

FAO: Mr Stephen Vigar
Reading Borough Council
Civic Offices,
Level 1 North
Bridge Street,
Reading,
RG1 2LU

Dear Mr Vigar

Re: Environmental Statement Statement of Conformity – Station Hill, Reading Phase 3

Waterman Infrastructure & Environment Limited ('Waterman IE') has been commissioned by SH Reading Master LLP (the 'Applicant') for the preparation of an Environmental Statement (ES) Statement of Conformity (SoC) to accompany the submission of a planning application pursuant to Section 96a of the Town and Country Planning Act, 1990 for Phase 3 of the Station Hill Development. The Section 96a application seeks to amend the approved outline parameters for Phase 3. Phases 2 and 3 of the Station Hill Development (collectively referred to as the 'Application Site') are located to the north of Garrard Street, south of Station Hill, and east of Greyfriars Road, within the administrative area of Reading Borough Council. The site location and planning application boundaries can be found on **Figures 1 and 2**.

The purpose of the Section 96a application is to make a small number of clarifications and amendments to the approved Parameter Plans, Design Code and associated conditions to better reflect the emerging detailed design while remaining fully consistent with the principles of the consented scheme. The proposed amendments have been discussed at Officer level with Reading Borough Council.

This ES SoC (undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 EIA Regulations (as amended)) addresses only the proposed amendments to the parameter plans for Phase 3 that are the subject of the Section 96A application, and provides justification for why no new or materially different significant environmental effects, beyond those identified in the previous ES are anticipated.

It should also be noted that this ES SoC, which accompanies the Section 96a application to amend the outline parameters for Phase 3, will in due course be followed by a Reserved Matters Application (RMA). The RMA will provide detailed proposals for the residential plots of Phase 3 and will be supported by further environmental assessment including any necessary mitigation, where appropriate at that stage. Planning conditions linked to the outline planning permission for Phase 3 would also be reviewed and discharged, where applicable, at this stage.

Proposed Section 96a Outline Parameter Amendments - October 2025 Amendments

The proposed October 2025 amendments (here after referred to as the '**October 2025 Amendments**') comprise of the following proposed changes:

- Garrard Street Shoulder – Removal of the 'shoulder' element locked into the approved parameter plan. A new gap between Plot B and Plot D is now proposed, and the shoulder is therefore no longer required.
- Lift Overruns / Plant Zones – Addition of notation to the parameter plans indicating specific areas where plant and lift overruns may extend above the approved maximum building heights by up to [2.5m].

- Greyfriars Road Shoulder (Condition 77) – Removal of Condition 77, which currently requires a ‘shoulder’ along Greyfriars Road. This requirement is not embedded in the parameter plans and will instead be addressed through design articulation.
- Active Frontages outlined.

There are no proposed changes to the land uses or their associated quantum. The minimum and maximum floorspace areas for each use class remain unchanged, as does the maximum and minimum number of residential units consented

The **October 2025 Amendments** have been captured in new parameter plans, which accompany the Section 96a planning application:

Table 1: New Parameter Plans

Drawing Title/ Ref	Reference	Amendments to Parameter Plans compared to the consented scheme
02 DAS and ES EIA Consolidated Plans Plots (For Environmental Statement)	A-0254b-P00	• 18m Gap introduced between Plot B and D • Access removed from Greyfriars to Public Realm • Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m
07 Parameter Plans Phase 3: Outline Planning Application Plots	A-0705n-P00	• 18m Gap introduced between Plot B and D • Access removed from Greyfriars to Public Realm • Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m • Lift / Stair / Plant pop up zone dashed line added to plan
07 Parameter Plans Phase 3: Outline Planning Application Public Realm and Pedestrian Access Plaza Level	A-0710b-P00	• 18m Gap introduced between Plot B and D • Access removed from Greyfriars to Public Realm • Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m
07 Parameter Plans Phase 3: Outline Planning Application Land Use and Minimum Distance Between Plots Plaza +2 and Above Mixed Use Scheme	A-0711b-P00	• 18m Gap introduced between Plot B and D • Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m • +/- 6m deviation line amended to suit gap between plot B and D
07 Parameter Plans Phase 3: Outline Planning Application Land Use and Minimum Distance Between Plots Plaza +2 and Above All Commercial Scheme	A-0712b-P00	• 18m Gap introduced between Plot B and D • Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m • +/- 6m deviation line amended to suit gap between plot B and D
07 Parameter Plans Phase 3: Outline Planning Application Vehicular Access and Servicing	A-0715b-P00	• 18m Gap introduced between Plot B and D • Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m • Zone for vehicle access added off Garrard Street into Plot D.

Drawing Title/ Ref	Reference	Amendments to Parameter Plans compared to the consented scheme
07 Parameter Plans Phase 3: Outline Planning Application Land Uses Street and Podium (Plaza Level)	A-0720b-P00	18m Gap introduced between Plot B and D - Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m - Extent of activation adjusted to street and podium
07 Parameter Plans Phase 3: Outline Planning Application Basement Parameter Section	A-0726b-P00	18m Gap introduced between Plot B and D - Shoulder removed to Plot D for 1 consistent parameter limit of +116.5m - Lift / Stair / Plant pop up zone dashed line added to plan

The above referenced parameter plans can be found in **Annex 1** of this letter.

Site Location and Current Use

The wider Station Hill Development occupies an area of approximately 2.5ha located to the south of Reading Mainline Station. The wider Station Hill Development comprises three phases with Plots E and F forming Phase 1, Plot G including surrounding public realm forming Phase 2 and Plots A, B and D forming Phase 3. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats. Phase 2 provides 300,000 sqft of office use, with tenant move-in or fit-outs currently underway.

Phase 3, the Application Site, is located within the northwest third of the wider Station Hill Development and is currently occupied by Xafinity House currently used as a site office, a substation, a car park serving One Station Hill, a shipping container acting as the Biscuit Tin, and areas of hardstanding. The Application Site is currently used as temporary parking. As per the approved design proposals, Xafinity House will be demolished to allow for construction of Phase 3, but the timing of this is not yet known.

A podium, consented as part of the hybrid planning application in July 2021, will unite the Phase 2 public realm with the Phase 3 blocks. It will provide access to the residential buildings, with additional ground-level access from Garrard Street to the south and Greyfriars Road to the west.

Environmental Statement and EIA Considerations

The significant environmental effects of the approved design proposals are set out in the **2020 Consented ES**.

This ES SoC should be read in conjunction with the **2020 Consented ES**. It confirms that the **October 2025 Amendments** do not constitute a new or materially different form of EIA development and demonstrates that the amendments are unlikely to give rise to any new or materially different likely significant environmental effects beyond those assessed and addressed in the **2020 Consented ES**. Accordingly, further EIA is not required.

A focused review of the **2020 Consented ES** has been undertaken. The **October 2025 Amendments** do not alter the quantum, nature, or location of development previously assessed as part of the **2020 Consented ES**. Each of the technical chapters in the **2020 Consented ES** has been reviewed to determine if the **October 2025 Amendments** change the likely significant environmental effects previously identified and reported. The review undertaken is presented below.

Socio-Economics and Health

Given the time that has elapsed since the **2020 Consented ES** was prepared, some evolution of the socio-economic baseline and updates to relevant policy are likely to have occurred. However, these

changes are not considered to materially affect the likely residual significant environmental effects reported in the **2020 Consented ES**.

