



Planning Statement

Huntley Wharf, Kenavon Drive, Reading

February 2025

Prepared for:
Berkeley Homes

Planning Statement – Huntley Wharf

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Planning Statement – Huntley Wharf

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Appendix A - Relevant Planning History



1 Introduction

1.1 This Planning Statement has been prepared by Stantec on behalf of Berkeley Homes (the “Applicant”) in support of a full planning application at Huntley Wharf, Kenavon Drive, Reading (the “Site”) for the creation of a new first floor mezzanine located at the southern end of the middle block (Block M1) to include 4no. residential units at first floor level. Block M1 forms part of the previously consented development in Huntley Wharf.

1.2 This application seeks full planning permission for:

“Creation of first floor mezzanine to include additional dwellings to existing mid-block”

1.3 Planning permission was granted for the redevelopment of the Site on 10 October 2018, under planning permission reference: 170509. The consented description of development is as follows:

“Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3 – bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement.” (the ‘Original Permission’).

1.4 The aforementioned Original Permission has now been constructed, with the eastern, middle and part of the western blocks occupied at the time of writing. As part of the original permission, five individual commercial spaces were approved, each with their own bespoke permitted uses.

1.5 The approved commercial uses for the Original Permission are:

Unit no.	Initial provision	Other flexible uses proposed	Specific D1/D2 uses proposed	GIA floorspaces (sqm)
1 (Block W3)	Class A1 convenience store	A1, A2, A3, A4, B1a&b, D1 and D2	Community Room; Museum / Library; Art Gallery / Exhibition Hall; Health Club / Gym; Cinema / Conference; Bowling Alley	420.7 / 396.5
2 (Block M2)	Class D1 nursery	D1 and D2	1) Children’s Nursery*; 2) Community Room, Health Centre / Clinic, Museum / Library or Health club / gym*; 3) Cinema / Conference or Bowling Alley*	326.3 / 305.9
3 (Block W4)	Class A3 café	A1, A2, A3, A4 & A5	n/a	170.4 / 161.7
4 (Block M1)	Class A3 restaurant	A3 and A4	n/a	359 / 338.8



Figure 3 – Approved first floor layout plan as approved under the Original Permission showing the 'void' at first floor level (shown in white).

- 1.7 Currently, at ground floor level, commercial unit no.4 is unoccupied and vacant. For the avoidance of doubt, the application does not seek to change the use of the ground floor, which will remain as approved through the Original Permission (Class A3 restaurant).
- 1.8 Alongside this Planning Statement, the following documents have been submitted with this application:
- Design and Access Statement prepared by PRP Architects;
 - Existing and proposed plans, elevations and sections prepared by PRP Architects;
 - Affordable Housing Statement including independent sales valuations prepared by Berkeley Homes;
 - Sustainability Statement prepared by Energist;
 - Noise and Vibration Statement prepared by SRL; and
 - Fire Statement prepared by KIWA.
- 1.9 This Planning Statement is structured as follows:
- Chapter 2 (Site Description and Surroundings) details the physical characteristics of the Site and its immediate surroundings;
 - Chapter 3 (Planning History) sets out the planning history of the Site;
 - Chapter 4 (Proposed Development) explains what is proposed as part of the development at the site.
 - Chapter 5 (Planning Policy) summarises the relevant policies from the Development Plan

- Chapter 6 (Planning Assessment) provides the planning assessment of the proposed development including overall compliance with adopted Development Plan policies and other material considerations; and
- Chapter 7 (Summary and Conclusions) sets out the conclusions of this Statement.

1.10 This Statement demonstrates that the proposed development is a suitable form of development in this location which accords with national policy and the meets the requirements of Reading Borough Council ('RBC') Development Plan.

2 Site Description and Surroundings

2.1 The Site

- 2.1.1 The Site is located to the south of the middle block, Cores M1 / M5, which forms part of the wider Huntley Wharf development as approved through the Original Permission. Huntley Wharf is bound by Kenavon Drive to the north, Forbury Road to the west, the River Kennet to the south and Filburt Street to the east. An extract from the Site Location Plan (drawing reference: KD-PRP-MID-ZZ-DG-A-2001) is included below showing the Site outlined in red.



Figure 3 – Site Location Plan (drawing reference: KD-PRP-MID-ZZ-DG-A-2001)

- 2.1.1 To the north of the Site are retail warehouses with associated parking within Forbury Retail Park, beyond which is the main rail line between Reading and London. To the east is the Meridian residential development. Further to the south, beyond the River Kennet and Chocolate Island, lies the former Gas Works Social Club/ governor house buildings and NHSBT Reading Plasma Donor Centre. To the west are listed buildings including the Reading Gaol, former Reading Prison (Grade II listed), Reading Abbey Ruins (Grade I listed), Reading Abbey

(Scheduled Monument), Forbury Gardens (Grade II listed) and the Reading Town Hall (Grade II*).

- 2.1.2 There are no designated heritage assets located on the Site itself, nor is the Site located within a Conservation Area.

3 Planning History and Pre-Application Advice

3.1 Planning History

- 3.1.1 Of most relevance to the proposals and as highlighted in Section 1, the Site sits within the wider Huntley Wharf development which received planning permission (application reference: 170509) on 10 October 2018 for:

“Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3 – bed) residential units (Class C3), 5 commercial units (1x flexible Class A1-A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1-D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement.”

- 3.1.2 The development has been implemented, with the eastern, middle and part of the western blocks occupied at the time of writing. As part of the Original Permission, five commercial spaces were approved, each with their own bespoke permitted uses.
- 3.1.3 The wider Huntley Wharf site has a number of other planning applications including non-material amendments and discharge of condition applications. The Site’s planning history records are included at Appendix A.

3.2 Pre-Application Advice

- 3.2.1 Pre-application advice has been sought from Reading Borough Council on this proposal prior to the submission of the planning application at the Site to ensure early and effective engagement with RBC officers.

