

Planning, Design and Access Statement Revision B.

To be read in conjunction with the Planning Application Form, Sustainable Development Statement, Energy Statement, Applicants Statement, Photographic Support, Drawing No's 24/SCOURS/01, 02, 03, 04, 05, 06, 07, 08, 09, and 10, together with 'Betts Ecology and Estates' Preliminary Ecological Assessment (PEA) and Daytime Bat Assessment (DBA), together with 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning.

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.



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1.0 Introduction.

This document relates to an application on behalf of Mr M. Coffey hereafter referred to as the Applicant, for the proposed Demolition of existing bungalow. Erection of a detached 4 bedroom dwellinghouse and associated works. Retention of 2 bed mobile home.

The site has Commercial (sui generis) usage, with planning permission for a detached 2 Bedroom Bungalow in connection with that business, approved by Reading Borough Council on 16th January 1981 under Planning Application 901082. The bungalow is 90.04m² in floor area, in poor condition and of non-standard construction. The site gently slopes, falling from west to east and is 0.08 hectares in area.

The majority of the site lies within Flood Zone 2 an area of 'Medium Probability' of flooding, however, a small area lies within Flood Zone 3a 'High Probability' of flooding, refer to UNDA Consulting Ltd Flood Risk Assessment (FRA) for Planning. The Applicant's proposal:

- The Applicant seeks to demolish the existing dilapidated 2 Bedroomed Bungalow (refer to Drawing No. 24/SCOURS/03, the remaining dog breeding paraphernalia has already been removed by the Applicant. An asbestos and further bat survey will be undertaken prior to the demolition of the bungalow subject to Planning Approval.
- To utilise the site by erecting a detached 4 Bedroom Chalet Style Dwelling and retain the existing 'Regent Kensington' Luxury Mobile Home, to install Cycle and Refuse/Recycle Bin Stores, retain the new entrance, lay hardstanding's including parking for 3 vehicles and 2 cycles, an electric vehicle charging point and external lighting, as shown on Drawing No's. 24/SCOURS/04 and 05.
- To be formed utilising external finishes in an attempt to blend with the great diversity of building styles, scale, heights and massing in the local area, to setting, all as shown on Drawing No's 24/SCOURS/08.

1.1 Planning Application Submission Documents.

Drawing Numbers:

24/SCOURS/01 Existing Location Plan.

24/SCOURS/02 Existing Site Plan.

24/SCOURS/03 Existing Bungalow Details.

24/SCOURS/04 Existing Mobile Home Details.

24/SCOURS/05 Proposed Site Plan.

24/SCOURS/06 Proposed External Works Plan.

24/SCOURS/07 Proposed Plans and Section.

24/SCOURS/08 Proposed Elevations.

24/SCOURS/09 Entrance Details.

24/SCOURS/10 Proposed Flood Void Details.

Documents:

Applicants Statement Revision A.

CIL Form 1.

CIL Form 7.

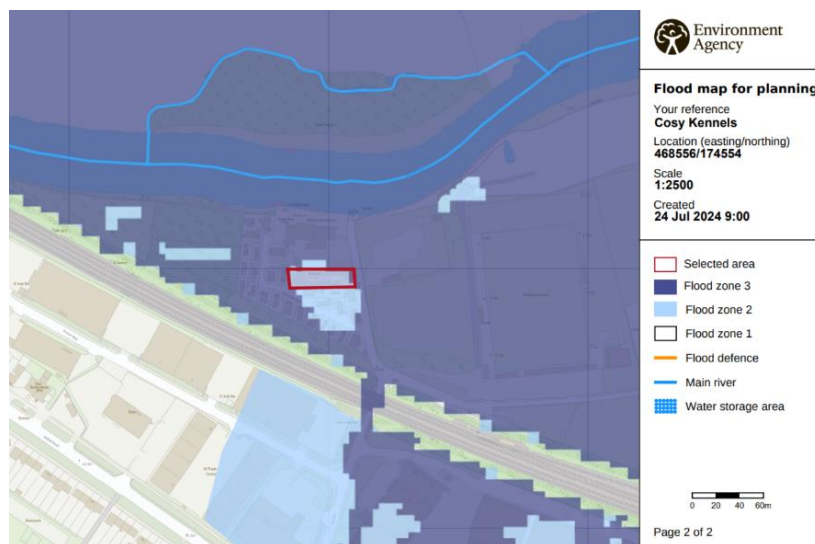
Energy Statement Revision A.
Flood Risk Assessment (FRA) for Planning.
Preliminary Ecological Assessment (PEA) and Daytime Bat Assessment
DBA).
Planning, Design and Access Statements Revision A.
Refuse, Recycling and Waste Management Statement Revision A.
Sustainable Development Statement Revision A.

2.0 Site Context and Existing Structures.

Site Context.

Previously, Cosy Kennels was a well-established business operating since 1948, formerly known as Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, most recently trading with emphasis for dog breeding and some grooming. The site has Commercial (sui generis) usage, with planning permission for a detached 2 Bedroom Bungalow in connection with that business, approved by Reading Borough Council on 16th January 1981 under Planning Application 901082. The bungalow is 90.04m² in floor area, in poor condition and is of non-standard construction. The majority of the site lies within Flood Zone 2 an area of 'Medium Probability' of flooding, however, a small area lies within Flood Zone 3a 'High Probability' of flooding (as stated in The National Planning Policy Framework (NPPF) provides the definitions of Flood Zones, which were also provided within the Reading Borough L1 SFRA).

Environmental Agency Flood Risk Map hereafter:



The site is gently sloping, falling from west to east and is 0.09 hectares in area. The site was originally approached through timber double vehicular and single pedestrian gates, with CCTV security cameras, leading to an area of brick pavements which provided on-site parking for at least 4 vehicles, all of which have been disposed of by the Applicant. The site is located in an Urban setting, within the Kentwood Ward of Tilehurst within the Borough of Reading in Berkshire, to be found at 468556 eastings and 174554 northings. 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. To the north of the site lies Reading Marine Chandlery, Reading Marine Services, Upper Large Moorings, Kanghua Sales, and RUK Sports commercial enterprises and a first floor flat (Riverview Flat). To the south and west lies Riverside Park Homes development currently owned by Wyldecrest Parks which also has a commercial use known as Cameo Carpets (1 Riverside Park). Opposite the site is the recently approved Fairground Caravan Park consisting of mixed use (sui generis use Class) of the land as a caravan site (the stationing of caravans for human habitation) and various commercial activities.

The site benefits from local amenities and places of interest such as:

Amenities/Places of Interest.	Distance from the development (kilometres).
Tesco.	0.48
Atrium Health Club.	0.48
Waitrose.	0.64
KFC.	0.64
Oxford Road Recreation Ground.	0.80
Medical Clinic.	1.13
McIlroy Park.	1.29
Oxford Road Pharmacy.	1.93
Prospect Park.	2.57
Tilehurst Railway Station.	2.57
ASDA.	2.90
Cotswold Sports Centre.	3.22
Rivermead Leisure Complex and Gym.	3.22
Royal Berkshire Hospital.	6.44
M4 Motorway.	6.44

Further amenities are to be found in Tilehurst or Reading Town centres.

Previous Structures.

The Applicant has already disposed of the dog breeding structures and paraphernalia, which comprised of the following:

Disposed Structures and dog breeding paraphernalia.

Structure 1 (right hand side of site).

7220mm x 7180mm building immediately inside the site.

Structure 2 - Toilet, Pens, Storage, and Exercise Runs (left and right hand of the site).

The first 2 runs measured 6282mm x 3290mm (on the left hand side) and 4866mm x 2264mm (on the right hand side). Two storage containers. Beyond and on the left-hand side, a building of brickwork, an L-shaped isolation pen 2740mm x 1000mm and 1780mm x 1040mm, together with and toilet.

Structure 3 - Workshop with Kitchen and Grooming Room, other Puppy Rooms and shed (left hand of the site).

Shed L-shaped 4190mm x 4320mm with a kitchen 4130mm x 1850mm, a grooming room 3930mm x 2300mm of brick/blockwork construction. A Puppy room/welcome room 8900mm x 3870mm with 2 rooms each with outside run and central area, and a shed 3580mm x 1690mm (right-hand side of the site).

Structure 4 (right hand side of the site).

Exercise runs, kennels, and a shed. The kennels are of brickwork construction 7640mm x 4100mm comprising 3 kennels, and a shed 3920mm x 1950mm.

Structure 5 (right hand side of site).

Kennels suitable 8450mm x 4970mm and 3 further exercise runs 7380mm x 4270mm.

Structure 6 (right hand side of the site).

The Chalet was timber clad on brickwork 8300mm x 6900mm.

Structures Currently on Site.

Detached 2 Bedroom Bungalow (rear of site).

The existing bungalow is 90.04m² in floor area and of non-standard construction, mainly timber clad. Comprising of a PVCu porch with hanging space, entrance hall, Bathroom with double size shower cubicle, wash hand basin, low level WC.

Kitchen/Breakfast room, with stainless steel sink unit, range of floor units with worktops above, Range Master oven and 5 ring hob, fridge/freezer, washing machine and dishwasher, door to rear garden and a Lounge/Dining Room. The 2 bedrooms are approached directly from the Lounge/Dining Room. Bedroom 1 to the front and Bedroom 2 to the rear all as shown on Drawing No. 24/SCOURS/04.

Detached 2 Bedroom 'Regent Kensington' Luxury Mobile Home (centrally to the right hand side).

The Applicant has located a 2 Bedroom 'Regent Kensington' Luxury Mobile Home on the site following removal of the dog breeding buildings and paraphernalia which is included within the application.

Existing Services.

Foul water drainage currently discharges into a septic tank.

There are residential and commercial mains electrical supplies serving the site via overhead cables.

A private water supply serving the neighbourhood is present down from a localised borehole.

Bottled gas provides a supply to the current 'Worcester Boch' boiler and cooker within the bungalow and to the Mobile Home.

Images of Existing 2 Bedroom Bungalow.

Front.



Rear.



Images of the Existing 2 Bedroom 'Regent Kensington' Luxury Mobile Home.

Front.



Side



3. Proposed Concept.

Change of Use of the Land from Commercial (sui generis) premises previously trading as 'Cosy Kennels' with emphasis for dog breeding and grooming having onsite accommodation consisting of a detached 2 Bedroom Bungalow, to Residential Use. Residential Use to consist of the erection of a Detached Chalet Style 4 Bedroom Dwelling following the demolition of the existing bungalow, the installation of a Cycle and Refuse/Recycle Bin Store, a packaged Sewage Treatment Plant (PTP), permeable hardstanding's including parking for 3 vehicles and 2 cycles, and external lighting, together with the Retrospective Retention of a 2 Bedroom 'Regent Kensington' Luxury Mobile Home and new entrance.

The main aim of the Applicants brief was to investigate developing the land to accommodate the Applicants requirements which is to provide a dwelling for his immediate family and to further accommodate a close relative that needs to live close but separate to him. To enable the Applicant to continue to live on the site it was not viable or sustainable to retain the existing dilapidated non-standard constructed bungalow as its footprint can only be occupied by a small family unit, and it would require substantial refurbishment and extensions to achieve the Applicants requirements. Further, as permission was originally granted based on the 2 Bedroom Bungalow being connected to the existing business, it was recommended to pursue Planning Permission for Change of Use from Commercial (sui generis) to Residential.

The Applicant has already arranged for the removal of the rodent infestation on the site and all of the existing structures and other dog breeding related paraphernalia relating to the previous business. Further, the Applicant has replaced the dilapidated boundary fencing and entrance gates, with new perimeter fencing and brickwork entrance and metal gates.

The proposal is to erect a Detached 4 Bedroom Chalet Style Bungalow that offers a total floor area of 191.30m² which is in excess of the minimum area standard of 100m² as set out in the Reading Borough Local Plan Adopted November 2019, and designed to incorporate the requirements set out in the Sustainable Design and Construction Document (SPD), Revised Parking Standards Design Supplementary Planning Document (SPD), the Statutory guidance Technical Housing Standards nationally described space standards, the National Planning Policy Framework (NPPF) published in February 2019, and to BREEAM standards. As part of the application, to also apply retrospectively for the retention of the 2 Bedroom 'Regent Kensington' Luxury Mobile Home.

The proposed development will include provision for 3 vehicle and 2 cycle parking spaces, charging point for an electrical vehicle, together with Cycle and Refuse/Recycling Bin Stores. The scheme aims to provide a sustainable, practical and sensitive design response to an underachieving site, which will both improve the immediate environment and will also provide safe and secure accommodation to meet the current and future needs and requirements of the Applicant all as shown on Drawing No's 24/SCOURS/04, 05, 06, 07, 08, 09, and 10 as set out in the Planning, Design and Access Statements:

- Externally the existing 1800mm high dilapidated timber close boarded fencing has been replaced with new 1800mm high close boarded fencing with concrete posts at 3000mm centres, and concrete gravel boards to the north, west and southern boundaries. The existing 1500mm high timber fence and gates to the eastern boundary onto Scours Lane have been replaced with 1900mm high brickwork wall and piers, with a central access through new automatic entrance gates as shown on Drawing No 24/SCOURS/08.
- The site layout and plan form are largely dictated by the proximity of adjacent properties No's 3, 6, 11, 12, 13, 14, and 22 Riverside Park Homes and Reading Marine Chandlery, due the consequential restrictions on overlooking and window openings on the shared boundaries with these properties. The proposal seeks to provide enhanced landscaping design to the site as shown on Drawing No. 24/SCOURS/05 and as specified in Item 4.9 of the Planning Statement.
- The application includes retrospective approval for the already constructed access onto Scours Lane without impacting on highway safety as shown on Drawing No. 24/SCOURS/08. There will be no additional on-street parking created.
- Permeable hardstanding's forming turning area, parking for 3 vehicles and 2 cycle spaces.
- The proposal has been formed and designed entirely to enable family life to occur and fully utilise the present setting.

4.0 Other Elements and Materials.

4.1 Amount.

The proposal is for the erection of a 4 Bedroomed Detached Chalet Style Dwelling following the demolition of the existing non-standard constructed dilapidated 2 Bedroom Bungalow the retrospective permission to retain the 2 Bedroom 'Regent Kensington' Luxury Mobile Home and new entrance, an electric vehicle charging point, Cycle and Refuse/Recycle Bin Stores, hardstanding's access, circulation, turning area, the parking 3 vehicles and 2 cycles, and external lighting, which is acceptable in principle. The site is not of any public, environmental or ecological interest which might otherwise preclude its enhancement. A Preliminary Ecological Assessment (PEA) has been undertaken, and based on present information, the proposals are expected to have no or only minor adverse impacts on ecology and biodiversity. In terms of ecology, the project can proceed on a conditional basis providing all the recommendations are met, enforced and monitored; the necessary bat surveys outlined within the document in particular are to be carried out, with any necessary actions taken where identified, prior to works commencing.

A small area of the site lies within Flood Zone 3a, flood risk measures are planned to protect the occupants all as stated in 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning. The proposal would take precedent over the neighbouring commercial and residential buildings, and in our opinion would be deemed acceptable following policy guidance.

4.2 Layout and Sitting.

The proposal sites a 4 Bedroom Detached Chalet Style Bungalow and a 2 Bedroom 'Regent Kensington' Luxury Mobile Home, a Cycle and Refuse/Recycle Bin Stores, hardstanding's for the minimum of parking for 3 vehicles and 2 cycles, the retention of the new entrance and external lighting, which will not create a substantial level of impact on the surrounding neighbourhood. It should be noted that the previous usage of the site was sui generis commercial usage with emphasis for dog breeding and grooming having numerous structures which would have impacted on the adjacent Riverside Park Homes.

4.3 Scale.

There is a great diversity of building types and styles scale, heights and massing of commercial and residential usage in the local area. The proposal has been sized in accordance with the restrictions of the site and the additional ridge height has been limited not to impact substantially on the street scene character.

