



Royal Elm Park

Phase 5 Reserved Matters

Planning Statement

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Prepared for:
RFC Prop Co Ltd

Prepared by:
Stantec

Project Number:
333101170

Registered Office: Stantec House, Kelburn Court,
Birchwood, Warrington, WA3 6UT

Office Address: The Blade, Abbey Square,
Reading, RG1 3BE

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Prepared by:


Signature

Caitlin Daly

Reviewed by:


Signature

Connor Sheffield

Approved by:


Signature

Jane Harrison



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1 Introduction

1.1 Purpose

- 1.1.1 This Planning Statement has been prepared by Stantec on behalf of RFC Prop Co Ltd ('the Applicant') as part of a reserved matters application ('RMA') in relation to Phase 5 of Royal Elm Park ('REP') (hereafter referred to as 'the Site'). The description of the development ('the proposed development') for which reserved matters permission is sought is as follows:

Reserved Matters application pursuant to outline planning permission 160199 seeking approval for details relating to access, appearance, landscaping, layout, and scale in respect of the development of Phase 5 incorporating 84 residential dwellings, part of Royal Elm Gardens, and all associated engineering works.

- 1.1.2 The RMA is made pursuant to the hybrid planning permission ('HPP') granted by RBC on 29th November 2018 (RBC Ref. PL/16/0199) (as amended by non-material amendments ('NMA') RBC Refs PL/22/1914, PL/23/0080, PL/23/1267, and PL/250526).

- 1.1.3 The HPP consists of the following:

"Outline application (all matters reserved apart from access to the site) for residential development (Blocks 1-6) to provide up to 422 residential units, comprising predominantly 1- and 2-bedroom apartments (Use Class C3) along with associated landscaping and car parking;"

and

"Detailed application for residential and mixed use development comprising: 196 residential units (within Block 7) (Use Class C3) including 164 dedicated parking spaces (of which 12 are accessible); Convention Centre and ice rink (Use Classes D1/D2); 246 bedroom hotel (Use Class C1) and up to 102 serviced apartments (Use Class C1); Decked car parking within Convention Centre; Flexible ancillary retail space (Use Class A1) (within Block 7 only); Flexible ancillary retail space (Use Class A3/A4) (within Convention Centre only); Multi storey car park including 1,972 sqm of office space (B1a) or 1,732sqm of office space (B1a) and 240 sqm of community space (D1 use); Public open space (including public square and public park) with associated street furniture and public art and directional signage to form part of wider outline public open space strategy; Associated access, landscaping, cycle parking, transport interchange and related infrastructure and engineering works; Ancillary facilities for storage, management facilities and plant; Vehicular and pedestrian access; and Demolition of existing indoor training facility; and Enhancement of existing RFC Garden of Remembrance."

- 1.1.4 The proposed development seeks to deliver the first residential phase within the outline part of the HPP alongside supporting infrastructure. The proposed development has been prepared in consideration of the HPP, in particular to demonstrate compliance with the conditions attached to the permission relevant to the outline parts (Conditions 40 – 101 as set out on the decision notice) and relevant S106 obligations. The planning conditions contained within the HPP set out the binding legal form for which areas of the development need to be satisfied in order for the development to proceed.



- 1.1.5 In addition, this application has been prepared in consultation with RBC officers. The pre-application advice received has been carefully considered and incorporated within this submission (see Chapter 4 for further details).
- 1.1.6 Engagement with the local community has also been undertaken during the preparation of this application, as detailed further within the accompanying Statement of Community Involvement.
- 1.1.7 This RMA is submitted to Reading Borough Council ('RBC') as the determining Local Planning Authority ('LPA') under the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.1.8 The proposed development accords with the approved outline planning permission and is broadly in compliance with the current National Planning Policy Framework ('NPPF'), local Development Plan, and relevant supplementary planning documents as detailed in Chapter 7.

1.2 Structure of Planning Statement

- 1.2.1 The purpose of this RMA Planning Statement is to present an assessment of the development against the outline planning permission which was granted permission under the policy in place at the time of approval, the current Development Plan, and any relevant material considerations.
- 1.2.2 This Planning Statement is structured as follows:
- **Chapter 2 – Application Site and its Surroundings;** provides a description of the Site and its immediate surroundings. Chapter 2.0 also details the planning policy designation which are relevant to the Site and the surrounding area.
 - **Chapter 3 – Planning Context;** explains the outline part of the HPP permission which provides the framework in which the proposed development is brought forward and sets out the planning history of the Site.
 - **Chapter 4 – Pre-Application Advice and Community Involvement;** summaries the pre-application process, including community involvement.
 - **Chapter 5 – Proposed Development;** provides details of the RMA.
 - **Chapter 6 – Planning Policy Context;** sets out an overview of relevant national and local planning policies and guidance.
 - **Chapter 7 – Assessment of the Proposed Development;** provides a response to compliance with the outline planning permission, development plan policies, and other guidance which relate to the Site and the development proposals.
 - **Chapter 8 – Summary and Conclusions;** draws together all the issues and considerations outlined in the preceding chapters and sets out the rationale as to why reserved matters approval should be granted.

1.3 Supporting Material

- 1.3.1 A series of supporting documentation and plans have been submitted as part of this RMA and should be read in conjunction with this Planning Statement. These documents provide further details on the proposed development and collectively form the basis for its assessment by RBC. A full list is provided within the Cover Letter to this application. Where relevant the documents and plans have been referred to throughout this Planning Statement.



2 The Application Site and its Surroundings

2.1 Introduction

- 2.1.1 This chapter of the Planning Statement provides details on the Site, including its location, immediate surroundings, and the key physical characteristics. It sets out the spatial context for the proposed development.
- 2.1.2 A Site Location Plan (Dwg No. LN-A-PL001 Rev P1) has been submitted alongside this application.

2.2 The Site

- 2.2.1 The Site is located within the administrative area of Reading Borough Council, towards the boundary with Wokingham Borough Council.
- 2.2.2 The Site measures 0.99ha and is located centrally within the consented Royal Elm Park (RBC Ref. 160199) development boundary. The Site forms part of the identified '*sites with existing planning permission*' detailed at section 6.3.18 of the Reading Borough Local Plan (2019) ('RB LP'). The adopted policies map shows the Site within the Reading Borough boundary and is not subject to any restrictive local planning designations.
- 2.2.3 At the time of the HPP, the Reading Borough Council Development Plan designated the Site within the settlement boundary of Reading, with both green links around the periphery of the Site and designated cycle routes serving the site from Hoops Way. The Site was recognised on the adopted Proposals Map as accommodating the Madejski Stadium and a Football Centre. It was not subject to any restrictive planning designations.
- 2.2.4 The Site comprises hardstanding currently used as car parking by Reading Football Club, scrubland, and most of the indoor Academy training centre (known as 'the dome'). The dome is an indoor Academy Training Centre with ancillary facilities that is also available for public use and private bookings. As part of the HPP, consent has been granted for demolition of the dome and its ancillary buildings.
- 2.2.5 The Site is broadly rectangular in shape. The Site is bounded to the north-east and east by Phase 2 (Access Roads and Transport Interchange) within the detailed part of the HPP, to the south by Phase 7 (residential) of the HPP, to the north by the Foudry Brook, to the west by Phase 6 (residential and Royal Elm Gardens (Phase 3)) of the HPP as show on the approved Phasing Plan (Ref. RG-M-AI55 Rev A) and Hybrid Parameters Plan – Land Use (Ref. RG-M-26 Rev E).
- 2.2.6 The northern boundary of the Site follows the HPP site boundary. Beyond this, lies Reading Green Park which is identified within the RB LP as Core Employment Area EM2a – Green Park.
- 2.2.7 There is one Public Right of Way ('PRoW') within the Site (Footpath 11) which runs along the Foudry Brook at the bottom of the landscape embankment.
- 2.2.8 The Site will be accessible via the internal link roads and movement infrastructure approved under the HPP which connect into the A33 public highway at two existing access points.
- 2.2.9 According to the Environment Agency's online Flood Risk Map, the Site is located entirely within Flood Zone 2 which is a medium probability of flooding. However, as noted within the material supporting the HPP (Refer to the Arup FRA (ref 244202- ARP-00-XX-RP-CD-00001), due to the land-raising associated during the previous landfill exercises, the Site levels are now considered to be above the potential flood level from the Foudry Brook and there have been no recent incidence of flooding.



- 2.2.10 There are no national landscape designations affecting the Site or its immediate surroundings and nor are there any Scheduled Monuments or Listed Buildings within the Site or within close proximity. The closest Listed Building, Little Lea Cottage (Grade II) listed and is located approximately 1km to the southwest of the Site (Historic England Ref: 1303791).
- 2.2.11 There are no SSSIs that have been identified as located within or adjoining the Site. An area to the northwest of the Site within detailed part of the HPP is identified as woodland as “Deciduous Woodland” by the Natural England Priority Habitat Inventory.

2.3 Surrounding Context

- 2.3.1 The Site forms part of the wider consented Royal Elm Park scheme. To the east of the Site is the detailed part of the approved HPP which includes the access roads and transport interchange, residential block 7, a multi-storey car park, Royal Elm Square, and the mixed-use Phase 3 currently consisting of serviced apartments, a hotel, car parking, convention centre, and ice rink.
- 2.3.2 To date only Phase 1 of the scheme has been lawfully commenced. However, for the purposes of the RMA, given the context of the HPP, it is assumed that land uses and infrastructure of associated with earlier phases will be in place to accommodate full delivery of this RMA. Delivery phased in this manner is required by planning conditions and S106 obligations associated with the HPP.
- 2.3.3 The Select Car Leasing Stadium (formerly Madejski Stadium) is adjacent to the consented HPP boundary. To the east lies Reading Gate Retail Park, while the land to the south is occupied by commercial uses, including Costco and the Tesco Reading Distribution Centre. Further beyond the commercial area to the north and northwest are the residential neighbourhoods of Green Park Village.
- 2.3.4 Footpath 11 within the Site connects into a wider PRoW network, including Footpath 11B which lies within the HPP site boundary. There are also informal walking routes and footpaths which cut across the wider site.
- 2.3.5 The wider site is approximately 5km south of Reading Town Centre.
- 2.3.6 The A33, which is a 40mph highway that increases to a maximum of 70mph in a dual carriageway section south of the M4, connects to Reading Town Centre, Junction 11 of the M4 (approx. 1.2km) and Basingstoke (approx. 21km).
- 2.3.7 Reading Green Park railway station, opened since the grant of the HPP, is located approximately 1.2km west of the Site. The station is serviced by a shuttle rail service between Reading and Basingstoke which runs two trains an hour in each direction. This line offers a branch connection for passengers to travel further via the larger rail stations of Reading and Basingstoke.
- 2.3.8 With regard to education, Green Park Village Primary Academy is located approximately 750m to the west of the Site. The nearest secondary school is the Hartland High School (formerly named the John Madejski Academy - renamed in September 2025) which is located approximately 2.1km to the east of the Site. There are also two children’s nurseries to the south of the Site, both of which are located between 1km and 1.5km from the Site.
- 2.3.9 In terms of health, the Circle Hospital is a private hospital located approximately 1km northeast of the Site. There is also an NHS GP (South Reading Surgery) located approximately 2km east of the Site. Space is also identified with Phase 1 for a Community Service Facility for which the terms of marketing are contained within the Principal S106 agreement for the HPP.



3 Planning Context

3.1 Introduction

- 3.1.1 This chapter explains the outline part of the HPP which provides the framework in which the proposed development is brought forward and sets out the planning history of the Site.

3.2 Planning History

- 3.2.1 Table 1 below provides a summary of the relevant planning history associated with the Site and wider HPP site boundary since the grant of the HPP.

Table 1: Relevant planning history since the grant of the HPP

Reference	Description of Development	Status	Date of Decision
PL/22/1914 <i>Non-Material Amendment</i>	Minor amendment to planning permission PL/16/0199 for changes to condition wording for conditions 12, 16, 23, 24, 26, 32, 33, 74, 75, 83, 87, 91, and 100 to exclude first pile foundation for Phase 1 (MSCP), and 93 to include specific reference to residential	Approved	06/02/2023
PL/23/0080 <i>Non-Material Amendment</i>	Minor amendment to conditions 7 (parts b and c), 70, 71, 73 and 80 of planning permission 160199 to allow for Phase 1 single pile implementation (amended)	Approved	24/04/2023
PL/23/0448 <i>Approval of details reserved by a condition</i>	Application for approval of details reserved by condition 79 of application 160199 (amended)	Condition discharged	10/10/2023
PL/23/0664 <i>Approval of details reserved by a condition</i>	Application for part discharge of condition 65 (Construction Method Statement) of Application 160199 with respect to a single foundation tie beam as part of Phase 1 (the Multi-Storey Car Park) (amended)	Condition discharged	10/10/2023
PL/23/1267 <i>Non-Material Amendment</i>	Minor amendment to conditions, 3, 4, 7, 12, 16, 23, 24, 26, 32, 33, 68, 70, 71, 72, 73, 74, 75, 80, 83, 87, 91, and 100 of application 160199 to exclude the implementation of a single foundation tie beam within Part of Phase 1.	Approved	09/10/2023
PL/23/1715 <i>Certificate of Lawfulness - Existing Use or Development</i>	Certificate of lawfulness of existing use or development for the implementation of the development granted planning permission by Reading Borough Council on 29th November 2018 under reference 160199 (Royal Elm Park)	Approved	12/01/2024
PL/24/1196 <i>Prior Approval Part 14 Class J</i>	Installation or alteration etc of solar equipment on non-domestic premises	Prior Approval Given	10/10/2024
PL/24/1197 <i>Prior Approval Part 14 Class J</i>	Installation or alteration etc of solar equipment on non-domestic premises	Prior Approval Given	10/10/2024



PL/25/0526 <i>Non-Material Amendment</i>	Non-material amendment to conditions 7, 46, 50 & 57 of planning permission PL/16/0199 (amended)	Approved	02/05/2025
PL/25/0837 <i>Approval of details reserved by a condition</i>	Application for Approval of Details Reserved by Condition 45 (Design Code) of application PL/16/0199	Condition discharged	28/10/2025

