

Station Hill Phase 3A ES Addendum: Appendix C – Cumulative Schemes

No	Planning Reference	Site name / Address	Status	Distance	Planning Description
1	PL/22/0933	35-39 Friar Street	Permitted subject to Legal Agreement	144m to the south-east	Demolition of existing buildings and installation of basement and erection of part 7, part 11 storey mixed use building comprising 103 upper floor residential units (Class C3) and Class E uses at part basement, part ground floor level plus landscaping and other works (amended description).
2	PL/24/1501	20-30 Greyfriars Road, RG1 1NS	Application approved with conditions	75m to the south-west	Full planning permission for Demolition of the existing building and the erection of a part-7, part-13 storey co-living building (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.
3	PL/24/0173	Broad Street Mall	Approved subject to Section 106	300m to the south-east	Full Planning permission for Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.
4	PL/22/1916	Former Debenhams Department Store / Oracle	Application Approved	450m to the south-east	Mixed use development comprising part demolition of former department store and erection of new buildings comprising up to 218 build to rent residential dwellings (Class C3) & 1,209sqm commercial uses within Uses Class E and/or bar (Sui Generis Use). Reconfiguration and change of use of up to 5,866sqm remaining department store floorspace (Class E) to uses with within Use Class E and/or bar (SuiGeneris Use) and/or experiential leisure use (Sui Generis Use). Associated public realm, infrastructure works & external alterations to shopping centre, including creation of new shopping centre entrance (amended description) (accompanied by an ES)
5	PL/18/2252	80 Caversham Road	Permitted subject to Legal Agreement 29/3/2023	200m to the northwest	Outline application considering access, landscaping, layout and scale involving the demolition of all existing buildings and structures (Classes B1a&B2) & erection of new buildings ranging between basement and 2 – 24 storeys in height, providing 620 residential units (Class C3), office accommodation (Class B1a), flexible ground floor Class A1 -3 uses, a community centre (Class D1), health centre uses (Class D1) & various works including 94 car parking spaces, servicing, public & private open space, landscaping, highways, pedestrian & vehicular access & associated works. This application is accompanied by an ES (amended description)
6	PL/18/2196	Thames Quarter	Permitted subject to Legal Agreement Granted 10/3/2020	380m to the northwest	Erection of a part 13-storey, part 23 storey building comprising 335 apartments in a mix of studio, one-bedroom, two-bedroom and three- bedroom units, residents' lounges, tech-hub, dining room, and cinema room, various rooftop outdoor amenity spaces, concierge/reception with coffee meeting area, gym, residents' storage facilities, post room, ancillary back-of-house facilities, 335 secure cycle parking spaces, car parking spaces, landscaping, and associated works (revision to planning permission 162166 dated 23/11/2017)(Part Retrospective).

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7	PL/20/0328	Vastern Court Caversham Road	Application Permitted. 21/3/2024 Public Enquiry APP/E034 5/W/21/3289748	255m to the north	Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. A demolition phase and phased redevelopment (each phase being an independent act of development) comprising a flexible mix of the following uses, Residential (Class C3 and including PRS), Offices (Use Class B1(a), development in Use Classes A1, A2, A3(etail), A4(public house), A5(take away), D1 and D2(community and leisure), car parking, provision of new plant and renewable energy equipment, creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting.
8	PL/22/1917	Vue Cinema Complex / Oracle	Received 19/12/2022	552m to the southeast	Mixed use development comprising demolition of existing buildings and erection of new building comprising up to 218no. build-to-rent residential dwellings (Class C3) & up to 3,046 sqm commercial floorspace comprising cinema (Sui Generis) and ground floor commercial uses within Use Class E and/or Bar (Sui Generis Use). Associated public realm and infrastructure works (amended description) (accompanied by an Environmental Statement).
9	PL/24/1155	John Lewis, Crossland Road	Validated 03/10/2024	320m to the south	Demolition of the existing building and redevelopment of the site comprising erection of a new building for 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1 (a-b; d-e) F2 (a-b), residents' facilities, landscaping, public realm, amenity space and cycle parking. (Amended description).