4 Proposed Development

- 4.1.1 The proposals seek to include a new mezzanine to accommodate four 2-bed residential apartments in the middle block Core M1 / M5. These residential units are proposed at first floor level, therefore filling the void area of unit 4 in Core M1 / M5 at ground floor level which is currently vacant. As indicated earlier in this Statement, no changes to the use at ground floor level are proposed as part of this application.
- 4.1.2 At first floor level, the layout of the proposed residential apartments replicates that of the floor above at second floor level. This ensures that the structural columns are aligned. The fire escape strategy is also the same of that at second floor level. This is further set out in the Fire Statement submitted with this application.
- 4.1.3 To address the internal changes at first floor level, elevational changes are also proposed to Core M1 / M5. The proposed elevations at first floor level follow the window pattern at second floor level, which ensures a consistent approach with the original design of the façade. The design approach to materials and detailing remains unchanged from that of the Original Permission. Bay studies have been included within the Design and Access Statement as well as a description of the elevational changes proposed. No changes to the elevations are proposed at ground floor level.
- 4.1.4 In terms of amenity space, two of the new apartments will have a private terrace which, in terms of design and materials, replicates the other private terraces on the podium with hedges and planting beds for to ensure privacy. The general approach to materials and detailing follows the materials approved through the Original Permission.
- 4.1.5 The proposals will introduce two new cycle parking spaces to the store located within the middle block. In respect of refuse and waste management, this strategy remains the same as consented through the Original Permission. Based on the additional four residential units, two more 1100L bins have been added to core M1 and M5 bin stores.
- 4.1.6 A Sustainability Statement accompanies this planning application which assesses the proposals for the expected energy performance levels, proposed sustainable materials, responsible waste management, sustainable drainage, air quality and acoustics.

5 Planning Policy

- 5.1.1 This Section sets out the national and local planning policy framework relevant to the Site and the proposed development. The Applicant has sought to ensure that the proposed development complies with all the relevant national and local planning policies whilst having regard to relevant guidance.
- 5.1.2 Section 38(6) of the Planning and Compulsory Act 2004 requires that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.1.3 National policy is set out in the form of the National Planning Policy Framework (NPPF) (2024). It is supplemented by the National Planning Practice Guidance (NPPG) which is updated on a regular basis. These documents carry significant material weight.
- 5.1.4 The National Design Guide sets out the fundamental principles for good design and demonstrates what good design means in practice, covering ten characteristics including identity, built form, movement, nature, public spaces, context, uses, homes and buildings, resources, and lifespan.
- 5.1.5 The Development Plan for Reading Borough Council consists of:
- Reading Local Plan (2019) along with the Proposals Map; and
 - Central and Eastern Berkshire Minerals and Waste Plan.
- 5.1.6 The Applicant has also had regard to the Supplementary Planning Guidance adopted by RBC including:
- Sustainable Design and Construction SPD (2019);
 - Affordable Housing (2021);
 - Revised Parking Standards and Design (2011);
 - Planning Obligations under S106 (2015); and
 - Sustainable Design and Construction.

5.2 National Planning Policy Framework 2024

- 5.2.1 At a national level, the National Planning Policy Framework (NPPF) (2024) sets out the overarching national planning policy principles, providing guidance for local planning authorities and decision-takers. The NPPF has been subsequently updated with the most recent update published in December 2024. It is a material consideration in determining planning applications and the relevant paragraphs are outlined below.

- 5.2.2 With regard to decision-taking, Paragraph 11 of the NPPF states that plans and decisions should approve development proposals that accord with an up-to-date development plan without delay, unless material considerations indicate otherwise.
- 5.2.3 Chapter 5 of the NPPF relates to delivering a sufficient supply of homes. Paragraph 61 sets the Government's objective of significantly boosting the supply of homes and highlights the need for sufficient supply of homes to come forward where it is needed.
- 5.2.4 Chapter 8 relates to promoting healthy and safe communities. Paragraph 96 emphasises that planning policies and decisions be focused on promoting healthy, inclusive and safe places.
- 5.2.5 Chapter 9 relates to transport issues. It seeks to ensure that potential impacts of development on transport networks are addressed at an early stage to understand and address any potential impacts of development on the transport network. Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.2.6 Chapter 12 relates to achieving well-designed places. Paragraph 131 emphasises the importance of creating high quality, beautiful and sustainable buildings. Good design is considered to be a key aspect of sustainable development by creating better places to live and work.
- 5.2.7 Paragraph 135 emphasises that planning decisions should ensure that developments will function well and add to the overall quality of the area for the lifetime of a development and to create a sense of place.
- 5.2.8 Paragraph 139 emphasises that development will be refused if it does not reflect local design policies and government guidance on design, local design guidance and supplementary planning documents such as design guides and codes. Significant weight would be given to outstanding or innovative designs which promote high levels of sustainability.
- 5.2.9 Chapter 15 relates to conserving and enhancing the natural environment. It states at paragraph 187 that planning decisions should contribute to and enhance the natural and local environment.

5.3 Local Planning Policy

- 5.3.1 The Local Plan was adopted in November 2019 and identifies the amount of development that will take place, the areas and sites where development is expected to be accommodated, and where it will be restricted, and sets out policies for how planning applications will be decided. The relevant policies are listed below:
- 5.3.2 Policy CC1 (Presumption in Favour of Sustainable Development) supports a positive approach to considering development proposals as contained in the NPPF. This Policy further states that

planning applications that accord with the policies in the development plan will be approved without delay, unless material considerations indicate otherwise.

- 5.3.3 Policy H1 states that the 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.
- 5.3.4 Policy H3 states that residential development will make appropriate contribution towards affordable housing to meet the needs of Reading on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough, subject to a viability assessment.
- 5.3.5 Policy H5 requires new build housing to be built to meet the aims of specific space, design and emission reduction standards, unless it can be clearly demonstrated that this would render a development unviable.
- 5.3.6 Policy H10 states that dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with private outdoor space whereas flats may be provided with communal outdoor space, balconies and/or roof gardens.
- 5.3.7 Policy CC2 (Sustainable Design and Construction) states that proposals for new development 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.
- 5.3.8 Policy CC3 requires all developments to demonstrate how they have been designed to incorporate measures to adapt to climate change either through design or provision of landscaping.
- 5.3.9 Policy CC5 states 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.
- 5.3.10 Policy CC6 requires the scale and density of development to be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities.