3.3 The Outline Planning Permission

- 3.3.1 This RMA is submitted pursuant to HPP (RBC. Ref. PL/16/0199) which included the grant of outline planning permission on 29th November 2018. The Site comprises Phase 5 (the first phase within the outline part of the HPP) and adjoining areas not identified within the approved Phasing Plan (Ref. RG-M-AI55 Rev A) forming the provision of access and landscape embankments.
- 3.3.2 This RMA is required to comply with and has been guided by the outline part of the HPP. The conditions (as relevant) set out in the outline part of the HPP decision notice and S106 obligations (as relevant) have been adhered to. This RMA is submitted in accordance with those requirements and remains consistent with the approved framework established by the outline part of the HPP. The conditions and S106 obligations attached to the HPP were informed by the Reading Borough Core Strategy (2008, amended 2015) and Reading Sites and Detailed Policies Document (2012 amended 2015) alongside other supplementary planning documents and guidance referenced within chapter 5 of the HPP Committee Report. Whilst these policies have been superseded by those set out in the RB LP (2019) they remain material due to their application as part of the HPP.
- 3.3.3 In this context, the principle of development for the proposed development is already established and implicit within the grant of the outline part of the HPP. In order for the proposed development to proceed, the Applicant is seeking to satisfy the Local Planning Authority ('LPA') that the respective matters reserved (Appearance, Means of Access, Landscaping, Layout, Scale) have dealt with.
- 3.3.4 The proposed development has been prepared in substantial accordance with the principles of the approved drawings and documents set out in Condition 44 of the HPP. In addition, the Proposed Development has been informed by:
- Condition 42 – Reserved Matters Details
 - Condition 43- Landscaping Reserved Matter
 - Condition 45 – Design Code¹
 - Condition 62 – Wind
 - Condition 64 – Phasing
 - Condition 76 – Overall Housing Mix – Residential Numbers and Mix Tables received 20th August 2018

¹ Please note that this Condition has been discharged - Royal Elm Park Design Code (October 2025)
Rev M



- Condition 96 – Floorspace – Land Uses and Schedule of Accommodation received 20th August 2018 and Hybrid Parameters Plan – Land Use (Ref. RG-M-26 Rev E).

3.3.5 Please see the material submitted as part of this RMA for further details.

3.3.6 A number of conditions relevant to the outline part of the HPP planning permission seek to ensure certain information and documents are submitted with the RMA or prior to commencement. A separate Discharge of Conditions Application (Planning Portal Ref. 14442883) has been submitted concurrently with this RMA. As detailed within the respective covering letter, the material which has been submitted with this RMA, also seeks to comply with the requirements to discharge the following conditions regarding Phase 5:

- Condition 51: Tree Survey
- Condition 52: Arboricultural Method Statement and Tree Protection Plan
- Condition 54: Tree Pit Specifications
- Condition 59: Vehicle Access Routes
- Condition 60: Vehicle Parking Spaces
- Condition 61: Bicycle Parking Facilities
- Condition 62: Wind
- Condition 63: Waste
- Condition 78: Noise
- Condition 80: Surface Water Drainage
- Condition 81: Drainage Maintenance
- Condition 83: Foul Sewage
- Condition 93: Sustainability

3.4 Principal S106 Agreement

- 3.4.1 The Principal S106 Agreement (dated 29/11/2018) defines Affordable Housing Units on page 7 as *“Subject always to Paragraph 5 of Part 2 of the Third Schedule means 10% of the Housing Units subject to a maximum of sixty two (62) Affordable Housing Units provided or to be provided on the Application Land in accordance with the Approved Affordable Housing Scheme and comprising or to comprise Affordable Rented Flats and Shared Ownership Flats (as the case may be) (and “Affordable Housing Unit” shall be construed accordingly)”*.
- 3.4.2 The third schedule of the Principal S106 Agreement concerns the Affordable Housing Obligations. This schedule is split into Part 1 – The Affordable Housing Requirements and Part 2 – Affordable Housing Obligations.
- 3.4.3 Part one, clause two of the third schedule requires an Affordable Housing Scheme to be submitted in support of any application for Reserved Matters Approval that contains details of any proposed Affordable Housing Units and shall comprise elements detailed with sub-paragraph a – g inclusive.



- 3.4.4 Neither Part 1 nor Part 2 stipulate the distribution of the Affordable Housing Units. Part 1, clause 5 states *“Notwithstanding any provision to the contrary in this Agreement the parties acknowledge that the provision of Affordable Housing Units may be phased and so the First Owner may at its absolute discretion seek Approval of an Affordable Housing Scheme and Reserved Matters Approval in relation an individual Residential Block and the Council shall not be entitled to refuse any Affordable Housing Scheme on the basis of it relating to a phased part of the Development”*.
- 3.4.5 Part 2, clauses 2 ((b) (i)) and ((c) (i)) stipulate a cap on the number of private housing units which can be occupied within Residential Blocks 1-6 (inclusive) until a portion of the Affordable Housing Units have been made ready for Occupation. Clause ((b) (i)) sets the first cap at 100 hundred private housing units.
- 3.4.6 As detailed further in Chapter 5, the proposed development is for 84 residential units (below the 100-unit cap referred to above) and therefore does not include any Affordable Housing Units. The HPP Committee Report on pages 83 – 86 inclusive discusses affordable housing provision. An Affordable Housing Scheme that is in accordance with the obligation referred to above is therefore not required to be submitted with this RMA.

3.5 Environmental Impact Assessment Screening Request

- 3.5.1 The HPP was accompanied by an Environment Statement (‘ES’). This set out the findings of a full Environmental Impact Assessment (‘EIA’) carried out for the development of the Site. Chapter 6 of the HPP Committee Report discussions the EIA.
- 3.5.2 Pursuant to Regulation 9 of The Town and Country Planning (Environmental Impact Assessment) Regulation 2017, if an authority receives a ‘subsequent application’ which has not been the subject of an EIA screening opinion and the original application was accompanied by an ES, the authority has to consider whether it has sufficient information to assess the environmental effects of the development.
- 3.5.3 This RMA is therefore supported by a formal EIA screening opinion request (Ref. Stantec November 2025). The EIA screening opinion request letter concludes that based on a review of the proposed development it is concluded that it does not lead to new or different likely significant effects when considered against the 2016 ES and subsequent non-material amendment applications.
- 3.5.4 The Applicant therefore concludes that an EIA is not required in relation to the RMA and further information in accordance with Regulation 25 is not required.



4 Pre-Application Advice and Community Involvement

4.1 Introduction

- 4.1.1 This chapter provides a summary of the extension consultation and engagement process that has taken place at the pre-application stage and informed the proposed development.
- 4.1.2 As set out elsewhere within this Planning Statement, the Site forms part of the outline part of the HPP granted in November 2018. The HPP was subject to extensive public engagement as summarised in paragraph 1.10 of the HPP Committee Report.
- 4.1.3 Prior the preparation and submission of this RMA, pre-application engagement has been undertaken with RBC and local residents and stakeholders.
- 4.1.4 The engagement process has enabled interested parties to provide comments on the proposed development, with opportunities for input by RBC officers and members, and the local community.

4.2 Pre-Application Engagement with RBC

- 4.2.1 In March 2025, the Applicant entered into a new Planning Performance Agreement with RBC which, amongst other matters, included a framework for the preparation, submission, and determination of the first RMA.
- 4.2.2 In June 2025, the Applicant submitted the first pre-application request relating to Phase 5 (Block 6) for the following:
- 86 residential units, offering a mix of 1, 2, and 4-bedroom apartments.
 - The scheme is arranged as a courtyard block with two linear buildings-oriented southeast–northwest, each rising to 8 storeys.
 - These are flanked by 3 to 4 storey housing units on the southeast and northwest sides.
 - The RMA also includes the adjacent section of Royal Elm Gardens to the south, as well as access roads, footpaths, and street-level parking.
 - The total development accommodates approximately 84 car parking spaces
- 4.2.3 The Applicant sought to engage regarding the following topics:
- Dwelling Mix
 - Drainage
 - Landscape principles
 - Transport principles
 - Design Principles
- 4.2.4 The engagement comprised the submission of a written pre-application material followed by a pre-application meeting on 4th July 2025. Meetings notes were captured and agreed by the Applicant and RBC. Key responses from the first pre-application meeting included:



- Confirmation that the substantial changes to building regulations since the time of the outline part of the HPP has resulted in implications to the scheme design, for example reducing the space available parking bays.
- A need to assess the overall drainage strategy and its interaction with Phase 5. Consideration should be given to water reuse measures that integrate with the landscape strategy.
- Comments that the current building design for the top storey did not include a recess on all sides.
- General agreement on the proposed housing mix however a request for consideration of larger units even if this would reduce the overall number of units provided.
- Request to ensure that any SuDs basins address health and safety concerns.
- Emphasis on the importance of aligning the proposed tree strategy with biodiversity goals and policy, including following the 30:20:10 rule.

4.2.5 At the end of July 2025, the Applicant submitted the second written pre-application request. This submission built on the outcome of the first pre-application meeting held on 4th July 2025 and provided further detail on the proposals whilst responding to feedback received.

4.2.6 The Applicant sought to further engage regarding the following topics:

- Architectural design
- Drainage strategy
- Landscape strategy
- Transport strategy

4.2.7 The engagement comprised the submission of a written pre-application material followed by a pre-application meeting on 29th July 2025. Meetings notes were captured and agreed by the Applicant and RBC. Key responses from the second pre-application meeting included:

- Confirmation that the number of proposed units had dropped from 86 to 84 in response to comments regarding larger units from the first pre-application meeting.
- Comments regarding about the appearance of the top floor and confirmation that an assessment was needed to consider whether the proposed materials align with those originally envisioned.
- Comments regarding the detailing of the balcony design proposed.
- A suggestion to use hard paving in park pathways rather than gravel however it was accepted that this could be justified.

4.2.8 On 28th October 2025, RBC provided formal written advice. The response captured the advice given as part of the pre-application process and provided agreement to the aspects of the proposed development and further guidance as to where design refinement would be required in respect of the reserved matters. Where possible and appropriate these comments have been directly addressed as set out in the supporting material to this RMA.

4.2.9 The Applicant has sought to liaise regularly with RBC to provide updates on the proposed development since November 2024 through email and virtual meetings.



4.3 Pre-Application Engagement with Stakeholders and Local Community

4.3.1 As detailed within the supporting Statement of Community Involvement ('SCI') prepared by 10 Years Ahead the Applicant devised an engagement plan to consult with the local community and stakeholders throughout the pre-application process. This included:

- Bespoke briefing materials tailored to different audiences.
- Offering one-to-one briefings for political and community leaders.
- Creation of a Royal Elm Park website.
- Consultation leaflet drop regarding the public consultation as shown in Figure 1 of the SCI.
- Email contact regarding the public consultation to local businesses as indicated in Figure 2 of the SCI regarding the public consultation.
- An in-person public exhibition held on October 2nd at the Select Car Leasing Stadium, adjacent to the Site.
- Hosting an online exhibition on the same day for those unable to attend in person.
- Circulation of a press notice of the public exhibition to local media and property-focused outlets.

4.3.2 The consultation strategy was designed to be inclusive and accessible, ensuring that a broad cross-section of the community had the opportunity to participate. Feedback received during the consultation process has been carefully considered and, where appropriate, has informed the evolution of the proposed development.

4.3.3 As demonstrated within the supporting SCI, the Applicant has been and remains committed to communication with the local community and local stakeholders regarding the proposed development. Further details are available in the SCI.

4.4 Summary

4.4.1 The preparation of the proposed development has been undertaken in conjunction with detailed consultation and engagement with relevant stakeholders, local residents, and RBC.

4.4.2 A comprehensive public engagement strategy has been led by 10 Years Ahead and has progressed in line with the development of the RMA proposals.

4.4.3 Ongoing liaison with RBC throughout the process has influenced the preparation of the proposals.

4.4.4 All comments and suggestions that have been received throughout have been read, analysed, and shared amongst the team with the various forms of consultation and engagement resulting in refined development proposals where appropriate.

4.4.5 Changes have included refinements to the site layout, access provision, appearance of the development, and landscaping proposals, amongst others. The proposed development subject of this RMA has therefore been fully informed by the consultation process.

4.4.6 As set out above, further information regarding the public engagement can be found within the SCI submitted alongside this application.



5 The Proposed Development

5.1 Introduction

- 5.1.1 This chapter of the Planning Statement provides further details regarding the proposed development.
- 5.1.2 As indicated in chapter 1, this RMA seeks permission for the following description of development:

Reserved Matters application pursuant to outline planning permission 160199 seeking approval for details relating to access, appearance, landscaping, layout, and scale in respect of the development of Phase 5 incorporating 84 residential dwellings, part of Royal Elm Gardens, and all associated engineering works.

- 5.1.3 This includes submission of details pertaining to the following reserved matters:

- Appearance; the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Layout; the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale; the height, width and length of each building proposed within the development in relation to its surroundings.
- Landscaping; the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.
- Access; the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- 5.1.4 This RMA includes the following:

- 84 residential units comprising a cluster of 6 townhouses and two apartment buildings arranged into a courtyard block with undercroft car park and podium garden.
- A mix of 1-, 2-, and 4-bedroom dwellings aligned to the existing HPP.
- 82 parking spaces, supporting residents, visitors, and a shared club car scheme.
- Shared and private landscaped amenity spaces and pedestrian-friendly access routes.

5.2 Layout, Scale, and Appearance

- 5.2.1 The proposed Block Plan (Ref. 333101170 LN-A-PL110 Rev P1) submitted as part of this RMA and presented within the supporting Design Compliance Statement has been informed by the



Site's context and surroundings, the HPP including the approved Design Code, and engagement with the local community and RBC.

