

Reading Borough Council
Planning Section
Directorate for Economic Growth and
Neighbourhood Services
Civic Offices, Level 1 North
Bridge Street
Reading
RG1 2LU



Date: 27 November 2024

My ref: 23119/LT20241127

By email

To whom it may concern

S73 minor material amendment application to planning permission for “Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access.” at 2 Hexham Road, Reading, RG2 7UG (reference 230279)

1. On behalf of the applicant, Reading Borough Council, please find enclosed a minor material amendment application to amend planning permission for “Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access” at 2 Hexham Road, Reading, RG2 7UG (230279).
2. Development on the site has not yet commenced. As detailed design has evolved some changes have become necessary. The changes are explained below.
3. The planning application fee has been paid.
4. We have copied this letter to Thomas Bradfield who was the Case Officer for the planning application.
5. The application comprises the following information. The approved and now superseded drawings and the updated/new drawings are also listed.

Approved drawing / document (planning permission 230279)	Updated/new (in bold)
	Covering letter (Shrimplin Planning & Development) (20 November 2024)
	Planning Changes document Rev P05 (CPMG) (November 2024)
	GA Site Planning Layout, drawing number HEX-CPM-30-000-D-A-90010 Rev P02 (CPMG) (November 2024)
GA Ground Floor Plan, drawing number E05076-HCC-ZZ-GF-DR-A-2050 (July 2023)	Ground Floor GA Planning Layout, drawing number HEX-CPM-31-100-D-A-20010 – Rev P03 (CPMG) (November 2024)
GA First Floor Plan, drawing number E05076-HCC-ZZ-01-DR-A-2051 (February 2023)	First Floor GA Planning Layout, drawing number HEX-CPM-31-101-D-A-20011 – Rev P03 (CPMG) (November 2024)
GA Second Floor Plan, drawing number E05076-HCC-ZZ-02-DR-A-2052 (February 2023)	Second Floor GA Planning Layout, drawing number HEX-CPM-31-102-D-A-20012 – Rev P04 (CPMG) (November 2024)
GA Third Floor Plan, drawing number E05076-HCC-ZZ-03-DR-A-2053 (February 2023)	Third Floor GA Planning Layout, drawing number HEX-CPM-31-103-D-A-20013 – Rev P04 (CPMG) (November 2024)
GA Roof Plan, drawing E05076-HCC-ZZ-RL-DR-A-2054 (February 2023)	Roof GA Planning Layout, drawing number HEX-CPM-31-1RL-D-A-20014 – Rev P04 (CPMG) (November 2024)
GA Elevations - Sheet 1, drawing number E05076-HCC-ZZ-XX-DR-A-3000 (February 2023)	Planning Elevations-GA North & South, drawing number HEX-CPM-32-1ZZ-D-A-20110 – Rev P03 (CPMG) (November 2024)
GA Elevations - Sheet 2, drawing E05076-HCC-ZZ-XX-DR-A-3001 (February 2023)	Planning Elevations-GA East & West, drawing number HEX-CPM-32-1ZZ-D-A-20111 – Rev P03 (CPMG) (November 2024)
GA Sections - Sheet 01, drawing number E05076-HCC-ZZ-XX-DR-A-3100 (February 2023)	GA Planning Sections 01 and 02, drawing number HEX-CPM-33-1ZZ-D-A-21012 – Rev P03 (CPMG) (November 2024)
GA Sections - Sheet 02, drawing number E05076-HCC-ZZ-XX-DR-A-3101 (February 2023)	GA Planning Sections 03 and 04, drawing number HEX-CPM-33-1ZZ-D-A-21014 – Rev P03 (CPMG) (November 2024)
	ASHP Enclosure Planning Layout, drawing number HEX-CPM-31-0ZZ-D-A-20030-P02 (CPMG) (November 2024)
	Broxap Two Tier Cycle Shelter Specification (Broxap)
Lighting Strategy Issue 3 (Hampshire County Council) (September 2023)	Ground Floor Lighting Levels, drawing number HEX-EAL-55-0XX-D-E-5406-C02 – Rev 03 (Etch) (October 2024).

	Ground Floor Lighting Levels, drawing number ZG-DWG-0002334573-EX1-R03-311024 Rev 02 (Zumbotel) (October 2024)
	First and Second Floor Lighting Levels, drawing number ZG-DWG-0002334573-EX2-R01-171024 Rev 01 (Zumbotel) (October 2024)
BNG Metric Calculator (Hampshire County Council)	BNG Metric Calculator (Hampshire County Council) (October 2024)
	Stage 4 Acoustic Design Review (24 Acoustics) (April 2024)
	Plant Noise Assessment (24 Acoustics) (November 2024)

Description of changes

Design Changes

6. As explained above, as detailed design has evolved some changes have become necessary, including minor design and elevational changes. These are explained in the Planning Changes document (CMPG) (November 2024) and shown on the updated drawings.
7. A Biodiversity Net Gain Assessment (Hampshire County Council) (February 2023) was submitted and approved as part of the planning application. This confirmed a net gain within the red line boundary of 14.82%. This would be increased to 21.17% through off site tree planting. We have produced an updated Biodiversity Metric Calculator (Hampshire County Council) (October 2024) which takes into account the reduced sedum roof. The updated Calculator confirms that the changes will result in a minor reduction in the BNG within the red line boundary from 14.82% to 11.4%. The BNG still exceeds the mandatory requirement of 10% BNG, albeit the planning application was submitted before mandatory BNG became effective. The Reading Local Plan does not set a specific BNG target. Further enhancements to BNG are still being provided through off-site tree planting.
8. Condition 2 which lists the approved drawings needs to be updated to refer to the updated drawings.