4.4 Form and Appearance.

The form of the proposed dwelling reflects the advice set out within the Reading Borough Local Plan Adopted November 2019, and designed to incorporate the requirements set out in the Sustainable Design and Construction Document (SPD), Revised Parking Standards Design Supplementary Planning Document (SPD), the Statutory guidance Technical Housing Standards nationally described space standards, the National Planning Policy Framework (NPPF) published in February 2019, and to BREEAM standards. The pitch of the roof is kept to a minimum to allow for headroom within bedrooms, however, due to flood risk measures including flood storage compensation, the ridge will be at a maximum overall height of 8150mm. Of which will have no substantial impact on other neighbourhood properties. The design is simple but incorporates the specific requirements of the Applicant, providing a simple but attractive sustainable building form, in particular when compared to neighbouring properties.

4.5 Access Statement.

The proposal seeks to achieve the Applicants requirement to provide accommodation for his immediate and close family members. To achieve this he applies for Change of Use which includes the approval of a new access onto the site off Scours Lane. Scours Lane is a no-through adopted road. The Applicant has already constructed a new improved entrance onto Scours Lane together with on-site parking provisions and turning areas have been included within the design, all as shown on Drawing No's 24/SCOURS/09. A convex mirror will be installed onto the

Fairground Caravan Park fencing immediately opposite to the new entrance to assist egress from the site.

4.6 Materials.

Minimal decoration/detailing has been proposed in order to preserve the simplicity of the design so befitting the architectural styling of the street setting. The proposed materials are face brickwork and a plain concrete tiled roof. PVCu vertical sliding sash windows and rear bi-folding doors are to be formed with the main entrance door to be composite to Secure by Design standards. The mix of materials and forms is designed to provide some visual interest whilst being relatively easy to maintain. Secure by Design considerations have been given to the use of boundaries, gates, lighting, security and aesthetic barriers such as planting. The proposal provides a well-designed safe living accommodation, with natural surveillance in a bid to reduce or prevent crime.

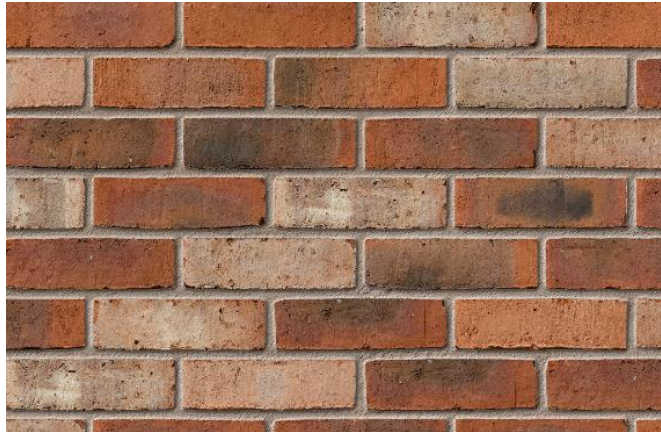
4.6i Main Pitched Roof and Dormer Face and Cheeks.

'Marley' or similar approved, plain concrete tiles including vertical tile hung face and cheeks of dormers, together with ridge and bonnet hip tiles, colour – Old English Dark Red, refer to Drawing No. 24/SCOURS/08.



4.6ii External Walls.

External walls of proposed Dwelling, Mobile Home, planters and entrance walls to be 'Ibstock Beamish Blend' or similar approved face brickwork, colour – Beamish Blend, refer to Drawing No.'s 24/SCOURS/04,06, 08, and 09.



4.6iii Entrance.

The Applicant has already replaced the existing timber fence and gated entrance with a new feature brickwork and remote controlled automatic entrance gates as hereafter, refer to Drawing No. 24/SCOURS/09.



4.6iv Windows.

'Anglian Home Improvements' or similar approved triple glazed PVCu vertical sliding sash windows, colour – White, to match with the majority of neighbouring properties, refer to Drawing No. 24/SCOURS/08.



4.6v Combination Front Door and Side Panels.

‘Anglian Home Improvements’ or similar approved Georgian style secure by design combination door and side panels in obscured double glazing, colour White - refer to Drawing No. 24/SCOURS/08.



4.6vi Rear Doors.

‘Anglian Home Improvements’ or similar approved double glazed PVCu bi-folding doors, colour – White, to match the majority of neighbouring properties, refer to Drawing No. 24/SCOURS/08.



4.6vii Rainwater Goods, Fascia’s, Soffit’s and Barge Boards.

All to be PVCu, colour – White, to match the majority of neighbouring properties, refer to Drawing No. 24/SCOURS/08.

4.6viii External Lighting.

The Applicant has already installed external lighting on the site as shown hereafter and as Drawing No. 24/SCOURS/06.

External Lighting to Entrance.

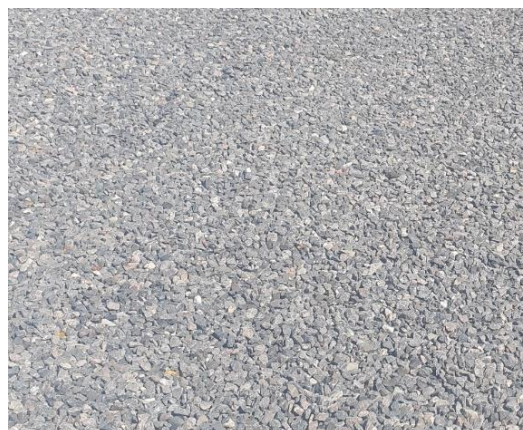


External Lighting within Development.



4.6ix External Permeable Circulation, Parking and Turning areas.

Permeable parking and turning areas are to consist of 50mm course of unbound 6mm aggregate, on 75mm course of unbound 20-28mm aggregate, on 150mm sub base of load bearing crushed rock on existing compacted earth, colour – Natural Grey refer to Drawing No. 24/SCOURS/06. The Applicant has already laid stone hardstanding's to the majority of the site.



4.6xi External Permeable Brick Paving to main building.

Permeable paving to be 'Marshalls Driveset Argent Piora' 240 x 160 x 80mm thick textured blocks, colour – Dark Grey, with Light Grey borders and details, refer to Drawing No. 24/SCOURS/06.



4.6xii External Access Staircases.

Staircases to front entrance and side access to Utility to be formed in treated timber strings, balustrades and handrails, with treads to have non-slip inserts. All timber to be treated with preservative, colour – ‘Sadolin Antique Pine’ or similar approved supplier. The need to specify timber external staircases is to maintain access for flood water to the below floor flood voids as shown on Drawing Numbers 24/SCOURS/08, and 10.

4.6xiii Cycle and Refuse/Recycle Bin Store.

(Refer to the Refuse, Recycling and Waste Management Statement).

2400 x 1240mm ‘Shedstore’ Global Heritage Green Pent’ Metal Cycle Store and 1800 x 1240mm ‘Shedstore’ Global Heritage Lean-to’ Metal Bin Store, colour both – Dark Green, as shown on Drawing Number 24/SCOURS/05.

Each store to have a water butt fitted.

Cycle Store.



Refuse/Recycle Bins Store



4.6xiv Boundary Fencing.

Originally, the site to the western, northern and southern boundaries had 1800mm high dilapidated timber close boarded fencing with timber posts with 1500mm high timber close boarded fencing and gates to the eastern boundary onto Scours Lane. However, all of the original fencing has been renewed by the Applicant. The original fencing and gates colour – Dark green.

The Applicant has already replaced the existing fencing and gates with new 1800mm high close boarded timber fence having concrete posts at 3000mm centres together with concrete 150mm gravel boards, fencing overall height - 1950mm, colour – Natural as shown hereafter, and as Drawing No. 24/SCOURS/05 and 06.



4.7 Existing Services.

4.7i Private Water Supply.

The site and surrounding neighbourhood is served by a Private water supply via Borehole. It is understood that the supply is compliant with the Private Water Supplies Regulations 2009:

- Protect water from contamination – The water supply is protected from contamination by animals or other pollutants washing down from upstream.
- Water treatment – A water treatment programme is in place to maintain water quality and safety.
- Water testing - Water testing is carried out regularly to ensure water quality is maintained to an acceptable standard.
- Disinfection – The supply is kept clean and disinfected prior to use.
- Water storage and distribution – The supply is stored and distributed correctly to avoid contamination.

4.7ii Electricity.

Currently, there are both commercial and residential supplies on site supplied by Overhead power cables, it is proposed to retain the residential supply only and to arrange for the disconnection of the commercial supply arranged with Scottish and Southern Electricity Network.

4.8 Land Contamination.

The site is and has been in commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The Applicant has already removed 50 - 250mm of top soil and existing block and concrete hardstanding's, with this in mind it is presumed that there is no contaminated land present.

4.9 Landscape Planting Schedule and Management Plan.

The Applicant has already planted 4No. phoenix canariensis, and 2No. chamaerops humilis palms to the entrance, otherwise there are no trees or planting present on site.

Please note where new Landscape Scheme is proposed, any new planting will be appropriately sourced and mainly native deciduous species in order to provide an appropriate visual stimulus and ecological habitat for the existing wildlife. All proposed new planting will be within new brick planters. Proposed hardstanding and boundary treatments all as shown on Drawing No. 23/SCOURS/05, and as specified in the Planting Schedules hereafter.

4.9i Planting Schedule.

Native Deciduous Tree Planting

Abbrv.	Species	Density	Height (cm)	Pot Size (litre)	Total
Ar	Acer rubrum 'October Glory' (Red Maple)	As Plan	30/40	30	1
Bp	Betula pubescens (Downey Birch)	As Plan	20/30	15	1
Fs	Fagus sylvatica atropurpurea group (Purple Copper Beach)	As Plan	90/120	5	1
Sb	Salix Babylonica var. 'Tortuosa' (Dragons Claw Willow)	As Plan	150/200	10	1
Sj	Sorbus 'Joseph Rock' (Rowan Mountain Ash)	As Plan	120/150	9	1

It is proposed to plant 5No. new native species deciduous trees as shown on Drawing No. 24/SCOURS/05.

Native Deciduous Shrub Planting

Abbrv.	Species	Density (%)	Height (cm)	Pot Size (As shown)	Total
Cb	Callicarpa bodinieri 'Profusion Beauty'	20	15/25	9cm	16
Hm	Hydrangea macrophylla 'Teller Blue'	20	15/25	9cm	16
Pf	Potentilla fruticosa 'Gold Star'	20	15/25	9cm	16
Sn	Sambucus nigra f. porphyrophylla 'Eva' (Black Elder)	20	18/100	12l	16
Sm	Symphoricarpos 'Magical Galaxy Snowberry'	20	20-30	9l	16

It is proposed to plant 80No. mixed native deciduous shrubs as indicated on Drawing No. 24/SCOURS/05.

4.9iii Management Plan.

There are no trees or hedges present on the site, however, any localized existing trees and hedges are to be protected during the development of the site with galvanized tree guards if required. All soft landscaping works are to be completed during the first available planting/seeding season, following the completion of the hard landscaping works, and maintained thereafter. All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and

seeding season following the first occupation of the buildings or the completion of the development whichever is the sooner. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of comparable size and species unless otherwise agreed in writing by the local planning authority. All tree planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with same.

General maintenance, pruning etc. should not take place during bird breeding times, March – October unless undertaken by hand.

4.10 Ecological Enhancement.

Landscape works to incorporate the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 and as shown hereafter.

Bat box are to be 'Schwegler FS-2F' type, mounted on the south side of the tree trunk a minimum of 3500mm above ground level.

Bird box are to be 'Apex Bird Nest Box' type, mounted on the north east facing side of the tree trunk between 2000 – 3000mm above ground level.

Bird Box



Bat Box



4.11 Highways and Transport.

The existing gates face directly onto Scours Lane which is an adopted no-through road, to improve egress from the site, a convex mirror is to be secured to the fencing of the Fairground Cravan Park directly opposite. It is proposed to provide a minimum of 3 vehicle and 2 cycle parking spaces as shown on Drawing No. 24/SCOURS/05 and 06. It is proposed to apply retrospectively for the new vehicular/cycle/pedestrian access onto Scours Lane. This being the case there will be no requirement for on street parking.

5.0 Reading Borough Local Plan Adopted November 2019/Reading Borough Sustainable Design and Construction Supplementary Planning Document (SPD) Adopted December 2019.

5.1 The Reading Borough Local Plan states:

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.*

Comment:

The proposed development does not affect any areas of particular importance and complies with NPPF policies and Reading Borough Local Plan/Sustainable Design and Construction Supplementary Planning Document.

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.

Comment:

Refer to the submitted Sustainable Development Statement.

CC2 – SUSTAINABLE DESIGN AND CONSTRUCTION.

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

4.1.2 The future growth of Reading in terms of the amount of new development taking place has the potential to impose a large environmental footprint in terms of consumption of resources and materials, the use of energy and the associated emission of greenhouse gases that contribute towards climate change. As such, the incorporation of sustainable design and construction techniques are essential in order to minimise this impact in the context of Reading. Reading's Climate Change Strategy (Reading Means Business on Climate Change 2013-2020) seeks to tackle the Borough's contribution to climate change by reducing Reading's carbon footprint

by 34% by 2020 in comparison to 2005 levels. New development has a role to play in achieving these aims.

Comment:

Refer to the Energy and Sustainable Development Statements.

4.1.3 The general principle of this policy in terms of new development applies to both residential and non-residential uses. For non-residential uses (including non-C3 forms of accommodation) and for conversions to residential, this policy incorporates the use of BREEAM standards. These standards cover a wide range of matters including building fabrics and materials, energy and water use, amenity areas and ecology, waste recycling, the location and accessibility of developments, daylighting, sound insulation etc. However, the current standards give high scores in urban areas to using previously developed land that is close to services, amenities and public transport routes. Developments in Reading will therefore naturally score relatively highly before any consideration of the impact of development itself. Reading Borough Council believes that development should mitigate effects further by reducing greenhouse gas and other polluting emissions and providing higher energy conservation, hence the requirement for BREEAM 'Excellent' ratings.

Comment:

Refer to the Sustainable Development Statement.

CC3 – ADAPTION TO CLIMATE CONTROL.

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- *Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements;*

Comment:

Refer to the Sustainable Development and Energy Statements.

- *Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc;*

Comment:

Refer to the Sustainable Development and Energy Statements.

- *Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions;*

Comment:

The proposed development includes for 4No. phoenix canariensis, and 2No. chamaerops humilis palms that the Applicant has previously planted together with a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

and

- *All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change.*

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestes Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

4.1.8 Given the anticipated level of growth of the Borough over the coming years, it is imperative that this growth takes place in a sustainable manner incorporating climate change adaptation technologies. Buildings, services and infrastructure need to be able to easily cope with the impacts of climate change. Part of this ability to cope relates to ensuring that new development is designed to adapt to more intense rainfall, the possibility of flooding, plus heat waves and droughts. The design of developments therefore needs to more carefully consider matters such as shading, insulation and ventilation, surface water runoff and storage and the use of appropriate tree and other planting.

Comment:

Refer to the Sustainable Development Statement.

4.1.9 Reading is an urbanised Borough with a high proportion of hardstanding/ built form, and is built on two main rivers – the Thames and the Kennet. Other watercourses in the Borough include Foundry Brook and its tributaries, the Berry Brook, Vastern Ditch, Christchurch Ditch, the creek along the base of the Warren escarpment and various ditches on the Kennet floodplain upstream of the A33. In addition the Holy Brook, a smaller watercourse, runs through the town centre. As such the Borough is vulnerable to flooding from surface water run-off and directly from watercourses. While Reading itself was not significantly affected by the floods of 2007 and 2008, around two-thirds of the flooding during the 2007 floods was caused by surface water.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestes Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via

permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.1.10 There is a need to look at the whole community and consider how developments could be affected by rainfall and the different flood pathways. Strategic Flood Risk Assessments (SFRA), and the Surface Water Management Plan (SWMP) should be used to help with this, as well as guidance on how buildings can be made more resistant and resilient to climate change by including features such as green roofs for sustainable drainage or raised floor levels for flood proofing.