- 5.2.2 The Proposed Development comprises of two larger eight storey finger blocks, oriented northwest to southeast, with lower 3-4 storey townhouses proposed between the finger blocks. Gaps between the blocks would allow for sunlight into the courtyard. The layout of Royal Elm Garden embeds the key principles set out within approved Design Code. The private courtyard uses well-defined defensible spaces that balance privacy and openness for homes facing the courtyard.
- 5.2.3 The two 'finger blocks', are designed to maximise dual aspect units, providing no single aspect north facing units. A clear separation of public and private spaces via additional massing between the finger blocks has been incorporated into the proposed development. As has a clear hierarchy of open spaces, with a courtyard width of 23m that is carefully proportioned to ensure a balance of openness, privacy, and sufficient daylight and sunlight.
- 5.2.4 The proposed street to the west is 20m wide and the street to the east is 19.5m. This seeks to ensure no excessive shadows are cast on neighbouring properties, as well as allowing sufficient sunlight, parking while creating a comfortable pedestrian experience between the blocks. The design of the Mews Street seeks to use a nature-led approach with green buffers and sustainable materials to create a calm and connected streetscape.
- 5.2.5 With regard to building composition, elevations, and roofscapes, the proposed development design follows the detailed instructions and responds to the relevant character areas defined in the Design Code.
- 5.2.6 Two distinct typologies are identified within the scheme, and these are consistent with the principles outlined within the Design Code.
- 5.2.7 Overall, the proposed development has been designed to be of high quality, cohesive, and unifying through consistent architectural language.
- 5.2.8 In regard to materiality of the appearance, the primary material for Block 6 would be brick utilising an earth tone colour palette. The proposed materials would be robust and durable. Further details regarding materiality are detailed in section 1.1.8 of the Design Compliance Statement and discussed in Chapter 7 below.
- 5.2.9 The Design Compliance Statement (Stantec November 2025) submitted with this RMA sets out further details regarding the proposed design in accordance with the principles established in the HPP, including the approved Design Code. An accompanying Conditions Compliance Table (Ref. Stantec November 2025) provides further information on how the design aligns with the HPP, specifically in relation to the approved Design and Access Statement.

5.3 Access and Parking

- 5.3.1 The proposed development is located along the border of the detailed and outline parts of the HPP and seeks to connect into the approved movement network. An Access Plan has been submitted with this RMA (Ref. 333101170 LN-A-PL111 Rev P1 Proposed Access Plan) which illustrates the accessibility to and from the Site and how it connects into the wider scheme.
- 5.3.2 Vehicular access to the Site will be via an internal access road which runs along the western perimeter of the consented scheme. Service vehicle and refuse access will also follow the internal road layout. A turning head is provided for larger vehicles to perform three-point turn manoeuvres.
- 5.3.3 Fire and Emergency vehicles will be able to directly access the western, northern and eastern sides the proposed development. Emergency vehicles will be allowed to pass through the



central park area and use the shared surface carriageway on the southern side of the park to gain access to/from the internal link road.

- 5.3.4 Walking and cycling access also tie into the detailed part of the HPP. Pedestrian access is provided on all building frontages in accordance with the Design Code. Cyclists will share the carriageway with vehicles on internal roads, which are subject to a 10mph speed limit.
- 5.3.5 Footways provision is in general a minimum of 2.0m, however within the mews the footway is 1.5m wide as this is not part of a main desire line and flows are expected to be lower.
- 5.3.6 The proposed car parking provision comprises 82 car parking spaces, broken down as follows:
- 35 street level/mews spaces (including 2 accessible spaces).
 - 47 undercroft spaces (including 2 accessible spaces).
- 5.3.7 This includes provision for:
- 2 motorcycle spaces in undercroft.
 - 2 car club spaces on street level/mews parking area.
 - 8 visitor spaces.
- 5.3.8 All parking spaces are EV charging enabled.
- 5.3.9 A total of 92 cycle parking spaces are included for Block 6 within a central cycle store, offering direct street access, and internal access from both towers. Of these:
- 82 standard spaces within tiered racks.
 - 5 spaced Sheffield stands for up to 10 larger cycles.
- 5.3.10 Six Sheffield standards are also provided for visitors close to the central Royal Elm Gardens.
- 5.3.11 Details regarding day-to-day and event management is set out within Chapter 6 of the supporting Transport Statement prepared by Stantec.
- 5.3.12 On event/match days, the internal access road may be temporarily closed to through traffic, enabling the public transport hub (via Northern Way) to operate as a dedicated facility and integrating Royal Elm Gardens into the public realm of Royal Elm Square. This approach aligns with HPP.
- 5.3.13 Further details are provided in the accompanying Transport Statement, Design Compliance Statement, and Conditions Compliance Table.

Landscaping

- 5.3.14 The proposed development has been designed with a landscape-led approach that protects and enhances existing natural features coupled with the provision of new open spaces and landscaping for residents to enjoy. The existing grassland embankments are to be supplemented with species rich meadow planting and a matrix of new native woodland planting to enhance the structural corridor.
- 5.3.15 The proposed development includes the creation of an inclusive space for all ages and abilities and encouraging community interaction. The design prioritises safe, accessible walking and cycling through desire lines, and integrated play and recreational features for visual appeal.



- 5.3.16 The mews street host areas of rain garden planting with soil volume sufficient to allow structural tree planting to reach maturity, making for a diverse landscape with longevity.
- 5.3.17 The raised podium courtyard spaces feature sensory vegetation, ornamental shrub, and tree planting as well as climbing/trailing plants to create a verdant setting.
- 5.3.18 The structural tree planting within the proposed development is in compliance with the 30/20/10 rule (10% of any single species, 20% from any single genus, or 30% from any single family).
- 5.3.19 The proposed Royal Elm Gardens features significant native structural planting with herbaceous perennial planting and wildflower meadow areas set amongst a seasonally wet pair of attenuation basins that are proposed to be mown at their base to allow for flexible activity and access. Intersecting the basins are natural play elements including small decks, timber rounds, and play boulders.
- 5.3.20 Further details are available within the support Landscape General Arrangement drawings and Design Compliance Statement.

5.4 Housing Mix

- 5.4.1 The broad housing mix was established through the HPP and set out within the residential numbers and mix table listed in condition 44. A summary extract is provided below in figure 1.

Block 6 Totals

Type	Units	Hab Rooms
Studio	2	2
1B/2P	1	2
2B/3P	26	78
2B/4P	51	153
3B/5P	0	0
4B/6P	6	30
TOTAL	86	265

Figure 1: Extract of the Residential Numbers and Mix Table, received 20th August 2018 and Land Uses and Schedule of Accommodation, received 20th August 2018 referenced in Conditions 76 and 96 respectively of the HPP.

- 5.4.2 The proposed development housing mix largely consistent with the principles however has been amended in response to three factors:
- Updated regulatory requirements, including changes to Approved Document B of the Building Regulations, which now mandates a second staircase in residential buildings over 18 metres, and the integration of sprinkler systems in line with enhanced fire safety standards.
 - Design improvements, such as the inclusion of more dual-aspect units, which offer better natural light and ventilation, contributing to improved residential quality.
 - Pre-application advice to consider an increased number of larger units.
- 5.4.3 In light of this, table 2 below compares the HPP housing mix outlined in the Residential Numbers and Mix table (Condition 44 Principles) with the mix proposed under this submission (Block 6 Proposed Mix).



Table 2: Comparison Housing Mix between approved principles and proposed RMA

Unit Size	Condition 44 - Principles	Percentage of total	Block 6 – Proposed Mix	Percentage of total
Studio	2	2.5%	2	2%
1 Bed 2 person	1	1%	0	30%
2 Bed 3 person	26	3.5%	25	52%
2 Bed 4 person	51	59%	48 ²	5%
3 Bed 5 person	0	0%	2	2%
3 Bed 6 person	0	0%	1	1%
4 Bed 6 person	6	7%	6	7%
Total:	86	100%	84	100%

- 5.4.4 The proposed development contains 100% market housing as stated in paragraph 3.4.6 and in accordance with the HPP.

Surface Water Drainage

- 5.4.5 The proposed surface water drainage strategy provides attenuation and treatment through a series of sustainable urban drainage measures, including green roofs, permeable paving, rain gardens, basins, and geocellular attenuation tanks. The strategy aims to control runoff from impermeable areas at source.
- 5.4.6 Run-off is managed at source via these features while run-off from the upstream catchment area is managed specifically by two landscaped attenuation basins with underlying geocellular storage.
- 5.4.7 The strategy has been developed in accordance with the approved drainage principles established under the HPP and approved under Condition 79 (RBC Ref. PL/23/0448).
- 5.4.8 Foul water will be disposed of via a pumped drainage system located at basement level which conveys flows to a surface-level four sewer connection. From this point, flows will gravitate into the side-wide foul drainage network.
- 5.4.9 Further details are available within the supporting Drainage Strategy and Maintenance Statement prepared by Campbell Reith.

² Including 4x M4(3) units (5%)



5.5 Sustainability and Energy Efficiency

- 5.5.1 The Applicant is seeking to bring forward the proposed development in accordance with the aim to improve energy efficiency and sustainability. An Energy and Sustainability Statement has been prepared to outline how the proposed development demonstrates sustainability in line with the HPP.
- 5.5.2 The proposed development incorporates a range of features that focus on sustainability and energy efficiency. These include:
- EV charging facilities in all car parking spaces and provision of cycle parking.
 - Highly insulated building fabric to reduce heat loss.
 - Provision of solar PV panels to apartments.
 - Smart meters within all dwellings
 - An all-electric heating strategy, utilising Air Source Heat Pumps for the townhouses and Community Heat Pumps for the apartments.
 - Provision of localised rainwater harvesting and ecological enhancements like bird and bat boxes;
 - Access to public space and amenity areas.
- 5.5.3 The HPP contains a number of planning conditions which seek to control the proposed development and mitigate impacts.
- 5.5.4 Further information is provided within the supporting Energy and Sustainability Statement prepared by Stantec.

5.6 Community Infrastructure Levy

- 5.6.1 The Proposed Development is liable for the Community Infrastructure Levy ('CIL') in accordance with the adopted Charging Schedule of the Local Planning Authority.
- 5.6.2 RBC's CIL Charging Schedule, which took effect from 01/04/15, applies a CIL rate of £120 per sqm for residential development.
- 5.6.3 CIL contributions will be secured following the grant of reserved matters approval. A completed CIL Form 1: Additional Information has been submitted alongside this application alongside a Schedule of Accommodation.

Benefits of the Scheme

- 5.6.4 The proposed development will deliver a number of benefits in line with the consented HPP:
- Delivery of a first phase the outline part of the HPP and existing residential commitment with the RB LP;
 - Provision of 84 market residential dwellings;
 - A contribution towards the Council's housing land supply;
 - A mix of dwelling types and sizes providing choice and flexibility in accordance with the principles of the HPP;



- Extensive landscaping and green and blue infrastructure, including Part of Royal Elm Gardens, blue roofs, and landscape embankment enhancements;
- Dedicated cycle parking provision and connections into the wider Royal Elm Park development;
- Energy efficiency credentials above the requirements of Condition 93 of the HPP.

5.6.5 This list is not exhaustive; however, it provides a summary of the principal benefits and opportunities that would result from the proposed development. This is explored in more detail in chapter 7.



6 Planning Policy Context

6.1 Background

- 6.1.1 This chapter of the Planning Statement sets out an overview of relevant national and local planning policies and guidance.
- 6.1.2 As stated in section chapter 3, this RMA is submitted pursuant to HPP (RBC. Ref. PL/16/0199) which included the grant of outline planning permission on 29th November 2018. Whilst the proposed development has regard to the latest policy, ultimately it is the outline part of the HPP, which the application is guided by and forms binding legal basis for which the RMA is assessed.
- 6.1.3 The principle of development is therefore established, however, condition 42 requires plans and particulars of all reserved matters (access, appearance, landscaping, layout, and scale) to be submitted and approved by the local planning authority prior to the commencement of the development.
- 6.1.4 The HPP was assessed and granted permission against the policies within the Reading Borough Core Strategy (2008, amended 2015) and Reading Sites and Detailed Policies Document (2012 amended 2015) alongside other supplementary planning documents and guidance referenced within chapter 5 of the HPP Committee Report. For completeness, the policies listed within the HPP Committee Report are as follows:

Reading Borough Local Development Framework – Adopted Core Strategy (2008)

- CS1: Sustainable Construction and Design
- CS2: Waste Minimisation
- CS3: Social Inclusion and Diversity
- CS4: Accessibility and Intensity of Development
- CS5: Inclusive Access
- CS6: Settlement Boundary
- CS7: Design and the Public Realm
- CS8: Waterspaces
- CS9: Infrastructure, Services, Resources and Amenities
- CS10: Location of Employment Development
- CS13: Impact of Employment Development
- CS14: Provision of Housing
- CS15: Location, Accessibility, Density and Housing Mix
- CS16: Affordable Housing
- CS20: Implementation of Reading Transport Strategy
- CS21: Major Transport Projects
- CS22: Transport Assessments
- CS23: Sustainable Travel and Travel Plans
- CS24: Car / Cycle parking
- CS25: Scale and Location of Retail, Leisure and Culture Development
- CS26: Network and Hierarchy of Centres
- CS27: Maintaining the Retail Character of Centres
- CS29: Provision of Open Space
- CS30: Access to Open Space
- CS31: Additional and Existing Community Facilities
- CS32: Impacts on Community Facilities
- CS34: Pollution and Water Resources
- CS35: Flooding
- CS36: Biodiversity and Geology
- CS37: Major Landscape Features and Strategic Open Space



- CS38: Trees, Hedges and Woodland

Reading Borough Local Development Framework - Sites and Detailed Policies Document (2012)

- SD1: Presumption in Favour of Sustainable Development
- DM1: Adaptation to Climate Change
- DM2: Decentralised Energy
- DM3: Infrastructure Planning
- DM4: Safeguarding Amenity
- DM5: Housing Mix
- DM10: Private and Communal Outdoor Space
- DM12: Access, Traffic and Highway-related Matters
- DM13: Vitality and Viability of Smaller Centres
- DM14: Impact of Main Town Centre Uses
- DM16: Provision of Open Space
- DM17: Green Network
- DM18: Tree Planting
- DM19: Air Quality
- DM21: Telecommunications Development
- SA1: South Reading Development Principles
- SA2: South Reading Strategic Development Sites
- SA3: Retail, Leisure and Culture Uses in South Reading
- SA11: Settlement Boundary
- SA12: Core Employment Areas
- SA13: Transport Improvements
- SA14: Cycle Routes
- SA15: District and Local Centres
- SA16: Public and Strategic Open Space

- 6.1.5 Notwithstanding this, the local policy context has evolved since the grant of the outline part of the HPP. Accordingly, relevant policies from the current Development Plan have been reviewed and considered in the preparation of this RMA, particularly where they relate to the reserved matters.
- 6.1.6 The Applicant has sought to ensure that the development proposals accord with the HPP and where possible, all current relevant planning policy and guidance.
- 6.1.7 In Reading, the current development plan comprises the following:
- Reading Borough Local Plan (Adopted November 2019), including supporting Proposals Map.
 - The Central and Eastern Berkshire Minerals and Waste Plan (Adopted January 2023).
- 6.1.8 A summary of the relevant local planning policies is set out in sub-section 6.3.
- 6.1.9 Reading Borough Council are also in the process of preparing a Local Plan Partial Update which is scheduled for examination prior to the end of 2025. Due to the stage of the Local Plan Partial Update, it has not been considered below.
- 6.1.10 Nationally, the National Planning Policy Framework ('NPPF') provides a concise set of policies at the heart of which is the presumption in favour of sustainable development. A summary of the relevant policies is provided in sub-section 6.2.