- 5.3.11 Policy CC7 supports high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. In addition, developments should respond positively to their local context, create safe and accessible environments, are accessible and are visually attractive.
- 5.3.12 Policy CC8 states that development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.
- 5.3.13 Policy CC9 states that proposals for development will not be permitted unless infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided through direct provision or financial contributions at the appropriate time.
- 5.3.14 Policy EN12: (Biodiversity and the Green Network) states development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. It is important to note, since this policy was written, mandatory Biodiversity Net Gain (BNG) has been introduced. All developments therefore need to provide 10% BNG unless they were made before mandatory BNG was introduced on 12 February 2024, or unless they fall below the relevant thresholds. This includes development that does not impact a priority habitat and impacts less than: 25 square metres (5m by 5m) of on-site habitat or 5 metres of on-site linear habitats such as hedgerows.
- 5.3.15 Policy EN15 emphasises that development should have regard to the need to improve air quality and reduce the effects of poor air quality. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated.
- 5.3.16 Policy EN16 advises that 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.
- 5.3.17 Policy TR5 emphasises that 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 for all new houses with dedicated off-street parking should provide charging points; within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.
- 5.3.18 Policy CR6 sets guidelines for residential development in Central Reading, requiring a mix of unit sizes, with limits on one-bedroom/studio flats and a minimum percentage of three-bedroom units. Developments must address noise and air quality concerns to ensure a suitable living

environment. Affordable housing should avoid an over-concentration of social rental units for single occupants.

- 5.3.19 Policy CR13 emphasises that development will be in line with sub-areas such as CR13b, Forbury Retail Park and CR13c, Kenavon Drive & Forbury Business Park. These sites would be the focus of new residential development.

5.4 The Central and Eastern Berkshire Minerals and Waste Plan (2023)

- 5.4.1 The Joint Minerals and Waste Plan was adopted by Reading Borough Council on 31st January 2023.
- 5.4.2 Bracknell Forest Council, RBC, the Royal Borough of Windsor and Maidenhead and Wokingham Borough Council (collectively referred to as the Central and Eastern Berkshire Authorities) have worked in partnership to produce a Joint Minerals and Waste Plan to guide minerals and waste decision making in the Plan area.
- 5.4.3 The Joint Minerals and Waste Plan establishes the future levels of provision of minerals and waste development to meet national and regional policy targets and objectives. It sets out a vision of how this will be achieved and provides details of strategic sites that will deliver the vision.

5.5 Sustainable Design and Construction SPD (2019)

- 5.5.1 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 policies CC2 - CC5 and H5.
- 5.5.2 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.

5.6 Community Infrastructure Levy Charging Schedule (2015)

- 5.6.1 RBC adopted a CIL schedule in 2015, as a result residential uses will be charged at £120 per sqm (plus indexation).

5.7 Planning Obligations under Section 106 (2015)

- 5.7.1 This Guidance sets out the Council's approach towards seeking planning obligations, alongside the introduction of the Council's Community Infrastructure Levy (CIL) Charging Schedule. It is a general guide, as development proposals will be assessed on a site-by-site basis with the individual circumstances of each site being taken into consideration.

5.8 Local Plan Update - Emerging Policy

- 5.8.1 The Local Plan was adopted in November 2019. RBC carried out a review in March 2023 where they decided to undertake a Partial Update of the Local Plan. The first stage of the Partial Update (Regulation 18) was carried out between November 2023 and January 2024.
- 5.8.2 RBC most recently consulted on the Local Plan Pre-Submission Draft Partial Update (Regulation 19) which ran until 18th December 2024. Until the Plan reaches Examination in Public, the draft policies are considered to carry limited weight.

6 Planning Assessment

6.1 Principle of development

- 6.1.1 The proposals allow for the creation of four new residential apartments which will sit within the existing Huntley Wharf development. There is a continued pressing need for additional housing in the Borough, as well as the surrounding area. The provision of four additional residential units will go some way in addressing this housing need.
- 6.1.2 The proposals will not compromise the existing retained ground floor use. Therefore, the principle of the new residential apartments at first floor level through the creation of a new mezzanine floor complies with Policy H1 of the Local Plan and Policy H1 of the emerging draft Local Plan and is considered acceptable in this regard.

6.2 Housing Mix

- 6.2.1 The proposals seek to introduce four new 2-bed residential apartments within Block M1. The additional residential units will be built as part of the existing Huntley Wharf development and will replicate the layout of the residential units above at second floor level.
- 6.2.2 Policy CR6 specifies that residential developments should contribute toward a mix of different sized units. The characteristics of the Site, alongside the fact that the proposal relates to a small number of units is an important consideration in this regard. In this case, it is considered that a degree of flexibility should be afforded due to the number of units proposed and the fact that the units are being ‘inserted’ into an existing development to effectively mirror the existing layout. The proposed layout is important to provide appropriate and sufficient amenity for the units as well as accommodate the necessary and appropriate design changes required. These circumstances should be weighed up against the importance of providing four new additional homes for the Borough.
- 6.2.3 As such, it is considered that in light of the specific site characteristics, the proposals comply with the aims of Policy CR6 of the Local Plan and Policy CR6 of the emerging draft Local Plan and are therefore considered acceptable in this regard.

6.3 Affordable Housing

- 6.3.1 For proposals of less than ten dwellings, Policy H3 requires a financial contribution to off-site affordable housing rather than an on-site contribution. On sites delivering 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.
- 6.3.2 In accordance with the Policy H3 and in line with the Affordable Housing SPD, the proposals will provide an affordable housing financial contribution. This will be calculated in accordance

with the SPD which equates to 5% of GDV of the development. The Applicant intends to provide a fully policy compliant contribution.

