

Sustainable Development Statement Revision B.

To be read in conjunction with the Energy Statement, 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning, Drawing No's 24/SCOURS/01, 02, 03, 04, 05, 06, 07, 08, 09, and 10.

Change of use from commercial (with ancillary residential) to C3 residential use. Demolition of existing bungalow and erection of a 4 bed detached house and associated works and retrospective siting of 2 bed mobile home.
'Riverview Manor', Scours Lane, Tilehurst, Reading, Berkshire, RG30 6AX on behalf of Mr M. Coffey.

Reading Borough Local Plan Adopted November 2019 states:

4. General Policies.

4.1 Cross-Cutting Policies.

4.0.1 The policies in this section are general policies applicable to the whole of Reading, although some may also refer in part to specific areas.

Presumption in Favour of Sustainable Development

CC1: Presumption in Favour of Sustainable Development.

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or the policies which are most important to determining the application are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether:

- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed;*
or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.*

4.1.1 The Government has placed the presumption in favour of sustainable development at the heart of its approach to planning, and this is articulated in the National Planning Policy Framework, published in February 2019. This policy aims to

ensure that decisions are taken in line with that presumption. In doing so, it helps to achieve all of the core objectives.

Reading Borough Sustainable Design and Construction Supplementary Planning Document (SPD) Adopted December 2019 states:

3.1 Applicants need to demonstrate how they will comply with the relevant policies in the Local Plan. This section outlines what information is required to be submitted at the pre-application stage, at application stage, and what aspects might be considered later by condition.

3.2 To comply with the relevant policies and standards on energy, a combination of measures including those for energy efficiency, energy conservation and inclusion of renewable or low carbon sources should be considered and factored in from the design stage onwards.

Table 3.1: Required level of sustainability standard

	Size of Development	Required Standard
New-build residential	Minor (fewer than 10 dwellings)	19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations
	Major (10 dwellings or more)	Zero Carbon (or if unachievable, a minimum 35% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations and planning contribution to offset remaining carbon emissions to zero)
Creation of new residential units through conversion from other uses and/or major refurbishment	Minor (fewer than 10 dwellings)	BREEAM 'Very Good'
	Major (10 dwellings or more)	BREEAM 'Excellent'
Non-residential development (including development for non-C3 residential)	Minor (less than 1,000 sq. m of floorspace)	BREEAM 'Very Good'
	Major (1,000 sq. m of floorspace or more)	BREEAM 'Excellent'
Non-residential refurbishment (including refurbishment for non-C3 residential)	Minor (less than 1,000 sq. m of floorspace)	BREEAM 'Very Good'
	Major (1,000 sq. m of floorspace or more)	BREEAM 'Excellent'

Comment:

Table 3.1 Required level of sustainability standard for New-build residential Minor (fewer than 10 dwellings) has a required standard of 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2003 Building Regulations.

The current 2010 Building Regulation Conservation of Fuel and Power L1A.

Reading Borough Sustainable Design and Construction Supplementary Planning Document (SPD) Adopted December 2019.

Residential Development – Sustainable Design Checklist. Energy/CO².

Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficient techniques.

1. How has the development been designed to optimise the use of the energy from the sun and limit heat losses?
2. How has the development been designed to optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation?
3. How will the design of the building make efficient use of energy? (e.g. use of thermally massive materials, levels of insulation, energy efficient white goods and use of green/ brown roofs etc.).

4. Has local energy generation from renewables and/or decentralised energy been considered as part of the scheme?

Comment: Regarding Items 1 – 4.

The applicant seeks a low impact dwelling. A fabric first approach has been taken which involves maximising the thermal performance of the components and materials that make up the building fabric to reduce heat loss and reduces carbon emissions. The external fabric of the proposed dwelling will reduce heat loss by:

- Limiting the Dwelling Emission Rate – The Applicant will limit CO₂ emissions arising from the operation of the dwellings and their services by ensuring we meet as a minimum Energy Performance Certification SAP rating Band 'B'.
- Constructing an Energy Efficient Building – The Applicant is committed to future proofing the energy efficiency of dwelling over their whole life by limiting heat losses across the building envelope. It is believed that the best way of achieving this fabric 1st approach is to meet the minimum requirements as set out within the Building Regulations Approved document L1A.
- Installing a 'Samsung EHS Mono HT' R32 14Kw Quiet Heat Pump heating system powered by innovative noise reducing technologies, the EHS Mono HT Quiet (Quiet Mark Certified) operates at noise levels as low as 35 d(BA), using a 4-step Quiet mode. The heat pump's outdoor unit features a double-layered, sound insulation system fitted with a patented Groove Grid Felt design, which effectively blocks and absorbs noise produced by compression parts and vibrations. System to have zero emissions. Together with 'fastwarm underfloor heating' or similar approved system.
- Installing Energy Saving White Goods , where possible, the Applicant will install white goods that will achieve a minimum 'A' rating.
- Installing internal LED (energy saving) fittings.
- Installing external LED (energy saving) fittings with appropriate control systems, as shown on Drawing No. 24/SCOURS/05 and Item 4.6viii.
- Installing Renewable technology by way of 'Marley SolarTile® roof-integrated solar panel roof tile solution, enhancing roof system specification with design flexibility, sleek aesthetics, industry leading wind and fire performance, to the west and south facing areas of the proposed roof.
- Controlling the efficient form factor by managing the surface area of the building results in reduced heat loss and therefore less energy consumption for space heating. This is known as the 'form factor'. The lower the form factor the more energy efficient the building is.
- Maximising airtightness, accredited details will be utilised throughout the build to maximise air tightness with a target air change per hour (ACH) of a maximum of 5m³/hr/m³ . This is well below the Building Regulations maximum requirement of 10m³/hr/m³.
- Reducing thermal bridging, accredited details will be utilised throughout the build to reduce thermal bridging at all junctions including floor to wall, wall to wall, wall to roof and at windows, doors and internal partitions.
- Including high levels of insulation, above standard insulation will be specified throughout. The walls have been drawn at 400mm thick which is 100mm

thicker than a traditionally constructed masonry wall. This is to allow for substantially increased amounts of insulation. 'U' values will surpass building regulations minimum requirements.

- Including High performance glazing, all windows and doors will be thermally broken units with double glazed, low E glazing to achieve an overall unit U-value of 1 W/m²K or lower
- Installing 'Velux' or similar approved rooflights and sun tunnels.
- Controlling solar gains and losses through windows, shading and ventilation: The position and size of windows greatly affects both heat loss and heat gain in buildings. The proposal seeks a balance where beneficial heat gains can enter the space in winter but are shaded in summer where overheating is a concern. To achieve this, the south elevation contains a high proportion of glass that includes shading afforded by the overhang over the glazed gable. In addition, it is envisaged that purge ventilation and internal blinds will play a key role in avoiding overheating. The rooflights and high thermal mass of the building will help to cool the building by allowing cooler air to reduce the temperature of the thermally massive walls and floor at night.
- Installing Mechanical Ventilation with Heat Recovery, MVHR units provide background ventilation by extracting moist warm air from kitchens and bathrooms, exchanging the heat (and thereby saving energy) to incoming cold fresh air, and then supplying the air to the other rooms in the home.

In addition to energy in use, the proposed scheme has been designed to incorporate sustainable materials which are low in embodied carbon including a timber structure and natural insulation materials. The project aims to meet the RIBA 2030 Challenge which sets targets for both Operational Energy and embodied 'whole life' carbon.

Non-fabric of the building approach:

- The development includes the installation of a Sustainable Drainage System (SuDS) consisting of a low carbon footprint 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings, and a new 'Kingspan Klargestor Envireau Direct' Rainwater Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering, garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations.

5. How have cycle storage facilities been considered?

Comment:

As part of the development it is proposed to provide parking for 2 cycles and a Cycle Store.

6. Does the development meet the requirements of policies H5? Is this clearly illustrated?

Comment:

H5 states:

Standards for New Housing.

This policy outlines standards for new-build housing, including those for sustainable design and construction. All new-build housing must be built to the higher water efficiency standard under the Building Regulations. All major new-build residential should achieve zero carbon homes and all other new-build housing must achieve a minimum 19% improvement over the 2013 Building Regulations target. This policy will help to deliver high-quality new homes and achieve Reading's emissions targets, as well as mitigate the effects of climate change.

Comment:

It is proposed to install a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargester Envireau Direct' Rainwater Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering, garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations.

The development is classed as Minor and therefore not required to achieve a minimum 19% improvement over the 2013 Building Regulations target for zero carbon homes, however, in addition to energy in use, the proposed scheme has been designed to incorporate sustainable materials which are low in embodied carbon including natural insulation materials. The project aims to meet the RIBA 2030 Challenge which sets targets for both Operational Energy and embodied 'whole life' carbon. Refer to the Energy Statement which identifies the measures it is intended to undertake to achieve a zero carbon home.