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. Both of the dwellings finished floor levels will be 600mm above the 1% Annual Probability (1 in 100) Flood Level with a 35% allowance for climate change.

CC5 – WASTE MANAGEMENT AND STORAGE.

Waste Minimisation and Storage.

Development should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting.

Comment:

The Applicant will be undertaking the development construction process under 'Self Build' and will be engaging sub-contractors that are registered 'Considerate Contractor' who will minimise the generation of waste during construction. Where possible existing materials will be reused, for instance, as hardcore. A refuse and recycling store will be provided for storage of household waste, otherwise all other waste will be managed as stated in the submitted Refuse, Recycling and Waste Management Statement which promotes a sustainable approach to waste management for now and for the future.

The Applicant is considering utilising a Waste Management System such as 'SmartWaste' or similar, enabling him to manage his commercial construction waste. The system provides:

- Optimise waste management and reduce environmental impact through real-time tracking and analytics
- Ensure compliance with BREEAM, and other sustainability standards with simplified ESG reporting
- Improve resource utilisation with efficient materials tracking and reporting
- Support biodiversity on construction sites with data capture and reporting tools
- Demonstrate social impact with comprehensive metrics and reporting
- Facilitate compliance before demolition with tools for comprehensive pre-demolition audits
- Enhance operational efficiency through seamless API integration with compatible systems

- Streamline waste management and materials tracking
- Monitor and reduce Scope 1, 2, and 3 carbon emissions
- Ensure compliance with evolving ESG regulations
- Set science-based targets and track progress towards net zero
- Generate comprehensive ESG reports aligned with global standards
- Demonstrate leadership in sustainable construction practices

These benefits come from our comprehensive set of features, including waste tracking, carbon reporting, materials management, biodiversity monitoring, and more. Enabling the Applicant to cut construction waste volume by up to 35% relative to turnover, in an effort to taking steps towards more efficient, sustainable, and accountable construction.

EN12: BIODIVERSITY AND THE GREEN NETWORK.

a) The identified Green Network, the key elements of which are shown on the Proposals Map, shall be maintained, protected, consolidated, extended and enhanced. Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network. The Green Network comprises:

- *Sites with identified biodiversity interest - Local Wildlife Sites, Local Nature Reserves, Biodiversity Opportunity Areas, protected and priority species and their habitats, Priority and Biodiversity Action Plan habitats, and the River Thames and all its tributaries (including the River Kennet and the Kennet & Avon Canal);*

Comment:

The site is within close proximity to Norcot Scours stretch of the River Thames and would have previously impacted on the local environment due to the site being a Commercial (sui generis) premises trading with emphasis for dog breeding and grooming having structures and other paraphernalia. It is therefore assumed that the site had no previous biodiversity. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development incorporating the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 which will benefit the local environment.

and

- *Areas with potential for biodiversity value and which stitch the Green Network together – designated Local Green Space and open green spaces, and existing and potential Green Links. New development shall demonstrate how the location and type of green space, landscaping and water features provided within a scheme have been arranged such that they maintain or link into the existing Green Network and contribute to its consolidation. Such features should be designed to maximise the opportunities for enhancing this*

network. All new development should maximise opportunities to create new assets and links into areas where opportunities are as yet unidentified on the Proposals Map.

b) On all sites, development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible.

Development should:

- Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable;*

Comment:

The site is within close proximity to Norcot Scours stretch of the River Thames and would have previously impacted on the local environment due to the site being a Commercial (sui generis) premises trading with emphasis for dog breeding and grooming having structures and other paraphernalia. It is therefore assumed that the site had no previous biodiversity. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological and biodiversity enhancements as part of the development incorporating the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 which will benefit the local environment.

and

- Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable. In exceptional circumstances where the need for development clearly outweighs the need to protect the value of the site, and it is demonstrated that the impacts cannot be:*

1) avoided.

2) mitigated.

Comment:

The proposed development includes mitigation approach that includes for a Landscape and Planting Schedule and Management Plan which includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs together with ecological enhancement by providing 1No. bat and 1No. bird boxes.

or

3) compensated for on-site; then new development will provide off-site compensation to ensure that there is “no net loss” of biodiversity. Provision of off-site compensation shall be calculated in accordance with nationally or locally recognised guidance and metrics. It should not replace existing alternative habitats and should be provided prior to development.

Comment:

Should the mitigation not be accepted by Reading Borough Council, the Applicant would be prepared to discuss off-site compensation with regard to a S106 Agreement, refer to Item 6 Mitigation Measures.

Existing features.

4.2.56 Whilst there are no nationally or internationally designated habitats in Reading, the Borough contains many sites that are important to the local and strategic context, and therefore need to be protected. These include:

- *Local Nature Reserves and Local Wildlife Sites: these are designated by the local authority, in the latter case in conjunction with Thames Valley Environmental Records Centre;*

Comment:

The site is within close proximity to Norcot Scours stretch of the River Thames and would have previously impacted on the local environment due to the site being a Commercial (sui generis) premises trading with emphasis for dog breeding and grooming having structures and other paraphernalia. It is therefore assumed that the site had no previous biodiversity. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements incorporating the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 as part of the development which will benefit the local environment.

- *protected and priority species and their habitats and habitats identified as being important within Reading's Biodiversity Action Plan (BAP);*

Comment:

The site is within close proximity to Norcot Scours stretch of the River Thames and would have previously impacted on the local environment due to the site being a Commercial (sui generis) premises trading with emphasis for dog breeding and grooming having structures and other paraphernalia. It is therefore assumed that the site had no previous biodiversity. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements incorporating the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 as part of the development which will benefit the local environment.

4.2.98 The National Planning Policy Framework directs development away from areas that are liable to flood, and states that proposals for development in areas of a medium and high risk of flooding need to be assessed against a sequential test and, if appropriate, an exceptions test. This has already been carried out for those sites allocated within this plan, and there is no need for this to be repeated unless the

proposed use and/or flood risk vulnerability classification would differ from the allocation. Development should therefore comply with the requirements of the NPPF alongside this policy. Development proposals on sites greater than 1 hectare or that are in Flood Risk Zones 2 or 3 will need to be supported by the following, and, in doing so, will need to take account of the latest guidance on allowances for climate change (see below):

a) A flood risk assessment which demonstrates that the most appropriate layout of development on site in terms of flood risk has been applied;

Comment:

The proposed development is 0.08HA and therefore classed as a Minor Development however, the majority of the site lies within Flood Zone 2, with the remaining within Flood Zone 3a. A Flood Risk Assessment by 'UNDA Consulting Ltd' is submitted with the application which includes the provision of flood storage compensation. The proposed creation of flood storage identifies the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

Physical Design Measures:

The NPPF requires new residential floor levels be set at least 600mm above suitable modelled 1:100 year plus allowance for climate change flood levels. The finished floor levels will be raised at least 600mm above the 1 in 100 year plus 35% climate change allowance flood level (39.26mAOD) to give a finished floor level of 39.86mAOD. To help protect against flooding during extreme events, the applicant will implement flood resistant design measures into the proposal, in consultation with the local Authority building control department. These measures can include the following:

- Waterproof screed used on floors;
- Solid (concrete) ground floor;
- Closed-cell foam used in wall cavities;
- Waterproof ground floor internal render;
- Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
- Ground floor electrical main ring run from a high level; and on separately switched circuit from first floor;
- Electrical incomer and meter situated at first floor level or above;
- Boilers, control and water storage/immersion installed at first floor level or above;
- Gas meter installed at first floor level or above;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;
- Manhole covers secured;
- Anti-syphon fitted to all toilets;
- New Kitchen units of solid, water resistant material;

- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
- Stairs of solid hardwood construction with wood faces treated to resist water penetration.
- Demountable flood defence barriers to defend ground level doorways.

b) Demonstration that a sequential approach has been taken within the site, directing the most vulnerable uses to the areas of lowest flood risk;

Comment:

There are small areas of high risk of flooding on the site, the majority lies to the east away from the two proposed dwelling locations. Refer to 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning.

c) Demonstration that resilient and resistant construction methods for managing residual risk and delivering an overall reduction in flood risk have been assessed;

Comment:

Both of the dwellings finished floor levels will be 600mm above the 1% Annual Probability (1 in 100) Flood Level with a 35% allowance for climate change. Refer to 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning.

d) The provision of space for flood water storage through the use of open space or areas above ground (where appropriate);

Comment:

The proposed creation of flood storage identifies the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. Refer to 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning.

e) The raising of floor levels above flood levels, taking account of all forms of flooding (where appropriate);

Comment:

Both of the dwellings finished floor levels will be 600mm above the 1% Annual Probability (1 in 100) Flood Level with a 35% allowance for climate change.

f) Demonstration that flood risk is not increased elsewhere and where possible reduced;

Comment:

The proposed creation of flood storage identifies the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

The development includes for permeable hardstanding's which will restrict any run-off reducing any impact elsewhere. Refer to 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning.

g) Demonstration of safe access and egress to the development;

Comment:

The Applicant has already constructed a new improved entrance onto Scours Lane together with on-site parking provisions and turning areas have been include within the design, all as shown on Drawing No's 24/SCOURS/09. A convex mirror will be installed onto the Fairground Caravan Park fencing immediately opposite to the new entrance to assist egress from the site.

and

h) Demonstration that all forms of flooding are taken into account including groundwater and surface water flooding.

Comment:

The proposed creation of flood storage identifies the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

4.2.101 The nature of Reading means that there are a significant number of sites in need of regeneration, generally containing vacant, derelict, low density or poor quality buildings, within areas of medium or high flood risk. Where the redevelopment of previously developed land at risk of flooding provides significant regeneration benefits, this will need to be considered in the context of the sequential and, if applicable, exceptions test.

Comment:

The existing 2 Bedroom Bungalow is of non-standard construction and in a dilapidated condition. Planning permission was granted in 1981 in connection with the business, the Applicant seeks to acquire planning permission for Change of Use to Residential, this being the case, the building is inadequate for residential use.

4.2.103 Flood risk and other environmental damage can be mitigated by minimising changes in the volume and rate of surface runoff. Sustainable drainage systems can often be achieved at little to no additional cost and may actually decrease landscape maintenance expenses throughout the lifetime of a development. Virtually any new development should be able to deliver SuDS due to the wide variety of techniques available. SuDS can be very effective on brownfield sites, but care must be taken to reduce environmental damage from contaminated land. It is also possible to 'retrofit' SuDS for existing developments. SuDS provide opportunities to:

- Reduce the causes and impacts of flooding;*
 - Guard against the effects of climate change;*
 - Enhance biodiversity;*
 - Improve water quality by removing pollutants from runoff;*
- and*
- Achieve green space, amenity, recreation and wildlife benefits through water management.*

Comment:

The proposed creation of flood storage identifies the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. Refer to 'UNDA Consulting Ltd' Flood Risk Assessment (FRA) for Planning.

4.2.104 Sustainable drainage systems aim to replicate natural drainage as closely as possible and minimise the impacts of development. In the first instance, schemes should consider the provision of SuDS through landscaping, with reference to Part D of the CIRIA SuDS manual, and in any case should consider the following:

- *Integration with existing landscape;*
- *Tree planting provision fed by groundwater runoff that functions effectively in place of attenuation tanks;*
- *Additional capacity to cater for future development;*
and
- *Techniques including, but not limited to, permeable pavements, swales, basins, rain gardens, green roofs, rainwater re-use, infiltration trenches, ponds and wetlands.*

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.2.105 Schemes for SuDS need to be careful to avoid resulting in contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should only dispose of clean roof water into clean, uncontaminated ground, should not be used for foul discharges or trade effluent, and may not be suitable within Source Protection Zone 1.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.3.106 The SuDS elements of the policy apply to major development. Small-scale developments will be encouraged to adopt elements of SuDS wherever practicable, including the provision of permeable surfaces within the site, e.g. on front gardens or car parking areas.

Comment:

The development is classed as Minor, however, it is proposed to include the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

EN13: MAJOR LANDSCAPE FEATURES AND AREAS OF OUTSTANDING NATURAL BEAUTY.

Planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature. The following areas, as shown on the Proposals Map, are defined as Major Landscape Features:

- *The Thames Valley;*
- *The Kennet and Holy Brook Meadows;*
- *The West Reading wooded ridgeline;*
- *The East Reading wooded ridgeline;*
- *and*
- *The North Reading dry valleys and Chilterns Escarpment. Development which affects the setting of an Area of Outstanding Natural Beauty (AONB) will be accompanied by a Landscape and Visual Impact Assessment that demonstrates that there is no detrimental impact on the North Wessex Downs or Chilterns AONBs in terms of scale, design, layout or location. None of Reading Borough falls within an AONB, but where the urban area meets the Chilterns AONB is shown on the Proposals Map.*



Comment:

Previously the site was a well-established business operating since 1948, historically used for dog/cat boarding and rescue, most recently trading with emphasis for dog breeding and some grooming. The site has Commercial (sui generis) usage, with planning permission for a detached 2 Bedroom Bungalow in connection with that business, approved by Reading Borough Council on 16th January 1981 under Planning Application 901082.

The Applicant has disposed of the dog breeding paraphilia and seeks planning permission to change the use of the land to Residential. By doing so there would not be any detrimental impact on the Chilterns AONB, in fact the Applicant intends to introduce landscaping and ecological enhancements as part of the development which will benefit the local environment.

4.2.65 Reading is primarily an urban area, but it benefits from a number of natural features that have remained largely undeveloped. The urban context means that the preservation of these features as a backdrop is of particular importance. New development should seek to maintain and enhance the natural beauty and visual amenity of the identified major landscape features. The extent to which new development prevents or minimises the visual impact on major landscape features and other landscape values is largely dependent on the location, design and scale of proposals. Landscape and Visual Impact Assessment (LVIA) can provide a useful methodology for assessing landscape impact where the setting of an AONB would be affected. It should be noted that this policy does not rule out development in or close to these areas, but seeks to ensure that development only takes place where it can preserve or enhance the character or appearance of the feature.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia and seeks planning permission to change the use of the land to Residential. By doing so there would not be any detrimental impact on the Chilterns AONB, in fact the Applicant intends to introduce landscaping and ecological enhancements as part of the development which will benefit the local environment.

4.2.66 Whilst no part of Reading Borough falls within an Area of Outstanding Natural Beauty (AONB), there are two AONBs in close proximity. The Chilterns AONB runs along part of the boundary between Reading and South Oxfordshire, but does not cross it. It is vital that the rural-urban fringe at this point is managed to ensure that development does not jeopardise the characteristics of the AONB. The North Wessex Downs AONB is, at its closest point, 200m west of the Borough boundary at Tilehurst. Therefore there are fewer visual linkages, but development in this area must nevertheless take into account any impact on this AONB.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia and seeks planning permission to change the use of the land to Residential. By doing so there would not be any detrimental impact on the Chilterns AONB, in fact the Applicant intends to introduce landscaping and ecological enhancements as part of the development which will benefit the local environment.

EN14: TREES, HEDGES AND WOODLANDS.

Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading's vegetation cover will be extended. The quality of waterside vegetation will be maintained or enhanced. New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

4.2.67 Trees, hedges and woodlands help define the landscape and character of the Borough and provide multiple benefits to the urban environment including maintaining and enhancing biodiversity, absorbing carbon and helping to adapt to climate change. Reading's woodlands are a highly visible feature of the ridgelines and a strong feature in the landscape of the river valleys that shape the urban area. Trees are also an important component of the character of many parts of the Borough particularly its older developed areas and suburbs and especially in Conservation Areas. Many streets within Reading, including primary routes into town, are characterised by their tree-lined nature, which should be protected and enhanced. Whilst Reading has some important woodlands and areas with substantial numbers of trees, including two areas of Ancient Woodland, shown on the Proposals Map, other areas lack tree cover. It is therefore vital to ensure that important trees and woodlands are protected and canopy cover extended in areas lacking cover, including in conjunction with new development. This will particularly be the case for irreplaceable Ancient Woodland and veteran trees.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

4.2.68 Trees can make a positive contribution towards reducing the effects of future climate change by dissipating the impact of heavy rainfall, reducing urban temperatures and providing shade and protection against the detrimental effects of sunlight. New development should seek to incorporate strategically sited trees that will provide shade and cooling to developments, particularly to street frontages, large hard landscaped areas and other areas of public realm. Off-site tree provision will be

appropriate in some cases where it has been demonstrated that acceptable development cannot provide an appropriate level of mitigation planting (where trees are to be removed) and/or new planting within the site. This will be of particular importance where such sites are within or on priority tree planting areas/routes, as defined in the Tree Strategy. There will be a need to use appropriate large canopy species that are adaptable to future predicted climatic conditions (native species if possible and where appropriate in order to deliver biodiversity benefits), particularly the higher temperatures and potential drought conditions predicted in summer. Tree stock should either be UK grown or sourced from a domestic nursery that retains its trees for a minimum of one year (a full growing season) within the UK before sale to ensure plant health and non-infection by foreign pests or disease.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

4.3.69 Trees, hedges and woodlands have multiple wildlife benefits in providing habitat, habitat links and foraging areas for numerous flora and fauna. The protection of these both in the public and private realm, within development proposals, will be sought in order to meet the Council's duties to biodiversity. New development should seek to ensure that new landscaping is primarily of wildlife friendly species and adds to the linking of green areas across the Borough.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia. The proposed development includes for 4No. phoenix canariensis, and 2No. chamaerops humilis palms that the Applicant has previously planted together with a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

4.2.70 Due to the value placed on trees in Reading, the Council produced a Tree Strategy in 2010, which seeks to significantly increase the amount of tree coverage by protecting trees from development pressure and through planting both on its own land and through development related landscape schemes. In addition, the Council has produced a Tree Strategy Planting Plan, identifying priorities for new planting in the Borough and highlighting the need for succession planting, which will be updated when required. The Council may make a Tree Preservation Order (TPO) to protect single trees or groups of trees, which prevent lopping, topping or felling without the Council's consent. Details on which trees are specifically protected can be found on the Council's website.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia. The proposed development includes for 4No. phoenix

canariensis, and 2No. chamaerops humilis palms that the Applicant has previously planted together with a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

4.2.71 The Council will seek to ensure that appropriate measures are secured for the successful protection of trees, in line with good practice, where retained as part of development proposals. Developers will be expected to implement agreed measures in accordance with details approved through the planning process.

Comment:

The existing site was void of any landscaping, and the Applicant has disposed of the dog breeding paraphilia. The proposed development includes for 4No. phoenix canariensis, and 2No. chamaerops humilis palms that the Applicant has previously planted together with a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

EN16: POLLUTION AND WATER RESOURCES.

Development will only be permitted where it would not be damaging to the environment and sensitive receptors through land, noise or light pollution; where it would result in no deterioration in, or ideally enhance, ground and surface water quality; and where adequate water resources, sewerage and wastewater treatment infrastructure will be in place to support the proposed development prior to occupation.

Comment:

The development is classed as Minor, however, it includes the installation of a Sustainable Drainage System (SuDS) consisting of an 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings,

It is also proposed to collect any rainwater falling onto the new dwelling and retained Mobile Home will be collected in a 'Kingspan Klargestor Gamma' Rainwater Harvester Tank, Type GRW080, 3000 x 1180mm wide, 2,350 litre Direct System, which will pump water from the main storage tank into the dwelling storage system as shown on Drawing No. 24/SCOURS/05. The remaining rain will fall onto permeable hardstanding's. Any rainwater falling onto the proposed Cycle and Refuse/Recycling Bin Stores will be collected in water butts.

Proposals for development that are sensitive to the effects of noise or light pollution will only be permitted in areas where they will not be subject to high levels of such pollution, unless adequate mitigation measures are provided to minimise the impact of such pollution. Development will only be permitted on land affected by contamination where it is demonstrated that the contamination and land gas can be satisfactorily managed or remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment, human health, buildings and

the wider environment, during demolition and construction phases as well as during the future use of the site.

Comment:

The site is and has been in commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. This being the case, the animal noise pollution emitting constantly from the site has been illuminated by the Applicant. The Development would replace with normal acceptable noise by a residential use.

The Applicant has already removed 50 - 250mm of top soil and existing block and concrete hardstanding's, with this in mind it is presumed that there is no contaminated land present.

4.2.86 The effective protection of the environment is a key aspect of sustainable development, and reducing pollution is one of the core planning principles in the NPPF. This policy prevents harmful development, mitigates the impact of potentially polluting developments and ensures that developments and receptors that are sensitive to pollution are separated from sources of such pollution. Sensitive receptors can include particularly sensitive uses, as well as sensitive features such as source protection zones or groundwater aquifers.

Comment:

The site is and has been in commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. This being the case, the animal noise pollution emitting constantly from the site has been illuminated by the Applicant. The Development would replace with normal acceptable noise by a residential use.

The Applicant has already removed 50 - 250mm of top soil and existing block and concrete hardstanding's, with this in mind it is presumed that there is no contaminated land present.

4.2.87 Air quality is dealt with in Policy EN15, but there are other pollution issues in Reading, such as the fact that some ground and surface waters are experiencing a degree of pollution. It is therefore important to ensure that future development does not result in any further deterioration of water quality and, where possible, results in an improvement in overall quality to help to achieve 'good' status in line with the Water Framework Directive. In line with the predicted level of new development within Reading, it will be important to ensure that this does not place an undue burden on existing water resources or result in a deterioration in potential yield of surface and ground water resources. In order to improve the quality of life of those living and working within Reading, it is important to avoid any detrimental impact from development in the form of noise and light pollution.

Comment:

EN15 states:

Development should have regard to the need to improve air quality and reduce the effects of poor air quality.

i. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated. The following criteria should be taken into account:

- Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would worsen air quality;*

Comment:

The site has been in commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The previous activity would no doubt have been detrimental to air quality. The proposed development is surrounded by a mixture of existing development consisting of commercial to the north in regard to Reading Marine Chandlery. To the west and south, residential with regard to Riverside Park Homes, and to the east mixed development of Fairground Caravan Park. With this all in mind the development would not worsen air quality.

- Whether the development is within, or accessed via, an Air Quality Management Area;*

Comment:

The development does not lie within an Air Quality Management Area.

and

- Whether it can be demonstrated that a local worsening in air quality that would not detrimentally affect human health or the environment would be offset by an overall improvement in air quality, for instance through reduction in the need to travel.*

Comment:

The site has been in commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The previous activity would no doubt have been detrimental to air quality with the presents of animal odours consistent with the business. The proposed development is surrounded by a mixture of existing development consisting of commercial to the north in regard to Reading Marine Chandlery. To the west and south, residential with regard to Riverside Park Homes, and to the east mixed development of Fairground Caravan Park. With this all in mind the development would not worsen air quality.

ii. Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are

significant detrimental effects that cannot be mitigated, the application should be refused. lii. Where required, planning obligations will be used to secure contributions to measures to tackle poor air quality or for air quality monitoring.

Comment:

The site is and has been in commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. This being the case, the animal noise pollution emitting constantly from the site has been illuminated by the Applicant. The Development would replace with normal acceptable noise by a residential use.

The Applicant has already removed 50 – 250mm of top soil and existing block and concrete hardstanding's, with this in mind it is presumed that there is no contaminated land present.

4.2.89 The Council has a Contaminated Land Strategy (2011) in place which sets out how it intends to identify contaminated land across the Borough and remove the potential for significant harm. Addressing contamination on proposed development sites is therefore only part of a wider approach to the issue.

Comment:

The site is and has been occupied as a commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The Applicant has already removed 50 – 250mm of top Soil and existing hardstanding's, with this in mind it is presumed that there is no contaminated land present.

4.2.90 Exposure to high levels of noise can have a significant effect on human health. This policy deals with noise issues in general, whilst policy EN17 deals particularly with noise-generating equipment. It is worth noting that there is a Professional Practice Guide on Planning and Noise available which provides guidance on design of residential developments to take account of noise, and taking account of this from the early design stage will help to reduce noise effects on future residents.

Comment:

EN17 states:

Where noise generating equipment is proposed, the noise source specific level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor.

It is proposed to install 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.

4.2.91 The provision of adequate water, wastewater and sewerage infrastructure is critical, and needs to be in place prior to occupation. A Utilities Statement is required for all major development at application stage, and this will need to include the outcome of consultation with the sewerage undertaker. Where there is a capacity constraint and improvements in off-site infrastructure are not programmed, the developer should set out how the infrastructure improvements will be completed prior to occupation of the development. The use of private sewage disposal facilities within publicly sewered areas will only be acceptable if the applicant can demonstrate that the additional cost of connecting to the sewer would be unreasonable, connection is not practically feasible or the proposed private sewerage system would provide additional environmental benefits that would outweigh the potential environmental risks.

Comment:

The development is classed as Minor, however, it includes the installation of a Sustainable Drainage System (SuDS) consisting of an 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings, and a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Further water butts are to be provided to the downpipes of the Mobile Home. All remaining rainfall will enter sub-soil through permeable hardstanding's or soft landscaping.

EN18: FLOODING AND SUSTAINABLE DRAINAGE SYSTEMS.

Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test set out in the NPPF, and taking into account the effects of climate change. It will consider flooding from all sources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site. All major developments must incorporate sustainable drainage systems (SuDS) as appropriate and in line with the Government's Technical Standards. Smaller schemes are encouraged to incorporate SuDS, where possible. Runoff rates should aim to reflect greenfield conditions and, in any case, must be no greater than the existing conditions of the site. Schemes should ensure that the movement of water through vertical infiltration as well as horizontal run-off does not worsen contamination effects. Wherever possible, SuDS provision should maximise ecological benefits, link into the existing Green Network, incorporate tree planting and landscaping and avoid damage to existing significant trees, including through changes to the site hydrology. All new developments in areas of flood risk should give priority to SuDS.

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing

Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.2.97 A significant area of land within Reading is at risk of flooding, and this is expected to worsen with the effects of climate change. A Strategic Flood Risk Assessment (SFRA) has been undertaken for the Borough. This describes and analyses how the Borough is affected by flood risk and the nature of that risk. The flood plain plays an important role in protecting the built up area of Reading as it accommodates floodwater and reduces the risks of water levels rising and affecting properties in a wider area. This capacity shall not be reduced by development or the raising of land levels. The movement of water across the flood plain is also important, and obstructions to this will place a greater burden on other parts of the flood plain. Even away from the flood plain, inappropriate drainage schemes can exacerbate local flooding problems and increase the amount of water entering watercourses. This results in litter and contamination.

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

4.2.98 The National Planning Policy Framework directs development away from areas that are liable to flood, and states that proposals for development in areas of a medium and high risk of flooding need to be assessed against a sequential test and, if appropriate, an exceptions test. This has already been carried out for those sites allocated within this plan, and there is no need for this to be repeated unless the proposed use and/or flood risk vulnerability classification would differ from the allocation. Development should therefore comply with the requirements of the NPPF alongside this policy. Development proposals on sites greater than 1 hectare or that are in Flood Risk Zones 2 or 3 will need to be supported by the following, and, in doing so, will need to take account of the latest guidance on allowances for climate change (see below):

a) A flood risk assessment demonstrates that the most appropriate layout of development on site in terms of flood risk has been applied;

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing

Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

b) Demonstration that a sequential approach has been taken within the site, directing the most vulnerable uses to the areas of lowest flood risk;

c) Demonstration that resilient and resistant construction methods for managing residual risk and delivering an overall reduction in flood risk have been assessed;

d) The provision of space for flood water storage through the use of open space or areas above ground (where appropriate);

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

e) The raising of floor levels above flood levels, taking account of all forms of flooding (where appropriate);

Comment:

Both of the dwellings finished floor levels will be 600mm above the 1% Annual Probability (1 in 100) Flood Level with a 35% allowance for climate change.

f) Demonstration that flood risk is not increased elsewhere and where possible reduced;

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

g) Demonstration of safe access and egress to the development;

Comment:

The development includes the approval of a new access onto the site off Scours Lane. Scours Lane is a no-through adopted road. The Applicant has already constructed a new improved entrance onto Scours Lane together with on-site parking provisions and turning areas have been included within the design, all as shown on Drawing No's 24/SCOURS/09. A convex mirror will be installed onto the Fairground Caravan Park fencing immediately opposite to the new entrance to assist egress from the site.

And

h) Demonstration that all forms of flooding are taken into account including groundwater and surface water flooding.

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

4.2.99 The effects of flooding are expected to worsen with climate change, and this needs to be taken into account when considering development. The Environment Agency has produced guidance on the allowances for climate change to be taken into account for each river basin district. Reading falls within the Thames basin district. Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account. The SFRA models and maps allowances of 25%, 35% and 70%, which correspond to the upper end allowances for the Thames basin.

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

4.2.100 The SFRA also defines the extent of the functional floodplain within Reading. The 2017 SFRA, in describing how this has been approached, distinguishes between Flood Zone 3b 'Functional Floodplain' and Flood Zone 3b 'Developed'. For clarity, the final definition on the flood zone maps F4 in the SFRA incorporates both of these categories, and it is this combined area which should be considered as Flood Zone 3b for the purposes of applying policy.

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

4.2.101 The nature of Reading means that there are a significant number of sites in need of regeneration, generally containing vacant, derelict, low density or poor quality buildings, within areas of medium or high flood risk. Where the redevelopment of previously developed land at risk of flooding provides significant regeneration benefits, this will need to be considered in the context of the sequential and, if applicable, exceptions test.

Comment:

The site is and has been occupied as a commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The bungalow is of non-standard construction as is currently in a dilapidated condition. There are small areas of the site that lie in Flood Zone 3, should the site flood then the dwelling is vulnerable as the current finished floor level is of insufficient height above ground level to protect the dwelling from flooding.

4.2.103 Flood risk and other environmental damage can be mitigated by minimising changes in the volume and rate of surface runoff. Sustainable drainage systems can often be achieved at little to no additional cost and may actually decrease landscape maintenance expenses throughout the lifetime of a development. Virtually any new development should be able to deliver SuDS due to the wide variety of techniques available. SuDS can be very effective on brownfield sites, but care must be taken to reduce environmental damage from contaminated land. It is also possible to 'retrofit' SuDS for existing developments. SuDS provide opportunities to:

- *Reduce the causes and impacts of flooding;*
- *Guard against the effects of climate change;*
- *Enhance biodiversity;*
- *Improve water quality by removing pollutants from runoff;*
- *and*
- *Achieve green space, amenity, recreation and wildlife benefits through water management.*

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance. The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.2.104 Sustainable drainage systems aim to replicate natural drainage as closely as possible and minimise the impacts of development. In the first instance, schemes should consider the provision of SuDS through landscaping, with reference to Part D of the CIRIA SuDS manual, and in any case should consider the following:

- *Integration with existing landscape;*
- *Tree planting provision fed by groundwater runoff that functions effectively in place of attenuation tanks;*
- *Additional capacity to cater for future development;*
and
- *Techniques including, but not limited to, permeable pavements, swales, basins, rain gardens, green roofs, rainwater re-use, infiltration trenches, ponds and wetlands.*

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.2.105 Schemes for SuDS need to be careful to avoid resulting in contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should only dispose of clean roof water into clean, uncontaminated ground, should not be used for foul discharges or trade effluent, and may not be suitable within Source Protection Zone 1.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

The site is and has been occupied as a commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The Applicant has already removed 150mm of top soil and existing hardstanding's, with this in mind it is presumed that there is no contaminated land present.