No changes are proposed to the land uses or their associated quanta, and the overall number of residential units remains unchanged. Accordingly, the conclusions regarding residual significant environmental effects on socio-economics and health, as presented in the **2020 Consented ES**, remain valid. No additional residual effects have been identified as a result of the **October 2025 Amendments**.

As part of the RMA for Phase 3, the socio-economic baseline will be reviewed and updated where necessary, including a recalculation of the estimated population yield. The assessment of proposed play space provision will also be reviewed and revised, where required to ensure compliance.

Townscape and Visual Impact

Given the time that has elapsed since the 2020 Consented ES was prepared, some evolution of the townscape baseline is expected to have occurred, including the construction of Phases 1 and 2 of the Station Hill Development. Updates to relevant planning policy are also likely to have taken place. However, these changes are not considered to materially affect the likely residual significant environmental effects reported in the **2020 Consented ES**.

The proposed changes to the parameter plans, for instance the 2.5m increase to Block A, B and D, are minor in comparison to the massing established by the approved parameter plans for Phase 3. The **October 2025 Amendments** would not give rise to any new or materially different likely significant environmental effects relating to townscape and visual impact, beyond those identified in the **2020 Consented ES**.

Accordingly, the conclusions regarding likely residual significant environmental effects for townscape and visual effects as set out in the **2020 Consented ES**, remain valid. No additional residual effects have been identified as a result of the **October 2025 Amendments**.

As part of the RMA for Phase 3, any changes to the Townscape and Visual baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Historic Environment

It is unlikely that since the **2020 Consented ES** the baseline for the Historic Environment would have evolved. Although updates to relevant policy have occurred in the intervening period, no changes to national or local policy are considered to affect or change the conclusions of the Historic Environment assessment. However, these changes are not considered to materially affect the likely residual significant environmental effects reported in the **2020 Consented ES**.

The **October 2025 Amendments** introduce minor changes to the outline parameters, including a proposed zone on each Plot, set back from the building edges, which allows for a 2.5m tall extension beyond the maximum parameter height to allow for rooftop plant, stairs/lifts, etc. . These amendments would therefore not result in any new or materially different likely significant effects on built heritage receptors. In addition, the changes to the parameter plans do not involve any additional below-ground works and would not give rise to any new or materially different likely significant effects on buried or built heritage receptors, as previously assessed in the **2020 Consented ES**.

On this basis, the conclusions regarding likely residual significant environmental effects on the historic environment, as reported in the **2020 Consented ES**, remain valid. No additional residual effects have been identified as a result of the October 2025 Amendments.

As part of the RMA application for Phase 3, any changes to the historic environment baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Air Quality

The proposals remain in compliance with the local and national updates to the policies outlined in the **2020 Consented ES**.

A review of the local authority monitoring and Defra background maps indicates the baseline presented in the **2020 Consented ES** shows a decreasing trend. In particular, the monitoring site most representative of conditions in the area (DT41/RG59) has shown a decrease in annual mean NO₂ concentration of 38.0mg/m³ in 2019 to 31.9 mg/m³ in 2023. As such the baseline presented in the **2020 Consented ES** is considered a worst-case scenario.

With respect to the operational phase impacts, the number of vehicle trips assessed in the **2020 Consented ES** represented a worst case scenario as the October 2025 Amendments, due to the significant reduction in parking, which will be proposed in the RMA, compared to what was previously assessed. The **October 2025 Amendments** do not alter proposed land uses and their associated quanta; as such, they will not lead to materially different traffic flows. Consequently, there is no material change to the air quality assessment or the likely significant air quality effects identified in the **2020 Consented ES**.

On this basis, the conclusion regarding the likely residual significant environmental effects on air quality, as reported in the **2020 Consented ES** remains valid. No additional residual effects have been identified as a result of the **October 2025 Amendments**.

As part of the RMA application for Phase 3, any changes to the air quality baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Noise and Vibration

The proposals remain in compliance with the local and national updates to the policies outlined in the **2020 Consented ES**.

Baseline noise surveys were completed in support of the previously consented ES in 2019 pre-covid lock down. Since the lifting of lockdown levels of road traffic noise have, in general, remained slightly lower than those experienced pre-covid. In addition to road traffic noise, rail noise was also prevalent in the 2019 surveys. A review of the rail timetables for 2019 and 2025 suggests there has been little change in rail movements and hence noise levels over this period. On this basis the 2019 baseline noise data remain relevant at the proposed development.

The traffic flow data assessed in the **2020 Consented ES** represented a worst-case scenario, due to the significant reduction in parking, which will be proposed in the RMA. compared to what was previously assessed. The **October 2025 Amendments** do not alter proposed land uses and their associated quanta; as such, they will not lead to materially different traffic flows. Consequently, there is no material change to the Noise and Vibration assessment or the likely significant Noise and Vibration effects identified in the **2020 Consented ES**.

On this basis, the conclusion regarding the likely residual significant environmental effects Noise and Vibration, as reported in the **2020 Consented ES** remain valid. No additional residual effects have been identified as a result of the **October 2025 Amendments**.

As part of the RMA application for Phase 3, any changes to the noise and vibration baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Ground Conditions and Contamination

The ground conditions and contamination baseline remains unchanged from the **2020 Consented ES**. The **October 2025 Amendments** do not alter proposed assessed construction land uses or proposed below ground work as such.

On this basis, the conclusion regarding the likely residual significant environmental effects for ground conditions and contamination as reported in the **2020 Consented ES** remain valid. No additional residual effects have been identified as a result of the **October 2025 Amendments**.

As part of the RMA application for Phase 3, any changes to the ground conditions and contamination baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Wind

Since the 2020 Consented ES, the National Planning Policy Framework (2025) and National Planning Practice Guidance (2024) have been updated. The updates would not materially affect the guidance relating to wind microclimate in comparison to the previously used policies. In addition, the baseline scenario has changed since 2020, in particular to the south of the Site. Whilst these have the potential to affect the local wind microclimate, they will be assessed as part of the RMA application for Phase 3.

The October 2025 Amendments introduce minor changes to the outline parameters which may influence the wind environment around the Application Site including:

- The additional massing on the southern side of Garrard Street;
- The removal of the shoulder on Greyfriars Street; and
- The addition of the plant area “pop ups” on the tops of the buildings.

These amendments would, however, not result in any new or materially different likely significant effects on receptors as previously assessed in the 2020 Consented ES.

On this basis, the conclusions regarding likely residual significant wind effects, as reported in the 2020 Consented ES, remain valid. No additional residual effects have been identified as a result of the October 2025 Amendments. Additional detail can be found in **Annex 2** of this letter.

As part of the RMA application for Phase 3, any changes to the wind baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution

There have been no changes to the policy since the 2020 Consented ES. Since the 2020 Consented ES, a new edition of the BRE Guidelines was published. The assessment methodologies and criteria for assessing daylight and sunlight to existing buildings and overshadowing remain unchanged in the BRE Guidelines 2022 however the 2022 Guidelines introduce new methodologies for the assessment of new buildings, which replace the ADF methodology used for the assessment of Station Hill Plots E & F. To ensure consistency and enable a like-for-like comparison with the 2020 Consented ES, the methodologies of the BRE Guidelines 2011 have been maintained for this assessment.

