development
& Regulatory Services

Application At: Units 4 and 5 Brunel Retail Park Rose Kiln Lane Reading RG2 0HS

Application No: 220145

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall be carried out with the following approved plans:

19032_PL066 - Unit 4 Location Plan

19032_PL074 Rev E - Proposed Site Plan - Unit 4

Received 2nd February 2022

REASON: To clarify which plans are approved.

3. Units 4 and 5 shall only be used for the following parts of Class E of the Town and Country Planning (Use Classes) Order 2020 (as amended) and for no other purpose:

E(a) Display or retail sale of goods, other than hot food.

REASON: As the impact of other uses within E use class have not been assessed and to enable the Local Planning Authority to control how these units are used to safeguard the vitality and viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

4. Units 4 and 5, when operating under E (a) use class according to Condition 3 above, shall only be used for the retail sale of goods of DIY; furniture; homewares and home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods; leisure goods including toys and games; clothing and footwear; food and drink for consumption off the premises from an area no greater than 840 square metres net internal area when the units are amalgamated), household goods (from an area of no greater than 280 square metres of the net internal area when the units are amalgamated), health and beauty products (from an area of no greater than 280 square metres of the net internal area) and items that are ancillary to the main range of goods sold.

REASON: as the site lies outside an existing shopping centre and to enable the Local Planning Authority to control the range of goods to be sold to safeguard the vitality and

Date: 25 July 2022



JW
Head of Planning, Development
& Regulatory Services

viability of existing shopping centres in accordance with Policies RL2 and RL3 of the Reading Borough Local Plan 2019.

5. The amalgamated unit 4 and 5 shall not be subdivided to form separate retail units, other than to revert to the dimensions of the existing units 4 and 5 (pre-amalgamation).

REASON: as the site lies outside an existing shopping centre and to enable the local planning authority to control the size of the retail units to safeguard the vitality and viability of existing shopping centres in accordance with Policy RL5 of the Reading Borough Local Plan (2019).

6. The areas, shown on the submitted drawings reserved for the parking of vehicles shall be kept available and used for such purposes at all times to the satisfaction of the Local Planning Authority. No development, whether or not permitted by the Town and Country Planning General Permitted Development Order 2015, as amended, shall be carried out on such areas or in such a position as to restrict vehicular access to these reserved parking areas.

REASON: To ensure the development would not result in vehicles being parked on the public highway to the detriment of visual amenity and public safety in accordance with Policies CC7 and TR3 of the Reading Borough Local Plan (2019).

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. The applicant is advised that separate advertisement consent and/ or planning permission will be required for any external signage or external works to the retail units.

3. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

4. The applicant is reminded to ensure that sufficient waste and refuse facilities and collections are provided to support the development.

Date: 25 July 2022



JW
Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

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If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF
PLANNING PERMISSION**

To: Quod
8-14 Meard Street
London
W1F 0EQ

Application No: 220110
Application type: Non Material Amendment

Applicant: MCTGF Trustee 1 Limited and MCTGF Trustee 2 Limited as Joint Trustees

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Minor amendment to conditions 12 & 14 of planning permission 131106 to change the range of goods being sold in units 3A, 3B and 7 (formerly Units 8/9 and 3 respectively)

At: Brunel Retail Park Rose Kiln Lane Reading

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 7th September 2022



SDV

Assistant Director of Planning, Transport and
Public Protection Services

Application At: Brunel Retail Park Rose Kiln Lane Reading

Application No: 220110

Application type: Non Material Amendment

CONDITIONS & REASONS

Amended Condition 12

Unit 3a/3b (formerly Units 8/9) hereby permitted shall not be used for the sale of goods other than: ambient food, drink and confectionary; toys; household goods; pharmaceutical goods and toiletries; DIY and garden goods; furniture and home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles, products for and including domestic pets, sports goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Unit 7 (formerly Unit 3) hereby permitted shall not be used for the sale of goods other than: DIY; furniture; home furnishings; floor coverings; electrical and photographic goods; automotive parts and accessories; cycles; products for and including domestic pets; sports goods and leisure goods; and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