6.2 National Planning Policy

National Planning Policy Framework

- 6.2.1 The NPPF was originally published on 27th March 2012, however, has since been subsequently updated with the most recent update published in December 2024³. It is a material consideration in determining planning applications and the relevant paragraphs are outlined below.
- 6.2.2 For dealing with planning applications, the policies in the Framework are applied from the date of publication. Therefore, the policies in the December 2024 version of the NPPF will be applied until any new version is published.
- 6.2.3 Chapter 2 (Achieving sustainable development) states that in order to achieve a sustainable development, three overarching objectives need to be pursued mutually in supportive ways. These are economic, social and environmental objectives. The presumption in favour of sustainable development at the heart of the NPPF is outlined in paragraph 11. This states that for the purposes of decision-taking this means:
- c) approving development proposals that accord with an up-to-date development plan without delay; or***
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:***
- i. the application of policies in this Framework that protect areas or assets of particular importance⁷ provides a strong reason for refusing the development proposed; or***
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination***
- 6.2.4 Footnote 8 provides examples. Footnote 7 provides a closed list of 'key policies' which decision makers are to have particular regard to.
- 6.2.5 Chapter 5 (Delivering a sufficient supply of homes), specifically paragraph 61, emphasises the Government's objective of significantly boosting the supply of homes. Paragraph 78 sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing plus the relevant buffer.
- 6.2.6 Chapter 6 (Building a strong, competitive economy), specifically paragraph 85, states planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 6.2.7 Chapter 8 (Promoting healthy and safe communities) focuses on promoting social interaction, safety and accessibility, and healthy living. In addition, there is a focus on integrating facilities and positively planning for the provision of shared spaces and community facilities. Paragraph 103 specifically describes how access to a network of high-quality open spaces and

³ This version of the NPPF was amended on 7th February 2025 to correct cross-references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 to make its intent clear.



opportunities for sport and physical activity is important for the health and wellbeing of communities and can deliver wider benefits for nature and support efforts to address climate change.

- 6.2.8 Chapter 9 (Promoting sustainable transport) relates to transport issues. It focuses understanding and addressing the potential impacts of development on transport networks, realising opportunity from existing or proposed transport infrastructure, identifying and pursuing opportunities to promote walking, cycling and public transport use, and identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure.
- 6.2.9 Paragraph 113 states maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of the NPPF).
- 6.2.10 Paragraph 117 details who should be prioritised when designing transportation options, with a focus being on pedestrians, cyclists, and those with disabilities and reduced mobility.
- 6.2.11 Chapter 11 (Making effective use of land) states that planning policies and decisions should promote an effective use of land in terms of meeting the needs for homes, whilst safeguarding and improving the environment ensuring safe and healthy living conditions. Paragraph 125 part c) sets out how planning policies and decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.
- 6.2.12 Paragraph 130 details how area-based character assessments, design guides and codes, and masterplans can be used to help ensure the effective use of land.
- 6.2.13 Chapter 12 (Achieving well-designed and beautiful places) is focused on creating high-quality, beautiful and sustainable buildings and places. Paragraph 131 states this practice is fundamental to what the planning and development process should achieve. Paragraph 135 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



- 6.2.14 Paragraph 136 states that trees make an important contribution: to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 6.2.15 Chapter 14 (Meeting the challenges of climate change, flooding and coastal change) states the planning system should support the transition to a net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change.
- 6.2.16 Paragraph 166 states that in determining planning applications, local planning authorities should expect new development to:
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption*
- 6.2.17 Chapter 15 (Conserving and enhancing the natural environment) states in paragraph 187 that planning policies and decisions should contribute to and enhance the natural and local environment.
- 6.2.18 Chapter 16 (Conserving and enhancing the historic environment) is focused on the protection and enhancement of heritage assets.

Planning Policy Guidance

- 6.2.19 The PPG was first published in March 2014 and, alongside the Framework, provides guidance notes on various matters including, design, housing supply and delivery, natural environment, noise, and open space, sports and recreation facilities and green space.

National Design Guide

- 6.2.20 The National Design Guide sets out the fundamental principles for good design and demonstrates what good design means in practice covering ten characteristics including context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan.

6.3 Reading Borough Local Plan (2019)

- 6.3.1 The RB LP was adopted on the 4th November 2019 and seeks to guide future development in Reading up to 2036.
- 6.3.2 In parallel to drafting the Local Plan to 2036, RBC launched a 2050 vision for the town as a smart and sustainable city by 2050. It is a non-statutory document but provides a vision for the town to participate in and a context for the Local Plan and its policies.
- 6.3.3 By 2050, it envisages that Reading will be a smart and sustainable city that:
1. Shares success to support and enable thriving communities;
 2. Delivers a real sense of place and identity;
 3. Thrives on cultural and cross-generational diversity;
 4. Is recognised for its heritage and natural assets;
 5. Embeds technology to deliver innovation and low carbon living for all; and
 6. Welcomes ethical and sustainable businesses who support Reading.
- 6.3.4 The objectives for the RB LP are set out in section 2.2 of the RB LP.



6.3.5 The policies in the RB LP that are relevant to the consideration of this RMA are as follows:

- CC1 – Presumption in Favour of Sustainable Development
- CC2 – Sustainable Design and Construction
- CC3 – Adaption to Climate Change
- CC4 – Decentralised Energy
- CC5 – Waste Minimisation and Storage
- CC6 – Accessibility and the Intensity of Development
- CC7 – Design and the Public Realm
- CC8 – Safeguarding Amenity
- CC9 – Securing Infrastructure
- EN9 – Provision of Open Space
- EN11 – Waterspaces
- EN12 – Biodiversity and the Green Network
- EN14 – Trees, Hedges and Woodlands
- EN16 – Pollution and Water Resources
- EN18 – Flooding and Sustainable Drainage System
- H1 – Provision of Housing
- H2 – Density and Mix
- H3 – Affordable Housing
- H5 – Standards for New Housing
- H10 – Private and Communal Outdoor Space
- TR1 – Achieving the Transport Strategy
- TR3 – Access, Highways and Highway-Related Matters
- TR4 – Cycle Routes and Facilities
- TR5 – Car and Cycle Parking and Electric Vehicle Charging
- OU1 – New and Existing Community Facilities

6.3.6 Policy CC1: Presumption in Favour of Sustainable Development – outlines that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the NPPF.

6.3.7 Policy CC2: Sustainable Design and Construction – sets out that proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

6.3.8 Policy CC3: Adaption to Climate Change – states that all developments will need to demonstrate how they have been designed to incorporate measure to adapt climate change. It then sets out various measures including those related to orientation, resistance and resilience to climate change, trees and planting, and minimising surface water runoff.

6.3.9 Policy CC4: Decentralised Energy – establishes that any development of more than 20 dwellings shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.

6.3.10 Policy CC5: Waste Minimisation and Storage – outlines that 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.

6.3.11 Policy CC6: Accessibility and the Intensity of Development – expresses that the scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development



taking place in the most accessible locations. Policy CC6 sets out that unless it can be demonstrated that the accessibility of a site is to be significantly upgraded, for example, by providing high quality pedestrian routes or providing access to good public transport services, any new development must be at a scale, density and intensity appropriate to that level of accessibility.

- 6.3.12 Policy CC7: Design and the Public Realm – sets out that all development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. Five components of development will be assessed to ensure that the development proposed makes a positive contribution to the urban design objectives outlined within the policy related to character, continuity and enclosure, public realm, green infrastructure and landscaping, movement and permeability, legibility, adaptability, and diversity.
- 6.3.13 Policy CC8: Safeguarding Amenity – establishes the policy requirements associated with new development not causing a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of:
- Privacy and overlooking;
 - Access to sunlight and daylight;
 - Visual dominance and overbearing effects of a development;
 - Harm to outlook;
 - Noise and disturbance;
 - Artificial lighting;
 - Vibration;
 - Dust and fumes;
 - Smell;
 - Crime and safety; or
 - Wind, where the proposals involve new development of more than 8 storeys.
- 6.3.14 Policy CC9 – Securing Infrastructure – states that proposals for development would 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.
- 6.3.15 Policy EN9 – Provision of Open Space – establishes that all new development should make provision for appropriate open space based on the needs of the development. Policy EN9 confirms that this can be achieved through on or off-site provision, contributions toward provision or improvement of existing leisure or recreational facilities. A secure maintenance arrangement is required as part of the policy to demonstrate that any open space is properly maintained throughout the life of the development.
- 6.3.16 Policy EN11 – Waterspaces – sets out that Reading's waterspaces shall be protected and enhanced so that they can continue to contribute to local and regional biodiversity and ecology, flood mitigation, local character, heritage and visual amenity, and the provision of accessible leisure and recreational opportunities. Policy EN11 states that acceptable development in the vicinity of watercourses will in summary:
- *Provide appropriate, attractive uses and buildings that enhance the relationship of buildings, spaces and routes to the watercourse;*
 - *Make positive contributions to the distinct character, appearance, historic significant, landscape and amenity of the watercourses;*
 - *Provide a strengthened role for watercourses as important landscape features, wildlife corridors, historic features and recreation opportunities;*
 - *Where practical and consistent with its biodiversity role, provide good, level access to and along the waterside for all those who want to use it;*



- *Be set at least ten metres back from the watercourse wherever practicable and appropriate to protect its biodiversity significance*
- *Improve the quality of watercourse environment through protecting and enhancing habitats and ensuring that habitat creation is balanced with access and urban uses; and*
- *Pursue opportunities for de culverting of watercourses.*

- 6.3.17 Policy EN12: Biodiversity and the Green Network – in part a) states that the Green Network identified on the Proposals Map shall be maintained, protected, consolidated, extended and enhanced. Part b of the policy affirms that development should not result in a net loss of biodiversity and geodiversity and should provide a net gain for biodiversity wherever possible. Policy EN12 seeks development to protect and wherever possible enhance features of biodiversity and provide new tree planting, wildlife friendly landscaping, and ecological enhancements.
- 6.3.18 Policy EN14: Trees, Hedges and Woodlands – establishes that individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance and Reading's vegetation cover will also be extended, while the quality of waterside vegetation will be maintained and enhanced. New development is required to make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations. Policy EN14 notes that measures must be in place to ensure that the trees are adequately managed.
- 6.3.19 Policy EN15: Air Quality – sets out that development should have regard to the need to improve air quality and reduce the effects of poor air quality.
- 6.3.20 Policy EN16: Pollution and Water Resources – outlines 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.
- 6.3.21 Policy EN18: Flooding and Sustainable Drainage System – details how development will be directed to areas at lowest risk of flooding in the first instance. It will consider flooding from all sources, including fluvial, surface water, groundwater and sewer flooding. Wherever possible, development should be designed to reduce flood risk, both on and off site. Policy EN18 requires all major developments to incorporate sustainable drainage systems (SuDS) as appropriate and in line with the Government's Technical Standards.
- 6.3.22 Policy H1: Provision of Housing – states provision will be made for at least 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 – 2036.
- 6.3.23 Policy H2: Density and Mix – sets out what RBC expect the density of residential development should be informed by. Policy H2 also establishes that wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6 of the RB LP (see below), in particular for family homes of three or more bedrooms. As a minimum, on new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, having regard to all other material considerations.



Figure 4.6: Estimated size of accommodation type required in Reading (Source: SHMA 2016)

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom
Market	10.3%	29.6%	41.5%	18.5%
Affordable	43.4%	32.9%	21.6%	2.1%
Overall	18.6%	30.5%	36.5%	14.4%

Figure 2: Extract of Figure 4.6 from RB LP 2019.

6.3.24 Policy H5: Standards for New Housing – states that new build housing should be built to the standards outlined within the policy, unless it can be clearly demonstrated that this would render a development unviable. This includes:

- *All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally described space standard.*
- *All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations.*
- *All major new-build residential development should be designed to achieve zero carbon homes.*
- *All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.*
- *All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below).*
- *On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be ‘wheelchair adaptable’ as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be ‘wheelchair accessible’.*

6.3.25 Policy H10: Private and Communal Outdoor Space – sets out that dwellings should 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. Policy H10 outlines that the design of outdoor areas should respect the size and character of other similar spaces in the vicinity, clearly identify whether they are private or communal spaces, ensure that they are appropriately related to main entrances, enhance safety and the perception of safety for future residents and the general public, and not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.