Although several changes to baseline conditions have occurred since the June 2020 Addendum (as listed in Annex 3) the baseline conditions established in the 2020 Consented ES have been retained. This approach enables a clear comparison of the potential impacts of the proposed October 2025 Amendments against the 2020 Consented ES.

The October 2025 Amendments introduce minor changes to the outline parameters which may influence the daylight and sunlight around the Application Site including partial extension of the southern façade along Garrard Street by c3.8m to the south; and addition of two small inset plant zones 2.5m tall which could further reduce daylight and sunlight levels to neighbouring residential

properties to the south and west of the Site. These amendments would however not result in any new or materially different likely significant effects on receptors as previously assessed in the 2020 Consented ES. Owing to the small-scale increase in height and the location of the façade amendment in proximity to the sensitive receptors for overshadowing, the October 2025 Amendments would result in no change to the overshadowing effects from those reported in the in the 2020 Consented ES. The October 2025 Amendments relate to the outline element only, therefore an assessment of solar glare and light pollution effects is not applicable.

On this basis, the conclusions regarding likely residual significant daylight, sunlight, overshadowing, solar glare and light pollution effects, as reported in the 2020 Consented ES, remain valid. No additional residual effects have been identified as a result of the October 2025 Amendments. Additional detail can be found in **Annex 3** of this letter.

As part of the RMA application for Phase 3, any changes to baseline, relevant policies, and guidance would be reviewed alongside the detailed design proposals. Any resulting changes to the assessment of likely significant effects would be reported, along with any required mitigation measures.

Planning and EIA Background

In 2013, an Environmental Impact Assessment (EIA) was undertaken for Phases 1, 2 and 3 of Station Hill Development, and an Environmental Statement (ES) prepared to accompany the planning application. An ES Addendum was subsequently prepared and submitted in September 2013 to address additional environmental issues that had come to light during the determination period. Together, these documents are referred to as the '2013 ES'.

In 2015, an ES was prepared to accompany the application to revise Plot E to incorporate the Telecom House Site (planning references 151426 & 151427). This ES was a full update of the 2013 ES and covered the entire Station Hill Development including the newly added Telecom House Site. During the determination period, amendments were made to the planning application for Plot E incorporating the Telecom House Site, and a letter setting out the EIA implications of the design amendments was submitted to RBC in December 2015. Collectively, the ES and EIA implications letter are referred to as '2015 ES'.

In 2019, two Section 73 Applications (planning references 190441 and 190442) were accompanied by an ES Addendum which considered the proposed amendments to the previously consented scheme together with new cumulative schemes that had come forward since the 2015 ES and / or changes to the baseline conditions at and surrounding the Site. These documents are referred to as the '2019 ES Addendum'. Together, the 2015 ES and the 2019 ES Addendum are referred to as the '2019 Consented Scheme ES'.

A new ES (the '2019 ES') (Ref: WIE14788-100-R-12-6-1-ES) was then prepared and submitted as part of the 2019 Hybrid Application (planning reference 192032). This ES considered Phase 1 in the context of the revised Phase 2 and 3 proposals. An ES Addendum (Ref: WIE14788-100-R-31.2.1-ES Addendum) was subsequently prepared to consider changes proposed to the 2019 Hybrid Application submitted during the determination period in June 2020. A further ES Addendum (Ref: WIE14788-100-R-34.2.1-ES Addendum) was submitted in August 2020 to accompany a Section 73 application seeking additional changes to Phase 1 (Plots E and F). The 2019 ES, the June 2020 ES Addendum and the August 2020 ES Addendum form the '**2020 Consented ES**' for the purposes of the 2019 Planning Application (as amended).

Cumulative Assessment

A review of consented nearby planning applications since the **2020 Consented ES** has been undertaken to see if there are any Cumulative Schemes that require consideration in the Inter-Development Effects cumulative assessment. The following Cumulative Schemes listed in **Table 2** below have been identified for consideration. Further information including a cumulative scheme location plan is presented in **Figure 3**.

Table 2: Cumulative Schemes

Scheme Number	Cumulative Scheme	Status
1	20-30 Greyfriars Road, RG1 1NS - PL/24/1501 Extension of Time agreed until 25/06/2025 – resolved at committee to grant planning permission subject to S106.	Application approved with conditions
2	35-39 Friar Street – PL/22/0933 Resi and 1,700 sqm Class E	Permitted subject to Legal Agreement
3	Broad Street Mall – PL/24/0173 Received 09 February 2024 Resi and commercial 643 dwellings and 1,737sqm Class E space	Approved subject to Section 106
4	Former Debenhams Department Store / Oracle - 221916 Mixed-use resi and Class E	Application Approved
5	80 Caversham Road - 182252/OUT Granted 29 March 2022 Resi-led Mixed use scheme with 19,729sqm B1, 1,752sqm flexible commercial and 777sqm D1 floorspace.	Permitted subject to Legal Agreement
6	Thames Quarter – 190809 Mixed-use resi Granted 10 March 2020	Permitted subject to Legal Agreement
7	Vastern Court, Caversham Road Public Inquiry - APP/E0345/W/21/3289748 21 Mar 2024 Residential dwellings (C3 use class) and retail floorspace (A3 use class)	Application Permitted

Given the minor nature of the **October 2025 Amendments**, it is considered that no additional cumulative effects would arise beyond those already assessed. It is anticipated that any new developments coming forward beyond those considered in the **2020 Consented ES** will have taken into account the baseline and potential cumulative effects identified in that **2020 Consented ES** and addressed them within their respective Environmental Statements.

Furthermore, as part of the upcoming RMA application, these and any additional cumulative schemes would be considered quantitatively within any technical assessments where appropriate.

Conclusions

As such, the proposed **October 2025 Amendments** do not give rise to any new or materially different residual environmental effects. Therefore, the conclusions of the **2020 Consented ES** remain valid, and no further environmental assessment is required under the Town and Country Planning (Environmental Impact Assessment) Regulations.

Also, as previously mentioned, this ES SoC accompanying the Section 96 application to amend the outline parameters for Phase 3, will in due course be followed by an RMA for the residential plots and additional environmental documentation to further investigate any potential significant effects of the proposals and outline any required mitigation measures to manage these effects.