4.3.106 The SuDS elements of the policy apply to major development. Small-scale developments will be encouraged to adopt elements of SuDS wherever practicable, including the provision of permeable surfaces within the site, e.g. on front gardens or car parking areas.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank and water butts will be installed to the downpipes of the Mobile Home and the Cycle and Refuse/Recycling Bin Stores. All other remaining rainfall will infiltrate the subsoil via permeable hardstanding's and soft landscaping in an effort to minimize any surface water run-off.

4.4 Housing.

H1: PROVISION OF HOUSING.

Provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 to 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 230 dwellings that cannot be provided within Reading will be met over the plan period.

4.4.1 There is a pressing need for additional housing in Reading and the surrounding area as identified in the Strategic Housing Market Assessment, which reported in February 2016. This study identified the Housing Market Areas within which the Berkshire authorities should work, and set out levels of housing need between 2013 and 2036.

Comment:

The site currently has a dilapidated 2 Bedroom Bungalow which is connected to the existing (sui generis) Commercial usage, if change of use is granted and the development approved, albeit small, an additional two residential homes would be provided, reducing the Borough's housing need.

4.4.2 The SHMA identifies Reading's share of the need is 699 homes per year, or a total of 16,077 between 2013 and 2036. The expectation in the NPPF is that local

planning authorities should meet their need unless they can demonstrate that doing so is not possible.

Comment:

The site currently has a dilapidated 2 Bedroom Bungalow which is connected to the existing (sui generis) Commercial usage, if change of use is granted and the development approved, albeit small, an additional two residential homes would be provided, reducing the Borough's housing need.

4.4.3 However, Reading is a very tightly defined urban area, and sites for new development are limited. The undeveloped land that does exist is mainly either in the functional floodplain or is important public open space. Provision of new housing therefore involves a heavy reliance on previously developed land, and the supply of such sites constrains the amount of housing that can be delivered in the Borough. The Council therefore needs to set targets for housing provision that are capable of being met.

Comment:

The site currently has a dilapidated 2 Bedroom Bungalow which is connected to the existing (sui generis) Commercial usage, if change of use is granted and the development approved, albeit small, an additional two residential homes would be provided, reducing the Borough's housing need.

4.4.4 It is considered that of the 16,077 homes needed, 15,847 can be delivered in Reading Borough, which equates to 689 dwellings per annum.

Total need for Reading Borough 2013-36	16,077 homes
<i>Minus completed 2013-2019</i>	<i>4,202 homes</i>
<i>Minus permitted or resolution to grant (>10 dwellings) at 31st March 2019⁷⁴</i>	<i>4,696 homes</i>
<i>Minus allowance for small site (<10 dwellings) windfalls at 127 per year 2019-2036</i>	<i>2,159 homes</i>
Remainder not already identified	5,020 homes
Identified in Local Plan	4,790 homes
Shortfall to be accommodated elsewhere in HMA	230 homes

4.4.6 Delivering the level of housing set out in policy H1 will mean that there is a shortfall of 230 dwellings when considered against Reading's need.

Comment:

The site currently has a dilapidated 2 Bedroom Bungalow which is connected to the existing (sui generis) Commercial usage, if change of use is granted and the development approved, albeit small, an additional two residential homes would be provided, reducing the Borough's housing need.

H2: DENSITY AND MIX.

The appropriate density of residential development will be informed by:

- *the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;*

Comment:

The site has Commercial (sui generis) usage, with planning permission for a detached 2 Bedroom Bungalow in connection with that business, approved by Reading Borough Council on 16th January 1981 under Planning Application 901082. The majority of the remaining neighbourhood consists of a mix of residential and commercial properties. To the north lies Reading Marine Chandlery and other commercial enterprises and a first floor flat, to the south lies Riverside Park Homes development currently owned by Wyldecrest Parks which also has commercial outlets such as Cameo Carpets and Thames Canoe Hire. Opposite the site is the recently approved Fairground Caravan Park consisting of mixed use (sui generis use Class) of the land as a caravan site (the stationing of caravans for human habitation) and various commercial activities.

There are no known nearby heritage assets or important landscape or townscape areas that would be impacted by the development.

- *its current and future level of accessibility by walking, cycling and public transport;*

Comment:

The site is within 1 minutes' walk of the River Thames towpath offering the opportunity to experience the local environment on foot. Facilities are proposed to accommodate cycles on site enabling occupiers to benefit from cycling, and the development is close to a regular bus service and mainline railway station.

- *the need to achieve high quality design;*

Comment:

The proposal would take precedent over the neighbouring commercial and residential buildings, and in our view, this would be deemed acceptable following policy guidance.

- *the need to maximise the efficiency of land use;*

Comment:

The site currently has Commercial (sui generis) usage and was previously trading as a dog breeding and grooming business having numerous structures and other paraphernalia which has already been disposed of by the Applicant. It is proposed to demolish the dilapidated non-standard bungalow and to erect a Detached Chalet Style 4 Bedroom Dwelling and to retain a 2 Bedroom 'Regent Kensington' Luxury Mobile already installed by the Applicant to maximise the efficiency of land use.

and

- *the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.*

Comment:

The site is within close proximity to Norcot Scours stretch of the River Thames and would have previously impacted on the local environment due to the site being a Commercial (sui generis) premises trading with emphasis for dog breeding and grooming having structures and other paraphernalia. It is therefore assumed that the site had no previous biodiversity. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements incorporating the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 as part of the development which will benefit the local environment.

H5: STANDARDS FOR NEW HOUSING.

New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally described space standard.

Comment:

Standards met.

b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations.

Comment:

Standard met.

c. All major new-build residential development should be designed to achieve zero carbon homes.

Comment:

The development is not classed as major. However, the development seeks to achieve as low a zero carbon.

d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.

Comment:

Standard met.

e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).

f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as

defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.

Comment:

Building Regulation M4(3) met.

4.4.38 These 'optional' standards can only apply where a policy is included in a Local Plan. This policy therefore applies those standards in Reading Borough. It should be noted that the standards are only 'optional' for the local planning authority to apply in their areas, but that once applied, compliance in line with the policy is compulsory. Conditions will be applied to relevant planning permissions to ensure compliance with the policy. For water efficiency and accessibility, the standards will be applied through the Building Regulations. Planning conditions may be required to secure compliance. Where references to the Building Regulations in the policy change, the requirement shall be taken to refer to the most up-to-date standard. Housing in the centre will also need to consider the requirements of policy CR6. These standards apply to residential uses in the C3 use class only.

Comment:

'Optional' Standards met.

Internal space.

4.4.41 Ensuring sufficient levels of internal space is essential to the quality of life of residents of the Borough, which is a key element of the vision for the Borough. The Council is concerned that a great deal of development has now taken place under permitted development rights that provides inadequate internal space. This cannot be controlled, but, where it is possible to do so, it is important to ensure that there is as much housing with adequate internal space as possible. However, it is considered that there is a distinction between what counts as adequate internal space within the centre of Reading and elsewhere. The expectations of those choosing to live in the centre of Reading, in terms of both internal and external space, as well as issues such as noise, tend to be different to those in other parts of the Borough. In addition, in central Reading, applying the space standard could have the effect of reducing the ability of the area to make its expected portion of the housing need, as many existing developments, including some that are well-regarded, would not have gone ahead in their current form were the space standard in force.

Comment:

Standards met.

4.4.42 However, even where it does not apply, the nationally prescribed space standard offers a useful point of reference and a good basis for design of new developments. The standard as at March 2015 is set out below, and requires that:
a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Figure 4.7 below;

Figure 4.7: Minimum gross internal floor areas and storage (sq m)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Comment:

Standard met.

b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom;

Comment:

Standard met.

c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5 m² and is at least 2.15m wide;

Comment:

Standard met.

d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5 m²;

Comment:

Standard met.

e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide;

Comment:

Standard met.

f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1 m² within the Gross Internal Area);

Comment:

Standard met.

g. any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all;

Comment:

Standard met.

h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72 m² in a double bedroom and 0.36 m² in a single bedroom counts towards the built-in storage requirement;

Comment:

Standard met.

i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Comment:

Standard met.

Water efficiency.

4.4.44 In terms of water efficiency, there is a clear need to ensure that the highest possible standards are in place, particularly given the likely effects of climate change. The Thames Water area is classed as a 'water-stressed area' by the Environment Agency, and the Thames River Basin Management Plan stresses the importance of demand management in the area. For clarity, the tighter water efficiency standard referred to here and set out in the Building Regulations is 110 litres per person per day.

Comment: It is proposed to collect any rainwater falling onto the new dwelling and retained Mobile Home will be collected in a 'Kingspan Klargester Gamma' Rainwater Harvester Tank, Type GRW080, 3000 x 1180mm wide, 2,350 litre Direct System, which will pump water from the main storage tank into the dwelling storage system as shown on Drawing No. 24/SCOURS/05. The remaining rain will fall onto permeable hardstanding's. Any rainwater falling onto the proposed Cycle and Refuse/Recycling Bin Stores will be collected in water butts.

Emissions.

4.4.45 Reading's Climate Change Strategy (Reading Means Business on Climate Change 2013-2020) sets challenging targets for tackling the Borough's contribution to climate change, and aims to reduce Reading's carbon footprint by 34% by 2020 in comparison to 2005 levels. One of the Strategy's strategic principles is that buildings in Reading should be built to high standards of energy efficiency incorporating on-site renewable energy where possible. Given the scale of residential development in Reading up to 2036, achieving the aims of the Climate Change Strategy will not be possible without that development having a minimal impact on carbon emissions.

Comment:

Refer to the submitted Sustainable Development and Energy Statements.

4.4.46 Therefore, the requirement will be that major new housing is built to zero carbon homes standard. A revised Sustainable Design and Construction SPD to be produced in 2019 will contain more detail on achieving this requirement, but in

general, where homes are not designed to be carbon neutral, this will mean as a minimum a 35% improvement in the dwelling emission rate over the 2013 Building Regulations plus a contribution of £1,800 per tonne towards carbon offsetting within Reading (calculated as £60 per tonne over a 30 year period). Where it is proposed to meet the zero carbon homes requirement in another way, clear evidence should be provided to demonstrate how it will be achieved at planning application stage. Zero carbon homes is an achievable standard that, until recently, was intended to be a national requirement in the Building Regulations. All other housing should be built to a level equivalent to the emissions requirement of former Code for Sustainable Homes Level 4, which is a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations. Where the 19% reduction in carbon dioxide emissions cannot be achieved on site, an offset may be possible through planning contributions. Further guidance on such an off-set will follow the Local Plan.

Comment: Item 4.4.46 relates to major new developments that are required to achieve zero carbon standards. As a minor development it is not required to achieve zero carbon, regardless, the development to achieve zero carbon standards. Refer to the Sustainable Development Statement submitted with the application.

Car and Cycle Parking and Electric Vehicle Charging.

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING.

Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. Development should make the following provision for electric vehicle charging points:

- *All new houses with dedicated off-street parking should provide charging points;*

Comment: It is proposed as part of the development, to provide an electric vehicle charging point refer to Drawing No. 24/SCOURS/06.

4.5.23 Ensuring the appropriate level of car parking in new developments involves striking a careful balance. On the one hand, it is important that enough parking is provided so that there is not a knock-on effect on the safety and function of the highway and public transport network through on-street parking. On the other hand, an over-provision of car parking, particularly at places of work, can lead to less sustainable travel choices.

Comment: It is proposed to provide 3 vehicle and 2 cycle parking spaces which achieves the appropriate level of parking, refer to Drawing No. 24/SCORS/06.

4.5.24 The Council has produced a Parking Standards and Design Supplementary Planning Document (SPD), which includes different standards in four different zones according to the accessibility of those zones. The SPD also sets out requirements for cycle parking. The document is available on the Council's website. It will continue to apply, until such time as it is superseded by any more up-to-date version.

	Residential Parking Provision			
	Zone 1	Zone 2	Zone 3	Zone 4
Residential				
C3 Retirement Home with Warden (spaces per individual units)	0.5 + 1 space on site for staff	1 + 1 space on site for staff	1 + 1 space on site for staff	1 + 1 space on site for staff
C3 Dwelling Flat 1-2 bed	0.5	1	1.5	1.5
C3 Dwelling Flat 3+ bed	1	1.5	2	2
C3 Dwelling House 1 bed	0.5	1	1	1
C3 Dwelling House 2 bed	1	1	1.5	2
C3 Dwelling House 3 bed	1	2	2	2
C3 Dwelling House 4+ bed	2	2	2	3
Visitor Parking	0	1 space per 10 dwellings (Flats only)	1 space per 4 dwellings (Flats only)	1 space per 4 dwellings (Flats only)
Houses in Multiple Occupation (HMOs)	0.25 per bedroom**	0.25 per bedroom**	0.25 per bedroom**	0.25 per bedroom**

Comment: The site lies within Zone 4, it is therefore proposed to provide 3 vehicle and 2 cycle parking spaces as set out in the above table from the Parking Standards and Design Supplementary Planning Document, which achieves the appropriate level of parking.

4.5.25 Reading has local air quality issues linked to traffic and congestion, which are highlighted in reference to policy EN15 on air quality. Increased use of low-emissions vehicles would make a major contribution to tackling this issue, as well as helping to tackle carbon emissions. However, one of the main barriers to increased use of low-emissions vehicles is the lack of supporting infrastructure. Therefore, new development should make adequate provision for electric vehicle charging points. Where a house has its own off-street parking, this can be a relatively simple design measure factored into the construction, and should generally be achievable in all cases. Elsewhere, where at least 10 spaces are provided, 10% of spaces should contain active charging points.

Comment:

The proposed development includes the provision of 3 vehicle and 2 cycle parking spaces, and an electric vehicle charging point, which meets the standard.

7 West Reading and Tilehurst.

7.2.7 There are a number of important heritage assets, including four conservation areas and a historic park, which will be conserved. West Reading also has substantial biodiversity interest, with a network of woodlands threaded through the urban area, which would benefit from being better linked together, as well as the biodiversity importance of the Thames, Kennet, Holy Brook and their surrounds including the Kennet Meadows. Most of the same areas also have considerable landscape significance, due to the topography of the area. In a wider sense, the North Wessex Downs AONB is close to the Borough boundary to the west, whilst the Chilterns AONB is on the other side of the Thames, and West Reading has a number

of locations with clear views into and from the Chilterns AONB in particular. Development should preserve these features, and where appropriate and possible, enhance them.

Comment:

The site lies south of the Chilterns AONB which is on the other side of the Thames as shown on the map hereafter:



7.3.18 Applications for developments will need to be considered against policies in the plan, in particular whether it would adversely impact the likelihood of meeting Reading's identified development needs.

i) Mitigation measures can be put in place to prevent damaging impacts.

or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

Comments: The Applicant is prepared to negotiate compensation in relation to the impact on Chilterns AONB.

5.2 Sustainable Design and Construction Supplementary Planning Document (SPD) states:

As a result of increasing atmospheric concentrations of carbon dioxide and other greenhouse gases from the burning of fossil fuels and land use changes, the Earth's climate is changing and is expected to continue to change over this century and beyond.

1.2 The Earth's cities are becoming the dominant population centres. The Reading urban area hosts approximately 4% of the UK population. The design and construction of the built environment is highly significant in the determining impact that the residents of Reading will have on the local and global environment.

1.3 Reading Borough Council has declared a Climate Emergency, and set out its commitment to working to achieve a carbon neutral Reading by 2030. We also need to consider carefully how Reading adapts to a changing climate, the impact that its

built space has on its own natural resources and habitats as well as pollution of its ground, water and air.

1.4 The National Planning Policy Framework (NPPF, February 2019) states in Paragraph 148: “The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.

1.5 The Reading Borough Local Plan was adopted in November 2019, and this responds to the Climate Emergency by setting out ambitious but achievable standards for sustainable design and construction. It is vital that residential and non-residential schemes are built in a way that minimises their use of energy and harmful emissions, reducing and mitigating other environment impacts.

1.6 Everyone has a role to play in achieving the objectives of minimising pollution. This includes reducing carbon dioxide emissions, other greenhouse gases and ensuring our lifestyles are as sustainable as possible. The design of the built environment has a significant role to play in the impact that individuals have.