6.3.3 The Applicant has provided details of their calculation of the GDV including details of the scheme-specific achieved values with accompanying independent advice from local estate agents. The estate agents have been instructed to undertake a market value assessment of the proposed four apartments as independent local estate agents. Each agent has provided a market overview of current market conditions, comparable evidence and analysis, and market-based pricing.

6.3.4 The below table summarises their market value assessment and total GDV as set out in the accompanying Affordable Housing Statement:

	JLL	Romans	Foxtons / Haslams	Average
Plot 1	445,000	445,000	425,000	438,333
Plot 2	465,000	435,000	440,000	446,667
Plot 3	465,000	435,000	440,000	446,667
Plot 4	455,000	445,000	425,000	441,667
Total GDV	1,830,000	1,760,000	1,730,000	1,773,333

Table 2: Assessment of GDV – Extracted from Affordable Housing Statement prepared by Berkeley Homes

6.3.5 For the calculation of total GDV an average of the three values has been taken. As shown in table above the total GDV is equal to £1,773,333.

6.3.6 In instances where 1-4 dwellings are proposed, a contribution of 5% of GDV is deemed appropriate. On this basis, the Applicant has therefore calculated the overall affordable housing contribution as £88,667 which fully complies with Policy H3 of the Local Plan, Policy H3 of the emerging draft Local Plan and the Affordable Housing SPD.

6.4 Design

6.4.1 PRP has prepared a Design and Access Statement which is submitted with this planning application. It outlines the design approach to the proposals and, further to feedback at pre-application stage, includes commentary on the materiality of the façade.

6.4.2 The four 2-bedroom residential apartments are proposed at first floor level through the creation of a new mezzanine floor within the consented double height area. Internally, the party walls and columns are aligned so to avoid any structure transfer and unnecessary MEP complexity.

6.4.3 For the south facing elevation, the design approach seeks to appropriately respond to the residential uses on the above floors by following a consistent window pattern and the original elevation narrative. All bedroom windows will have a two-panel window which looks similar to the window above at second floor level. The side panel is perforated metal with banding detail that matches the brick pattern. Juliet balconies are proposed to the living spaces which matches

those built on the east and west elevations of Block M1. No elevational changes are proposed at ground floor level.

- 6.4.4 It is proposed to change two windows to the north elevation at first floor level which are better suited to residential use. These windows mirror the windows at second floor level and above.
- 6.4.5 The new position and design of fenestration in the south facing units considers and address issues of overheating and ventilation requirements by reducing the expansive size of the windows.
- 6.4.6 A bay study comparison is included within the accompanying Design and Access Statement. The materials are the same as those consented through the Original Permission. This therefore demonstrates a similarity between the consented design and the proposed updated facades. These changes are further explained in the accompanying Design and Access Statement.
- 6.4.7 The proposed updated design is of a high quality that seeks to match and enhance the approved Huntley Wharf design. It is visually attractive and therefore maintains the character and appearance of the middle block, through positively responding to the local context including the Huntley Wharf development and the surrounding area.
- 6.4.8 The proposed design therefore complies with Policy CC7 of the Local Plan and Policy CC7 of the emerging draft Local Plan.

6.5 Daylight and Sunlight

- 6.5.1 The proposed window size and number to each bedroom and living room would remain the same as other flats in the Middle Block. All the living space would have two-panel, floor to ceiling height window facing south and overlooking the river.
- 6.5.2 The two middle flats would be placed north-south with bedrooms facing north and living/dinning/kitchen space facing south for good natural light.
- 6.5.3 The two side flats are corner units with all the bedrooms and living/dinning/kitchen space facing south. The living space would have extra window to east/west for secondary aspect and extra day light.
- 6.5.4 The proposed new flats are considered to have acceptable levels of daylight and sunlight as the other flats located within Core M1 / M5 and are therefore compliant with Policy CC8 of the Local Plan and Policy CC8 of the emerging draft Local Plan.

6.6 Amenity

- 6.6.1 Two of the four units benefit from private amenity space which is separated by boundary treatment including a hedge and planting to ensure privacy and prevent overlooking. All four

units have access to outdoor larger shared courtyard space. All the materials for the private amenity space, including floor finishes, are proposed the same as the other existing private terraces located on the podium.

- 6.6.2 The proposed amenity spaces are therefore compliant with Policies CC7 and CC8 of the Local Plan and Policies CC7 and CC8 of the emerging draft Local Plan.

6.7 Transport and Air Quality

- 6.7.1 The proposals result in an increase in residential units to Huntley Wharf. As such and in accordance with the cycle parking standard, two additional secure cycle parking spaces will be provided in the existing (consented) bike store. Given the number of units proposed, no further car parking would be required. The overall Travel Plan remains the same as the consented scheme. The proposals therefore comply with Policy TR5 of the Local Plan and Policy TR5 of the emerging draft Local Plan.

- 6.7.2 The proposals do not fall within the Air Quality Management Area. There is therefore no requirement for an Air Quality Assessment to be submitted with the application. Notwithstanding this, it is considered that the increase of four residential units within the existing Huntley Wharf development will only give rise to a very small number of car trips which will be negligible, will not result in any detrimental effects to air quality and therefore do not alter the conclusions within the previously approved Air Quality Assessment submitted as part of the application for the Original Permission. The development is located within a highly accessible location for walking, cycling and public transport. As such, it is considered that the proposals comply with Policy EN15 of the Local Plan and Policy EN15 of the emerging draft Local Plan.

6.8 Ecology – Biodiversity Net Gain

- 6.8.1 The statutory framework for biodiversity net gain (BNG) is set out within Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). It requires development which has been granted planning permission to achieve at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of onsite habitats, unless where exemptions apply. Biodiversity net gain has been commenced for planning permissions granted in respect to an application made on or after 12 February 2024.

- 6.8.2 There are specific exemptions from BNG for certain types of development. The exemptions are set out in Part 4 (de minimis exemption) of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 which states:

“4.(1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.

(2) The first condition is that the development does not impact an onsite priority habitat.

