

Explanation of changes

Replacement Design and Access Statement

- Design and Access Statement, dated September 2025;

Additional Heritage and Design Notes

- Independent Audit of Design and Heritage Report from Mr Chris Miele of Montagu Evans, dated September 2025;
- Historic Landscape Report from Dr Paul Stamper of Montagu Evans, dated 1 September 2025;

Daylight and Sunlight

- Report on Daylight and Sunlight from Anstey Horne, dated 4 September 2025;
- Updated Assessment of Proposed Development: Daylight and Sunlight Report from MES, dated 4th September 2025;

Replacement Drawings

- All plans updated.

Planning Balance Review

- Updated Planning Balance from Carney Sweeney dated September 2025;

Acoustics

- You have been copied into and in receipt of various email responses from our Acoustics Expert and we await the Council response. I understand that Reading Officers are in receipt of the last query response (21st October 2025). This was minor matter of clarification and relates to matters that can be appropriately controlled through a planning condition.

TPOs

You will note that within the updated site plans that the Root Protection Areas (RPAs) for the Tree Preservation Order (TPO) trees are almost fully located outside the proposed building footprint. As previously stated, the existing hard infrastructure (such as the current building and pavement) has likely limited root growth. We believe that the extent of the rooting material is most likely confined to the existing grass verge. The only TPO tree that is directly impacted by the proposed building is T1 and this minor encroachment of less than half a metre into the RPA is considered insignificant due to this area being currently located under the existing hardstanding, so rooting material is likely limited. Furthermore, the building has been moved back by an additional 150mm, which increases the verge width and provides an extra buffer for both the roots and the crown, further separating the proposed building from the TPO trees.

It is our consultant's opinion that, with the tree protection measures already detailed in the demolition and construction Arboricultural Impact Assessments and Arboricultural Method Statements, the TPO trees will be sufficiently protected.

Description of Development

As is always the case with all various design amends and reviews included above and including the agreed removal of the amenity structures on the roof, I note that the description of development needs to be amended. I would suggest that the description of development should remove reference to 12 storeys and “(part indoor and set back)”, which is now misleading with the removal of the amenity structures on the roof. We also need to amend the number of units from 576 to the now proposed 570 units.

For ease of your reference, the current description currently reads “Demolition of existing buildings and erection of new buildings of 11 and 12 storeys, with amenity space at roof level (part indoor and set back), to provide 576 build to rent residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works”.

MRT

In terms of your comments regarding the safeguarding of MRT land, we have addressed this in detail within the updated Design and Access Statement but for clarity the MRT land is safeguarded within the latest design.

Highways

The updated sections within the above link address the points raised by highways officers and the proposed design allows the necessary crossings, servicing arrangements, swept paths and turning.