Yours sincerely

Melissa Phillips-Maskry

Senior Associate Director (London Environmental)
For and On Behalf of Waterman Infrastructure & Environment Ltd
cc Brad Treblecock (WIE, EIA Consultant)

Figures

Figure 1: Station Hill - Site Location

Figure 2: Station Hill - Site Plan

Figure 3: Station Hill - Cumulative Schemes

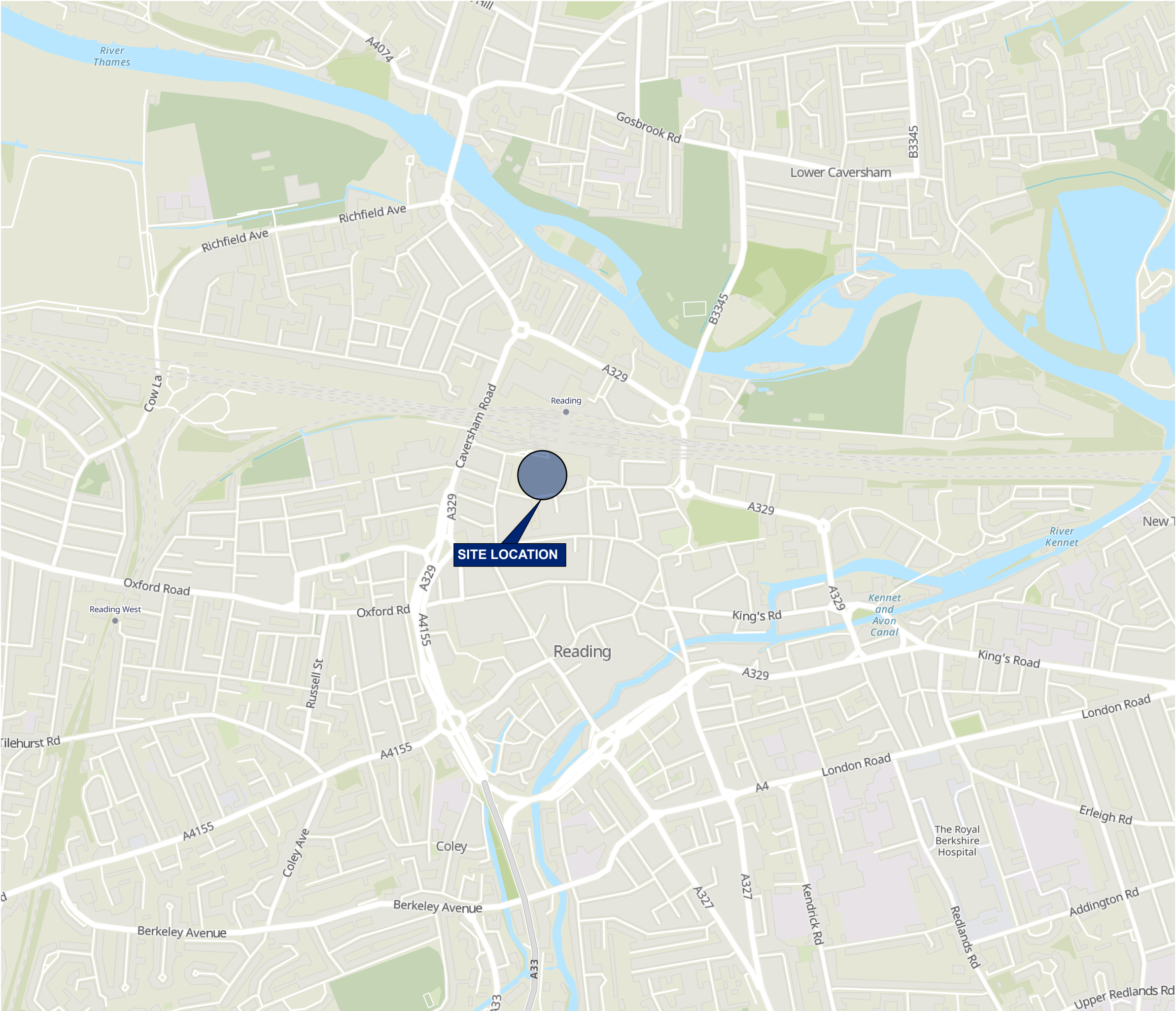
Annexes

Annex 1: Parameter Plans

Annex 2: Wind Microclimate Statement of Conformity

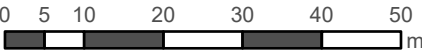
Annex 3: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution Statement of Conformity

FIGURES



Project Details	WIE14788-112: Station Hill
Figure Title	Figure 1: Station Hill - Site Location
Figure Ref	WIE1488-112_GIS_SOC_1A
Date	October 2025
File Location	Projects\WIE14788-112\GIS\WIE14788-112_GIS_EIA
www.watermangroup.com	

Site Boundary

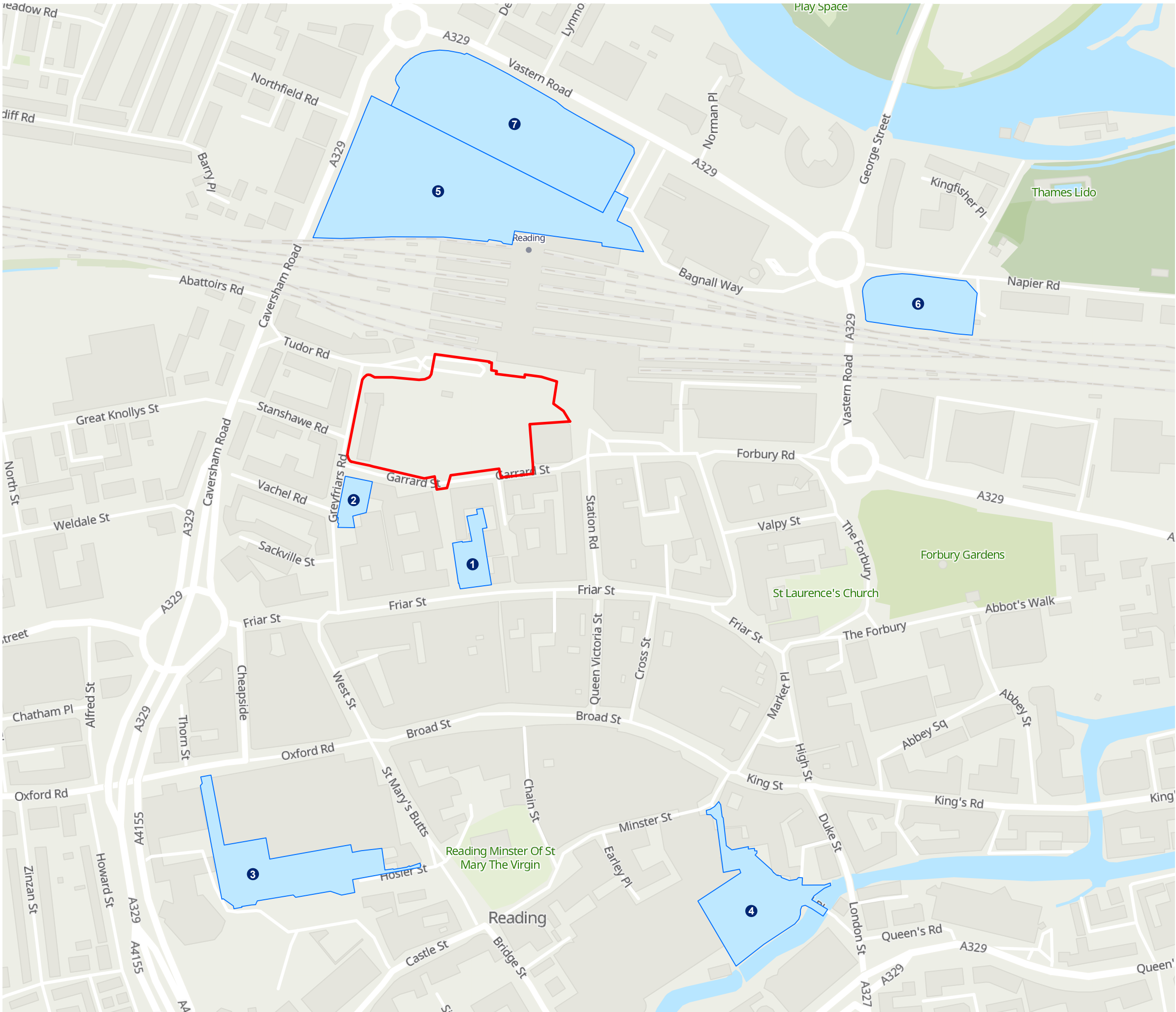


Project Details	WIE14788-112: Station Hill
Figure Title	Figure 2: Station Hill - Site Plan
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Date	October 2025
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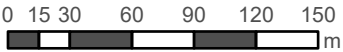
Site Boundary