7. Is a Section 106 contribution required? If so, what amount?

Comment:

The Applicant is prepared to discuss any mitigation in the form of a Section 106 agreement.

Water.

Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.

8. How will the development incorporate the use of water saving devices to achieve the higher water efficiency standard under Regulation 36(3) of the Building Regulations?

Comment:

Water efficiency sanitaryware will be installed such as dual flush w.c.'s, aerating taps and low flow showers achieving efficiency standard under Regulation 36(3) of the Building Regulations.

9. How will the development incorporate recycling rainwater and reduce the use of potable water?

Comment:

Providing Sustainable Drainage System (SuDS) to manage foul water and surface water run-off. Any intercepted rainwater that falls onto the dwelling will be routed via gutters and downpipes, to a new 'Kingspan Klargester Envireau Direct' Rainwater

Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering , garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations, as Drawing No. 24/SCOURS/05. The rainwater falling onto the Mobile Home and the Cycle and Refuse/Recycle Stores will be collected in water butts, with the remainder of any rainwater falling onto the permeable hardstanding's resulting in infiltration into the sub-soils. The Applicant aims to promote the recycling of rainwater and reduce the amount of Private water supply used on the development.

10. Has the collection, treatment and re-use of grey water been considered? If so, how will these facilities be incorporated within the development?

Comment:

Providing Sustainable Drainage System (SuDS) to manage foul water and surface water run-off. Any intercepted rainwater that falls onto the dwelling will be routed via gutters and downpipes, to a new 'Kingspan Klargester Envireau Direct' Rainwater Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering , garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations, as Drawing No. 24/SCOURS/05. The rainwater falling onto the Mobile Home and the Cycle and Refuse/Recycle Stores will be collected in water butts, with the remainder of any rainwater falling onto the permeable hardstanding's resulting in infiltration into the sub-soils. The Applicant aims to promote the recycling of rainwater and reduce the amount of Private water supply used on the development.

Materials.

Aim: To retain local character and promote the use of materials with a low environmental impact.

11. How will the selected materials help retain local character, ensure long life and ensure a low environmental impact, including consideration of embodied energy?

Surface Water Run-off Aim: To reduce flooding, pollution and other environmental damage.

Comment:

It should be noted that the majority of the surrounding buildings are either Mobile Homes or Commercial properties neither having any particular character any standing. This being the case, the development seeks to represent a more typical residential appearance and character with low environmental impact.

With regard to Surface Water Run-off, a Sustainable Drainage System (SuDS) to manage surface water run-off. Any intercepted rainwater that falls onto the dwelling will be routed via gutters and downpipes, to a new 'Kingspan Klargester Envireau Direct' Rainwater Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering , garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for

Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations, as Drawing No. 24/SCOURS/05. The rainwater falling onto the Mobile Home and the Cycle and Refuse/Recycle Stores will be collected in water butts, with the remainder of any rainwater falling onto the permeable hardstanding's resulting in infiltration into the sub-soils. The Applicant aims to promote the recycling of rainwater and reduce the amount of Private water supply used on the development.

12. How has the development considered flooding and pollution?

Comment:

Refer to the Flood Risk Assessment (FRA) undertaken by 'UNDA Consulting Ltd', the Planning and Design Statements, and Drawing No's 24/SCOURS/05 and 10.

13. Has the design considered the use of sustainable drainage systems (SuDS) and how will they be incorporated within the development?

Comment:

It is proposed to install a Sustainable Drainage System (SuDS) to manage foul water and surface water run-off. Any intercepted rainwater that falls onto the dwelling will be routed via gutters and downpipes, to a new 'Kingspan Klargester Envireau Direct' Rainwater Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering , garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations, as Drawing No. 24/SCOURS/05. The rainwater falling onto the Mobile Home and the Cycle and Refuse/Recycle Stores will be collected in water butts, with the remainder of any rainwater falling onto the permeable hardstanding's resulting in infiltration into the sub-soils. The Applicant aims to promote the recycling of rainwater and reduce the amount of Private water supply used on the development.

