

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

Application for Full planning permission

To: Mr Peter Davis
Turley
4th Floor
20 Tudor Road
Reading
RG1 1NH

Application No: PL/25/1191
Application type: Full planning permission

Applicant: CBRE Investment Management

READING BOROUGH COUNCIL as Local Planning Authority **REFUSE** planning permission for the following development.

Proposal: Full planning application for the demolition of existing and construction of employment units for flexible uses within E(g)(ii) and (iii), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Meadow Road and Milford Road, parking and landscaping. Departure from the Development Plan - the following application does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated

At: Land at Meadow Road, Reading

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 11 December 2025



**Acting Assistant Director, Planning,
Transport & Public Protection** *RE*

Application At: Land at Meadow Road, Reading

Application No: PL/25/1191

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposal would result in the provision of major employment-generating floorspace within a site allocated for housing in the Local Plan. The proposal would result in a non-conforming use on an allocated housing site which would be an inefficient use of the site and contrary to the wider strategic aims of the Local Plan. The proposed use would exacerbate the existing imbalance which exists between residential sites and employment-generating floorspace in the Borough and fail to mitigate the additional harm of not providing housing (including affordable housing) on the allocated housing site or through other off-site mitigation. For these reasons including the failure to maintain the necessary supply of housing, the proposal is contrary to policies CC1 (Presumption in Favour of Sustainable Development), EM1 (Provision of Employment), EM2 (Location of Employment Development), WR3b (Other Sites For Development in West Reading and Tilehurst: Ross Road and Part of Meadow Road) and H3 (Affordable Housing) of the Reading Borough Local Plan (2019) and paragraphs 8, 12, 56, 61, 64, and 66 of the National Planning Policy Framework (December 2024).
2. It has not been demonstrated that there are not reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding, as such it has not been proven a site with a lower risk of flooding cannot accommodate the proposal. The proposal has not demonstrated that it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding or reduce flood risk both on- and off-site. Further, the proposal has not demonstrated adequate safe access and egress in a flood event. The proposal has not incorporated a suitable SuDS scheme which is 'landscape-led' and connects into the on-site green networks as such the proposal has failed to demonstrate that it has adequately adapted to the impacts of climate change. The proposal has therefore failed to demonstrate that it will not increase flood risk, contrary to Policy EN18 (Flooding and Sustainable Drainage Systems) of the Reading Borough Local Plan (2019), and paragraphs 170, 173-5, and 181 of the National Planning Policy Framework (2024).

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3. Due to the proposal's layout which offers no suitable separation distance or suitable buffer to the site edges, combined with the significant scale, mass and bulk of the proposed building, the proposal is considered to be visually dominant and overbearing on neighbouring properties, harming the outlooks to these houses and their gardens. In addition, the application has failed to demonstrate the proposal would not result in unacceptable harm from noise, vehicle movements and artificial lighting to the amenities of neighbouring residential properties and gardens. The applicant has also failed to demonstrate the proposal would not result in harm overshadowing or loss of light to the existing playground. The development is therefore considered to have a detrimental impact on the living environment of surrounding existing residential properties, contrary to policies CC8 (Safeguarding Amenity), EN16 (Pollution and Water Resources) of the Reading Borough Local Plan (2019) and paragraphs 187 and 198 of the National Planning Policy Framework (2024).
4. The design and layout would present large commercial/ industrial-looking, poor-quality buildings to the street on Meadow Road, and the significant scale, largely blank elevations, height and lack of lay-off of the proposed buildings produces an incongruous design which will be harmful to the street scene. The proposal does not therefore maintain or enhance the character and appearance of the area and has not had due regard for its location adjacent to a residential area resulting in a poor juxtaposition of building forms, contrary to the development pattern of the area and the residential properties to the south of Meadow Road. As such, the proposal is contrary to Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan (2019) and paragraphs 135, 136, 137 and 139 of the National Planning Policy Framework (2024).
5. The majority of the proposal site would be given over either to hard-surfacing or coverage by large-scale industrial buildings with very little space to allow for landscaping. Furthermore, the application has failed to demonstrate the proposed tree coverage and soft landscaping shown are able of being implemented. As such it is not considered the proposal is capable of suitably improving the level of tree coverage within the site in order to mitigate the development, provide opportunities for biodiversity, contribute to measures to reduce carbon emissions or adapt to climate change through a suitable SUDS system. The proposal is therefore unsuitable in terms of mitigating the visual and environmental harm of the development, contrary to policies EN12 (Biodiversity and the Green Network), EN14 (Trees, Hedges and Woodlands) and EN18 (Flooding and Drainage) of the Reading Borough Local Plan 2019 and paragraphs 8, 135, 136, 182 and 187 of the National Planning Policy Framework (2024).