1.7 There is a clear role, and indeed expectation, within national and local planning policy for planning to contribute towards achieving environmental objectives.

1.8 This Supplementary Planning Document (SPD) therefore explains planning requirements with regard to energy, climate change, water management and waste reduction. It is intended to supplement the policies of the Local Plan, particularly:

- CC2: Sustainable Design and Construction.*
- CC3: Adaptation to Climate Change.*
- CC4: Decentralised Energy.*
- CC5: Waste Minimisation and Storage.*
- EN18: Flooding and Drainage.*
- H5: Housing Standards Reading Borough Council’s sustainability aims.*

Comment:

Comments are provided for all of the above policies hereafter in this document and referred to in the submitted Sustainable Design and Construction, Energy, and Sustainable Development Statements.

1.9 Reading Borough Council is committed to working with the local community and businesses to respond to the challenges of climate change by reducing greenhouse gas emissions and preparing for the changes that climate change will bring.

1.10 Reading’s existing Climate Change Strategy, entitled ‘Reading Means Business on Climate Change – Reading’s Climate Change Strategy 2013 – 2020’ set a target of reducing the Borough’s carbon footprint in 2020 by 34% compared with 2005 levels. This aim has been achieved, with CO2 emissions in the Borough falling by 41% since 2005, within the top 5% of authorities in Great Britain. Reading is also a signatory to UK100 ‘aiming to have 100% clean energy by 2050’.

1.11 However, it is recognised that much more needs to be done at all levels, and in February 2019 the Council declared a Climate Emergency. As part of this, the

Council committed to playing a full role in the aim of achieving a carbon neutral Reading by 2030. However, it recognises that this aim can only be fully achieved with policy changes from local government.

1.12 In response to the Climate Emergency, a new Climate Change Strategy is in preparation through partnership working across the Borough, to set out the local actions to help achieve a carbon neutral Reading. These local actions will include implementing the measures in the Local Plan to significantly improve the environmental performance of new development. However, this is only part of the picture, and there will need to be actions cutting across all aspects of the work of the Council and its partners.

Comment:

Comments are provided for all of the above policies hereafter in this document and referred to in the submitted Sustainable Design and Construction, Energy, and Sustainable Development Statements.

Aim of this SPD.

1.13 This SPD is intended to guide developers and decision-makers on the implementation of key sustainability policies set out in the Reading Local Plan, namely CC2-CC5, EN18 and H5. It will be a material consideration in the determination of planning applications.

1.14 This document also brings together relevant national guidance. It provides practical advice on forms of sustainable design and construction, as well as waste minimisation that will meet these policy requirements. It also details how policies will be applied. This should assist applicants in ensuring that the relevant information is submitted at the appropriate stage of the application and development process.
Context within Reading Borough.

1.15 Reading's vision is to be a dynamic and inclusive community of the 21st Century and an internationally recognised economic centre. The town as a whole will be clean and healthy, with a strongly sustainable approach to development including innovative approaches to energy provision.

1.16 Reading is an area of high growth and high demand for development. The Reading Local Plan proposes a significant amount of new development but on the basis that it is sustainable and that it mitigates any impacts, including additional CO2 emissions arising from such development. Achieving high standards of sustainable design and construction is therefore an essential component of new development in the Borough.

Comment:

Comments are provided for all of the above policies hereafter in this document and referred to in the submitted Sustainable Design and Construction, Energy, and Sustainable Development Statements.

2. Policy Background.

National Planning Policy Framework and recent changes to national policy.

2.1 National planning policy has changed significantly since the previous version of the Council's Sustainable Design and Construction SPD. The Secretary of State for Communities and Local Government used a Ministerial Statement in March 2015

that changed and rationalised the way planning policies should seek specific standards in new housing. It removed the Code for Sustainable Homes and introduced new additional optional Building Regulations on water and access, and a new national space standard.

2.2 A revised National Planning Policy Framework (NPPF)², incorporating the content of the Ministerial Statement, was published in July 2018 along with an accompanying Government response to consultation on the draft version. The revised NPPF continues a commitment that Local Plans will support the transition to a low carbon future by planning for new development which reduces greenhouse gases.

2.3 The Government's Response to the Draft Revised NPPF consultation states⁴: "To clarify, the Framework does not prevent local authorities from using their existing powers under the Planning and Energy Act 2008 or other legislation where applicable to set higher ambition. In particular, local authorities are not restricted in their ability to require energy efficiency standards above Building Regulations. The Government remains committed to delivering the clean growth mission to halve the energy usage of new buildings by 2030." (pp 48).

2.4 The most recent version of the NPPF⁵ was produced in February 2019. It gives increasing emphasis and weight to addressing sustainability, carbon reduction, climate change and waste reduction. The NPPF states that the planning system plays an important environmental role by helping to use natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including through moving to a low carbon economy.

2.5 Paragraphs 148 to 165 detail measures that local planning authorities should take to support a move to a low carbon future. These include planning for new development in locations and ways which reduce greenhouse gas emissions and actively supporting energy use reduction and energy efficiency improvements to existing buildings. In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable;*

and

- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.*

2.6 To help increase the use and supply of renewable and low carbon energy, local planning authorities should have a positive strategy to promote energy from renewable and low carbon sources. Policies should be designed to maximise renewable and low carbon energy development, while ensuring that adverse impacts (including visual impacts) are addressed satisfactorily.

Comment:

Refer to the submitted Energy Statement.

2.7 When determining planning applications, local planning authorities should not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy. Local planning authorities should approve applications where impacts are or can be made acceptable.

Comment:

Refer to the submitted Energy Statement.

2.8 National planning policy reflects the Climate Change Act 2008 which sets legally binding reduction targets for greenhouse gas emissions (at least 34% by 2020 and at least 80% by 2050). The Climate Change Act 2008 (2050 Target Amendment) Order 2019 subsequently committed the UK to a reduction of 100% by 2050. Planning Practice Guidance.

Comment:

Refer to the submitted Energy Statement.

2.9 The Government's planning guidance on renewable and low carbon energy identifies specific planning considerations:

- *Local planning authorities are responsible for renewable or low carbon energy development of 50 megawatts or less installed capacity.*
- *Microgeneration is often permitted development and therefore may not require planning permission.*
- *Although the NPPF explains that communities must increase the use and supply of low carbon energy, this does not mean that the need for this development overrides environmental protections and the planning concerns of local residents.*
- *Local planning authorities should consider:*
 - *A range of technologies and the policies needed to encourage their development in the right places;*
 - *The falling costs of these technologies, increasing their attractiveness;*
 - *The impacts of different technologies on the places in which they would be located;**and*
 - *There is no specific quota of renewable and low carbon energy that must be delivered by the Local Plan.*
- *Local planning authorities may wish to establish policies which give positive weight to those projects led by the local community.*
- *Particular renewable energy technologies have different site considerations. For example:*
 - *For biomass, appropriate transport links;*
 - *For hydro-electric power, sources of water;*
 - *For wind turbines, predicted wind resource.*
- *Cumulative impacts of development require particular attention, for example that of wind turbines or solar farms on landscape and local amenity. Protecting local amenity should be given proper weight in planning decisions.*

Comment:

Refer to the submitted Energy Statement.

2.10 The suitability of particular sites should be considered in terms of their ability to provide local clean energy. This should consider national grid constraints, transmission losses and other environmental and technical constraints. Local energy is always preferred over remotely generated energy. Reading Climate Change Strategy.

2.11 Reading's existing Climate Change Strategy 2013 – 2020, "Reading Means Business on Climate Change"⁸ set a target of reducing the carbon footprint of the Borough by 34% in 2020 compared with levels in 2005. This required a reduction of around 7% annually. Of the strategic priorities identified, the following are relevant to planning policy:

- *Energy supply – reduce electricity consumption, develop heat supply networks to deliver low carbon heat in Reading and increase the amount of energy generated locally using renewable technologies;*

Comment:

Refer to the submitted Energy Statement.

- *Low carbon development – buildings in Reading to be built to high standards of energy efficiency incorporating on-site renewable energy where possible, retrofit energy efficiency measures into Reading's buildings, minimise the 'embodied carbon' incorporated in construction projects and continue to develop planning policies that support the reduction of greenhouse gas emissions directly and indirectly from the Borough and reduce the risks of climate change to the communities of Reading;*

Comment:

Refer to the submitted Energy Statement.

- *Natural environment – improve the quality and connectivity of natural habitats;*

Comment:

The site is within close proximity to Norcot Scours stretch of the River Thames and would have previously impacted on the local environment due to the site being a Commercial (sui generis) premises trading with emphasis for dog breeding and grooming having structures and other paraphernalia. It is therefore assumed that the site had no previous biodiversity. The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements such as 1No. Bat and 1No. Bird boxes as part of the development which will benefit the local environment.

- *Water supply and flooding – Manage demand for and supply of water to reduce the expected impact of water shortages on consumers and on wildlife and reduce the risk of damage due to flooding;*

Comment:

The site and surrounding neighbourhood is served by a Private water supply via a Borehole. It is understood that the supply is compliant with the Private Water Supplies Regulations 2009:

- Protect water from contamination – The water supply is protected from contamination by animals or other pollutants washing down from upstream.
- Water treatment – A water treatment programme is in place to maintain water quality and safety.
- Water testing - Water testing is carried out regularly to ensure water quality is maintained to an acceptable standard.
- Disinfection – The supply is kept clean and disinfected prior to use.
- Water storage and distribution – The supply is stored and distributed correctly to avoid contamination.

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA). It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

- *Transport – develop a transport infrastructure which supports more low carbon travel options for people in Reading and encourage non-car travel for all sectors of the population;*

Comment:

Included as part of the proposed development facilities are intended to be provide for the parking and storage of 2No. cycles to encourage non-car travel. The development also benefits from local amenities and places of interest, and is within 1 minutes' walk from the Thames Towpath, other amenities are such as:

Amenities/Places of Interest.	Distance from the development (kilometres).
Tesco.	0.48
Atrium Health Club.	0.48
Waitrose.	0.64
KFC.	0.64
Oxford Road Recreation Ground.	0.80
Medical Clinic.	1.13
McIlroy Park.	1.29
Oxford Road Pharmacy.	1.93
Prospect Park.	2.57
Tilehurst Railway Station.	2.57

ASDA.	2.90
Cotswold Sports Centre.	3.22
Rivermead Leisure Complex and Gym.	3.22
Royal Berkshire Hospital.	6.44
M4 Motorway.	6.44
Further amenities are to be found in Tilehurst or Reading Town centres.	

And

- *Purchasing, supply and consumption – reduce waste by supporting the re-use and repair of products and materials.*

Comment:

The Applicant is the owner of his construction company and will manage the development construction phase and the re-use of waste materials.

2.12 A new version of the Climate Change Strategy is in production to respond to the Climate Emergency and to set out local measures to help achieve the aim of a carbon neutral Reading by 2030. Planning policies will be part of a wide-ranging package of ambitious local measures that make up that strategy. Reading Borough Local Plan.

Comment:

Refer to the Sustainable Development and Energy Statements.

2.13 The Reading Borough Local Plan was adopted on 4th November 2019. One of the main objectives of the new Local Plan is to ensure new development and existing areas are sustainable, including reducing its effects on and adapting to climate change. The Local Plan requires development to both adapt to a changing climate and mitigate the worsening effects of climate change.

2.14 The following policies are the main policies supplemented by this document (full policy text is included in Appendix 3):

- *CC2: Sustainable Design and Construction This policy seeks improved sustainability performance of buildings by setting out BREEAM requirements for non-residential developments conversions to residential. It also sets out the general principles of sustainability in new development that applies to both residential and non-residential uses. Requiring the specified BREEAM levels will significantly contribute to achieving Reading's emissions targets, as well as mitigating the effects of climate change.*

Comment:

Refer to the submitted Planning, Design and Access and Sustainable Development Statements.

- *CC3: Adaptation to Climate Change This identifies measures including building orientation, shading, heating, ventilation, green or brown roofs and walls, planting and surface water run-off to deal with the effects of climate change. Where these measures are not appropriately incorporated, planners will consider whether or not this is a reason for refusal. This policy will ensure that development within the Borough is resilient in the face of climate change.*

Comment:

Refer to the submitted Planning, Design and Access, Energy and Sustainable Development Statements.

- *CC4: Decentralised Energy This policy requires developers to consider inclusion of decentralised energy infrastructure, increasing the amount of decentralised energy provision in the Borough. This will help to achieve a shift to sustainable energy consumption and production and covers a wide range of technologies that reduce dependence on a centralised network or grid.*

Comment:

This is a minor development and is unable to support the inclusion of decentralised energy provision.

- *CC5: Waste Minimisation and Storage This policy requires developers to identify measures to minimise the generation of waste and to handle waste appropriately during the lifetime of a development. It will help to achieve the aims of the Council's Waste Minimisation Strategy, as well as to comply with national policy, such as the Landfill Directive10.*

Comment:

Refer to the submitted Refuse and Recycling Management Statement.

- *EN18: Flooding and Sustainable Drainage Systems This policy directs development away from areas that are liable to flood. In areas of lower risk, development may move forward if it passes the exception test in the NPPF. It also requires major developments to incorporate Sustainable Drainage Systems (SuDS). This policy will help to protect people and property from flooding.*

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

The development includes the installation of a Sustainable Drainage System (SuDS) consisting of an 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings, together with a 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

- *H5: 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:

Refer to the Sustainable Development and Energy Statements.

2.15 The following policies provide further guidance to sustainable design and construction, but are not directly supplemented by this document:

- *CC1: Presumption in Favour of Sustainable Development This policy ensures that planning decisions are taken in line with the Government's presumption in favour of sustainable development as articulated in the NPPF. It ensures that a positive approach is taken when considering development proposals in order to improve the economic, social and environmental conditions in the area.*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *CC9: Securing Infrastructure This policy ensures that development proposals mitigate all relevant impacts on local infrastructure in order to ensure that they are sustainable. It will help to ensure that infrastructure, services and facilities are delivered according to the priorities stated in the policy.*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *EN16: Pollution and Water Resources This policy prevents harmful development and mitigates the impacts of potentially polluting developments. It will ensure that damage to Reading's environment is avoided.*

Comment:

The site is and has been occupied as a commercial use since 1948 operating originally under Mackoran Boarding Kennels historically used for dog/cat boarding and rescue, more recently as 'Cosy Kennels' with emphasis for dog breeding and grooming. Approval was given by Reading Borough Council to erect a detached 2 Bedroom Bungalow in 1981. The Applicant has already removed 150mm of top soil and existing hardstanding's, with this in mind it is presumed that there is no contaminated land present. With this in mind, the change of use from commercial (sui generis) to residential will have less of an environmental impact on the neighbourhood.

2.16 Applicants will be expected to adapt design and construction in order to make sustainability measures viable. If compliance cannot be achieved, applicants will need to demonstrate why not and will be expected to install the proportion of measures that are viable. Applicants must demonstrate that all options have been explored. In many cases, whole-life considerations may justify capital costs at the

time of construction. For example, installation of energy-efficient technologies will likely decrease the electricity and gas costs for users over the lifetime of the development. It is recognised that, in some cases, for instance retail developments, the wholelife considerations may partly depend on the occupant, and may not be fully clear at application stage.

Comment:

Refer to the Sustainable Development Statement submitted with the application.

3. Submission Requirements.

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.

Comment:

Every effort has been made to meet all of the requirements within Reading Borough's Local Plan/Sustainable Design and Construction Supplementary Planning Document.

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.

Comment:

Refer to the submitted Energy Statement.

3.3 Sustainability Statements typically require the developer to consider all aspects of development form which can contribute to securing high standards of sustainable development from the outset, including but not limited to:

- *Energy efficiency and carbon emissions of the building;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Water conservation;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Flood risk and drainage strategy;*

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. The design takes into account climate change by increasing the Annual Probability (1 in 100) Flood Level with a 35% allowance.