(3) The second condition is that the development impacts—

(a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero;

and

(b) less than 5 metres in length of onsite linear habitat.”

6.8.3 The National Planning Policy Guidance also states that:

“While every grant of planning permission in England is deemed to have been granted subject to the biodiversity gain condition, commencement and transitional arrangements, as well as exemptions, mean that certain permissions are not subject to biodiversity net gain.”

6.8.4 In this case, the Site does not contain any onsite priority habitats, which meets the first condition of the de minimis criteria. The Site also has baseline biodiversity value of zero and does not have any onsite linear habitat which also meets the second condition of the de minimis criteria. As such, the proposals are exempt and therefore the biodiversity net gain planning condition does not apply.

6.8.5 The proposals include the provision of new planting located within the private amenity space of two of the residential apartments which will help to enhance the existing biodiversity on the Site. The proposals therefore accord with Policy EN12 of the Local Plan and Policy EN12 of the emerging Local Plan.

6.9 Sustainability

6.9.1 A Sustainability Statement prepared by Energist has been prepared and is submitted with this planning application. The Sustainability Statement confirms how the Applicant will address and positively integrate measure to ensure an environmentally responsible approach to the proposals through addressing topics including, energy, water, materials, waste, pollution, health/well-being and management of the development.

6.9.2 The proposals include a ‘Fabric First’ approach which seeks to reduce energy demand through enhanced building fabric, including high-quality insulation and optimised glazing. CHP will be incorporated for space heating and hot water.

6.9.3 Water efficiency is to be prioritised throughout the development by incorporating water-saving fixtures and fittings, achieving a consumption rate of 105 litres per person per day. Flow-control devices and water meters on the mains supply will facilitate monitoring and help minimise water usage.

6.9.4 A sustainable approach to materials procurement is proposed and will be implemented by prioritising low embodied carbon and environmental impact. Materials would be responsibly sourced, with timber certified by schemes such as FSC or PEFC.

- 6.9.5 The proposals incorporate drainage design measures to manage surface water run-off if needed, including attenuation features such as permeable paving, subsurface storage, and landscaped areas which have already been delivered through the wider Huntley Wharf development.
- 6.9.6 A Site Waste Management Plan is to be prepared to ensure waste minimisation during the construction process.
- 6.9.7 The proposals will provide some enhancement to the ecological value including planting beds to the private amenity space of the residential apartments.
- 6.9.8 The proposals will promote well-being for its future occupants through maximising natural light, natural ventilation, providing outdoor amenity space, incorporating high-quality internal finishes and sound insulation.
- 6.9.9 The proposals also support sustainable and low-carbon travel through the provision of secure cycle parking that would comply with policy standards while maintaining connectivity to nearby walking and cycling routes.
- 6.9.10 The construction phase will adhere to best practice principles to mitigate environmental and social impacts, including dust, noise, and pollution. On-site activities would be monitored and managed to ensure compliance with sustainability guidelines. Post completion, measures would be in place to enhance resident safety and security, such as well-lit spaces, secure entry points, and conveniently located amenities.
- 6.9.11 The Sustainable Design and Construction SPD (2019) requires BREEAM certification for residential conversions to meet a 'Very Good' standard. The proposal would be classified as a new-build residential extension and not a conversion, the BREEAM requirement therefore would not be directly applicable. The proposal would adopt a proportionate sustainability approach that meets the objectives of the Reading Borough Local Plan (2019) and SPD without necessitating formal BREEAM certification. This ensures compliance with sustainability standards appropriate to the nature and scale of the development.
- 6.9.12 The Applicant is committed to delivering a sustainable and energy-efficient development that aligned with the energy hierarchy. It is therefore considered that through the introduction of the above-mentioned energy efficient and sustainable measures, the proposed four dwellings comply with policies CC2, CC3, CC5 and H5 of the Local Plan and policies CC2, CC3, CC5 and H5 of the emerging draft Local Plan while recognising the modest scale and specific context of the development.

6.10 Noise

- 6.10.1 SRL Technical Services Limited has prepared a Noise Impact Assessment to support this planning application. The report includes an assessment of noise impacts of the proposed residential dwellings from the restaurant below as well as external noise break-in.
- 6.10.2 In taking on-site performance data from the proposed floor construction materials, SRL has calculated a Sound Reduction Index (SRI) of at least 61 dB 61 dB Rw + Ctr to be used in the noise transfer calculations from ground floor restaurant to first-floor dwellings. Using this SRI and the predicted noise levels on the habitable rooms of the dwellings, noise levels are not expected to exceed 20 dBA. SRL therefore predict a total noise level of up to 20 dBA which will be associated with the restaurant noise breaking-in via the floor to the first-floor dwellings. This is a worst-case assessment assuming a very high noise level of 80 dB LAeq,T in the restaurant and a pessimistic assessment of the floor's airborne sound insulation performance. Furthermore, flanking via the external wall construction is not expected to significantly impact on predicted noise levels and noise transfer to the proposed dwellings as there is no continuous curtain walling between the spaces on the façade.
- 6.10.3 In respect of external noise break-in, the Noise Impact Assessment has considered the impact of any external seating area to the front of the restaurant. The noise levels will decrease slightly floor-by-floor by moving up the façade of the building, with diminishing reductions. Therefore, the noise impact of any external seating area at the front of the restaurant will be no different on the first-floor properties than those as approved on the second floor and above.
- 6.10.4 SRL highlight that the environmental noise break-in to the proposed dwellings due to all other typical environmental noise sources is expected to be up to 35 dBA in line with the BS 8233 criteria. Glazing and trickle ventilators with performances equal to those of the façade at the residential dwellings on the second-floor and above, as approved.
- 6.10.5 The Assessment concludes that the impact is less than, or at worst equal to, SRL's proposed noise limit. It is predicted that the noise from the restaurant will not have a negative impact on the proposed first-floor residential dwellings. Therefore, the Assessment does not consider that any further noise mitigation is necessary to protect the amenity of future residents.
- 6.10.6 As such, the proposals comply with Policy EN16 of the Local Plan and Policy EN16 of the emerging draft Local Plan.