14. Does the development meet the requirements of policy EN18?

Comment:

Flooding and Drainage

The development includes the installation of a Sustainable Drainage System (SuDS) consisting of a low carbon footprint 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings. It is also proposed to intercepted rainwater that falls onto the dwelling will be routed via gutters and downpipes, to a new 'Kingspan Klargester Envireau Direct' Rainwater Harvester System which will provide the dwelling with grey water to flush toilets, irrigation and landscape watering , garden watering, vehicle washing, and domestic laundry, thereby reducing water consumption by up to 50%. The system achieves the credits that are required for compliance with the Code for Sustainable Homes, and also reduced Private mains water use fulfils Part G 2009 Building Regulations, as Drawing No. 24/SCOURS/05. The rainwater falling onto the Mobile Home and the Cycle and Refuse/Recycle Stores will be collected in water butts, with the remainder of any rainwater falling onto the permeable hardstanding's resulting in infiltration into

the sub-soils. The Applicant aims to promote the recycling of rainwater and reduce the amount of Private water supply used on the development.

Waste.

Aim: To minimise the production of waste and maximise re-use and recycling.

15. How will the development minimise waste sent to landfill?

Comment:

This is a Self-build development by the Applicant who has his own construction company. The majority of the waste created by the development will be utilised on site or recycled elsewhere, minimalizing the waste sent to landfill.

16. How will the development make the maximum use of construction and demolition waste?

Comment:

This is a Self-build development by the Applicant who has his own construction company. The majority of the waste created by the development will be utilised on site or recycled elsewhere, minimalizing the waste sent to landfill.

17. How will the development make maximum use of re-used and recycled materials?

Comment:

This is a Self-build development by the Applicant who has his own construction company. The majority of the waste created by the development will be utilised on site or recycled elsewhere, minimalizing the waste sent to landfill.

18. How will provision be made for the storage and recycling of waste for all users of the site?

Comment:

This is a Self-build development by the Applicant who has his own construction company. The majority of the waste created by the development will be utilised on site or recycled elsewhere, minimalizing the waste sent to landfill. Further, a Refuse and Recycling Management Statement for all users is submitted with the application.

Pollution.

Aim: To minimise damage to the environment through air, ground/surface water, land, noise or light pollution.

19. What measures have been incorporated to ensure that noise and light pollution will be minimised through the development?

Comment:

'Samsung EHS Mono HT' R32 14Kw Quiet Heat Pump heating system powered by innovative noise reducing technologies, the EHS Mono HT Quiet (Quiet Mark Certified) operates at noise levels as low as 35 d(BA)⁵, using a 4-step Quiet mode. The heat pump's outdoor unit features a double-layered, sound insulation system fitted with a patented Groove Grid Felt design, which effectively blocks and absorbs noise produced by compression parts and vibrations. System to have zero emissions.

20. What measures have been incorporated to reduce nitrogen oxide emissions and reduce the global warming potential of insulants?

Comment:

'Samsung EHS Mono HT' R32 14Kw Quiet Heat Pump heating system powered by innovative noise reducing technologies, the EHS Mono HT Quiet (Quiet Mark Certified) operates at noise levels as low as 35 d(BA)⁵, using a 4-step Quiet mode. The heat pump's outdoor unit features a double-layered, sound insulation system fitted with a patented Groove Grid Felt design, which effectively blocks and absorbs noise produced by compression parts and vibrations. System to have zero emissions.

21. What measures have been incorporated to reduce the release of pollution into the atmosphere?

Comment:

'Samsung EHS Mono HT' R32 14Kw Quiet Heat Pump heating system powered by innovative noise reducing technologies, the EHS Mono HT Quiet (Quiet Mark Certified) operates at noise levels as low as 35 d(BA)⁵, using a 4-step Quiet mode. The heat pump's outdoor unit features a double-layered, sound insulation system fitted with a patented Groove Grid Felt design, which effectively blocks and absorbs noise produced by compression parts and vibrations. System to have zero emissions.

Health and Well-being.

Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility.

22. How has the development been designed to maximise natural lighting, reduce the likelihood of noise complaints, incorporate private outdoor space and ensure the layout of the development can be easily adapted to meet the needs of future occupants?

Comment:

'Samsung EHS Mono HT' R32 14Kw Quiet Heat Pump heating system powered by innovative noise reducing technologies, the EHS Mono HT Quiet (Quiet Mark Certified) operates at noise levels as low as 35 d(BA)⁵, using a 4-step Quiet mode. The heat pump's outdoor unit features a double-layered, sound insulation system fitted with a patented Groove Grid Felt design, which effectively blocks and absorbs noise produced by compression parts and vibrations. System to have zero emissions.

Management.

Aim: To manage the site in an environmentally and socially considerate manner.

23. What measures have been taken to ensure the construction of the site is managed in an environmentally and socially considerate manner, mitigating environmental impacts?