Cumulative Schemes

Reference	Site Name
1	35-39 Friar Street
2	20-30 Greyfriars Road
3	Broad Street Mall
4	Former Debenhams Department Store
5	80 Caversham Road
6	Thames Quarter
7	Vastern Court

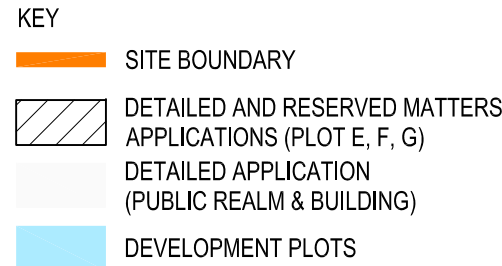


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Project Details	WIE14788-112: Station Hill
Figure Title	Figure 3: Station Hill - Cumulative Schemes
Figure Ref	WIE1488-112_GIS_SOC_3A
Date	October 2025
File Location	Projects\WIE14788-112\GIS\WIE14788-112_GIS_EIA

ANNEX 1: PARAMETER PLANS



 AREA OF OVERSAIL / CANTILEVER
 AREA OF PUBLIC REALM, MINIMUM WIDTH OF 18 METERS

NOTE:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
THE DESIGN CODE SUBMITTED AS PART OF THE PLANNING
APPLICATION

Do not scale from drawings. All discrepancies to be reported to Gensler architect immediately.
All dimensions to be verified by contractor on site prior to any work.

P00	21.10.25	First Issue	EF	JB
rev	date	revision note	drawn	checked

Moretown
London
E1W 1YW
England
United Kingdom

client
SH Reading Master LLP

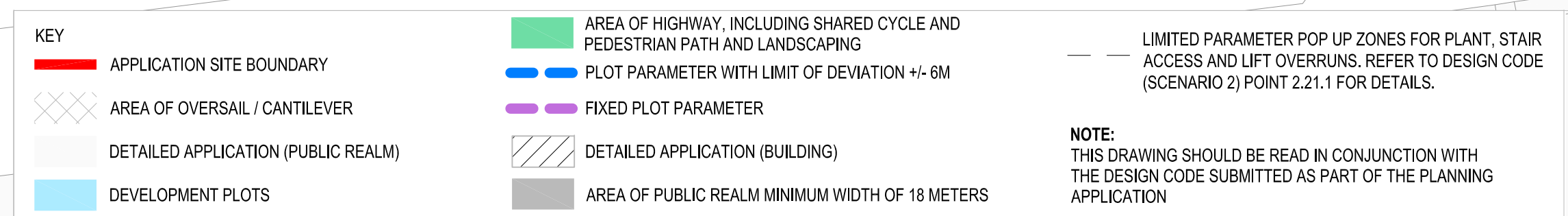
A key plan showing the site boundary and the location of the proposed development. The development is highlighted with red hatching. A north arrow is located in the top right corner.

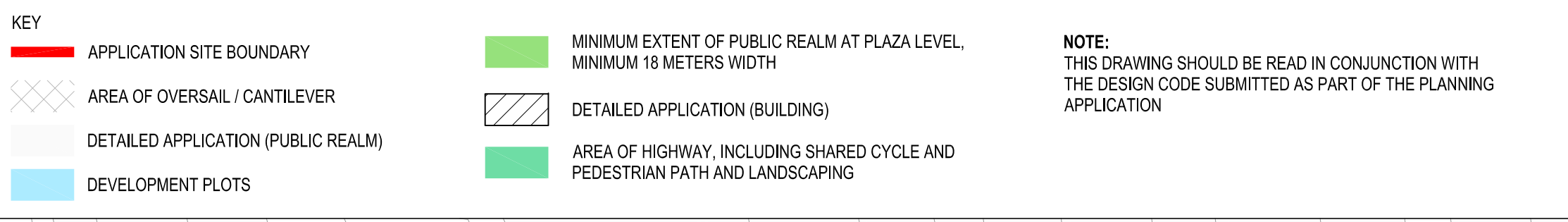
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family	010000-019999 TOWN PLANNING
title	02 DAS and ES EIA Consolidated Plans Plots (For Environmental Statement)

Scenario 2

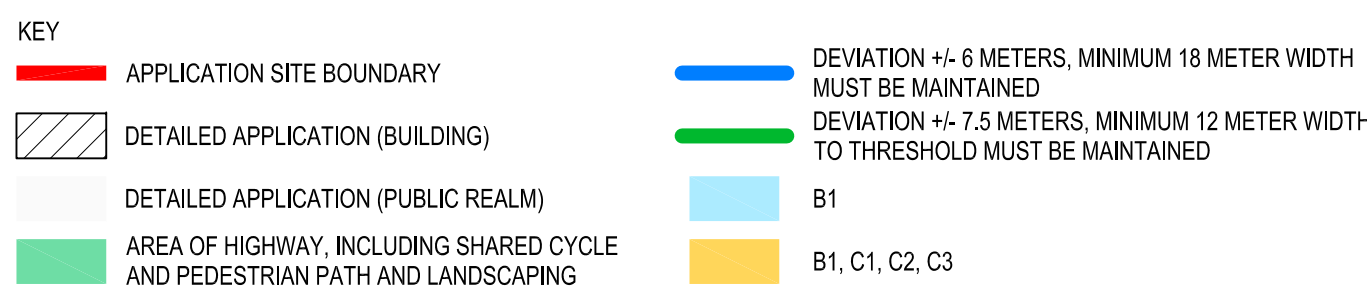
project number 08.8531.000				drawn EF	checked JB
scale 1 : 500@A1		date of first issue 21/10/25		status	rev P00
project code	originator	functional	spatial	form	discipline number

SHP3 - GEN - ZZ - ZZ - D - A-000254





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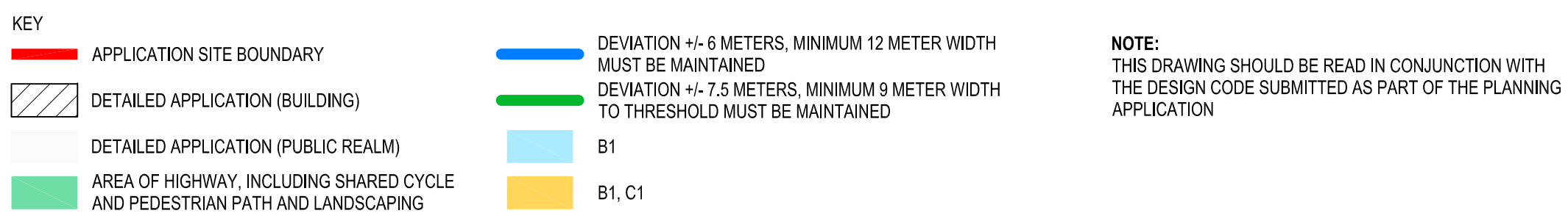
NOTE:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
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APPLICATION

