

# Station Hill Phase 3A

Plot A/B & D

Station Hill Phase 3A ES Addendum

Revision 1

March 2026





## **Station Hill Phase 3A ES Addendum**

11 March 2026

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**Client Name:** SH Reading Master LLP  
**Document Reference:** 14788116-WAT-XX-XX-RP-N-0001\_20260311  
**Project Number:** 14788

## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
 Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS EN ISO 45001:2018)

| Revision                                                                  | Status | Date          | Prepared by                                                                                 | Checked by                                           | Approved by                                          |
|---------------------------------------------------------------------------|--------|---------------|---------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| 1                                                                         | DRAFT  | January 2026  | Rachael Taggart (EIA Consultant) and Habiba Bernier (Environmental Practitioner Apprentice) | Melissa Phillips-Maskry<br>Senior Associate Director | Melissa Phillips-Maskry<br>Senior Associate Director |
| <b>Comments</b> DP9 (Don Messenger) and Cast Consultancy (Stephanie Kaul) |        |               |                                                                                             |                                                      |                                                      |
| 2                                                                         | DRAFT  | February 2026 | Rachael Taggart (EIA Consultant) and Habiba Bernier (Environmental Practitioner Apprentice) | Melissa Phillips-Maskry<br>Senior Associate Director | Melissa Phillips-Maskry<br>Senior Associate Director |
| <b>Comments</b> Town Legal (Victoria Porter)                              |        |               |                                                                                             |                                                      |                                                      |
| 3                                                                         | FINAL  | March 2026    | Rachael Taggart (EIA Consultant) and Habiba Bernier (Environmental Practitioner Apprentice) | Melissa Phillips-Maskry<br>Senior Associate Director | Melissa Phillips-Maskry<br>Senior Associate Director |



| Revision |                                       | Status     |                                                    |
|----------|---------------------------------------|------------|----------------------------------------------------|
| Pnn      | Preliminary (shared; non-contractual) | S1         | Coordination                                       |
| Cnn      | Contractual                           | S2         | Information                                        |
|          |                                       | S3         | Review & Comment                                   |
|          |                                       | S4         | Review & Authorise                                 |
|          |                                       | S5         | Review & Acceptance                                |
|          |                                       | A0, A1, An | Authorised & Accepted (n=work stage if applicable) |

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## 1. Introduction

- 1.1. This ES Addendum accompanies the planning application for Station Hill submitted by SH Reading Master LLP (the 'Applicant') to the Local Planning Authority (LPA), Reading Borough Council (RBC). The Station Hill Development occupies an area of approximately 2.5ha and is located immediately south of Reading train Station, Station Hill North, Reading, RG1 1NB.
- 1.2. The planning application is for Phase 3A of Station Hill for which the background and context are described within this section. The Site Location Plan and Application Site Boundary are shown in **Figures 1 and 2** respectively.

## Scheme Background and Context

- 1.3. The Station Hill area was divided into plots A-G, and this was split into three phases:
  - Phase 1 - Plots E and F;
  - Phase 2 - Plot G and surrounding public realm; and
  - Phase 3 - Plots A-D;
    - Phase 3A - Plots AB and D (for which this ES Addendum assesses the detailed design),
    - Phase 3B - Plot C (to be brought forward at a later date).
- 1.4. Phase 3B (Plot C) is located to the northeast of the Proposed Development whilst Phase 2 is located to the east and Phase 1 is located to the south. The locations of Phase 1, 2 and 3 with Phase 3A and Phase 3B split out is shown in **Figure 3(a): Station Hill Phasing Plan**.

### Phase 1

Phase 1 is comprised of Plots E and F. This was for a mixed-use development providing 598 build-to-rent flats. Phase 1 for plots E and F were built out and completed in 2024.