The development includes the installation of a Sustainable Drainage System (SuDS) consisting of an 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings, together with a 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home. All hardstanding's are to be of a permeable construction restricting any surface water run-off.

- *Community impacts;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Transport;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Health and Wellbeing including day-lighting analysis and thermal comfort;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Material usage, wastage, responsible sourcing and environmental impact, including embodied carbon;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Pollution issues, low NOx, low global warming potential (GWP), reducing need for mechanical cooling;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

- *Ecological aspects to enhance the proposed developments for flora and fauna;*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

and

- *Best practice management of the site.*

Comment:

Refer to the Sustainable Development Statement submitted with the application.

3.4 Energy Statements demonstrate how the energy related aspects of the proposed development actually meets the requirements of local planning policy and BREEAM energy and emissions standards. An energy statement would typically include the following information:

- *Energy efficiency of the building;*
- *Baseline annual predicted energy demand of the development (regulated and unregulated);*
- *Baseline annual predicted carbon emissions of the development (regulated and unregulated), the Target Emission Rate (TER);*
- *The contribution of each proposed renewable energy technology;*
- *Cost information of technically feasible low or zero carbon renewable technologies, including additional insulation, low carbon decentralised energy, heat pumps etc;*
- *Feasibility of district or community heating;*
- *Summary of the benefits of various energy technologies;*
- *The total estimated reduction in the development's baseline carbon and/or energy emissions.*

Comment:

Refer to the Energy and Sustainable Development Statements submitted with the application.

Additional information:

- *Applications for change of use may fall to be considered as refurbishment depending on the level of internal alterations proposed. The appropriate approach with regards to sustainability will be considered on a case by case basis.*

3.5 Applications affecting some heritage assets may have difficulty achieving the required standard.

Comment:

The development does not affect any heritage sites, listed buildings, scheduled ancient monuments and buildings in a conservation area.

Residential Development.

3.9 For residential development of ten dwellings or more, the Local Plan requires 'Zero Carbon' development, unless it can be clearly demonstrated that this would render a development unviable. Zero carbon homes is an achievable standard that, until recently, was intended to be a national requirement in the Building Regulations. It is required through planning policy for major residential new build development, and the viability of this approach was tested through the Local Plan and was not

found to place an unreasonable burden on development. The paragraphs below describe the requirements in more detail.

Comment:

This application does not need to meet the required Zero Carbon home as stated in Item 3.9, refer to the Sustainable Development Statement submitted with the application.

3.10 New build housing on sites less than 10 dwellings will achieve at a minimum a 19% improvement in regulated emissions over the target emission rate, as defined in the 2013 Building Regulations unless it can be clearly demonstrated that this would render a development unviable.

Comment:

Standard met.

3.13 The approach means that in most cases, the assessment required to satisfy Part L of the Building Regulations will need to be carried out at the application stage, rather than afterwards. The financial contributions towards carbon offsetting will be secured through a S106 agreement. In order to account for the performance gap between a building as designed and as occupied, the as-built SAP assessment for major developments will need to be carried out after occupation. As a baseline, the Section 106 agreement will usually require submission of the as-built assessment at the latest six months after first occupation, unless a different timescale is agreed with the Council to reflect the characteristics of the development. This assessment will inform the final contribution due.

3.14 Contributions will be ring-fenced for projects which deliver a carbon saving in Reading, including energy-efficiency improvements or renewables projects. The carbon saving will need to be at least equivalent to the amount of carbon offset via the financial contributions. The Council will keep the projects that will benefit under review, as the relative carbon savings and value for money may change over time. It is not for this SPD to specify exactly which projects will benefit. However, an initial list of possibilities would include (but is not limited to):

- *Upgrading and retrofitting of existing housing;*
- *Home visits for energy saving advice that leads to installation of energy efficiency saving measures;*
- *Installation of heat pump based heating system where carbon emission savings can be demonstrated;*
- *Generating and supporting renewable and low carbon energy and heat projects;*
- *Provision of grants for renewable energy and energy efficiency;*
- *Energy projects for community buildings, e.g. solar panels; Installation of electric vehicle charging infrastructure;*
and
- *Tree planting and greening measures.*

Comment:

Refer to the Energy and Sustainable Development Statements together with Item 4.9 Landscape Planting and Mitigation Schedule.

3.16 The policy position is that off-site carbon offsetting will be in the form of a financial contribution. Any proposals to diverge from the policy and offset the remaining carbon through non-financial means, for instance through off-site renewable energy, will need to be clearly justified at application stage in terms of how much carbon it would offset, and must be over and above measures that would have been taken in any case or to comply with other policies.

Comment:

The Applicant is considering applying for a grant contribution.

Submission with a formal planning application (including outline applications).

Pre-assessment estimator.

3.28 At the formal planning application stage, the LPA needs to be confident and have the evidence to demonstrate that any proposal being approved can actually meet the policy requirements of the Local Plan. As at the pre-application stage, a pre-assessment estimator is the recommended approach for all sizes of applications to accord with policies CC2 and H5 of the Local Plan. Again, where an applicant for minor development does not feel they would be in a position to submit a pre-assessment estimator or as-proposed SAP assessment, it would be the applicant's responsibility to provide alternative information to the LPA, in order to ensure that the LPA is confident that the requirements of CC2 and H5 can be met. Sustainability Statement at application stage.

3.29 For major applications, a Sustainability Statement based on a sustainability checklist should be submitted at the submission stage. Where no Sustainability Statement was submitted at the preapplication stage, it should still be submitted at the submission stage. Applicants should note that where a Sustainability Statement is produced only at the submission stage, it will be substantially harder to demonstrate that relevant sustainability measures have been incorporated into the design from the outset, given that by the time an application reaches formal submission stage, considerable work has often already gone into the design of the application stage.

Comment:

The Development is classed as Minor, however, a Sustainable Development Statement has been submitted with the application.

Energy Statement at application stage.

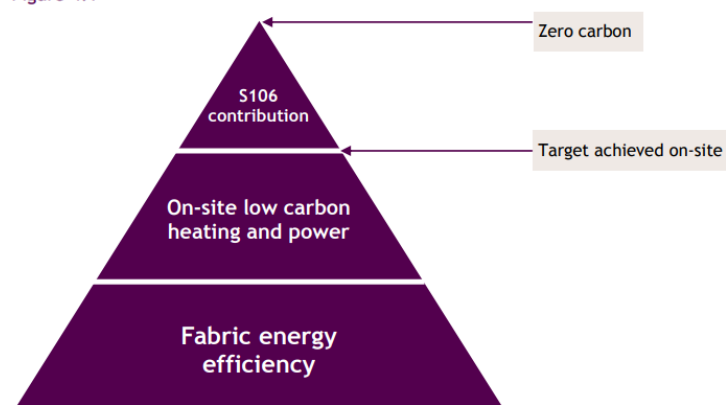
An Energy Statement is submitted with the application.

4. Energy Efficiency.

4.1 This section outlines some of the methods that may be used to meet the requirements of policies CC2-CC5, EN18 and H5. The elements listed below are not absolute requirements, but should nonetheless be considered by applicants.

4.2 Fabric improvements are much more likely to ensure long-term carbon reductions and are generally achieved at lower cost than on-site generation. Therefore, applicants should seek to improve fabric efficiency in the first instance.

Figure 4.1



Solar Gain.

4.3 Passive and active solar gain can make a significant contribution towards the lighting and heating of a building. Different approaches to maximising passive and active solar gain are needed depending on the size and use of buildings. To maximise access to the sun, buildings should have their main elevations facing within 30° of due south (either to the east to maximise morning sunlight or to the west to maximise evening sunlight). A slight easterly orientation has advantages over a south-westerly position due to the fact that it maximises early morning light and heat gains while reducing the possibility of overheating on a summer afternoon or evening. Main living or working spaces with maximum occupancy should be located on southerly facing elevations to make the best use of solar gain. Rooms with lower occupancy, such as toilets, cloakrooms and storage space that require less heating should be located on the northern side of the building. Rooms that contain machinery or equipment that generate heat should also be located on the northern sides of buildings. To minimise the requirements for additional space heating, elevations to the south should have increased areas of glazing compared to those facing north. Care must however be taken to prevent excessive solar gain, particularly in the summer, with a building requiring the unnecessary use of energy to cool the internal environment, although this must be balanced against maximising solar gain in the winter. Carefully designed natural ventilation is important. Landscaping, in particular design of natural shading by trees and plants, also has a role in energy efficiency. Applicants should seek detailed technical advice as this SPD is not intended to serve as a technical guide. The measures described above simply represent examples of possible strategies.

Comment:

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.

Natural Day Lighting.

4.4 Coupled with solar gain, natural day lighting can reduce the energy demand for new buildings through the controlled entry of natural light through windows, skylights, atria, sun pipes and other building envelope components. The day lighting benefits of large areas of glazing need to be considered against the thermal and other properties of glazing.

Comment:

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.

Ventilation.

4.5 Maximising natural ventilation is appropriate in most circumstances and is usually a more sustainable option than air conditioning systems, albeit that a building should be able to be made airtight to reduce energy demand for heating or cooling in extreme weather. The simplest method is to create opportunities for cross ventilation. Openings on opposing (or even adjacent) walls can draw air through a space. Windows should be openable if possible, and trickle vents or other such devices should be installed to provide controllable background ventilation. Mechanical ventilation may be required to supplement natural ventilation but this should be very energy efficient, requiring only small levels of energy to run, yet achieve significant benefits in a development. Natural ventilation can also be achieved through the use of 'passive stack effect' and pressure differentials to bring cool fresh air from outside the building without the use of mechanical systems. Design should ensure that cool air is introduced in summer and warm air in winter in order to reduce heating and cooling loads.

Comment:

It is proposed to install Mechanical Ventilation with Heat Recovery, by way of MVHR units provide background ventilation by extracting moist warm air from the Kitchen, Utility, Bathroom, and En-Suites, that will exchange the heat (and thereby saving energy) to incoming cold fresh air, and then supplying the air to the other rooms in the dwelling.

Thermal Mass.

4.6 The use of internally exposed thermally massive materials with a high specific heat capacity can have beneficial effects through their ability to absorb solar radiation received during the winter months and to store cool air absorbed during the night in the summer months. Generally, heavy materials such as stone and concrete have a high specific heat capacity whilst more lightweight materials such as wood have a lower specific heat capacity. Thermally massive materials should be located inside the insulated layer so that the internal air temperatures can benefit from the diurnal and day to day stabilising effects. Thermal mass located externally could be utilised to precondition incoming ventilation. Earth sheltered housing, where it can be achieved, may provide an opportunity to build on challenging sites and will benefit from low temperature variations.

Comment:

As a minimum, the proposed dwelling will be constructed to comply with the Building Regulations Part D and L1A, however, it is intended to include 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.

Insulation.

4.7 To maximise energy efficiency the heat losses from the building envelope must be kept to a minimum with high levels of airtightness. Heat loss can be prevented by applying high levels of insulation to the roof, walls and floors. Heat loss from windows can be further reduced through double or triple glazing, however, adequate ventilation is always a requirement, and avoids condensation problems.

Comment:

As a minimum, the proposed dwelling will be constructed to comply with the Building Regulations Part D and L1A, however, it is intended to include 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.

Landscaping and Energy Efficiency.

4.11 Landscaping should be carefully considered in the design of garden space. If solar gain is needed, any trees that need to be retained as part of the development should ideally be sited in relation to the development so that they are not overshadowing the new development. However, planting can also help avoid overheating in the afternoon. If solar gain is not needed, trees can provide important cooling benefits and help a building to adapt to a warming climate. A careful balance must be struck between shading and solar gain.

Comment:

The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5 No. native deciduous trees

and 80No. native deciduous shrubs and to also provide ecological enhancements incorporating the installation of 1No. bird and 1No. bat boxes. Type and location to be endorsed by Berkshire Wildlife Trust and Reading Borough Council Ecologist, all as located on Drawing No. 24/SCOURS/05 as part of the development which will benefit the local environment.

Energy Efficient Appliances.

4.12 Appliances provide heat, light and other essential services and are major consumers of energy. The careful choice of appliances can reduce energy demand, and therefore costs, significantly. Domestic properties should as far as possible use the most energy efficient appliances, in particular energy and water efficient white goods.

Comment:

Where possible, the Applicant will install white goods that will achieve a minimum 'A' rating.

Climate Change Adaptation.

5.1 In the UK the main impacts of climate change have been identified as:

- *Warmer, wetter winters;*
- *Hotter, drier summers;*
- *Extreme rainfall events possibly happening more often;*
- *An increase in the frequency and intensity of extreme weather events;*
- *Rising sea levels;*
- *Possible intensification of the urban heat island effect;*
and
- *Higher wind speeds.*

In Reading, many residents already experience difficulty heating and cooling their homes. These issues may worsen with climate change. Adaptation measures will help to achieve Reading Borough Council's Corporate Plan aim of improving access to decent housing to meet local needs. This SPD will help to improve Reading's housing stock and make it fit for the future.

5.2 It is vital that the effects of climate change are considered over the lifetime of a development, especially with regard to its location and design. If they are not, then the long term sustainability and fitness for purpose of the development could be compromised.

Comment:

The Applicant has engaged 'UNDA Consulting Ltd' to undertake a Flood Risk Assessment (FRA) for Planning. It is proposed to create flood storage compensation with the use of voids beneath the proposed dwelling as indicated on Drawing Numbers 24/SCOURS/08 and 10. Both of the dwellings finished floor levels will be 600mm above the 1% Annual Probability (1 in 100) Flood Level with a 35% allowance for climate change.

Contribution of Trees and Landscaping.

5.4 Trees and woodlands can provide a significant contribution to helping adapt to and minimise the impacts of climate change, through helping to reduce flood risk,

improving air quality through absorption of vehicle emissions and providing wildlife corridors. They can help to dissipate the impact of heavy rainfall, reduce urban temperatures, and provide shade and protection against the detrimental effects of sunlight. The preference will be to, where possible, use large canopy species that provide more benefits for climate adaptation. There will also be a need to use tree species that can themselves adapt to changing climate conditions particularly the higher temperatures and potential drought conditions in summer.

Comment:

The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

5.5 Deciduous trees in particular are very beneficial. They allow sunlight to reach buildings during the cooler winter months and protect from sunlight (UV) and overheating during the warmer summer months. Species selection, siting and maintenance should be carefully considered to maximise the ecosystem benefits of trees on a development site, and to avoid shading solar panels or blocking drainage systems with leaves.

Comment:

The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and 80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment.

5.6 When combined with other measures, or integral, as part of sustainable urban drainage schemes, trees have a major role to play in both the development of green infrastructure and reduction of flood risk relating to new development, alongside other landscaping, such as green roofs.

Comment:

The development includes the combined measures of a Sustainable Drainage Scheme (SuDS) and the planting of new trees and shrubs.

5.7 A two pronged approach will be required. Firstly, applicants will be expected to demonstrate how their landscaping plan has taken into consideration the impacts of climate change with regards to their species selection, location of planting and in terms of the management of the landscaping. Secondly, applicants should ensure that trees and landscaping play a role in helping to mitigate the impacts of climate change through integration of planting within SuDS provision as opposed to a separate provision, i.e. tree pits and landscape areas as attenuation features. This will require, for example, specific tree pit design, linked tree pits where feasible and linking of green roof runoff into tree pits. This will be expected as the default position and non-green SuDS provision only accepted where justified.

Comment:

The proposed development includes for a Landscape Planting Schedule and Management Plan that includes the planting of 5No. native deciduous trees and

80No. native deciduous shrubs and to also provide ecological enhancements as part of the development which will benefit the local environment all as shown on Drawing No. 24/SCOURS/06.

5.8 Local Plan policies seek to avoid development that would significantly undermine current levels of soft landscape provision, particularly tree cover as this is likely to be damaging to climate change adaptation strategies. Conversely, the introduction of well-planned and well maintained urban tree cover can greatly increase the adaptive capacity and resilience of urban areas.