External plant

External plant was previously located within an enclosure within the outbuilding located adjacent to the site entrance on the eastern boundary. However, following a review of external plant requirements it was not possible to accommodate all of the plant within this outbuilding. The decision was therefore taken to split the plant up, locating the DX condensers on the roof of Block C and the air source heat pumps in an enclosure next to the cycle store on the eastern boundary. As the DX condensers connect directly into the rooms they serve within the day centre, their location on the

roof of Block C minimises the pipework route which in turn improves the efficiency of the system. Similarly, the air source heat pumps have been retained near to the plant which they will connect to which again improves the efficiency of the system.

9. The changes are shown on Ground Floor GA Planning Layout, drawing number HEX-CPM-31-100-D-A-20010 – Rev P03 (CPMG) (November 2024) and Second Floor GA Planning Layout, drawing number HEX-CPM-31-102-D-A-20012 – Rev P04 (CPMG) (November 2024).

Noise

10. Condition 13 requires a noise assessment to consider the impact of the ground floor use on the residential units. We have produced a Stage 4 Acoustic Design Review (24 Acoustics) (April 2024) to discharge this condition. The condition can therefore be changed to a compliance condition, as follows:

~~“No development shall commence beyond foundation level until a detailed scheme for protecting the dwellings from noise emissions from the ground floor use hereby approved and informed by an assessment of the likely noise emissions from the approved commercial use, has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the uses achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw + Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise. Thereafter, t~~The development shall not be carried out other than fully in accordance with the **Stage 4 Acoustic Design Review (24 Acoustics) (April 2024)** scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.”

11. Condition 14 requires a noise assessment for proposed mechanical plant. We have produced a Plant Noise Assessment (24 Acoustics) (November 2024) which takes into account the revised location of plant. This demonstrates that the target noise levels set out in Condition 14 can be achieved. This condition can be changed to a compliance condition, as follows:

~~“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+A1:2019 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 during daytime hours (07:00 – 23:00) and at least 5dB below the pre-existing background sound level, LA90,T during~~

~~night time hours (23:00 – 07:00) when all plant/equipment (or any part of it) is in operation. The predicted rating level, L_{Ar},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, L_{A90,T} when all plant/equipment (or any part of it) is in operation.~~ The plant shall thereafter only be installed in accordance with the **Plant Noise Assessment (24 Acoustics) (November 2024) assessment** and shall thereafter be maintained so that it operates to the same standard.”

External lighting

12. Condition 22 requires external lighting to be installed in accordance with the approved lighting scheme: External Lighting Strategy (Hampshire County Council) (September 2023). As detailed design has evolved, changes have been made to the lighting strategy. This includes changes to the location and type of light fittings which has been adapted to suit the design of the building, its environment and to meet the needs of building users. The previous lighting strategy also produced an inconsistent visual pattern around the building. The changes to the light strategy address inconsistent light uniformity issues around the building and now ensure that Secure By Design Standards are met.
13. The approved lighting scheme had evolved through discussions with the Council and had been adapted to ensure the light types and location did not impact on existing and new wildlife features. The new lighting strategy ensures that this will remain. The lights all remain low level and are all warm colour LED luminaires. Updated light calculations have been provided that demonstrate that light spillage to the swift and bat boxes will be minimal.
14. The updated lux plan shows that there will be no light spillage beyond the site boundaries and so there will be no impact on neighbours.
15. Condition 22 can therefore be changed to a compliance condition, as follows:

All external lighting to be installed within the development shall **be** in accordance with ~~the details submitted as part of the application in the External Lighting Strategy Report~~ **Ground Floor Lighting Levels, drawing number HEX-EAL-55-0XX-D-E-5406-C02 – Rev 03 (Etch) (October 2024), Ground Floor Lighting Levels, drawing number ZG-DWG-0002334573-EX1-R03-311024 Rev 02 (Zumbotel) (October 2024) and First and Second Floor Lighting Levels, drawing number ZG-DWG-0002334573-EX2-R01-171024 Rev 01 (Zumbotel) (October 2024),** unless otherwise approved in writing by the Local Planning Authority. The light levels shall be down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00). Lux levels should not exceed those specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light

GN01:2011. The approved scheme shall thereafter be maintained and operated in accordance with the approved details.

Cycle stores

16. The approved plans show 2 no. cycle stores, one located on the eastern boundary and one located southern boundary, providing a total of 30 no. spaces. Following further detailed design, the cycle stores are now proposed as proprietary timber clad enclosures. The cycle store on the east boundary is a two tier enclosure providing a total of 20 no. spaces. It is approximately 4.1m in length, 2.5m in width and 2.7m in height to the eaves. The store on the southern boundary provides 6 no. Sheffield stands, providing a total of 12 no. spaces. It is approximately 4.9m in length, 2.5m in width and 2.7m in height to the eaves. This provides a total of 32 no. spaces, an overall increase of 2 no. spaces.
17. These changes are shown Ground Floor GA Planning Layout, drawing number HEX-CPM-31-100-D-A-20010 – Rev P03 (CPMG) (November 2024). We also provide a product specification sheet for the cycle store (Broxap Two Tier Cycle Shelter Specification).

Bat and swift boxes

18. Condition 21 is a compliance condition securing the bat and bird box details approved through the planning permission. The wording is somewhat ambiguous and we request a minor change for clarity, as set out below:

The proposals shall be carried out in accordance with the ~~submitted and~~ approved details regarding the provision of a minimum of six integral swift boxes, five bat boxes, six hedgehog holes and a hedgehog refuge that are to be installed in the new building The scheme shall thereafter be implemented, maintained and adhered to in accordance with ~~agreed programme~~ **the approved details.**

19. We look forward to receiving confirmation that the application has been registered and validated.

Yours faithfully



James Garside

Associate

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cc Tom Bradfield, Principal Planning Officer