### Phase 2 and 3 (PL/19/2032)

- 1.5. A hybrid planning application (Planning reference: PL/19/2032), was submitted by the Applicant to RBC for Phases 2 and 3 of a residential-led development located at Station Hill North. In 2019 Waterman prepared an Environmental Statement (ES) to support the hybrid planning application for Phases 2 and 3, where Phase 3 was submitted in outline. In 2020, amendments to the 2019 ES were sought and an ES Addendum was submitted in June 2020 and August 2020 respectively.
- 1.6. The 2019 ES, the June 2020 ES Addendum and the August 2020 ES Addendum are collectively referred to as the '2020 Consented ES' as this is the year the EIA assessment was completed. The Hybrid Planning Application was consented in July 2021.
- 1.7. The formal description of the development for PL/19/2032, hybrid application for Phase 2 and 3 (assessed within the 2020 Consented ES) was as follows:

*"Hybrid application comprising (i) application for Full Planning Permission for Phase 2 (Plot G and public realm) including demolition of existing structures, erection of an eighteen-storey building containing office use (Class B1) and flexible retail, non-residential institution and assembly and leisure uses (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck, vehicular access and parking. New public open space and landscaping. Bridge link over Garrard St and (ii) Application for Outline Planning Permission for Phase 3 (all Matters reserved) for four building Plots (A, B, C and D). Demolition of existing buildings and structures. Mixed-use redevelopment"*

- 1.8. The planning application was accompanied by a suite of planning documents, which included an Environmental Statement (the 2020 Consented ES) prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('EIA Regulations').
- 1.9. Phase 2 was comprised of Plot G and surrounding public realm. This was for an 18-storey building providing 300,000sqft of office use, alongside flexible retail. This is mostly built with tenant move-in or fit-outs currently underway. Phase 3 was comprised Plots A-D.
- 1.10. The planning application for Phase 3 was submitted in outline to enable flexibility in uses. Phase 3 was defined by a series of parameters which govern the maximum and minimum building heights, footprints and floor space areas. A summary of the parameters set out were as follows:
  - A single building in the northeast of this Phase (Plot C) which would be predominantly commercial (use class B1) with additional retail and leisure uses at street and Plaza levels (use classes A1-A5, D1 and D2). Plot C would be the tallest building within Phase 3 and the Proposed Development.
  - An L-shaped building running along Greyfriars Road and Garrard Street or two separate buildings; one on the corner of Station Hill and Greyfriars Road and one running along Garrard Street providing commercial, leisure, residential and hotel uses.
  - Up to 750 homes within Phase 3 (Plots A, B and D).
  - A podium connecting to the podium created as part of Phase 2.

#### Non-Material Amendment PL/25/1609

- 1.11. Phase 3 was comprised of Plots A, B, C and D. Since the 2020 Consented ES Hybrid Planning Application, Phase 3 has been further split into two phases: Phase 3A and Phase 3B. This ES Addendum is for Phase 3A which comprises Plot AB and Plot D. Plot A and Plot B have been merged together to one single plot, 'Plot AB' which can be seen in **Figure 3(b): Station Hill Phase 3A Plots**.
- 1.12. This change has been facilitated by an alternative set of parameter plans which were submitted as part of the Non-Material Amendment, hereby referred to as 'the 2025 NMA' (reference: PL/25/1609). The 2025 NMA was Consented in December 2025.
- 1.13. **Appendix B of Station Hill Phase 3A Volume 2: ES Addendum Appendices**, shows the changes made in relation to plans for the separate Plots A and Plot B becoming Plot AB, from the 2020 Consented ES where Plot AB were separate, to the 2025 NMA which had Plot A and Plot B as separate but side by side (no gap between) and the final design showing Plot AB as a single building.

#### Phase 3A – The Proposed Development

- 1.14. This ES Addendum has been developed in support of a Reserved Matters Application (RMA) to provide the details for Station Hill Phase 3A, the 'Proposed Development' detailed in **Section 5: The Description of the Proposed Development** of this document.
- 1.15. The Proposed Development (Phase 3A) occupies a total of 0.6 ha and is bound by Garrard Street to the south, Station Hill to the north, Greyfriars Road to the west and Phase 3B to the northeast.
- 1.16. Extensive consultation has been undertaken as part of the EIA process with RBC and a range of other statutory and non-statutory consultees during the determination period, which has resulted in some further work being undertaken and minor changes to the Proposed Development (described in **Section 5: Description of the Proposed Development**).
- 1.17. This ES Addendum (hereafter referred to as the 'ES Addendum'), undertakes a review of the proposed details and amendments to identify if there are any changes or additional effects to those identified in the 2020 Consented ES.