All other non-food retail premises hereby permitted shall not be used for the sale of goods other than DIY, furniture, home furnishings, floor coverings, electrical and photographic goods, automotive parts and accessories, cycles, products for and including domestic pets, sports goods, leisure goods, clothing and footwear and ancillary items and for no other purpose within Class E(a) (Display or retail sale of goods, other than hot food) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: As the site lies outside an existing shopping centre and to enable the local planning authority to control the range of goods to be sold to safeguard the vitality and viability of existing shopping centres, RBLP Policy RL2 Scale and Location of Retail, Leisure and Culture Development) RBLP Policy RL1 (Network and Hierarchy of Centres)

Date: 7th September 2022



SDV

Assistant Director of Planning, Transport and
Public Protection Services



Amended Condition 14

14. (1) Not more than 3 retail units shall be used for the sale of clothing and footwear.
(2) Within Units 3a/3b (formerly Units 8/9) hereby permitted, the net sales area to be used for the sale of:
(i) Ambient food, drink and confectionary shall not exceed 435sqm;
(ii) Toys shall not exceed 110sqm; and
(iii) Household, pharmaceutical goods and toiletries shall not exceed 247sqm.

Reason: as the site lies outside the existing shopping centre and to enable the local planning authority to control the sale of these types of goods to safeguard the vitality and viability of existing shopping centres. RBLP Policy RL2 (Scale and Location of Retail, Leisure and Culture Development) RBLP Policy RL1 (Network and Hierarchy of Centres).

INFORMATIVES

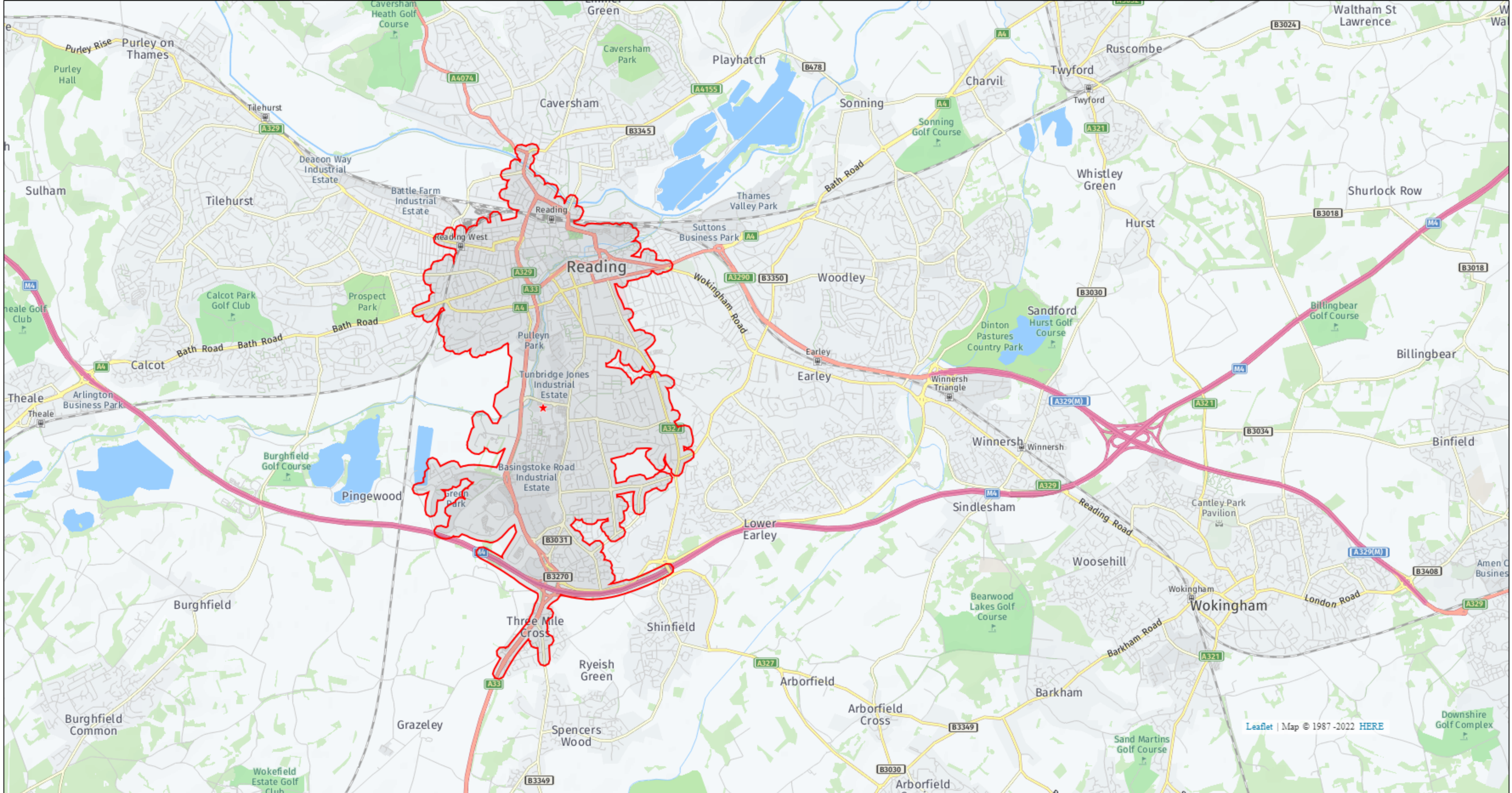
1. This notice relates only to the changes to conditions 12 and 14 of the substantive planning permission (Ref:131106). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 7th September 2022