6.3.26 Policy TR1: Achieving the Transport Strategy – details how proposed development should contribute appropriately to meeting the objectives of the most up-to-date Local Transport Plan or any successor document, including sub-strategies, specific projects identified and the local action plans. Policy TR1 notes that all development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development, particularly by public transport, walking and cycling, in accordance with any agreed transport assessment submitted as part of the application.

6.3.27 Policy TR3 – Access, Highways and Highway-Related Matters – sets out how in determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional



trips on the transport network, consideration will be given to the effect on safety, congestion and the environment. Policy TR3 also sets out five criteria regarding access, traffic, and highway-related matter which are set out below:

- i) Accesses and works to the highway comply with the adopted standards of the Transport Authority;*
- ii) The development would not have a material detrimental impact on the functioning of the transport network;*
- iii) The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*
- iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and*
- v) For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.*

6.3.28 Policy TR4: Cycle Routes and Facilities – details how developments will be expected to make full use of opportunities to improve access for cyclists to, from and within the development and to integrate cycling through the provision of new facilities. Development of new facilities for cycling, such as cycle hire points and cycle parking, will be acceptable.

6.3.29 Policy TR5: Car and Cycle Parking and Electric Vehicle Charging – states 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. Policy TR5 also states that development should make the following provision for electric vehicle charging points:

- *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.*

6.4 Supplementary Planning Documents

Sustainable Design and Construction SPD (Adopted December 2019)

6.4.1 RBC's Sustainable Design and Construction SPD seeks to explain planning requirements regarding energy, climate change, water management, and waste reduction. It is intended to supplement the policies of the RB LP, particularly:

- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC4: Decentralised Energy
- CC5: Waste Minimisation and Storage
- EN18: Flooding and Drainage
- H5: Housing Standards.

6.4.2 The SPD is a material consideration in the determination of planning applications.



7 Planning Considerations

7.1 Introduction

- 7.1.1 In developing the proposals, the Applicant has sought to ensure that the proposed development is in compliance with the outline part of the HPP. Consideration has also been given to the relevant development plan policies adopted since the grant of HPP alongside national policy.
- 7.1.2 The details of the proposed development are set out in chapter 4 above. This chapter of the Planning Statement considers the aims, objectives and requirements identified in the outline part of the HPP and relevant planning policies relating to the Site and demonstrates that the proposed development is in compliance with the outline part of the HPP and broadly consistent with the aims, objectives and requirements of these policies.
- 7.1.3 Where any tension or potential conflict with policy is identified, this section of the Statement considers the weight to be afforded to these issues in the planning balance.

7.2 Principle of Development

- 7.2.1 As explained throughout, this RMA, seeks reserved matters approval for all matters reserved in relation to Phase 5 (Block 6) in accordance with the outline part of HPP PL/16/0199. The principle of development has therefore already been established.
- 7.2.2 Condition 42 of the HPP requires plans and particulars of all reserved matters to be submitted and approved by the Local Plan Authority. Application for approval of the first reserved matters must be made no later than seven years from the date of the outline planning permission (i.e., 29th November 2025). This RMA application therefore accords with Conditions 41 and 42.

7.3 Compliance with HPP PL/16/0199

- 7.3.1 The proposed development has been prepared in substantial accordance with the principles of the approved drawings and documents set out in Condition 44 of the HPP. In addition, the proposed development has been informed by Conditions 42, 43, 45, 62, 64, 76, and 96.

Condition 42 – Reserved Matters Details

- 7.3.2 As stated in paragraph 5.1.3 of this Planning Statement, this RMA provides details for the following five reserved matters in accordance with the requirements of the Condition 42:
- Access – see 333101170 RMA Transport Statement 2025 and dwg.no. 333101170 LN-A-111 REV P1 Proposed Access Plan.
 - Appearance (to include short and medium views and street/scene) – see proposed elevation dwg.no. 333101170 LN-A-200 to 207 REV P1; 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06
 - Landscaping – see dwg.no: 333101170-RG-LD-100 P06 Proposed Overall Landscape General Arrangement, 333101170-RG-LD-101 P02 Planting Schedules, 333101170-RG-LD-300 P01 Typical Soft Landscape Details, and 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06.
 - Layout (to include the internal layout of buildings and car parking) – see proposed floor plan dwg.no. 333101170 LN-A-100 to 108 REV P1 and 333101170 LN-A-110 REV P1 Proposed Block Plan and 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06.



- Scale – see proposed elevation dwg.no. 333101170 LN-A-200 to 207 REV P1; 333101170-A-LD-09 RMA DC Compliance Statement 2025-11-06

Condition 43 – Landscaping Reserved Matter

7.3.3 Condition 43 outlines the details expected to be submitted with the approval of the landscaping reserved matter. As noted within the Conditions Compliance Table, this information is provided within the material submitted alongside this RMA by:

- Stantec – Landscape drawings and Design Compliance Statement
- Cudd Bentley Consulting – External Lighting Plan
- Stantec – Utilities Report
- Campbell Reith – Flood Risk and Drainage Strategy
- Aspect Ecology – Biodiversity Enhancements

Condition 44 – Drawings and Documents

7.3.4 Condition 44 sets out that the detailed submitted in pursuance of Condition 42 shall accord with the principles of the documents listed in the condition. This includes:

- Design and Access Statement and Addendum– the proposed development has been developed in accordance with the approved Design Code. The Design Code has been prepared in accordance with, and builds upon, the principles of the DAS and DAS Addendum. Further information is summarised in the supporting Conditions Compliance Table.
- Parameter Plans – the proposed development has been prepared in accordance with seven listed parameter plans. Further details are provided below and in the Conditions Compliance Table.
- Landscape – the proposed development has been prepared in accordance with the two listed landscaping plans and further design parameters set out within the Design Code. See sub-section 7.6 below and the Conditions Compliance Table for further information.
- Blocks 1-6 – the proposed development closely follows the block layout, massing, and appearance principles set out in the listed drawings and illustrative elevations. The courtyard principle and massing originally conceived has been developed whilst the elevation concept of brickwork pavilion blocks with linking town houses is also retained in accordance with the approved Design Code.
- Residential Numbers and Mix Tables – see sub-section 7.4 for further details regarding the quantum and mix of the proposed development.
- Environmental Strategy – the objective of this report is to assess risk and potential environmental impacts, predominantly to groundwater, associated with earthworks and piling for the proposed redevelopment. Detailed design and construction related information will be provided in accordance with the planning conditions attached the HPP.
- Flood Risk Assessment – the flood risk assessment is also listed in Condition 82. See sub-section 7.7 for further details regarding compliance with the assessment and mitigation measures identified for this RMA.



- Security Strategy – please see sub-section 7.8 and chapter 6 of the supporting RMA Transport Statement.
- Ecology Technical Note – the proposed development has been brought forward in accordance with the approved parameter plans. The ecology technical note concluded that no likely significant effects on the watercourse corridor would occur as a result of shading from the HPP proposal. No mitigation measures were therefore considered necessary. Any other ecological mitigation measures or enhancements for the proposed development are secured via the HPP through Conditions 43(d) Biodiversity Enhancement, 51 Tree Survey, 52 Arboricultural Method Statement and Tree Protection Plan, 58 Lighting (including wildlife), and 65 Construction Environmental Management Plan. The wider detailed part of the scheme also requires a long-term landscape and ecological management plan (Condition 29). It is considered that a variant of this could be secured as a sub-condition for this RMA.
- Transport Technical Notes prepared by PBA – see the supporting RMA Transport Statement. It is also noted that the content of the listed technical notes contains details concerning the detailed consent area or principle of the development.

Condition 45 – Design Code

- 7.3.5 A Design Code has been submitted and approved in related to the outline part of the HPP as referenced in Chapter 3. The RMA adheres to the approved Design Code ensuring consistency with the design principles established at outline stage as set out within the Design Compliance Statement prepared by Stantec. The design related reserved matters are discussed further below.

Condition 62 – Wind

- 7.3.6 Condition 62 details assessing the wind conditions and proposed mitigation measures that will provide acceptable pedestrian comfort to be submitted with reserved matters applications for each phase. This RMA is supported by a Wind Microclimate Report prepared by Architectural Aerodynamics Ltd and discussed further in sub-section 7.15 below.

Condition 64 - Phasing

- 7.3.7 Condition 64 requires the development to be carried out in accordance with the approved Phasing Plan. Phase 5 is identified as the first sequential phase within the outline part of the planning permission. This RMA is therefore seeking to be brought forward in accordance with the approved Phasing for the HPP.

Condition 76 – Housing Mix

- 7.3.8 Condition 76 establishes that the overall housing mix across the phases is to comply with the principles established and set out in the Residential Numbers and Mix Tables, received 20th August 2018. As noted in Chapter 3 above, and discussed further below, the housing mix submitted as part of this RMA (**see 333101170 Planning Acc Schedule Rev P1**) is in substantial accordance with these principles however has been varied as a result of design development and pre-application engagement.

Condition 96 – Floorspace

- 7.3.9 Condition 96 establishes that the overall floorspace of the development shall be in accordance with the approved parameter plan / table of floor spaces for each use as set out in the approved Land Uses and Schedule of Accommodation (received 20th August 2018) to be read in conjunction with the Hybrid Parameters Plan – Land Use (Ref. RG-M-26 Rev E). As discussed further below, the floorspace submitted as part of this RMA (**see 333101170 Planning Acc Schedule Rev P1**) is in substantial accordance with Condition 96, however there has been a



minor variation as a result of design development. This adjustment has been carefully managed to ensure that the overall quantum and balance of uses remain aligned with the outline part of the HPP.

7.3.10 A Conditions Compliance Table has also been submitted alongside this application to summarise the compliance achieved through this RMA with Conditions 42, 43, 44, 76, and 96.

7.4 Quantum and Mix of Residential Development

7.4.1 As described in Chapter 5 of this Planning statement, the proposed development comprises:

- 84 residential units comprising a cluster of 6 townhouses and two apartment buildings arranged into a courtyard block with undercroft car park and podium garden.
- A mix of 1-, 2-, and 4-bedroom dwellings aligned to the existing HPP.

7.4.2 As demonstrated by table 3 below, the proposed development is broadly compliant with the established housing mix contained within the outline part of the HPP.

Table 3: Comparison Housing Mix between approved principles and proposed RMA.

Unit Size	Condition 44 - Principles	Percentage of total	Block 6 – Proposed Mix	Percentage of total
Studio	2	2.5%	2	2%
1 Bed 2 person	1	1%	0	30%
2 Bed 3 person	26	3.5%	25	52%
2 Bed 4 person	51	59%	48 ⁴	5%
3 Bed 5 person	0	0%	2	2%
3 Bed 6 person	0	0%	1	1%
4 Bed 6 person	6	7%	6	7%
Total:	86	100%	84	100%

7.4.3 The minor variation in the total dwelling numbers and unit sizes has been a response to:

- Updated regulatory requirements, including changes to Approved Document B of the Building Regulations, which now mandates a second staircase in residential buildings over 18 metres, and the integration of sprinkler systems in line with enhanced fire safety standards.
- Design improvements, such as the inclusion of more dual-aspect units, which offer better natural light and ventilation, contributing to improved residential quality.
- Pre-application advice to consider an increased number of larger units.

⁴ Including 4x M4(3) units (5%)



- 7.4.4 Whilst a minor reduction in the number of units, the revised mix reflects a greater proportion of family sized dwellings with ~96.5% of all units accommodating 3 or more persons. This therefore represents an improved dwelling mix. This improvement has been achieved without substantially changing the external massing, scale, or appearance of the building, which remains consistent with the approved outline parameters and illustrative elevations.
- 7.4.5 In terms of floorspace, the proposed development results in a ~1,023.9 m² reduction in the total floor GIA against the principles established in Condition 96. See table 4 for further details below. This has been the result of a further technical design work since the outline stage of the application.

Table 4: Comparison floorspace between approved principles and proposed RMA.

HPP Principles	Proposed Development	Difference
NIA = 7471.8 m ²	GIA = 6,136 m ²	1,335.8 ⁵
Floor GIA = 11,598.9 m ²	Floor GIA = 10,575 m ²	1,023.9
GEA = 12,363.9 m ²	GEA = 11,540.8 m ²	823.1
Car Park GIA = 1,994.8 m ²	Car Park GIA = 1,333 m ²	661.8

- 7.4.6 The proposed development is not in accordance with policy H2 of the RB LP regarding the provision of three bedrooms or more having regard to all other material considerations or the provision of self-or-custom build homes. However, compliance with the outline part of the HPP outweighs this.
- 7.4.7 The proposed development results in a gross dwellings per hectare of 84 which is compliant with policy H2 of the RB LP.

Affordable Housing

- 7.4.8 As noted in chapter 3 of this Planning Statement, the HPP secured 10% affordable housing provision, up to a maximum of 62 units across the scheme. The 30% requirement in policy H3 of the RB LP is therefore not applicable due to compliance with the HPP.
- 7.4.9 Within this RMA, all residential units are proposed to be market units. This is consistent with the HPP which allows for the affordable housing units to be spread across Blocks 1-6 (up-to 422 units) within the outline area of the HPP.

Standards for New Housing

- 7.4.10 As detailed on the supporting Accommodation Schedule (**see 333101170 Planning Acc Schedule Rev P1**):
- All units meet the nationally described space standards in accordance with part a of policy H5 of the RB LP.
 - All units are designed to M4(2) standards with the exception of 4 units (5%) which are designed to M4(3) standards in accordance with parts e and f of policy H5 of the RB LP.

⁵ The Gross Internal Area of a dwelling (Unit GIA) is equivalent to what was assumed as NIA in HPP.



- 7.4.11 The scheme has been designed to ensure high quality of housing is delivered that would meet the needs of the occupiers and enhances living conditions.

Summary – Quantum and Mix of Residential Development

- 7.4.12 Overall, the proposed development provides a complimentary mix of housing units that is substantially in accordance with the outline part of the HPP. The variations made have responded to necessary factors and present an improved offer overall that will support the delivery of well-designed part of the development.