Comment:

The Applicant has his own construction company and will be undertaking the development as a self-build exercise and will manage the use of any sub-contractors that are registered under the 'Considerate Contractor' scheme. It is therefore in the

Applicants own interest that the development is managed taking his neighbours and the environment into consideration.

24. How has the development been designed to ensure people feel safe and secure?

Comment:

The Applicant has his own construction company and will be undertaking the development as a self-build exercise and will manage the use of any sub-contractors that are registered under the 'Considerate Contractor' scheme. It is therefore in the Applicants own interest that the development is managed taking his neighbours and the environment into consideration.

Other Considerations.

Sustainable Design.

There are the following Sustainable Design Features.

The following demonstrates how the proposal will incorporate sustainable measures; Measures to be incorporated to ensure efficiency:

- Install effective Flood Management measures as there is identified high risk of flooding in a minority of the site, the Applicant will adopt drainage proposals that are appropriate, and that meet Reading Borough Council Sustainable Construction and Design Supplementary Document (SPD), Drainage Planning Guidelines, DEFRA Sustainable Drainage Standards and Part H3 of the Building Regulations (Drainage), as Drawing No. 24/SCOURS/05 and 'UNDA Consulting Ltd' Flood Risk Assessment (FRA).
- Adopt Effective Sound Insulation standards – The Applicant is committed to limiting sound transfer from within the dwellings and from other parts of a building or adjoining buildings, and propose to meet the minimum Sound Insulation standards as set out within the Building Regulations Part E.
- Adopt Home User Guides – The Applicant will provide a Home User Guide which will provide useful information on the facilities that are built into their home and also information relating to the development and surrounding area.
- Adopt the 'Considerate Constructor' scheme, as the development is a Self-build the Applicant will ensure that any sub-contractors are registered with the 'Considerate Constructor' scheme.
- Provide Ecological protection to the sites. The Applicant will provide protection during the duration of the construction phase to all trees, shrubs and hedges that have amenity value and meet all Planning requirements.
- Provide Cycle storage. The Applicant will provide suitable secure cycle storage facilities which will encourage the use of bicycles as transport. These will be implemented in accordance with the Planning Guidelines.
- Provide onsite parking for 3 vehicles and 2 cycles.
- Provide an onsite electric vehicle charging point.
- Provide storage for Non-recyclable Waste and Recyclable Household Waste. The Applicant will submit a Refuse and Recycling Management Statement which will confirm the provision of internal and external storage space for non-

recyclable and recyclable household waste, meeting the requirements of Reading Borough Council waste collection scheme.

- Private Space. The development will be designed to improve quality of life by promoting the provision of an inclusive outdoor space which is private.
- Building Footprint, where practical, the Applicant will promote the most efficient use of a building's footprint by ensuring that land and material use is optimised across the development.
- Security. The dwelling will be designed to meet the Secured by Design – New Homes Standard.
- Interior paint to be virtually odour free with a minimum VOC content and solvent free, tins made from 70% recycled material.

Sustainable Location.

The site is in an Urban setting, within the Kentwood Ward of the Borough of Reading in Berkshire, to be found at 468556 eastings and 174554 northings, and is 0.09 HA. Located to the western outskirts of Reading with Scours Lane approached directly from the A329 Oxford Road and is within 1 minute walk of the River Thames towpath.

The site benefits from local facilities such as:

Facilities/Places of Interest.	Distance from the development (miles).
Tesco.	0.3
Atrium Health Club.	0.3
Waitrose.	0.4
KFC.	0.4
Oxford Road Recreation Ground.	0.5
Medical Clinic.	0.7
McIlroy Park.	0.8
Oxford Road Pharmacy.	1.2
Prospect Park.	1.6
Tilehurst Railway Station.	1.6
ASDA.	1.8
Cotswold Sports Centre.	2
Rivermead Leisure Complex and Gym.	2
Royal Berkshire Hospital.	4
M4 Motorway.	4

The local neighbourhood consists of commercial and domestic dwellings which are single storey of mixed scale, and architectural style. Adjacent the site is Reading Marine Chandlery which has several separate commercial enterprises and includes a first floor flat, with Cameo Carpets and Thames Canoe Hire within Riverside Park Homes. Directly opposite the site is the recently approved Fairground Caravan Park and a short distance to Reading City Football ground and Sours Lane Allotments.

The Sustainable Development Statement Revision A is prepared and submitted by:
 Keith Smith Design Consultant
 Dated: 20/12/2024