P00	21.10.25	First Issue	EF	JB	
rev	date	revision note	drawn	checked	

Moretown
London
E1W 1YW
England
United Kingdom

A key plan of the site showing the proposed development area highlighted in red hatching. The plan includes a north arrow pointing upwards.

project				
Station Hill, North				
Reading				
project number		drawn		checked
08.8531.000		EF		JB
scale		date of first issue		rev
1 : 500@A1		21/10/25		P00
project code	originator	functional spatial	form	discipline number
SHP3 - GEN - ZZ - ZZ - D - A-000711				



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notes:
Do not scale from drawings. All discrepancies to be reported to
Gensler architect immediately.
All dimensions to be verified by contractor on site prior to any works

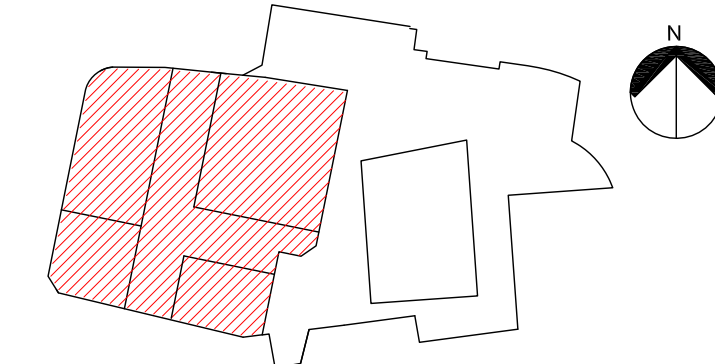
P00	21.10.25	First Issue	EF	JB
rev	date	revision note	drawn	checked

Gensler

Moretown
London
E1W 1YW
England
United Kingdom

client
SH Reading Master LLP

key plan



category	0 GENERAL
family	010000-019999 TOWN PLANNING

07 Parameter Plans Phase 3: Outline Planning Application Vehicular Access and Servicing

Scenario 2

project
Station Hill North

Reading

project number 08.8531.000				drawn EF		checked JB		
scale 1 : 500@A1			date of first issue 21/10/25		status		rev P00	
project code	originator	functional	spatial	form	discipline	number		

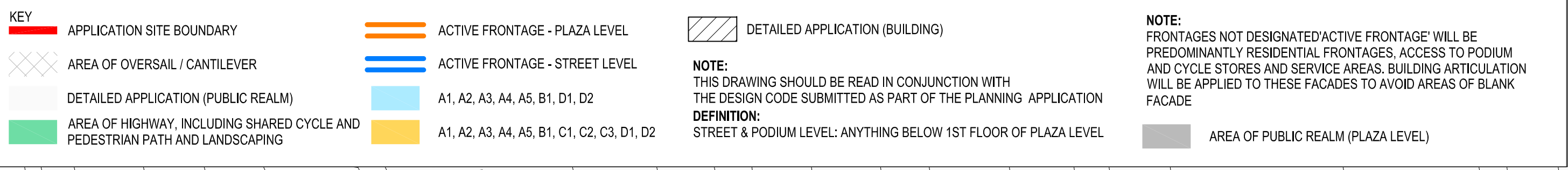
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KEY

	APPLICATION SITE BOUNDARY		ZONE FOR SERVICE ACCESS
	DETAILED APPLICATION (BUILDING)		ZONE FOR VEHICLE ACCESS
	DETAILED APPLICATION (PUBLIC REALM)		AREA OF HIGHWAY
	DEVELOPMENT PLOTS		AREA OF PUBLIC REALM (PLAZA LEVEL)

NOTE:
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH
THE DESIGN CODE SUBMITTED AS PART OF THE PLANNING
APPLICATION



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KEY

- DETAILED APPLICATION (PUBLIC REALM AND BUILDING)
- DEVELOPMENT PLOTS
- OUTLINE OF MAXIMUM BASEMENT EXTENT
- THAMES WATER SEWER INCLUDING EXCLUSION ZONES

ANNEX 2: WIND MICROCLIMATE STATEMENT OF CONFORMITY



STATEMENT OF CONFORMITY

DATE:

2025-10-30

RWDI REFERENCE #: 2511878

TO:

SH Reading Master LLP

FROM:

RWDI

RE:

**Station Hill Phase 3
Wind Microclimate Statement of Conformity
Reading, UK**

Introduction

RWDI have been appointed to assess the wind microclimate implications following amendments to the massing parameters of Phase 3 of the proposed Station Hill development (Proposed Development) in Reading, UK. A qualitative assessment has been undertaken, given the scale of the amendments.

Background

RWDI are familiar with the Proposed Development, having wind tunnel tested the consented outline massing as part of the 2019 application (RWDI reference #1803688).

Proposed Amendments

Since the 2019 assessment, the massing for Phase 3 has been amended. The changes include:

- The additional massing on the southern side of Garrard Street;
- The removal of the shoulder on Greyfriars Street; and
- The addition of the plant area “pop ups” on the tops of the buildings.

Figure 1 shows a comparison between the consented and amended massing.

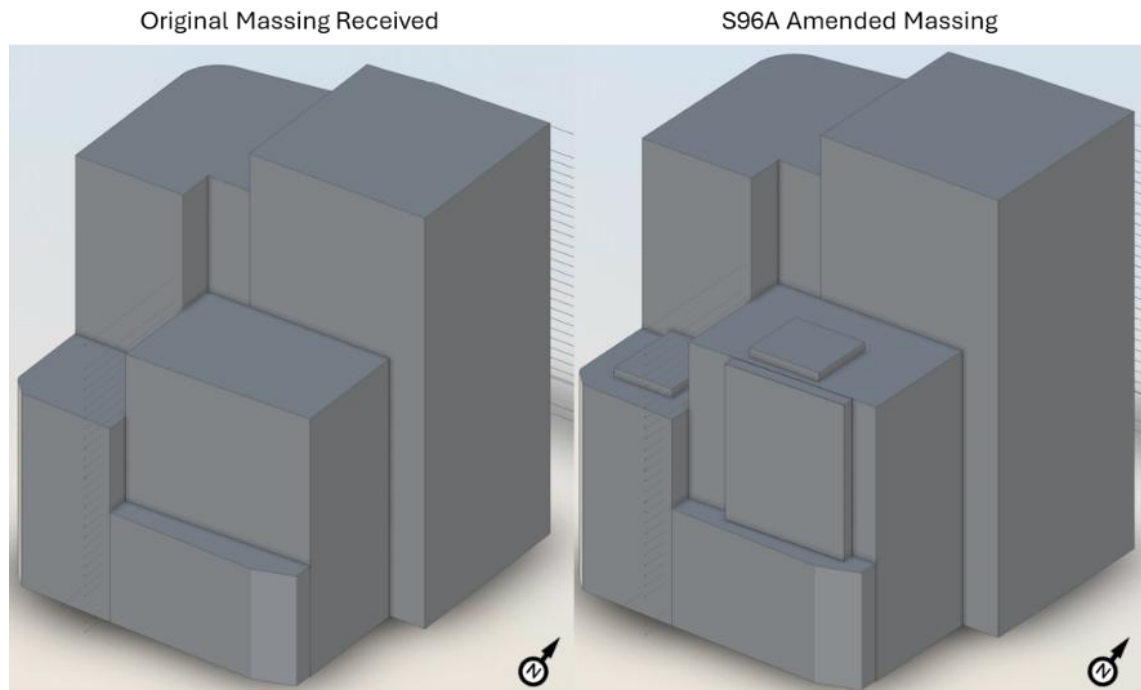


Figure 1: Comparison of the massing for Phase 3

Expected Wind Microclimate

A comparison between the original massing received and the S96A amended massing show that the massing changes would be minor in nature, including additional massing on the southern side. This can be seen in Figure 1. Given the minimal nature, these amendments would not be expected to introduce new significant wind effects. The same conclusions reported in the consented assessment would remain. Furthermore, windy areas around Phase 3 will be resolved in future testing to support the RMA, and to confirm suitable wind conditions, with mitigation measures developed as necessary.