7.5 Layout, Scale, and Appearance.

- 7.5.1 This RMA is accompanied by a collection of drawings and documents, including proposed elevations and floor plans, prepared by Stantec, which depict the overall appearance, scale and layout of the proposed development. A landscape general arrangement plan has also been prepared by Stantec and submitted as part of this application. Furthermore, a supporting Design Compliance Statement has been submitted which provides further explanation and description of the proposed development demonstrating how components of the proposed scheme accord with the Design Code from an architectural and landscape perspective. These documents and plans should be read in conjunction with this sub-section. Further details regarding landscaping are contained in sub-section 7.6.
- 7.5.2 The design of the proposed development, including layout, scale, and appearance has been substantially guided by the approved Design Code and approved parameter plans.
- 7.5.3 The proposed layout has been informed by section 3.1 of the Design Code which provides a series of layout design principles. The layout of the proposed development incorporates two larger 'finger blocks' with smaller elements proposed in between to clearly define the edge to Royal Elm Park and separate the private space from the public space to the southeast and southwest.
- 7.5.4 The proposed layout seeks to establish a clear hierarchy of open space, complying with required space widths of the courtyard and streets between the development blocks within the detailed and outline parts of the HPP.
- 7.5.5 The proposed layout provides sufficient separation distance between the neighbouring blocks to ensure no harmful overshadowing and sense of enclosure to neighbouring residents.
- 7.5.6 The proposed development aligns with Hybrid Parameters Plan – Land Use (Ref. RG-M-26 Rev E), maintaining the extent of proposed resident development area, including access points (Zone J) as discussed further below in sub-section 7.8, and provision of part of Royal Elm Gardens within the area identified as 'public park' (zone K).
- 7.5.7 The proposed scale and massing have been informed by the principles set out within section 3.2 of the approved Design Code. The proposed development incorporates two eight storey finger blocks oriented northwest to southeast with lower three-four storey townhouses proposed between the finger blocks. The two finger blocks are each fourteen metres wide, forty-seven metres long, and eight storeys in height. The townhouses are three storeys along the south east and four storeys on the northwest. This is in accordance with the Hybrid Parameters Plan – Building Heights (Ref. RG-M-28 Rev F) as illustrated on the supporting elevations.
- 7.5.8 The gaps between the blocks would allow for sunlight into the courtyard and the proposal has been tested for compliance with daylight, as discussed further in sub-section 7.9.
- 7.5.9 The proposed building composition, elevations, and roofscape have been designed to respond to the characters of the following areas in compliance with Sections 3.4, 3.5 and 3.7 of the Design Code:



- Royal Elm Gardens,
- Royal Elm Mews Streets and
- Royal Elm Terrace.

- 7.5.10 A material palette consistent with section 3.6 of the approved Design Code has been proposed to ensure that the visual quality, character, and sense of place is consistent. The proposed development has been designed to be high quality, cohesive, and unifying with the surrounding area. The primary material for Block 6 is brick, utilising an earth tone colour palette. Detailing is incorporated on the proposed development in the form of metal cladding for top sections of the finger blocks, metal railing and metal panels for the balcony balustrades, soldier course detailing above windows, and private entrances being expressed through a contrasting olive colour.
- 7.5.11 Further information regarding the design of communal and private entrances, privacy, active frontages, gaps between buildings, windows and balconies, cycle storage and plant rooms have been detailed within Chapter 1 of the supporting Design Compliance Statement.
- 7.5.12 Further details, including compliance with Secured by Design will be submitted in accordance with the respective conditions attached to the HPP.

Summary – Layout, Scale, and Appearance

- 7.5.13 Overall, the proposed development is brought forward in compliance with the relevant approved plans and drawings listed within Condition 44 of the HPP and the approved Design Code. The proposed development seeks to deliver a layout, scale, and appearance consistent with the expectations for Royal Elm Park that integrates well into the wider scheme. It is considered that the proposed development is also broadly consistent with policy CC7 of the RB LP alongside paragraphs 135, 137, and 139 of the NPPF. Significant weight should be given to development which reflects local design policies and government guidance on design.

7.6 Landscape and Open Spaces

- 7.6.1 This RMA is accompanied by an Overall Landscape General Arrangement (Dwg No.: RG-LD-100 Rev P06), a Planting Schedules document (Dwg No: RG-LD-101 Rev P02), and a Typical Soft Landscape Details Plan (Dwg. No: 333101170-RG-LD-300 P01) prepared by Stantec. Furthermore, a supporting Design Compliance Statement has been submitted which provides further explanation and description of the proposed development. This demonstrates how components of the proposed scheme accord with the Design Code from a landscape perspective (**see Chapter 2**). These documents and plans should be read in conjunction with this sub-section.
- 7.6.2 The proposed development's landscaping scheme has been designed to fully align with the guidelines established within the Design Code and relevant approved documents and plans. The Overall Landscape General Arrangement (Dwg No.: RG-LD-100 Rev P06) shows the proposed components of the landscaping scheme, including proposed hard and soft materials, furniture, and indicative earthworks associated with the embankment to the north of the Site.
- 7.6.3 Quantity, type, and management of open space is governed by the HPP, including S106 obligations secured to provide a financial leisure and open space contribution⁶ due to the on-site shortfall and submit a Royal Elm Square and Royal Elm Park Management Strategy⁷.

⁶ Clause 3 of the seventh schedule of the principal agreement – Leisure and Open Space Contribution

⁷ Clause 1 of the seventh schedule of the principal agreement regard the Royal Elm Square and Royal Elm Park Management Strategy has been discharged (Ref. 32690/A5/LD/LMP V3).



Furthermore, details regarding the open space, including provision of LEAPS and LAP is governed by Condition 92.

7.6.4 Notwithstanding this, the proposed development incorporates part of Royal Elm Gardens, in accordance with the approved parameter plans and phasing plan. The design quality and character of Royal Elm Gardens within the proposed development have been designed adopting a nature-led approach to create a distinctive and engaging garden setting. This incorporates:

- Integration of views and sightlines throughout the layout.
- Passive surveillance and thoughtful planning for safety.
- Integrated space for all ages and abilities.
- Art and storytelling to reflect the local identity.
- Prioritising safe and accessible pedestrian and cycling routes.
- Formal and incidental play provision integrated into the landscape.
- Multi-functional basins with gentle slopes whilst being seasonal in nature (see sub-section 7.7 for further drainage details).
- Biodiversity planting and tree planting with native species

7.6.5 The residential courtyard provision includes 100m² of integrated doorstep play spaces for socialising in outdoor space. Access to the private space is to be secured via a secure gate and the residential blocks. The residential courtyard space seeks to integrate creative elements like public art, with low-level warm toned lighting to enhance safety whilst preserving a residential ambience. Durable, low-maintenance materials with varied textures are proposed to support biodiversity and create a year-round space. Balcony provision is also incorporated as illustrated on the relevant drawings and plans. The provision of private and communal outdoor space accords with policy H10 of the RB LP.

7.6.6 The mews street provides space in front of primary and secondary entrances, integrating planting space in front of homes without direct access. The streetscape has been designed to function as a shared surface whilst safely accommodating all users. Durable and visually appealing hard materials have been incorporated, including permeable paving linked to the proposed drainage strategy.

7.6.7 To the north of the Site, the reprofiled embankment incorporates new native woodland planting and re-seeding existing grassland with species rich meadow where necessary to positively contribute to overall setting of the proposed development and replace necessary tree loss. The existing Public Right of Way is retained along Foudry Brook in accordance with the HPP and to provide positive connections between the watercourse and Site. Views will also be maintained or enhanced where possible to the adjacent watercourse, strengthening the connection in accordance with policy EN11 of the RB LP.

7.6.8 Excluding the embankment area the following amount of private / public open space is provided:

- Public Open Space – 1,537m² / 0.153ha.
- Private (Shared) – 645m² (including 100m² play) / 0.064ha.
- Private (Dedicated⁸ e.g., balconies and front gardens) – 1,091m² / 0.109ha.

⁸ West Block total 510.3 m². East Block total 446.9 m². Townhouses total 133.6m².



Tree Planting and Vegetation

- 7.6.9 In accordance with policy EN14 of the RB LP, throughout the proposed development, climate appropriate planting and greening has been incorporated. This includes tree planting within streets and areas of more focused landscaping, including:
- Structural planting;
 - Shrub mix planting;
 - Native woodland;
 - Rain gardens;
 - Herbaceous frontage mixes;
 - Courtyard planting;
 - Amenity lawns;
 - Evergreen hedges; and
 - Climbing planting systems.
- 7.6.10 As noted within the Design Compliance Statement, the seasonality of planting has been factored into mixes and provision of an evergreen low-maintenance structural planting scheme that complements the scheme and enhances user experience.
- 7.6.11 The supporting Typical Soft Landscape Details (Ref. 333101170-RG-LD-300 P01) has also been submitted in parallel with this RMA to discharge Condition 54 – Tree Pits.

External Lighting

- 7.6.12 An External Lighting Layout plan, prepared by Cudd Bentley Consulting, has been submitted showcasing the types and location of street lights. As seen on the plan, all external areas of the site would receive sufficient light to ensure a safe and accessible environment is created in line with Policy CC7 of the RBC LP and Section 4 of the Design Code.
- 7.6.13 Specific details, including specifications regarding the external lighting will be submitted prior to installation in accordance with Condition 58 of the HPP.

Summary – Landscape and Open Space

- 7.6.14 Overall, the proposed development is brought forward in compliance with the relevant approved plans and drawings listed within Condition 44 of the HPP, including the Illustrative Landscape Masterplan, and the approved Design Code. The proposed development follows the established principles to provide spaces that protect and enhance the natural landscape and create safe, accessible open spaces.
- 7.6.15 It is considered that the proposed development is also broadly consistent with policies CC7 EN9, EN11, EN12, EN14, and H10 of the RB LP.

7.7 Drainage and Flood Risk

- 7.7.1 A Drainage Strategy and Maintenance Statement ('DSMS') (Ref. 14096-CRH-XX-XX-RP-C-0005-P03) has been prepared by Campbell Reith Hill LLP and should be read in conjunction with this sub-section.



7.7.2 The DSMS builds upon the Flood Risk Assessment submitted alongside of the hybrid planning application and listed in Condition 82 and the Overall Surface Water Drainage Strategy (approved under Condition 79 – RBC Ref. PL/23/0448) to:

- Set out detailed surface water drainage proposals for the proposed development in accordance with Condition 80.
- Set out a 'whole-life' surface water drainage maintenance strategy for the proposed development in accordance with Condition 81.
- Set out evidence of compliance with Condition 82.
- Set out detailed foul sewage proposals for the proposal development in accordance with Condition 83.

7.7.3 The supporting DSMS has also been submitted in parallel with this RMA to discharge Condition 83.

Surface Water Drainage Proposals

7.7.4 Chapter 4 of the DSMS (and relevant appendices) provides details of the surface water drainage proposals. The DSMS outlines that the proposed sustainable urban drainage systems ('SUDS') strategy is divided into the two functional systems:

- Network A to serve the proposed development discharging at 3l/s; and
- Network B to accommodate flows from future upstream development proposals discharging at 10l/s.

7.7.5 The DSMS confirms that the proposed strategy has been designed in accordance with the SUDS Manual C753 guidance and aims to control runoff from impermeable areas at source and attenuate through SUDS features.

7.7.6 The proposed SUDS treatment train for the proposed development comprises source control measures (green roofs and permeable paving) followed by conveyance and further treatment features (rain gardens and basins). Overall, the DSMS identifies that the site presents a low pollution hazard potential primarily associated with occasional vehicle movements.

7.7.7 Both systems connect to the site-wide surface water drainage network, whilst ensuring that post-development runoff does not increase flood risk downstream.

Drainage Maintenance

7.7.8 Chapter 6 of the DSMS details the maintenance of SUDS features. The maintenance schedule contains the following details for the relevant components which will be maintained by the principal contractor during construction and the applicant / the appointed management company during operation.

- Maintenance schedule, including regular maintenance, occasional maintenance, remedial actions, and monitoring.
- Required actions for each part of the maintenance schedule.
- Typical frequency for each required action.

7.7.9 It is envisioned that the proposed drainage network would remain private and maintained in accordance with the proposed schedule set out in Chapter 6 of the DSMS in accordance with Condition 81.



Flood Risk

- 7.7.10 The DSMS concludes that existing ground levels are generally around 50m AOD, comfortably higher than the requisite 41m AOD noted within the approved Flood Risk Assessment. The proposed levels are to be at least as high as the existing ground and therefore in accordance with Condition 82.

Foul Drainage

- 7.7.11 Chapter 5 of the DSMS sets out the proposed foul water drainage strategy for the proposed development.
- 7.7.12 The DSMS sets out that foul flows from the building will be collected at lower-ground level, via soil vent pipes and sub stacks. The foul effluent will then be directed to a pumping station with additional storage tank located beneath the proposed undercroft car park. Pumped flows are proposed to be discharged via a rising main to a gravity break chamber prior to outfall via the foul sewer connection at ground level from where flows will gravitate into the wider Royal Elm Park foul drainage network.
- 7.7.13 Details of the proposed foul drainage layout are provided at Appendix 8 of the DSMS.

Summary – Drainage and Flood Risk

- 7.7.14 The proposed development is in accordance with the outline part of the HPP, including the approved outline drainage strategy and approved Flood Risk Assessment document. In addition, the information contained within the DSMS is in accordance with part b of the Condition 43 concerning foul and surface water drainage.
- 7.7.15 In this context, the proposed development is also in general accordance with policy EN18 of the RB LP alongside paragraph 182 of the NPPF.

7.8 Access and Parking

- 7.8.1 An RMA Transport Statement and a Proposed Access Plan (Ref. 333101170 LN-A-PL111 REV P1) have been prepared by Stantec as part of this application and should be read in conjunction with this sub-section.
- 7.8.2 As noted above, the principle of the development and associated trips have been established through the grant of the outline part of the HPP. The Site forms part of the wider Royal Elm Park development and benefits from the underpinning strategy associated with improvements to the accessibility to the Site by sustainable modes, a substantial increase in public transport usage, and reductions in parking for events to reduce congestion as noted in paragraph 7.59 of the HPP Committee Report. This strategy is secured through the HPP.
- 7.8.3 The Transport Statement also addresses Conditions 59, 60, 61 and 63 of the HPP. The discharge of these conditions is subject to a separate application submitted in parallel to this RMA.