Comment:

The development takes into consideration Reading Borough Local Plan and the Sustainable Design and Construction Supplementary Planning Document.

6. Water Management.

Reducing consumption.

6.1 Water consumption in the South East has grown significantly in recent years, and the region has the highest per capita consumption rate in the UK. The reasons for this growth in consumption include the greater use of water intensive white goods such as washing machines and the growth in the number of households. As such, it is important to improve efficiency in the use of water and conserve water supplies. Furthermore, a significant part of the Reading area is at risk of flooding, being located within the floodplain, and minimising the risk of flooding is therefore essential.

Comment:

The development has a Private water supply from a localised borehole. Where possible, the Applicant will install white goods that will achieve a minimum 'A' rating. Water efficiency sanitaryware will be installed such as dual flush w.c.'s. Furthermore, a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption.

6.2 The Government has set a small number of 'optional' national standards over and above the Building Regulations minima, which include water efficiency. Local Planning authorities can choose to apply the higher 'optional' standard in their area through incorporating a policy in a Local Plan. RBC has chosen to include the optional water efficiency standard in policy H5. For clarity, the higher water efficiency standard set out in the Building Regulations is 110 litres per person per day.

Comment:

The development has a Private water supply from a localised borehole. Where possible, the Applicant will install white goods that will achieve a minimum 'A' rating. Water efficiency sanitaryware will be installed such as dual flush w.c.'s, aerating taps and low flow showers. Furthermore, a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption.

6.3 Installing water saving devices can reduce consumption levels considerably. These include low flush toilets, aerating taps and low flow shower heads. Developers are encouraged to engage with water utility companies at the earliest opportunity in order to ensure that water and waste water provision is considered at an early stage in the design of development.

Comment:

The development has a Private water supply from a localised borehole. Where possible, the Applicant will install white goods that will achieve a minimum 'A' rating. Water efficiency sanitaryware will be installed such as dual flush w.c.'s, aerating taps and low flow showers. Furthermore, a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption.

6.4 Provision of water butts or community storage facilities to collect rainwater is a simple low cost measure. Where possible, roof areas should drain to a single down pipe supported by a water butt.). The remainder gently trickles off buildings and helps to prevent flash flooding. Untreated rainwater can be used for watering plants, gardens and topping up garden ponds. Rainwater should be treated using filtration if the water is used for toilet flushing or cleaning.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Water butts will be installed to the downpipes of the Mobile Home.

6.5 Buildings can be designed to allow recycling of grey water for purposes that do not require mains supplies such as flushing toilets and gardens/green space irrigation, and policy CC2 states that this should be included where systems are energy and cost-effective. This must comply with relevant regulations. It should be noted that the use of grey water for some non-potable uses such as washing up will normally require physical and chemical processes to ensure that they remove pathogenic micro-organisms.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) incorporating a new 'Kingspan Klargestor Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption.

Sustainable Drainage Systems (SuDS).

6.7 Implementation of the SuDS approach, as opposed to conventional drainage systems, provides several benefits, and is a requirement for major development. Appropriately designed, constructed and maintained SuDS can improve the sustainable management of water for a site by reducing peak flows to watercourses or sewers and potentially reducing the risk of flooding downstream, improve water

quality by removing pollutants from diffuse sources and reducing potable water demand through rainwater harvesting.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) consisting of an 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings, and a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Further water butts are to be provided to the downpipes of the Mobile Home. All remaining rainfall will enter sub-soil through permeable hardstanding's or soft landscaping.

6.8 In the past, traditional drainage has contributed to habitat disruption and pollution. SuDS are made up of one or more structures built to manage surface water runoff and are a mandatory requirement for major development according to national guidance. Used in conjunction with good site management, these systems prevent flooding and pollution. SuDS should ensure that development does not result in any additional surface water run-off when compared to the site pre-development. SuDS improve water quality and can provide other social, environmental and economic benefits for residents and developers. On extensively contaminated sites, some SuDS techniques may be difficult to achieve.

Comment:

The development includes the installation of a Sustainable Drainage System (SuDS) consisting of an 'Advanced Aeration Bio-Bubble' packaged treatment plant to treat all sewage and foul drainage from the dwellings, and a new 'Kingspan Klargestar Gamma' Rainwater Harvester Tank which will provide the dwelling with grey water to flush toilets etc. reducing water consumption. Further water butts are to be provided to the downpipes of the Mobile Home. All remaining rainfall will enter sub-soil through permeable hardstanding's or soft landscaping.

6.9 This SPD is not intended as a detailed design guide. Applicants should refer to the CIRIA SuDS Manual C753.

6.10 All major developments must incorporate SuDS as appropriate (as outlined in Policy EN18: Flooding and Sustainable Drainage Systems of the Local Plan) and in line with the Government's Technical Standards. Smaller schemes are encouraged to incorporate SuDS, where possible. SuDS must be integrated into designs from the beginning and early discussions with the Local Planning Authority are highly encouraged, as this can prevent issues during the application stage especially on large sites.

Comment:

The development is not designated as a major development, however, a Sustainable Drainage System (SuDS) is being incorporated into the design.

6.11 The Government's Technical Standards state minimum technical standards in terms of peak flow control, volume control and flood risk. SuDS should also contribute to biodiversity and create habitats that can be included as part of wider green infrastructure. Integrating SuDS should improve the visual quality of the area

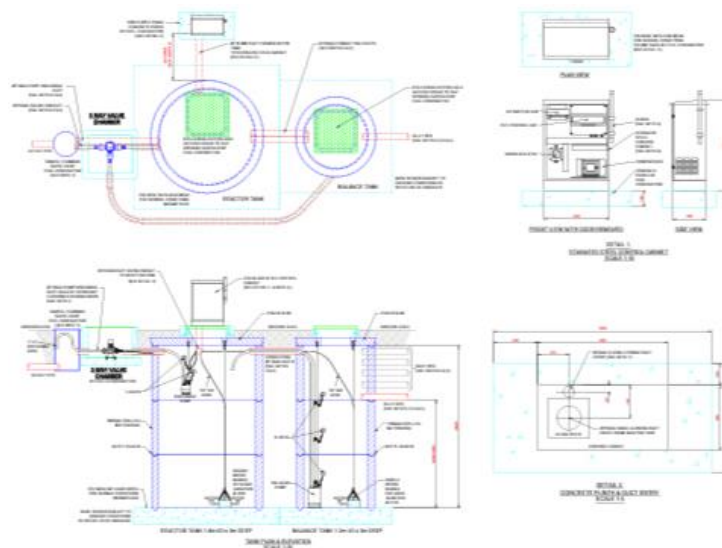
and increase amenity value. Opportunities to retro-fit SuDS into redevelopment of existing sites should be considered.

Comment:

There is an existing septic tank and drain system that are to be grubbed up, the septic tank is to be re-installed elsewhere.

A Sustainable Foul Water Drainage System (SuDS) is proposed consisting of a new 'Advanced Aeration' Bio-Bubble Packaged Treatment Plant is to be installed together with a 'Kingspan Klargestar Gamma' Rainwater Harvester Tank, Type GRW080, 3000mm x 1180mm wide, 2,350 litre Direct System, which will pump water from the main storage tank. Fully compliant – Gamma is tested in accordance with EN 12566 Part 1 and BS 8515:2009 standards. Constructed in MDPE (Medium Density Polyethylene) lightweight, long lasting and damage resistant. All of the proposed buildings gutters and downpipes to connect into the Harvester Tank located in the hardstanding area. Surface water falling onto the Cycle and Reuse/Recycle Bin Stores will have water butts, all as shown on Drawing No. 24/SCOURS/05. The remainder of any rainwater falling onto the site will fall on permeable hardstanding's or grassed areas resulting in infiltration into the sub-soils see Item 4.6viii.

'Advanced Aeration' Bio-Bubble Packaged Treatment Plant



Permeable Surfaces.

6.12 In most types of concrete and paving, the stability of the surface is maintained by excluding water from the underlying soil. The vast area of impermeable surfaces created by modern development increases the water runoff and risk of surface water flooding. It may also add to problems of pollution downstream from urban areas. Permeable surfaces can resolve this issue. These are surfaces that water can pass through, such as gravel, reinforced glass and concrete that has been designed with a system of voids.

Comment:

The development includes for the provision of permeable hardstanding's such as 'Marshalls Driveset Argent Piora' 240 x 160 x 80mm thick textured blocks to the

dwelling together with 50mm course of unbound 6mm aggregate, on 75mm course of unbound 20-28mm aggregate, on 150mm sub base of load bearing crushed rock on existing compacted earth to circulation, parking, and turning areas allowing rainwater to infiltrate directly into the subsoil.

6.13 Permeable pavement is an alternative to conventional paving in which water filters through the paved structure rather than running off it. Both the surface and the subgrade need to be designed with this function in mind. Water may be allowed to infiltrate directly into the subsoil where conditions are suitable. Alternatively, it can be held in a reservoir structure under the paving for re-use, infiltration or delayed discharge.

Comment:

The development includes for the provision of permeable hardstanding's such as 'Marshalls Driveset Argent Priora' 240 x 160 x 80mm thick textured blocks to the dwelling together with 50mm course of unbound 6mm aggregate, on 75mm course of unbound 20-28mm aggregate, on 150mm sub base of load bearing crushed rock on existing compacted earth to circulation, parking, and turning areas allowing rainwater to infiltrate directly into the subsoil.

6.0 Mitigation Measures.

The Applicant agrees in principle to mitigate against the impact on effect upon the Chilterns AONB. It is presumed that there is a strategy for relevant developments to make financial contributions towards the provision of Suitable Alternative Natural Greenspaces (SANGs) in perpetuity as an alternative recreational location to the AONB with financial contributions towards Strategic Access Management and Monitoring (SAMM) measures.

6.1 Flood Risk Mitigation Physical Design Measures.

The NPPF requires new residential floor levels be set at least 600mm above suitable modelled 1:100 year plus allowance for climate change flood levels. The finished floor levels will be raised at least 600mm above the 1 in 100 year plus 35% climate change allowance flood level (39.26mAOD) to give a finished floor level of 39.86mAOD. To help protect against flooding during extreme events, the applicant will implement flood resistant design measures into the proposal, in consultation with the local Authority building control department. These measures can include the following:

- Finished ground floor levels will be set at least 600mm above the 1:100 year + climate change allowance flood level
- Flood proofing of the development will be incorporated as appropriate.
- To ensure that there will be no loss of fluvial flood storage, the applicant has agreed that the finished floor level will be elevated on voids covering the whole footprint.
- A flood warning and evacuation plan will be implemented post development.
- The applicant will register with the Environment Agency Floodline Alert/Warnings Direct service.

- Due to the scale of the development, a full Surface Water Drainage Strategy is not required at this stage of planning.
- Waterproof screed used on floors;
- Solid (concrete) ground floor;
- Closed-cell foam used in wall cavities;
- Waterproof ground floor internal render;
- Exterior ventilation outlets, utility points and air bricks fitted with removable waterproof covers;
- Ground floor electrical main ring run from a high level; and on separately switched circuit from first floor;
- Electrical incomer and meter situated at first floor level or above;
- Boilers, control and water storage/immersion installed at first floor level or above;
- Gas meter installed at first floor level or above;
- Plumbing insulation of closed-cell design;
- Non-return valves fitted to all drain and sewer outlets;
- Manhole covers secured;
- Anti-syphon fitted to all toilets;
- New Kitchen units of solid, water resistant material;
- Use of MDF carpentry (i.e. skirting, architrave, built-in storage) avoided at ground floor level;
- Stairs of solid hardwood construction with wood faces treated to resist water penetration.
- Demountable flood defence barriers to defend ground level doorways.

Assuming accordance with these flood risk management measures, 'UNDA Consulting Ltd consider the proposed application to be suitable in flood risk terms.

6.2 Strategic Access Management and Monitoring (SAMM) measures.

In this instance, the proposed development would result in a net increase of 4 bedrooms (based on additional 4 bedrooms within new dwelling and 2 bedrooms within the Mobile Home less 2 bedrooms existing bungalow = total increase of 4 bedrooms) within 5km of the AONB which results in a SANG contribution to be calculated. The proposed development will contribute towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis. Taking into account the development creates an additional 4 bedrooms an agreed SAMM contribution will be made. The applicant will agree in principle following Planning Approval to enter into a Section 106 Agreement to secure the financial contribution prior to occupation of each dwelling. Subject to the completion of the S106, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF.

6.3 Suitable Alternative Natural Greenspace (SANG).

As this development is not part of an SDL, the Applicant agrees to in principle, following Planning Approval, make a payment contribution towards strategic SANGs

at an identified location within Reading Borough. It is agreed that an occupation restriction will be included in the Section 106 Agreement in order to ensure that the contribution has been made prior to occupation of this gives the certainty required to satisfy the Habitats Regulations in accordance with South East Plan Policy NRM6 (iii).

7.0 Related Planning History.

901082 – Erection of a new pitched roof bungalow (in connection with the business)
– Permitted 16 January 1981.

8.0 Relevant Planning Policies.

Reading Borough Local Plan Adopted November 2019.

CC1: Presumption in Favour of Sustainable Development.

CC2: Sustainable Design and Construction.

CC3: Adaption to Climate Control.

CC5: Waste Management and Storage.

EN12: Biodiversity and the Green Network.

EN13: Major Landscape Features and Areas of Outstanding Natural Beauty.

EN14: Trees, Hedges, and Woodlands.

EN16: Water Pollution and Water Resources.

EN18: Flooding and Sustainable Drainage Systems.

H1: Provision of Housing.

H2: Density and Mix.

H5: Standards of New Housing.

TR5 – Car and Cycle Parking and Electric Vehicle Charging.

7: West Reading and Tilehurst.

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

CC2: Sustainable Design and Construction.

CC3: Adaptation to Climate Change.

CC4: Decentralised Energy.

CC5: Waste Minimisation and Storage.

EN18: Flooding and Drainage.

H5: Housing Standards Reading Borough Council's sustainability aims.

Reading Climate Change Strategy 2012 – 2020.

Reading Biodiversity Action Plan February 2021.

Conservation of Habitats and Species (Amendment) 2017

Other

CIL Guidance + 123 List.

8.1 Planning Law.

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Local planning authorities preparing plans for and taking decisions on proposed development sites should also have regard to the policies in the National Planning Policy Framework December 2021 so far as relevant.

8.2 Planning Constraints.

West Reading Woodlands.
Chilterns National Character Area.
North Wessex Downs AONB.
Reading Flood Risk Areas.
Authorities.
Heathrow Aerodrome Consultation Zone.
Borough Wards.
Borough Parishes.
Scale and Location of Development Proposals.
Areas of Natural Beauty.
Natural England (Nitrate Neutrality).
Climate Change.

9.0 Conclusion.

It is considered that the proposal meets the criteria set out in the relevant planning policies from the Reading Borough Local Plan Adopted November 2019 and Sustainable Design and Construction Supplementary Planning Document (SPD) Adopted December 2019 and should therefore be deemed as a sustainable development that may be granted consent by Reading District Council. It should be taken into consideration that the development is to change the use of the site from the previous Commercial (sui generis) premises previously trading as 'Cosy Kennels' with emphasis for dog breeding and grooming to residential use. The development would therefore benefit the adjacent Riverside Park Homes residential complex by eliminating rodent infestation, animal noises and odours, and generally improving the landscape and enhancement of the ecology and biodiversity of the site. The proposed development further seeks permission to erect a Chalet Style 4 Bedroom dwelling and to retain a 2 Bedroom 'Regent Kensington' Luxury Mobile Home. The dwelling is of high-quality design which would act to enhance and reinforce the landscape character. It is hoped that the local authority will act proactively on this application to ensure that a sensitive, modest, attractive and energy efficient new home can replace the existing dilapidated non-standard constructed bungalow.

The Planning, Design and Access Statements Revision A are prepared and submitted by:

Keith Smith Design Consultant
Dated: 20/12/2024