- 1.18. This ES Addendum should be read alongside the 2020 Consented ES, which collectively form the ES for the Proposed Development.

## Purpose of this Report

- 1.19. This report is an Addendum to the 2020 Consented ES. Its purpose is to set out the details of the application for Phase 3A to ensure that RBC have the information for the Proposed Development that is directly relevant to reaching a reasoned conclusion on its likely significant effects. This additional information will be subject to a minimum of 30 days' consultation. Further information on the requirements of this consultation is contained in **Section 16: Residual Effects, Mitigation and Monitoring**.

## Competent Experts

- 1.20. This ES Addendum has been co-ordinated by Waterman in conjunction with a team of competent experts, as required by Regulation 18 of the EIA Regulations, which states:

*In order to ensure the completeness and quality of the environmental statement: (a) the developer must ensure that the environmental statement is prepared by competent experts; and (b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.*

- 1.21. The majority of the technical team remains the same as those who conducted the original ES, however due to the time which has elapsed since the 2020 Consented ES, the individuals working on the reports may change. The updated competent expert's information is provided in **Appendix A of Volume 2: ES Addendum Appendices**.
- 1.22. Waterman are registrants of the Institute of Sustainability & Environmental Professionals (ISEP)'s EIA Quality Mark scheme (<https://www.isepglobal.org/corporate-programmes/eia-quality-mark>).

Table 1.1: Project Team

| Organisation                                  | Expertise/EIA Input                                                                                                                                               |
|-----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SH Reading Master LLP                         | The Applicant                                                                                                                                                     |
| Cast Real Estate and Construction Consultancy | Project Managers and Cost Consultant                                                                                                                              |
| LDA                                           | Landscape Architect                                                                                                                                               |
| DP9                                           | Planning consultants                                                                                                                                              |
| Gensler                                       | Architect, Lead Designer, Principal Designer                                                                                                                      |
| GIA Surveyors                                 | Daylight, sunlight and overshadowing assessors                                                                                                                    |
| GC Insight                                    | Socio economics and health consultants                                                                                                                            |
| Hoare Lea and Partners                        | MEPH, Sustainability, Vertical Transportation, Acoustics, Vibration, AV/IT consultants                                                                            |
| Stantec                                       | Highways, Transport and Waste consultants                                                                                                                         |
| Ramboll                                       | Structural and Civil Engineers                                                                                                                                    |
| RWDI                                          | Wind microclimate consultants                                                                                                                                     |
| Waterman                                      | EIA co-ordinators and technical assessors in relation to air quality, noise and vibration, historic environment, ground conditions, townscape and visual effects. |

## 2. Methodology

### General Approach

- 2.1. This ES Addendum has been prepared to comply with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The likely significant environmental effects of the Proposed Development have been assessed based on environmental knowledge of the existing Site and surrounding land. Assessments of both beneficial and adverse effects of the Proposed Development during demolition and construction works, and once the Proposed Development is complete and operational, have been undertaken. In line with legislative and best practice requirements, the direct, indirect, cumulative (**Appendix D**), short, medium, long-term, temporary, permanent, beneficial, and adverse effects have been addressed, where applicable.

### Format of the ES Addendum

- 2.2. This ES Addendum has been structured in the order in which the technical chapters were presented within **ES Volume 1** of the 2020 Consented ES. The main text and figures will form the main document. Figures will be enclosed at the end of this report.
- 2.3. This report includes appendices from the 2020 Consented ES where there have been updates. For any appendices which have not been updated, please refer to the **Volume 3** of the 2020 Consented ES. Appendices are issued as a separate volume: **Volume 2: ES Addendum Appendices**.