Access

Vehicular

- 7.8.4 Chapter 3 of the supporting RMA Transport Statement addresses vehicular access. Swept path analysis is also provided in the appendices to the RMA Transport Statement.



- 7.8.5 For all vehicular uses, access to the Site will be from the internal access roads within the wider consented scheme. Vehicle access points are proposed in compliance with the locations identified on the Hybrid Parameter Plan – Movement (Ref. Rg-M-27 Rev B) and Design Code.
- 7.8.6 Service vehicles delivering to the north west finger block will not be allowed to pass through Royal Elm Gardens. A turning head has been provided to facilitate exit in a forward gear. This arrangement is also proposed for refuse access. Service arrangements are illustrated on figure 3.2 of the RMA Transport Statement, this includes external loading bays. Refuse arrangements are shown in figure 3.3 of the RMA Transport Statement.
- 7.8.7 Emergency vehicles will be able to pass through Royal Elm Gardens.
- 7.8.8 Overall, that the proposed vehicle access arrangements are in compliance with the HPP and aligned with policy TR3 of the RB LP.

Pedestrian and Cycling

- 7.8.9 Chapter 7 of the Transport Statement establishes the proposed walk and cycle strategy which ties into the wider consented scheme.
- 7.8.10 Pedestrian access is provided on all sides of the proposed development in conformity with the Design Code. Cycle provision is proposed to share the carriageway on internal access which will be subject to a 10mph speed limit.
- 7.8.11 Footways provision is in general a minimum of 2.0m, however within the mews the footway is 1.5m wide as this is not part of a main desire line and flows are expected to be lower as noted in paragraph 7.1.3 of the RMA Transport Statement. The footway provision in the mews street is also in addition to the shared surface but provides a dedicated space for vulnerable road users.
- 7.8.12 The required minimum visibility splays, as noted in paragraph 7.1.4 of the RMA Transport Statement, are achieved within the proposal, ensuring safe connectivity into the wider scheme.
- 7.8.13 Overall, pedestrian and cycling access arrangements are in compliance with the HPP and aligned with policy TR3 and TR4 of the RB LP.

Access Summary

- 7.8.14 The proposed development seeks to ensure all users can safely access and move around the Site. In accordance with the Design Code, the proposed development prioritises the movement of pedestrians wherever practical.

Parking

- 7.8.15 Chapters 4 and 5 of the RMA Transport Statement deal with parking provision both vehicular and cycle parking.
- 7.8.16 As noted in Chapter 5 of this Planning Statement the proposed parking provision is as follows:
- 7.8.17 82 car parking spaces are included, broken down as follows:
- 35 street level/mews spaces (including 2 accessible spaces).
 - 47 undercroft spaces (including 2 accessible spaces).
- 7.8.18 This includes provision for:
- 2 motorcycle spaces in undercroft.



- 2 car club spaces on street level/mews parking area.
- 8 visitor spaces.

7.8.19 All parking spaces are EV charging enabled.

7.8.20 In comparison with the HPP, there has been a decrease in the level of vehicular parking provision. This reduction is due to further design work and varying technical requirements reducing available space. However, the RMA Transport Statement makes clear that this would not result in a detriment to highway safety owing to the accessibility of the Site and proposed parking controls.

7.8.21 A total of 92 cycle parking spaces are included for Block 6 within a central cycle store, offering direct street access, and internal access from both towers. Of these:

- 82 standard spaces within tiered racks.
- 5 spaced Sheffield stands for up to 10 larger cycles.

7.8.22 Six Sheffield standards are also provided for visitors close to the central Royal Elm Gardens

7.8.23 Overall, the proposed parking provision is considered to be in general accordance with the HPP and policy TR5 and the RB LP.

Bin Storage Facilities

7.8.24 Details of the proposed bin storage facilities and associated distances to refuse collection points are outlined in further detail in Chapter 2 of the RMA Transport Statement and illustrated on the relevant floor plan.

Event and Match Day

7.8.25 Chapter 6 of the RMA Transport Statement considers day-to-day and event management in accordance with the principles established as part of the HPP. The proposed development's strategy will ensure that traffic is well-managed, particularly on match and event days with residents having permits to allow access.

Summary – Access and Parking

7.8.26 The proposed development is in general accordance with the outline part of the HPP, including the proposed access locations identified on the Hybrid Parameter Plan – Movement (Ref. RG-M-27 Rev B). The proposed development seeks to connect into the wider Royal Elm Park scheme, ensuring that safe and accessibility infrastructure is incorporated that prioritises pedestrians over vehicles wherever practical. Parking provision has been reduced however it is considered that the proposal remains in general accordance with the outline part of the HPP and that satisfactory justification has been provided to this end.

7.8.27 In this context, the proposed development is also in general accordance with policies TR1, TR3, TR4, and TR5 of the RB LP alongside paragraphs 116 -117 of the NPPF.

7.9 Amenity

7.9.1 This sub-section of the Planning Statement considers various aspects associated with the amenity of the proposed development. The principle of the high density proposed development is established through the HPP. RBC has accepted that the proposed development would deliver a high-quality scheme, notwithstanding some affect to residential amenity (see paragraph 7.222 of the HPP Committee Report). The Royal Elm Park Design Code has been



approved, and this establishes further guiding principles against which the proposed development accords.

Privacy

- 7.9.2 Section 3.8 of the Design Code establishes a series of design principles to ensure residents privacy. Section 1.1.12 of the supporting Design Compliance Statement demonstrates that the proposed development is in accordance with the relevant principles.

Daylight & Sunlight

- 7.9.3 A Daylight & Sunlight Report, prepared by eb7 (Ref: 5246-251021-TCEK), has been submitted with this RMA and should be read in conjunction with this sub-section. This report assesses the quality of internal amenity within the proposed development, against the Building Research Establishment guidance.
- 7.9.4 With regard to daylight, the assessment has shown that the vast majority of rooms receive good levels in excess of the relevant 2022 BRE targets. The Daylight Illuminance assessments indicate that 79% of the proposed habitable rooms will meet or exceed the BRE targets. The majority of rooms that do deviate from the targets are bedrooms, most of which fall within 30% of the room use target and are only considered minor transgressions. Where Living/Kitchen/Dining and Studios deviate, this is identified as being primarily driven by the open plan nature of the space combined with part obstruction of solid overhanging balconies and the need to provide private external amenity space. Overall, the assessment confirms very high levels of compliance and reflects the high quality of the design.
- 7.9.5 With regard to sunlight, the assessment identifies that 47 (60%) of the 78 total units tested meet the BRE targets, which is considered a good compliance given the multi block nature of the wider development.
- 7.9.6 With regard to overshadowing / sunlight within the proposed amenity areas, the assessment shows that 83% of the amenity space provided will receive more than two hours sunlight on 21st March and thereby exceed the BRE targets. Where shadows occur, these are expected and in line with the outline part of the HPP.
- 7.9.7 Overall, the proposed development is in accordance with the principles established within the outline part of the HPP, the Design Code, and policy CC8 of the RB LP.

Noise

- 7.9.8 This application is supported by an Environmental Noise Assessment ('ENA') prepared by Sharps Redmore (Ref. R1v3-24.10.25-Royal Elm Park Noise Assessment-2523090-GJK) which should be read in conjunction with this sub-section. The ENA consider the impact of noise on the proposed development in accordance with Condition 77 of the HPP. The ENA has also been submitted as part of a discharge of conditions application in parallel with this RMA. Reference has also been made to Condition 78 which requires discharge prior to the installation of any mechanical plant.
- 7.9.9 Paragraph 3.11 of the ENA notes that for the majority of the apartments, the noise levels will be below the suggested criteria and acceptable through the use of standard thermal double glazing however there may be a small number which require enhanced acoustic windows. This information would be provided at detailed design stage.
- 7.9.10 Whilst Condition 77 does not refer to external noise, the ENA notes that noise levels did exceed guideline targets by 5db on some private balconies included within the proposed development.



- 7.9.11 However, the ENA, in considering guidelines, concludes that noise levels on balconies should not necessarily cast in doubt the overall acoustic feasibility of the development, particularly where alternative shared amenity space is available. This approach is consistent with paragraph 002 (Ref ID: 30-002-20190722) of the PPG.
- 7.9.12 As such, with regard to noise, the proposed development is in general accordance with the outline part of the HPP, the Design Code, and policy CC8 of the RB LP. Where there is a conflict with the guideline targets, this should be viewed holistically and is outweighed by the broader proposed development.
- 7.9.13 With regard to Condition 78, it has not been possible to carry out a detailed assessment at this stage, however the ENA notes that when considering the distance to nearest residential receptors, it is likely that the predicted noise levels from plant will be below the recommended criteria. A following submission pursuant to this condition will follow once the necessary information is available in line with the respective trigger.

Lighting

- 7.9.14 External lighting details will be provided following this RMA and secured through the discharge of Condition 58. As such, these details are not for consideration as part of this application.

Construction Impacts

- 7.9.15 A Construction Method Statement / Construction Environmental Management Plan will be submitted to the local planning authority in accordance with Condition 65 of the HPP prior to commencement of the proposed development.

Overheating

- 7.9.16 An Overheating Report has been prepared by Cudd Bentley Consulting Ltd (Ref. 7030-CBC-HR-RP-S-000001-P01) and should be read in conjunction with this sub-section. The Overheating Report assesses how the proposed development complies with overheating design criteria set out in Technical Memorandum 59 (TM59), published by the Chartered Institute of Building Services Engineers (CIBSE).
- 7.9.17 The Overheating Report sets out that the simulation was conducted on a sample 3rd floor of the development, however notes that the results can be extended across all floors.
- 7.9.18 The Overheating Report concludes ventilation strategies incorporated into the design of the proposed development results in compliance with the CIBSE TM59 guide.
- 7.9.19 As such, it is considered that with regard to overheating the proposed development is in general accordance with the outline part of the HPP, the Design Code.

Pollution

- 7.9.20 The proposed development will be controlled by relevant planning conditions and S106 obligations associated with the HPP. This will mitigate any potential impacts associated with the water environment, land contamination, or lighting in accordance with policy EN16 of the RB LP.

Air Quality

- 7.9.21 As noted on the supporting EIA Screening Request letter, there has been no material change to the assessment, and the measures contained within the HPP remain sufficient to manage any construction impacts. The proposed development is therefore considered to be consistent with policy EN15 of the RB LP.



Crime and Safety

- 7.9.22 As set out within sub-section 7.5 the design of the proposed development is in accordance with the Design Code approved for the outline part of the HPP. Furthermore, prior to commencement of the proposed development, measures to achieve Secured by Design accreditation (2016 Silver Award) are required to be submitted and approved by the local planning authority.

Wind

- 7.9.23 Condition 62 of the HPP sets out the requirement for details assessing the wind conditions and proposed mitigation measures in consultation with a wind consultant to be submitted as part of the reserved matters applications.
- 7.9.24 The accompanying Wind Microclimate Report ('WMR') prepared by Architectural Aerodynamics Ltd (Ref. 2110293rep1v2) has been prepared in accordance with Condition 62 and submitted in support this RMA. The WMR has also been submitted in parallel as part of a discharge of conditions applications.
- 7.9.25 The WMR has used computational modelling to predict the strength of wind speeds following the introduction of the proposed development. The suitability of wind conditions has been determined using the widely accepted industry standard Lawson criteria to determine the suitability of wind conditions on site and impact of the Proposed Development on the surrounding area.
- 7.9.26 The report concludes that:
- Wind conditions throughout the existing site and surrounds satisfy the safety and comfort criteria for all uses.
 - With the introduction of the proposed development within existing surrounds, wind conditions remain safe for all pedestrians and comfortable for their intended uses within and around the Site⁹.
 - The introduction of the wider masterplan (using the outline scheme for areas not developed in detail) improves wind conditions with the Site and immediate surrounds. Correspondingly, conditions remain safe and comfortable for pedestrians and occupants.
- 7.9.27 In this context, the WMR concludes that Condition 62 can be complied with alongside compliance with section 5.2 of the Design Code. The proposed development is therefore consistent with policy CC8 of the RB LP regarding wind.

7.10 Fire

- 7.10.1 A RIBA Stage 2 Fire Safety Strategy has been prepared by Stantec (Ref: STN-XX-XX-FE-0001_P02) in support of this RMA to demonstrate that the proposed development satisfies the functional requirements of Part B (Fire Safety) of Schedule 1 to the Building Regulations 2010 (as amended).
- 7.10.2 The Fire Safety Strategy comprehensively covers the relevant legislation, fire protection systems, means of warning and escape, internal and external fire spread, and facilities for firefighting to ensure that fire safety has been fully integrated into the design in accordance with statutory requirements

⁹ It should be noted that the proposed development cannot come forward in isolation of the wider Royal Elm Park in accordance with the HPP.



7.10.3 The Fire Safety Strategy outlines the minimum requirements to satisfy the functional requirements of Part B (Fire Safety) of Schedule 1 to the Building Regulations 2010 (as amended). Whilst these satisfy the statutory imperatives, further consideration of additional fire safety measures is advised and will be considered outside of the planning regime to comply with relevant building and fire statutory regimes.

7.11 Arboriculture

7.11.1 An Arboricultural Method Assessment ('AMA') and Tree Constraints Plan (Ref. Dwg no. 12531 TCP 01) has been prepared by Aspect Arboriculture (Ref. 12531_AMS.001 Rev A) in support of this RMA and should be read in conjunction with this sub-section. The AMA has also been submitted in parallel as a separate application to discharge Conditions 51 and 52 which relate to an up-to-date tree survey and Arboricultural Method Statement and Tree Protection Plan respectively.