Kind Regards,

Silvia Giuliarini



Project Manager

Zain Khan



Project Engineer



STATEMENT OF LIMITATIONS

This report entitled Station Hill Phase 2 Statement of Conformity dated October 30th, 2025, was prepared by RWDI for SH Reading Master LLP. The findings and conclusions presented in this report have been prepared for the Client and are specific to the development described herein. The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared. Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final design stage to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilise the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the different factors which may impact the conclusions and recommendations provided.

Wind Microclimate Cumulative Schemes Review

With regards to nearby cumulative schemes, there are four that are within close proximity that have the potential to affect the local wind microclimate. These are:

- 20-30 Greyfriars Road, RG1 1NS - PL/24/1501;
- 35-39 Friar Street – PL/22/0933;
- Broad Street Mall – PL/24/0173; and
- 80 Caversham Road - 182252/OUT.

20-30 Greyfriars Road is situated south-west of the Site. As the scheme is of a similar height compared to the nearby surrounding development, significant cumulative effects would not be expected to occur. The wind microclimate assessment for this scheme also demonstrates this. Similarly, 35-39 Friars Street also shows a relatively calm wind environment during its assessed cumulative scenario, showing this scheme would not significantly affect the wider wind microclimate.

Broad Street Mall and 80 Caversham Road were included in the consented cumulative scenarios, although this was an older version of Broad Street Mall (PL/18/2137). The overall geometry and massing is similar to what was previously tested (3 tall towers), therefore the cumulative effect of a tall massing was considered, and similar effects likely to remain.

The cumulative schemes will also be assessed quantitatively through wind tunnel testing, when Phase 3 undergoes its RMA.

**ANNEX 3: DAYLIGHT, SUNLIGHT, OVERSHADOWING, SOLAR
GLARE AND LIGHT POLLUTION STATEMENT OF CONFORMITY**

Daylight, Sunlight, Sunlight, Overshadowing, Solar Glare and Light Pollution

The purpose of this Annex is to report the findings of the updated assessment of likely significant environmental effects arising from the October 2025 Amendments in relation to Daylight, Sunlight, Overshadowing and Solar Glare. It should be read in conjunction with the 2020 Consented ES. This Annex has been prepared by GIA.

A summary of the background and updates since the 2020 Consented ES is provided below, as well as a summary of the updated technical assessments for daylight and sunlight which are compared to the effects reported in the 2020 Consented ES. A detailed comparison of the daylight effects can be found in Appendix 1 and a detailed comparison of the sunlight effects can be found in Appendix 2.

Chapter 14 of the 2019 ES included a detailed daylight, sunlight, overshadowing, solar glare and light pollution (DSOSGLP) assessment based on 3D modelling. The following scenarios have been tested as part of the 2020 Consented ES in terms of DSOSGLP:

- Baseline Scenario;
- Demolition and Construction Scenario – qualitative assessment;
- Interim Development Scenario (Phases 1 and 2 of the wider masterplan development) – qualitative assessment;
- Complete and Operational Development Scenario (Phases 1, 2 and 3);
- Comparison with the 2016 Consented Scheme; and
- Cumulative Scenario (presented in Chapter 15).

The following assessments in terms of DSOSGLP were presented within the 2020 Consented ES:

- Daylight:
 - Vertical Sky Component (VSC);
 - No Sky Line (NSL); and
 - Average Daylight Factor (ADF) for future receptors only.
- Sunlight:
 - Annual Probable Sunlight Hours (Annual PSH); and
 - Winter Probable Sunlight Hours (Winter PSH).
- Overshadowing:
 - Transient Overshadowing; and
 - Sun Hours on Ground.
- Solar Glare
- Light Pollution.

The amendments outlined in the June 2020 ES Addendum had the potential to affect Phases 2 and 3 in relation to Daylight and Sunlight. The June 2020 ES Addendum included updated daylight and sunlight assessments comparing results for baseline and proposed scenarios, based on the amended Phase 2 scheme and the maximum Phase 3 volume used in the 2019 ES. Following this, further refinements were made to the Phase 3 maximum parameter plans including, a reduction in the maximum height of Plot A, the introduction of a setback along Greyfriars Road, and increased spacing between buildings. These changes either improved or maintained the existing daylight and sunlight conditions (DSOSGLP), and therefore, a detailed reassessment of their impact was deemed unnecessary.

Further amendments to the scheme were made in August 2020 aimed at reducing the maximum height of Plot A and introducing an additional setback along Greyfriars Road. These changes either improved or maintained the DSOSGLP impacts and, as such, a detailed reassessment of their impact was not considered necessary. Planning permission was subsequently granted based on the August 2020 scheme (2020 Consented ES).

Since the 2020 Consented ES, there have been no changes to the assessment methodology or significance criteria set out in Chapter 14: DSOSGLP. It should be noted that BRE published new Guidelines in June 2022 which introduced new methodologies for the assessment of new buildings, which replace the ADF methodology used for the assessment of Station Hill Plots E & F. However, to ensure consistency and enable a like-for-like comparison with the 2020 Consented ES, the methodologies of the BRE Guidelines 2011 have been retained for this assessment. The BR209:2022 assessment criteria were arrived at to result in similar levels of compliance to those of the BR209:2011 criteria and the main aim is the same: to help ensure good conditions in the local environment considered broadly, with enough sunlight and daylight on or between buildings for good interior and exterior conditions.

Although several changes to baseline conditions have occurred since the June 2020 Addendum (as listed below), the baseline conditions established in the 2020 Consented ES have been retained. This approach enables a clear comparison of the potential impacts of the proposed October 2025 Amendments against the 2020 Consented ES. The following changes to the baseline have taken place since the June 2020 ES Addendum:

- Existing buildings within the South Site have been demolished;
- The existing Garrard Street car-parking building has been demolished;
- Station Hill Plots E & F (the South Site) have been built and are occupied;
- Station Hill Plot G (Phase 2) has been built and are occupied;
- There have also been changes to neighbouring buildings since the June 2020 assessment was undertaken which have not been updated within the model, to enable a like-for-like comparison with the June 2020 assessment. The changes are not material and would not result in any worse or additional effects than those previously reported.