6.11 Fire Safety

- 6.11.1 Kiwa Fire Safety Compliance (KFS) has prepared a Planning Gateway One Fire Statement which is submitted with this planning application. The Fire Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure and

Section 62A Applications) (England) (Amendment) Order 2021 (more commonly referred to as Planning Gateway One).

- 6.11.2 The above-mentioned legislation came into force on 1 August 2021 and introduced Article 9A to the Town and Country Planning (Development Management Procedure) (England) Order (2015) which requires a Fire Statement to be included within any planning applications for work that relates to residential or educational accommodation that are over 18m in height (or has 7 or more stories) and contain two or more dwellings or educational accommodation. Block M1 is over 18m in height and so triggers the requirement for a Fire Statement.
- 6.11.3 In the proposed residential units at M1/M5 automatic fire suppression will be sought through residential sprinklers, external wall systems will be class A2-s1, d0 or better. Accessible housing provision will be M4(1).
- 6.11.4 The new residential units on first floor mezzanine will follow the principles applicable to other residential areas within the same building which are stipulated in the agreed fire safety strategy. It is intended that the design will be largely code-compliant to the standards in place at the time of construction and there are no apparent issues that might affect the fire safety of the building. No changes to the fire services access and fire safety provisions are expected due to the proposed work. Each individual core will be equipped with fire mains that feature a dry fire riser inlet located at ground level, positioned within 18m from the pump appliance parking location. Additionally, each core will provide a firefighting shaft that consists of a firefighting stair with a dry riser and a firefighting lift. The firefighting stair will be clearly visible from the FRS vehicles access point. The area is served by two existing fire hydrants, along with one proposed fire hydrant. This condition will not be altered as part of the works.
- 6.11.5 For all blocks, a fire appliance access route is provided via public roadway, which comply with relevant guidance including BS 9999 and BS 9991. This condition will not be altered as part of the works. Separate water storage tanks will be provided for each fire safety system, i.e. separate independent tank for: the commercial sprinkler system, and the residential sprinkler system. The commercial sprinkler system is fed from a common sprinkler tank and pump set located in the Middle block. This condition will not be altered as part of the works.

7 Conclusion

- 7.1.1 This Planning Statement is submitted in support of a full planning application at Huntley Wharf, Kenavon Drive, Reading for:

“Creation of first floor mezzanine to include additional dwellings to existing mid-block”

- 7.1.2 The Applicant is a well-known national housebuilder and takes great pride in the delivery of their housing developments. Huntley Wharf is a near completed, high quality development to which young professionals and families aspire to live in.
- 7.1.3 The infilling of the double height space within unit 4 of Core M1 / M5 to allow for an additional four 2-bed dwellings to be built will go some way in addressing the housing need in the Borough along with a contribution towards affordable housing. The proposed design responds positively to the character of the Site and surrounding area. The proposals retain the consented ground floor use. The development is fully compliant with local policies and therefore is acceptable in principle.
- 7.1.4 The proposals adopt a proportionate and sustainable approach that meets the objectives of the Reading Borough Local Plan (2019) and SPD without necessitating formal BREEAM certification.
- 7.1.5 The application is supported by a full suite of technical documents which demonstrate that there are no technical or environmental reasons why the planning application should not be approved.
- 7.1.6 This Statement demonstrates that the proposed development is an acceptable form of development within this location which meets the requirements of National Planning Policy Framework, Reading Borough Council Development Plan, as well as taking into account other relevant material considerations. In accordance with NPPF, the development should be approved without delay.

Appendix A

The table below shows the relevant planning history for the Site:

Reference	Address	Description	Decision
PL/17/0509	Former Toys R Us Kenavon Drive Reading RG1 3HS	Demolition of the two existing retail (Homebase and former Toys R Us) structures and the erection of new buildings ranging between 2 and 11 storeys in height, providing 765 (18 x studio, 302x1, 409x2 and 36x3- bed) residential units (Class C3), 5 commercial units (1x flexible Class A1- A4, B1 or D1-D2, 1x flexible D1 or D2, 1x flexible Class A1- A5, 1x flexible Class A3 or A4, 1x flexible A1-A5 or D1- D2 uses), various works to the public realm, including a new riverside square, landscaping, accesses, parking and associated works. This application is accompanied by an Environmental Statement. (amended description)	Approved on 10/10/2018
PL/18/2204	Toys R Us Kenavon Drive Reading RG1 3HS	Partial discharge of condition 8 (Construction Method Statement) (parts a) and b) only) and full discharge of condition 36 (Arboricultural Method Statement and Tree Protection Plan) of planning permission 170509, as granted 10/10/18.	Conditions discharged on 18/12/2019
PL/19/0034	Toys R Us Kenavon Drive Reading RG1 3HS	Discharge of condition 6 (Written Archaeological Statement) of planning permission 170509, as granted 10/10/18.	Conditions discharged on 24/4/2019
PL/19/0585	Toys R Us Kenavon Drive Reading RG1 3DH	Discharge of condition 25 (Contamination assessment) of planning permission 170509.	Conditions not discharged on 08/5/2019
PL/19/0617	Kenavon Drive Reading	Variation of condition 2 (approved plans) of planning permission 170509 [Demolition of two retail structures & the erection of new buildings ranging between 2 & 11 storeys in height, providing 765 residential units (Class C3), 5 commercial units, various works to the public realm, including a new riverside square, landscaping,	Withdrawn on 10/12/2019