Assistant Director of Planning, Transport and
Public Protection Services

DOCUMENT 3

SEQUENTIAL ASSESSMENT – AREA OF SEARCH





Reading (5 Minutes)

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Date: 19/01/22

DOCUMENT 4

SEQUENTIAL ASSESSMENT – LIST OF OTHER VACANT UNITS

Site Address	Size of Unit (sqm)
Unit U43 – U45, The Oracle, Bridge Street, RG1 2AG	1167
Unit L34 – L35, The Oracle, Bridge Street, RG1 2AG	104
Unit U2, The Oracle, Bridge Street, RG1 2AG	255
Unit L7A, The Oracle, Bridge Street, RG1 2AG	98
Unit L21B, The Oracle, Bridge Street, RG1 2AG	131
Unit L30, The Oracle, Bridge Street, RG1 2AG	713
Unit L36, The Oracle, Bridge Street, RG1 2AG	102
Unit R1, The Oracle, Bridge Street, RG1 2AG	448
Unit 2, East Reading Retail Centre, RG6 1FE	96
Unit 3, Jacksons Corner, 1-9 Kings Road, RG1 2AE	642
Unit 95, Broad Street, RG1 2AP	218
89 Broad Street, RG1 2AP	117
49/50 Broad Street, RG1 2AA	670
58 Broad Street, RG1 7QE	2033
20 Broad Street, RG1 2BH	331
Unit 1b and 1c, Broad Street Mall, RG1 7QE	148
Unit 64, Broad Street Mall, RG1 7QE	168
886 B, RG1 2AP	197
118 Friar Street, RG1 1EP	883
55 St. Mary's Butts, RG1 2LG	301
65 St. Mary's Butts, RG1 2LG	108
17 Queen Victoria Street, RG1 1S	67
3 Market Place, RG1 2EG	201
Abbey Mill House, Abbey Street, RG1 3BD	497
21-23 Queen Victoria Street, RG1 1SY	195
24 Queen Victoria Street. RG1 1TG	238
65 Caversham Road, RG1 8AD	949
29 Church Street, St Martins Centre, RG4 8BA	81
Unit 120 – 122 Broad Street Mall, RG1 7QA	317
27 Church Street, St Martin's Centre, RG4 8BA	76
18 West Street, RG1 1TT	117