Since the June 2020 ES Addendum, a S73 was approved introducing an increase in height (of 1-2 storeys to Plot E and 1 storey to Plot F) to the Plot E & F (Phase 1) buildings within Phase 1 (ref: PL/20/1536) which resulted in additional impacts to the properties set out below. The October 2025 assessment included the S73 massing for the South Site, and as a result, some reported impacts are attributable, either wholly or predominantly to the S73 amendments to the South Site.

Buildings with additional impacts attributed to the South Site S73 amendments:

- 1-29 Projection East;
- 1-41 Icon House;
- 1-45 Projection West;
- 30 Garrard Street;
- 32 Friar Street;
- 34 Friar Street;
- Bridewell and Samuel House, 60-61 Friar Street.

The October 2025 Amendments propose the following changes which have the potential to alter the significance of effects described in Chapter 14: DSOSGLP within the 2020 Consented ES:

- Partial extension of the southern façade along Garrard Street by c3.8m to the south; and
- Addition of two small inset plant zone 2.5m tall.

This ES SoC is supported by the following Technical Appendices. These replace the relevant sections of these Technical Appendices in the 2020 Consented ES :

- Technical Appendix 1: Daylight effects summary table for the October 2025 Amendments to existing sensitive receptors replacing Table 14.11 of the 2020 Consented ES (Appendix 01 of the June 2020 Addendum) and comparing those effects to those of the June 2020 Amendments.
- Technical Appendix 2: Sunlight effects summary table for the October 2025 Amendments to existing sensitive receptors replacing Table 14.12 of the 2020 Consented ES (Appendix 02 of the June 2020 Addendum) and comparing those effects to those of the June 2020 Amendments.

- Technical Appendix 3: Daylight and Sunlight Results to existing sensitive receptors with the October 2025 Amendments.
- Technical Appendix 4: Daylight Results for Station Hill Plots E and F including the October 2025 Amendments compared to those of the June 2020 Scheme.
- Technical Appendix 5: Updated drawings of the proposals (as amended by the October 2025 Amendments).

The other technical appendices to Chapter 14: DSOSGLP of the 2020 Consented ES remain unchanged.

To enable a like-for-like comparison and isolate the specific impacts of the proposed massing amendments, the assessment has been undertaken using an amended version of the 2020 maximum volume model for Phase 3, which formed the basis of all previous analysis. This represents a worst-case scenario, as the Phase 3 parameters were reduced through the June 2020 and August 2020 amendments but were not technically assessed for daylight and sunlight at that time.

GIA have undertaken a review of the October 2025 Amendments and associated drawings and conclude the following:

- It is considered that the Demolition and Construction scenario previously assessed within the 2020 Consented ES would not change, and therefore, the conclusions within the 2020 Consented ES would remain valid.
- In terms of daylight effects to existing receptors, a table summarising the effects to VSC and NSL to existing sensitive receptors is presented in Appendix 1, along with a comparison with overall significance of effects reported within the June 2020 Addendum and any changes in effects resulting from the October 2025 Amendments. Whilst there are technical changes in the results to individual windows and rooms, the overall effects reported in the 2020 Consented ES remain unchanged and the conclusions within the 2020 Consented ES remain valid.
- In terms of sunlight effects to existing receptors, a table summarising the effects to VSC and NSL to existing sensitive receptors is presented in Appendix 2, along with a comparison with overall significance of effects reported within the June 2020 Addendum and any changes in effects resulting from the October 2025 Amendments. Whilst there are technical changes in the results to individual rooms, the overall effects reported in the 2020 Consented ES remain unchanged and the conclusions within the 2020 Consented ES remain valid.
- In terms of daylight effects to Station Hill Plots E & F, results showing the ADF and NSL levels of the October 2025 Amendments compared to the June 2020 Addendum are presented in Appendix 4. These buildings were assessed previously as future receptors but are now existing receptors as they are complete and operational. Whilst there are technical changes in the results to a small number of individual rooms, between -0.1% to 0.2% for ADF and -0.1% to 4% NSL, the overall effects reported in the 2020 Consented ES remains unchanged and the conclusions within the 2020 Consented ES remain valid.
- In terms of overshadowing, in consideration of the small-scale increase in height and the location of the façade amendment in proximity to the sensitive receptors, GIA consider that the October 2025 Amendments would result in no change to the overshadowing effects presented within the 2020 Consented ES, and therefore, the conclusions within the 2020 Consented ES remain valid.
- In terms of solar glare, the October 2025 Amendments relate to the outline element only, therefore, solar glare effects cannot be assessed as there is not a detailed façade design and the conclusions within the 2020 Consented ES remain valid.
- In terms of light pollution, the October 2025 Amendments relate to the outline element only, therefore, light pollution effects cannot be assessed as there is not a detailed façade and lighting design, and the conclusions within the 2020 Consented ES remain valid.
- Similarly, the Interim Development Scenario and Cumulative Scenario assessment have not been repeated but owing to the results of the Baseline vs Proposed assessment, whilst there may be technical changes in the results to individual windows and rooms, the overall effects reported in the 2020 Consented ES would remain unchanged and the conclusions within the 2020 Consented

ES remain valid. Regarding the Cumulative Scenario, two Cumulative Schemes have been approved since the 2020 Consented ES which boarded the Site, 35-39 Friar Street and 20-30 Greyfriars Road. Cumulative interactions in terms of DSO between these Schemes and the Proposed Development are as follows:

- 35-39 Friar Street (PL/22/0933) scheme – owing to the location of this scheme to the south of the Site, there are unlikely to be any windows and rooms that face both the Proposed Development and 35-39 Friars Street that could therefore experience a cumulative interaction in terms of DSO;
- 20-30 Greyfriars Road (PL/24/1501) scheme – in its submitted documents, this cumulative scheme reported negligible impacts on all neighbouring properties with the exception of Station Hill Plot E and Central Studios, 60 Friars Street (aka Bridlewell & Samuel House) regarding daylight impacts. The affected windows and rooms of Station Hill Plot E face away from the Site and so would not experience a cumulative interaction with the Proposed Development. The windows and rooms within Bridlewell & Samuel House face both the Site and the 20-30 Greyfriars Rd scheme however the impacts of the 20-30 Greyfriars scheme, as identified within the submitted documents are not significant, therefore, it is not expected there would be any significant new or additional cumulative effects arising from this scheme.

No mitigation measures were proposed in relation daylight and sunlight within 2020 Consented ES which remains unchanged and the residual daylight and sunlight effects remain as per the likely effects.

In summary, the assessment represents a worst-case scenario as it assesses the impact of the larger 2019 maximum parameters for Phase 3 despite the parameters being reduced as part of the June 2020 and August 2020 amendments. This was undertaken for comparative purposes, to isolate whether material changes in light would occur as a result of the October 2025 Amendments in isolation.

Future RMA's to come forward in relation to Phase 3 would sit within the agreed parameters and will include the appropriate gaps between the buildings as required by the Design Codes. As a results, the impacts that would occur from future RMAs would be less than those reported herein and would be confirmed via discharge of condition 96.

Whilst isolated changes in the daylight and sunlight levels are seen within a small number of buildings, these would not change the overall significance of effects. Therefore, the October 2025 Amendments do not alter the conclusions, as reported in Chapter 14 of the 2020 Consented ES in relation to DSOSGLP assessment.