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		accesses, parking & associated works. This application is accompanied by an Environmental Statement.(amended description)], namely for various minor material amendments including providing 30 additional residential units and various other external alterations, including to balconies, windows & doors to Blocks W1, M1, M2, E1, E4 & E5.	
PL/19/0764	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to change the wording of Conditions 2, 3, 4, 7, 9, 10, 11, 12, 13, 14,17, 18, 19, 20, 22, 39, 42, 43, 44, 46, 49, 52 & 53 to alter the phasing plan (enabling the development to be implemented from east to west, rather than west to east as originally approved)	Approved on 31/5/2019
PL/19/0836	Toys R Us Kenavon Drive Reading RG1 3DH	Discharge of condition 47 (Piling / foundation designs) of planning permission 170509, as granted 10/10/18.	Conditions discharged on 17/7/2019
PL/19/0888	Toys R Us Kenavon Drive Reading RG1 3DH	Discharge of condition 26 (remediation scheme) of planning permission 170509.	Conditions not discharged on 25/6/2019
PL/19/1233	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 4 (materials) by changing the trigger point for submission/approval from pre-commencement (barring demolition) to prior to the commencement of the relevant part of the works.	Approved on 22/8/2019
PL/19/1234	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 7 (security strategy) by changing the trigger point for submission/approval from prior to commencement barring demolition to the same as approved but also allowing superstructure works to take place.	Approved on 22/8/2019



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PL/19/1235	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 27 (contaminated land validation report) by changing the trigger point for submission/approval from prior to construction to pre-occupation of the relevant phase.	Approved on 22/8/2019
PL/19/1237	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 38 (landscaping) by changing the trigger point for submission/approval from pre-commencement to 1) pre-commencement barring demolition and piling (services) and 2) pre-commencement barring demolition and the construction of superstructures (all other details) (sought retrospectively).	Approved on 22/8/2019
PL/19/1238	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 44 (glint and glare study) by changing the trigger point for submission/approval from prior to commencement barring demolition to the same as approved but also allowing superstructure works to take place.	Approved on 22/8/2019
PL/19/1253	Toys R Us Kenavon Drive Reading RG1 3DH	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 29 (land gas strategy) by changing the trigger point for submission/approval from pre-commencement to prior to the completion of building foundations and ground floor slabs within the relevant phase (sought retrospectively)	Approved on 22/8/2019
PL/19/1497	Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 50 (development to be carried out in accordance with energy measures) to alter the energy measures within an updated energy strategy.	Withdrawn on 14/10/2019



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PL/19/1594	Toys R Us Kenavon Drive Reading	Discharge of conditions 29 and 30 (land gas) of planning permission 170509.	Conditions discharged on 19/11/2019
PL/19/1788	Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 8 (Construction Method Statement) by changing the trigger point for submission/approval from pre-commencement to pre-commencement of the relevant phase and not require approval for demolition works already undertaken (partly sought retrospectively).	Approved on 16/12/2019
PL/20/0071	Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018), to change recessed balconies to projecting balconies on 9 apartments located to the west of East Block.	Approved on 04/2/2020
PL/20/0208	Kenavon Drive Reading RG1 3DG	Partial discharge of condition 51 (BREEAM) of planning permission 170509, relating to part (i) a), b) & c) for final design stage BREEAM assessments.	Withdrawn on 03/4/2020
PL/20/0209	Kenavon Drive Reading RG1 3DG	Discharge of condition 7 (Security Strategy) of planning permission 170509 (wording of condition amended by 191234 on 22/08/2019).	Conditions discharged on 15/4/2020
PL/20/0210	Toys R Us Kenavon Drive Reading	Discharge of condition 4 (materials) of planning permission 170509	Conditions discharged on 25/6/2020
PL/20/0228	Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018), to change internal stair/lift core configurations and associated changes to dwellings, including various external window / door alterations to Blocks W1, M2, E1 & E5	Approved on 03/6/2020
PL/20/0503	Toys R Us Kenavon Drive Reading	Discharge of condition 5 (super graphic) of planning permission 170509	Conditions discharged on 13/5/2020
PL/20/0504	Toys R Us Kenavon Drive Reading	Discharge of condition 44 (glint & glare study) of planning permission 170509	Conditions discharged on 21/5/2020



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		(wording of condition 44 altered by 191238/NMA)	
PL/20/0888	Homebase Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter landscaping, access design and associated alterations	Approved on 08/2/2021
PL/20/0980	Former Homebase/ Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 38 (landscaping) to allow flexibility for separate submissions on a phase-by-phase basis (also incorporating wording amendments already agreed by 191237 on 22/08/2019)	Approved on 04/8/2020
PL/20/1148	Toys R Us Kenavon Drive Reading	Partial discharge of condition 38 (landscaping) of planning permission 170509, for part 1) (a) services (wording already altered by agreed non-material amendments 191237 & 200980) (sought retrospectively)	Conditions not discharged on 15/9/2020
PL/20/1215	Toys R Us Kenavon Drive Reading	Discharge of conditions 14a (phase 1 postal addresses), 14b (phase 2 postal addresses) and 42 (biodiversity enhancements) of planning permission 170509 (also incorporating changes previously agreed by 190764)	Conditions not discharged on 20/7/2022
PL/21/0239	Former Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 27 (contaminated land validation report) to allow flexibility for separate submissions on a sub-phase-by-sub-phase basis	Approved on 08/3/2021
PL/21/0284	Toys R Us Kenavon Drive Reading	Discharge of conditions 12 (cycle parking), 18 (car parking allocation), 19 (service/refuse vehicle strategy), 20 (door openings), 22 (parking gates), 33 (mechanical plant noise assessment), 38 1)(a), 2) a) phase 1 & b) phase 2 (b) (c) & (d) (landscaping), 41 (landscape management plan), 43 (lighting strategy), 49a) (phase 1 dwelling	Partially discharged on 20/7/2022