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6. The development has not been designed to achieve the BREEAM 'Excellent' standard (or an equivalent) for the entirety of the development. Further, the design of the development does not take suitable opportunities to design for resilience to climate change, including through solar shading, landscaping and water run-off. Accordingly, the development fails to produce a design which is appropriate in terms of responsible energy use, design/layout and use of natural resources. The proposal has also failed to provide adequate and well-designed space to facilitate waste storage, reuse, recycling and composting. The proposal is contrary to policies CC2 (Sustainable Design and Construction), CC3 (Adaptation to Climate Change) and CC5 (Waste minimisation and storage) of the Reading Borough Local Plan (2019), the Council's SPD, 'Sustainable Design and Construction' (2019) and paragraphs 161 and 166 of the National Planning Policy Framework (2024).
7. The application would provide ancillary office space on first floor mezzanine areas with no lift or other form of access to assist disabled people. The development would not therefore provide equality of access to disabled staff or visitors in accessing the development's facilities. The development would therefore fail to address the needs of all in society, contrary to Policy CC7 (Design and the Public Realm) of the Reading Borough Local Plan (2019) and paragraphs 96, 117 and the Glossary of the National Planning Policy Framework (2024).
8. In the absence of a legal agreement to secure a s106 legal agreement for the necessary improvements towards construction and operational phase employment and skills plans and highways improvements via s278 of the Highways Act (including necessary Traffic Regulations Order(s)), the proposal fails to mitigate its impact on labour and skills and on the transport network and is therefore contrary to policies CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019), the Council's adopted SPDs: Employment, Skills and Training (2013) and Planning Obligations under Section 106 (2015) and paragraphs 56, 115 and 116 of the National Planning Policy Framework (2024).
9. The proposed development fails to demonstrate provision of suitable and accessible cycle storage and as such fails to ensure sustainable transport facilities contrary to policies TR1 (Achieving the transport strategy) and TR4 (Cycle routes and facilities) of the Reading Borough Local Plan (2019), the Council's 'Revised Parking Standards and Design' SPD (2011) and paragraph 117 of the National Planning Policy Framework (2024).
10. The proposal would result in an intensification of the use of the access at Meadow Road, particularly by large commercial vehicles and it has not been demonstrated that neighbouring dwellings would not be adversely affected in terms of noise, vibration and light pollution from the traffic generated which would be harmful to neighbour amenities contrary to Policy CC8 (Safeguarding Amenity) of the Reading Borough

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Local Plan (2019) and paragraphs 187 and 198 of the National Planning Policy Framework (2024).

INFORMATIVES

1. This decision relates to the following plans and details:
Site Location Plan 11677-PL001

Existing Site Plan 11677-PL002

Existing Floor Plans Building 1 11677-PL003

Existing Floor Plans Building 2 11677-PL004

Existing Elevations Building 1 11677-PL005

Existing Elevations Building 2 11677-PL006

Proposed Site Plan 11677-PL010

Proposed Floor Plans Units 1-3 11677-PL011

Proposed Floor Plans Units 4-7 11677-PL012

Proposed Floor Plans Units 8-9 11677-PL013

Proposed Floor Plans Units 10-11 11677-PL014

Proposed Elevations Units 1-3 11677-PL015

Proposed Elevations Units 4-7 11677-PL016

Proposed Elevations Units 8-9 11677-PL017

Proposed Elevations Units 10-11 11677-PL018

Proposed Roof Plans Units 1-3 11677-PL019

Proposed Roof Plans Units 4-7 11677-PL020

Proposed Roof Plans Units 8-9 11677-PL021

Proposed Roof Plans Units 10-11 11677-PL022

Street Scenes 11677-PL023

Proposed SW Landscape GA Sheet 1 of 2 11677-PL030

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Proposed SW Landscape GA Sheet 2 of 2 11677-PL031

Proposed HW Landscape GA 11677-PL032

Landscape Section 11677-PL033

Archaeological desk based assessment prepared by RPS dated June 2025

Design and Access Statement prepared by PRC dated July 2025

Air Quality Assessment prepared by Quantum Air dated 2 July 2025

Preliminary Ecological Appraisal prepared by Phlorum dated November 2024

Biodiversity Net Gain Assessment prepared by Phlorum dated July 2025

Energy Statement prepared by SB Partnerships dated 17th July 2025

External Lighting Proposals prepared by SB Partnerships dated 08th July 2025

Economic Benefits Statement prepared by Turley dated July 2025

Transport Statement prepared by Stunt Consulting Ltd dated 20 June 2025

Travel Plan prepared by Stunt Consulting Ltd dated June 2025

Daylight and sunlight report prepared by Right of Light Consulting dated 4 June 2025

Planning Statement prepared by Turley dated August 2025

Statement of Community Engagement dated Turley dated August 2025

Viability Assessment prepared by PRS dated 23rd July 2025

Contamination Report prepared by Jomas dated 18 June 2025

Flood Risk Assessment & Drainage Strategy Report prepared by Baynham Meikle Partnership Limited dated 30/06/2025

2. Flood Risk Assessment Sequential Assessment prepared by Turley dated July 2025

Sustainability Assessment prepared by Verte sustainability dated 2025

3. The reason for refusal 8 above could be overcome with the completion of a satisfactory s106 legal agreement or unilateral undertaking.

The Local Planning Authority has been positive and proactive in dealing with this planning application by advising that that application was incapable of officer support and the application should be withdrawn, but the applicant declined. The application was subsequently reported to the Council's Planning Applications Committee, which resolved to refuse the application, hence the issuing of this refusal notice.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits:

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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