

2nd December 2024

<By Electronic Submission>

Jonathan Markwell
Principal Planning Officer
Reading Borough Council
First Floor North Rear
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Mr Markwell,

PLANNING UPDATE NOTE WATERFRONT SQUARE, 2 NORMAN PLACE, READING, REF: PL/24/0958

RESPONSE TO COMMENTS FROM STATUTORY CONSULTEES

Further to our various correspondence and the comments received from Thames Valley Police (Secured by Design), RBC Transport, RBC Waste Management, Thames Water, BRE (Daylight and Sunlight) and Blewburton (Energy and Sustainability), please find a package of information set out within this planning update note and supporting documents which provides the Applicant's considered response - it is noted that further comments have been recently received from the Council and our further response will therefore be provided by Friday 13th December on these matters.

The following documents are also submitted in addition to this update note:

- Secured by Design Statement, produced by Assael
- Whole Life Carbon Assessment, produced by Turner and Townsend
- Technical Note, ref: TN004 to respond to Transport and Waste Management comments, produced by Stantec
- Transport Drawings and TRICS data to support Technical Note, ref: TN004 (referred to in following text)
- Energy and Sustainability Technical Note, produced by Element Sustainability
- Overheating Assessment, produced by Hoare Lea
- Manufacturers Specification Details for the proposed PV Array
- Technical Note, ref: TN002 to respond to Environment Agency comments, produced by Stantec
- Property Management Strategy, produced by Packaged Living

Our response to comments received is provided below and is split by consultee for ease of understanding. Where relevant, new documents to support this planning update note are identified.

Thames Valley Police

Packaged Living and Assael met with the Secured by Design Officer from Thames Valley Police on 15th November 2024.

The strategy for access control and extent of access for residents was discussed and is summarised in the Secured by Design Statement (SbDS) prepared by Assael Architecture for Packaged Living.

Access to the car park was also discussed and it was confirmed that the car park would be secured and gated as shown in the SbDS, and managed as set out in the supporting Property Management Strategy.

The security rating of glazed elements and doors was discussed, and it was agreed that these would be specified at the detailed design stage but that where possible communal entrance doors would be a minimum standard of LPS1175.

In addition, The SbDS confirms that the external areas will be covered by a comprehensive suite of CCTV cameras with locations to be determined at the detailed design stage and that in addition all external areas will be adequately lit as per the lighting strategy report.

Thames Water

Further to review of Thames Water's comments and Ground-Penetrating Radar (GPR) site survey, the sewer has been identified as requiring a build over agreement, which will be progressed at the appropriate later stage in the development process.

RBC Transport

Stantec has produced a technical note, ref: TN004, that directly responds to each of the matters raised in the Officer's response and is therefore not repeated here.

Alongside the written response, TRICS data is submitted for the residential and non-residential elements of the project, as well as the following updated and new drawings, the latter of which are highlighted in *italics*:

- 332610561-STN-HGN-XX-DR-H-0006A P04, Proposed Service Area Vehicle Tracking
- 332610561-STN-HGN-XX-DR-H-0006B P04, Proposed Bin Store and Collection
- 332610561-STN-HGN-XX-DR-H-0009 P01, Norman Place Towpath Design
- *332610561-STN-HGN-XX-DR-H-0011 P01, Shared Foot / Cycleway Widening*
- *332610561-STN-HGN-XX-DR-H-0012 P01, Proposed Servicing Area Exit Visibility*

- 332610561-STN-HGN-XX-DR-H-0013 P01, *Shared Foot / Cycleway Widening 2 large cars passing*

Waste Management

Stantec has produced a technical note, ref: TN004, that directly responds to each of the matters raised in the Officer's response and is therefore not repeated here. The Property Management Strategy supporting this submission provides further information on the management of this process.

Alongside the written response, TRICS data is submitted for the residential and non-residential elements of the project, as well as the following updated and new drawings, the latter of which are highlighted in italics:

- 332610561-STN-HGN-XX-DR-H-0017 P01, Proposed Bin Store and Collection

Daylight and Sunlight

GIA has produced an update note to consider BRE's comments regarding calculations for Thames Court windows and sunlight to open spaces within the scheme.

By following BRE guidance and removing balconies and overhangs from calculations, a minor improvement to daylight and sunlight performance is identified. Overall, the effect on daylight and sunlight to Thames Court is limited and in GIA's opinion it represents a minor adverse effect that does not alter the conclusions of GIA's original report.

With regards to sunlight to open spaces, calculations have been provided for each individual area, with the summary table identifying compliance at the spring equinox, but also the date upon which that BRE compliance is achieved. Overall, 4 out of 5 spaces meet the required criteria. The total compliance for all of the areas combined is 60%, which represents a 4% improvement when compared to the findings in the internal daylight, sunlight and overshadowing report dated 17 July 2024. The change in figures relates to the redefining of assessment areas to follow the landscape character areas plan, as recommended by the BRE.

Energy and Sustainability

Element Sustainability has provided a Technical Note to respond to the queries raised by Blewburton. The purpose of this document is to summarise the approach, whilst identifying where further information is provided to enable more detailed assessment of the proposals. In certain instances and where identified, this further detail will be provided at detailed design stage and it is therefore anticipated that the information required will be secured by planning condition.

Flood Risk and Drainage

Stantec has produced a Technical Note, ref: TN002, to consider the matters raised by the Environment Agency in respect of impacts to floodplain capacity and flood flows and flood hazard on the surrounding access at the climate change scenario.

In respect of floodplain capacity and flood flows, further evidence is provided to evidence that the only impact would be from the limited area of steps (and steps sidewall) encroaching into the edge of the climate change floodplain on Vastern Road. This impact is considered to be negligible and importantly is significantly compensated for by proposed enhancements on the north side of the site as set out in the document. An updated technical drawing ref: 332610561-STN-GEN-SW-DR-W-0002 Rev P06, Flood Extents – Climate Change, is provided to assist consideration of this matter.

Regarding safe access, this is addressed in Section 7.5 of the FRA and also the Technical Note and confirms that a continuous dry access route is available to occupants of the development in events up to and including the present day 1 in 100 annual probability flood. The optimal routes are south towards the town centre, either west along Vastern Road and south on Caversham Road, or east on Vastern Road, under the railway line and south-east via Forbury Road/Forbury Gardens. Figure 4 of the Technical Note provides the Flood Hazard mapping for this event with arrows to denote access routes as requested.

As noted in the FRA, in accordance with the Reading SFRA guidance a Flood Management and Evacuation Plan will be produced for the development to ensure that residents are provided with sufficient advance warning to evacuate the site prior to the access routes becoming blocked. It is anticipated that this will be secured by planning condition.

Moving Forward

We trust that the detail submitted provides sufficient information to satisfy consultees, but should you require further information or would like to arrange a meeting to go through matters further, please do not hesitate to contact Jonathan Walton at our Reading Office.

In the interim, the Project Team is reviewing the further comments received 29th November 2024 with a view to responding to the Council by 13th December 2024.

Yours sincerely,



Jonathan Walton

Planning and Development Director

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