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		emission rates), 52a) & b) (phases 1&2 play facilities), 53a) & b) (phases 1& 2 privacy screens) of planning permission 170509, as granted 10/10/2018 (wording of some conditions since amended by 190764/NMA, 191237/NMA & 200980/NMA)	
PL/21/0697	Toys R Us Kenavon Drive Reading	Discharge of condition 27c (contaminated land validation report for Phase 1 Block E3) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	Conditions discharged on 17/5/2021
PL/21/1065	Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the fenestration on the west (front) elevation of Block E1, including one additional window at both ground and first floor level, and associated works (sought retrospectively)	Approved on 22/7/2021
PL/21/1135	Toys R Us Kenavon Drive Reading	Partial discharge of the remaining part (c) phase 3) of condition 8 (Construction Method Statement) of planning permission 170509, as granted 10/10/18	Conditions not discharged on 28/3/2022
PL/21/1336	Toys R Us Kenavon Drive Reading	Discharge of condition 16 (Public Right of Way cycle signage details) of planning permission 170509	Conditions discharged on 04/3/2022
PL/21/1369	Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018), for the addition of 3 balconies, the addition of louvered screens to undercroft, movement and addition of a series of windows/ doors, rearrangement of parking, plant rooms, refuse and cycle stores to West Block and the reduction of the central plant entrance door and subsequent extension of nursery and increase in area to Middle Block and associated works	Approved on 06/4/2022
PL/22/0043	Kenavon Drive Reading	Discharge of condition 27b (contaminated land validation report for Phase 1 Block E2) of planning	Conditions discharged on 24/1/2022



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		permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	
PL/22/0233	Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018), to amend the description of development and, by consequence, alter the wording of conditions 2 (approved plans), 51 (BREEAM), 57 (moorings strategy) and 60 (active window displays) to reduce the number of commercial units from 5 to 4 with the change of use of 1 x flexible Class A1 – A5 unit to private amenity space (Class C3) at Block W4 and change a window to a door on both the east and south elevations to facilitate this	Withdrawn on 03/5/2022
PL/22/0353	Kenavon Drive Reading	Discharge of condition 34 (Noise Assessment) of planning permission 170509, as granted 10/10/2018.	Conditions discharged on 09/5/2022
PL/22/0710	Toys R Us Kenavon Drive Reading	Discharge of condition 38 2)c) phase 3 (b) (c) & (d) (west block landscaping) of planning permission 170509, as granted 10/10/2018 (wording of condition as amended by 200980/NMA)	Conditions discharged on 11/7/2022
PL/22/0855	Former Toys R Us Kenavon Drive Reading	Non-Material amendments to permission 170509 (granted on 10/10/2018) for fenestration amendments associated with the shop located on the ground floor of core W3 of West Block; namely the inclusion of 2 sets of doors and 1 bay of louvered metal panels	Approved on 10/8/2022
PL/22/0994	Former Toys R Us Kenavon Drive Reading	Discharge of conditions 27a, d & e (contaminated land validation report for Phase 1 Blocks E1, E4 & E5) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	Partially discharged on 16/8/2022
PL/22/1076	Former Toys R Us Kenavon Drive Reading	Non-material amendments to permission 170509 (granted on 10/10/2018) to alter the wording of Condition 49 (dwelling emission rate) to	Approved on 30/8/2022



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		allow flexibility for separate submissions on a sub-phase-by-sub-phase basis	
PL/22/1077	Former Toys R Us Kenavon Drive Reading	Application for approval of details reserved by conditions 14 c) (postal Address), 52 c) (play-space) and 53 c) (privacy screens) of planning permission 17050, as granted 10/10/2018 (wording of some conditions since amended by 190764/NMA, 191237/NMA & 200980/NMA)	Conditions discharged on 02/12/2022
PL/22/1111	Former Toys R Us Kenavon Drive Reading	Discharge of condition 51(i) (final design stage BREEAM assessments in relation to (a) Retail - Shop; b) Education - Pre-School; c) Retail-Cafe)) of planning permission 170509, as granted 10/10/2018	Conditions not discharged on 22/8/2022
PL/22/1274	Toys R Us Kenavon Drive Reading	Discharge of condition 49(g)(Phase 2 - Block M2 dwelling emission rates) of planning permission 170509 (wording of condition 49 altered by non-material amendment application 221076 on 30/08/2022)	Conditions discharged on 21/9/2022
PL/22/1421	Toys R Us Kenavon Drive Reading	Discharge of condition 27g (contaminated land validation report for Phase 2 Block M2) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	Conditions discharged on 10/10/2022
PL/22/1822	Toys R Us Kenavon Drive Reading	Discharge of condition 49(h)(Phase 2 - Block M3 dwelling emission rates) of planning permission 170509 (wording of condition 49 altered by non-material amendment application 221076 on 30/08/2022)	Conditions discharged on 08/12/2022
PL/23/0123	Toys R Us Kenavon Drive Reading	Discharge of condition 27h (contaminated land validation report for Phase 2 Block M3) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	Conditions discharged on 20/2/2023
PL/23/0572	Toys R Us Kenavon Drive Reading	Discharge of condition 49(i)(Phase 2 - Block M4 dwelling emission rates) of planning permission 170509 (wording of condition 49 altered by non-material	Conditions discharged on 10/5/2023



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		amendment application 221076 on 30/08/2022)	
PL/23/0592	Former Toys R Us Kenavon Drive Reading	Discharge of condition 57 (Mooring Strategy) of planning permission 170509	Conditions discharged on 19/4/2024
PL/23/0593	Former Toys R Us Kenavon Drive Reading	Discharge of conditions 27 i) (contaminated land validation report for Phase 2 Block M4) and 27 j) (contaminated land validation report for Phase 2 Block M5) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	Conditions discharged on 08/6/2023
PL/23/0944	Former Toys R Us Kenavon Drive Reading	Discharge of condition 49(j) (Phase 2 - Block M5 dwelling emission rates) of planning permission 170509 (wording of condition 49 altered by non-material amendment application 221076 on 30/08/2022)	Conditions discharged on 13/7/2023
PL/23/0947	Former Toys R Us Kenavon Drive Reading	Discharge of condition 58 (litter strategy) of planning permission 170509	Conditions discharged on 04/9/2023
PL/23/1342	Former Toys R Us Kenavon Drive Reading	Discharge of condition 4 (materials) of planning permission 170509	Conditions discharged on 09/11/2023
PL/23/1388	Former Toys R Us Kenavon Drive Reading	Discharge of condition 27f (contaminated land validation report for Phase 2 Block M1) of planning permission 170509, as granted 10/10/2018 (wording of condition since amended by 210239/NMA)	Conditions discharged on 16/11/2023