7.11.2 The AMA identifies the extent of tree removal and retention proposed and demonstrates how retained trees will be protected during construction.

7.11.3 The AMA includes the following:

- Tree Protection Plan (12531 TPP 01) – see Appendix A of the AMA
- Works Auditing Schedule (12531 WAS 01) – see Appendix B of the AMA
- Tree Survey Schedule (12531 TS 01) – see Appendix C of the AMA
- Recommended tree protection fencing specification – see Appendix D of the AMA

7.11.4 In terms of the tree survey, only G25 is identified on the tree survey schedule as being classified as category A.

7.11.5 Tree removal, in accordance the outline part of the HPP, will be necessary for two groups and scrub occupying the embankment within the north of the Site to facilitate the installation of the proposed retaining wall on the northern edge of the access. As detailed in sub-section 7.6, the embankment will be replanted and re-seeded as part of the proposed landscaping strategy.

7.11.6 The principal trees defining the edge of the Foudry Brook will be retained and protected during construction, retaining their contribution to the watercourse setting.

7.11.7 Pursuant to strict adherence to the AMA, the proposed development will result in the confident protection of retained trees.

7.11.8 With regard to arboriculture, the proposed development is therefore in accordance with the outline part of the HPP and consistent with policy EN14 of the RB LP regarding existing trees.

7.12 Ecology

7.12.1 A Biodiversity Enhancements Plan ('BEP') prepared by Aspect Ecology (Ref. 4083-BEP) has been submitted as part of this RMA and should be read in conjunction with this sub-section. The BEP details the faunal-specific enhancements proposed as part of the proposed development including:

- Bat boxes;
- Bird boxes; and
- Sheltering opportunities for invertebrates.



- 7.12.2 These measures are illustrated on the Biodiversity Enhancements Plan (Drawing No. 4083/EEP).
- 7.12.3 As agreed through pre-application engagement, no biodiversity survey and ecological reports have been submitted alongside this RMA. As noted within the HPP Committee Report at paragraph 7.132, the wider Royal Elm Park development compensates any losses established as part of the HPP through new habitat creation and enhancement measures. Part d of Condition 43 required details of biodiversity enhancements to be submitted as part of the landscaping reserved matter.
- 7.12.4 This RMA is not subject to mandatory Biodiversity Net Gain (BNG).
- 7.12.5 In this context, the proposed development complies with the outline part of the HPP, including the ecology strategy set out on page 92 of the original DAS. The proposed development is also broadly in accordance, with exception of quantifying the biodiversity gains (not applicable to this application), with part b of policy EN12 of the RB LP with respect to incorporating biodiversity enhancements and tree planting (see sub-section 7.6 above) and paragraph 187 (c) of the NPPF.

7.13 Energy and Sustainability

- 7.13.1 An Energy and Sustainability Statement prepared by Stantec (Ref. Royal Elm Park Energy and Sustainability Statement Rev 02 Final) and should be read in conjunction with this sub-section.
- 7.13.2 The Statement outlines how the Proposed Development demonstrates sustainability in line with the Energy Strategy (Hoare Lea, 2016) and Sustainability Statement (Hoare Lea, 2016) submitted with the hybrid planning application for Royal Elm Park. The Statement also demonstrates alignment with national planning policy and guidance, and local policy including the RBC Sustainable Design and Construction Supplementary Planning Document (December 2019).
- 7.13.3 The purpose of the Energy Statement in Section 3 of the Statement is to satisfy Condition 93 regarding Block 6 (Phase 5). The discharge of this condition is subject to a separate application submitted in parallel to this RMA.

Energy Statement

- 7.13.4 The Energy Statement, at section 3 of the submitted Energy and Sustainability Statement, confirms that it has been prepared using Standard Assessment Procedure methodology to calculate predicted energy demand and associated carbon emission. The purpose of the calculations is to demonstrate compliance with the requirements specified in Condition 93 which guides the required dwelling emission rate and Building Regulations Part L 2021.
- 7.13.5 The energy strategy adopts the energy hierarchy of Be Lean, Be Clean, Be Green.
- 7.13.6 Results of the assessment are set out within section 3.2 of the Energy Statement and demonstrate that the dwellings within the proposed development will exceed Part L 2021 Building Regulations in relation to CO₂ emissions, primary energy, and fabric energy efficiency. In addition, the indicative results exceed the target outlined in Condition 93 of the HPP. The development has not sought to comply with the zero carbon homes requirement in part c of policy H5 of the RB LP as this is not applicable to the HPP.
- 7.13.7 The Proposed Development is high performing in relation to energy with a fabric first approach to reduce energy demand coupled with energy efficient measures and low carbon and renewable energy technologies, including mechanical ventilation with heat recovery, air source heat pumps, and solar photovoltaics specified to approximately 15% of apartment roof space.



Sustainability Statement

7.13.8 The Sustainability Statement, at section 4 of the submitted Energy and Sustainability Statement, sets out the approach taken and design commitments of the aspects of sustainability. The aspects considered are organised in accordance with the original DAS and Sustainability Statement submitted with the hybrid planning application, this includes:

- Community Engagement and Facilities;
- Health and Wellbeing;
- Construction Management;
- Responsible Use of Materials;
- Minimisation of Waste;
- Energy and Carbon Emissions;
- Pollution Control;
- Minimising Water Use;
- Managing Flood Risk;
- Ecology; and
- Sustainable Transport

7.13.9 Each sub-section identifies the relevant planning conditions (where applicable), development plan policies, and design commitments to demonstrate the approach taken to sustainability. Further details are also set out in Table 4.1 of the Sustainability Statement. Proposed measures

Summary – Energy and Sustainability

7.13.10 Overall, the proposed development is considered to complaint with the outline part of the HPP, including Condition 93. The assessment has considered the feasibility of use of on-site combined heat and power due to the approach considered as part of Energy and Sustainability Statement submitted with the hybrid application, however the proposed development rules out its use as inappropriate for the Site and aspirations for a low carbon future.

7.13.11 The proposed development incorporates various energy consumption reduction measures, including an electric-led energy strategy which includes the deployment of community heat pumps, air source heat pumps, mechanical ventilation with heat recovery and solar PV panels.

7.13.12 In this context, the proposed development is consistent with policies CC2, CC3, CC4, CC5, EN16, and EN18 of the RB LP. The proposed development is also broadly consistent with policy H5 with the exception of the approach pursued with regard to emission reductions and water efficiency which are in accordance with the HPP.

7.14 Utilities

7.14.1 A Utilities Assessment Report ('UAR') has been prepared by Stantec (Ref. 333101170-STN-VUT-SW-RP-CU-6000) and should be read in conjunction with this sub-section.



- 7.14.2 The UAR outlines how the proposed development will be connected to the existing utility services and replaces the Hoare Lea Royal Elm Park Utility Infrastructure Servicing Strategy Rev 03 January 2015 which was submitted with the original application with regard to Phase 5.
- 7.14.3 The UAR outlines the existing utility infrastructure and assesses the constraints and opportunities in procuring new services alongside identify the need for new utility infrastructure.

Electricity

- 7.14.4 SSEN is the host electricity Distribution Network Operator for the region, and their asset records indicate that there is no electricity network within the site boundary.
- 7.14.5 As noted within the UAR, the Applicant has engaged with SSEN who have proposed a point of connection to their existing HV network near Boot End. A single 1500kVA substation is proposed to serve the development, the proposed electrical route is illustrated on the Proposed Utility Plan contained at Appendix D of the UAR in accordance with part B of Condition 43.

Gas

- 7.14.6 SGN is the incumbent gas transporter for the region. No gas main diversions have been identified within the site boundary.
- 7.14.7 In line with the proposed energy and sustainability strategy, no gas supply is proposed for the Site.

Potable Water

- 7.14.8 Thames Water is the incumbent potable water supply company in the region and own operate the majority of distribution potable water mains in the area.
- 7.14.9 Thames Water asset records indicate that there are no water mains in the site boundary at present, however topographical records indicate that there may be a private network on site.
- 7.14.10 As noted within the UAR, a pre-planning enquiry was carried out by Thames Water in August 2025 to determine whether there is sufficient capacity within the existing network to deal with the proposed development. It was confirmed that there was sufficient capacity in the potable water network to supply the first 50 dwellings, however further investigation would be required for the remaining dwellings. Nevertheless, under Section 37 of the Water Industry Act 1991, the Water Company is required to develop and maintain a system of water supply such that it can have supplies available to person demand them.
- 7.14.11 Proposed points of connection have been identified, and the proposed water route is illustrated on the Proposed Utility Plan contained at Appendix D of the UAR in accordance with part B of Condition 43.

Wastewater

- 7.14.12 Thames Water is the incumbent wastewater service provider in the region, and their assets indicate that there are no foul mains in the site boundary.
- 7.14.13 As noted within the UAR, a pre-planning report was produced by Thames Water in August 2025 which confirmed that there is sufficient capacity in the existing sewerage network to serve the proposed development however there have been performance issues associated with the Reading Sewage Treatment Works. Nevertheless, as stated within the UAR, Thames Water are obliged to provide a point of connection at the nearest reasonably practicable point on its network where the parent sewer is the same diameter, or greater, than that of the connection from the development.



7.14.14 Further details concerning foul drainage are set out in sub-section 7.7 above.

Telecommunications

7.14.15 Openreach is the local telecommunications network operator, and their records indicate that they do not have any network within the site boundary. There is an extensive Openreach network along Brook Drive and Oak Lane. Other providers also have networks along Brook Drive and Oak Lane.

7.14.16 The UAR states that Openreach will provide fibre to the premise free of charge of residential developments of more than 20 units.

7.14.17 The proposed telecom route is illustrated on the Proposed Utility Plan contained at Appendix D of the UAR in accordance with part B of Condition 43.

Diversions

7.14.18 With regard to diversions, there may be private networks with the site boundary that require diversions or removal. In addition, the UAR has identified a Cityfibre duct route within the site boundary which may require diversion or removal.

7.14.19 The UAR notes that there may be diversions required as part of the earlier phases of the wider Royal Elm Park development.

Summary - Utilities

7.14.20 With regard to the provision of service utilities, the proposed development is consistent with the outline part of the HPP, including part b of Condition 43. Specific details and confirmed routes will be known as the proposed development progresses to delivery and the wider Royal Elm Park scheme is delivered.

7.14.21 The proposed development is broadly consistent with policy CC9 of the RB LP with regard to the provision of service utilities.



8 Summary and Conclusions

8.1.1 This Planning Statement has been prepared by Stantec on behalf of the Applicant to assess the planning issues arising from the RMA for the following description of development at Royal Elm Park, Reading:

“Reserved Matters application pursuant to outline planning permission 160199 seeking approval for details relating to access, appearance, landscaping, layout, and scale in respect of the development of Phase 5 incorporating 84 residential dwellings, part of Royal Elm Gardens, and all associated engineering works.”

8.1.2 The proposed development comprises:

- 84 residential units comprising a cluster of 6 townhouses and two apartment buildings arranged into a courtyard block with undercroft car park and podium garden.
- A mix of 1-, 2-, and 4-bedroom dwellings aligned to the existing HPP.
- 82 parking spaces, supporting residents, visitors, and a shared club car scheme.
- Shared and private landscaped amenity spaces and pedestrian-friendly access routes

8.1.3 The Site forms the first outline phase of the approved HPP and is brought forward in consistent with the approved HPP and associated phasing strategy.

8.1.4 The proposed quantum and housing mix remains broadly aligned with the outline part of the HPP, with minor adjustments made to reflect updated building regulations and design improvements.

8.1.5 The proposed development accords with the approved Design Code which provided the clear guidance for the RMA and shaping a well-designed development, including the layout, appearance, and scale.

8.1.6 A landscape-led strategy underpins the proposed development, shaped around three-character areas to provide a complementary selection of hard and soft landscaping measures, alongside diverse planting schemes, inclusive play areas, and sustainable drainage features in accordance with the outline part of the HPP.

8.1.7 Access to the proposed development follows the established principles of the outline part of the HPP to ensure safe and direct accessibility is provided to and within the site for pedestrians, cycles, and vehicles. Connections to the wider Royal Elm Park scheme have been sought to tie the proposed development into a cohesive network of circulatory routes.

8.1.8 Overall, the proposal reflects the HPP and is broadly consistent with the relevant policies in the development plan.

8.1.9 The assessment contained in this Planning Statement, underpinned by a suite of technical and design documents which form this RMA, demonstrate that the proposed development, including the mitigation measures attached through the HPP would not have any significant adverse impacts that would demonstrably outweigh the range of environmental, social, and economic benefits of the proposed development.

8.1.10 The following outlines the key social, economic, and environmental benefits of the development:



Social:

- Provision of high-quality market housing which contributes to local needs in accordance with the HPP.
- Provision of a mix of unit types and sizes in general accordance with the HPP.
- Public realm enhancements for residents and visitors use.
- Public and private open space provision, including through the provision of part of Royal Elm Gardens.
- Clear connectivity into the wider HPP.
- Provision of infrastructure contributions as necessary to support the development.
- Provision of car club spaces.

Economic:

- Provision of construction jobs created in line with S106 obligations concerning employment and skills planning.
- Provision of substantial infrastructure contributions (CIL).
- Contribution to housing delivery, thereby supporting additional households in the area and consequential contributions to the economy.
- Supporting local and national government commitments.

Environmental:

- Positive contribution to the Site's surrounding context in accordance with the HPP parameters.
- New public open space, landscaping, and green and blue infrastructure.
- Delivery of sustainable residential dwellings in accordance with the HPP, including a 75% improvement over the target emissions rate for Part L 2021.
- Provision of biodiversity enhancements in accordance with the HPP.
- Provision of necessary cycle and pedestrian infrastructure connecting into the wider scheme.
- Provision of electric vehicle charging infrastructure.

8.1.11 In conclusion, the proposed development for Phase 5 of Royal Elm Park is a well-considered, high-quality scheme that is compliant with the approved outline part of the HPP and in general accordance with the development plan and paragraph 11 of the NPPF. Reserved matters approval should therefore be granted.