### Approach to Assessment of the RMA

- 2.4. Phase 3 was the outline element of the Proposed Development within the 2020 Consented ES. For outline planning applications, Regulation 3 of the EIA Regulations prohibits local planning authorities (LPAs) from granting planning permission without having first taken the environmental information into consideration. In accordance with the minimum requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), and to provide sufficient information such that the likely significant effects of the Proposed Development can be identified whilst providing the Applicant with sufficient flexibility to enable a high quality and viable redevelopment, a series of 'parameters' were defined for this phase of the Proposed Development. These parameters were set out on Parameter Plans within the 2020 Consented ES, with additional commitments set out in a written Development Specification and Design Code.
- 2.5. The Parameter Plans together with the Development Specification and Design Code therefore formed the basis of the 2020 Consented ES for the outline element of the planning application.
- 2.6. An alternative set of parameter plans were submitted as part of the 2025 NMA (reference: PL/25/1609). The 2025 NMA was Consented in December 2025.
- 2.7. Following the outline application, this ES Addendum is submitted as part of the Reserved Matters Application (RMA) to provide the details for the Proposed Development for Station Hill Phase 3A. This will be referred to as 'Phase 3A'. This ES addendum will accompany the RMA to provide information and updates to the 2020 Consented ES based on the details provided within the Phase 3A RMA.
- 2.8. This ES Addendum will assess the detailed Phase 3A design proposals and compare the findings with the 2020 Consented ES. It will confirm whether the updated proposals and associated mitigation remain consistent, or whether any new or different likely significant effects arise that require additional mitigation. Each of the technical chapters in the 2020 Consented ES will be reviewed to determine if the detailed Phase 3A RMA design proposals, updated baseline and/or planning policy, legislation and guidance, change the likely significant environmental effects previously identified and reported.

## Structure of Technical Chapters

- 2.9. Each of the technical sections for this ES Addendum will be set out in a similar format and will contain the following headings:
- Introduction
  - Assessment Methodology and Significance Criteria
  - Baseline Conditions and Sensitive Receptors
  - Potential Effects
  - Mitigation and Residual Effects
  - Summary and Conclusions
- 2.10. The Summary and Conclusions Sections contain a Summary of Effects Table within each relevant technical section of this report. Where the Likely Significant Effects, Mitigation Measures and Likely Residual Effects are the same as those discussed within the 2020 Consented ES, these are repeated in the tables. Where there are amendments or updates to the summary of effects these are highlighted in blue text within the row. In the 2020 Consented ES, the summary of effects tables also contained an Interim Development Scenario where Phase 2 would be built out, and Phase 3 would be awaiting permission. As Phase 2 is now built out, it will form part of the baseline and therefore this section of the table has been deleted as no longer required.

## Assumptions and Limitations

- 2.11. Assumptions and limitations that have been identified during the undertaking of the EIA are set out below:
- Information received from third parties is accurate, complete and up to date;
  - The assessment of demolition and construction related effects is based upon the indicative demolition and construction timetable and methodologies as provided by the project team and agreed by the Applicant (refer to **ES Volume 1, Chapter 5: Construction Strategy and Management** of the 2020 Consented ES); and
  - The design, construction and operation of the Proposed Development would satisfy environmental standards consistent with contemporary legislation, practice and knowledge as a minimum, but would also strive to achieve best practice at the time of the works where, reasonable.
- 2.12. Assumptions and limitations specifically relevant to each topic are described where applicable in each technical chapter of **ES Volume 1** of the 2020 Consented ES. If they differ from those Described in the 2020 Consented ES, they are set out within this ES Addendum.

### 3. Land Uses and Sensitive Receptors

#### Site Location and Setting

- 3.1. The Site forms part of the wider Station Hill Masterplan and is located immediately south of Reading Station. There have been no changes to the Site location for Phase 3 however the planning application boundary now only includes Phase 3A (see **Figure 1, 2 and 3** for context). Site surrounds remain largely the same in terms of land uses since the 2020 Consented ES. These therefore remain as described in **ES Volume 1, Chapter 3: Land Uses & Sensitive Receptors** of the 2020 Consented ES. However, the setting of the Site has evolved with demolition and construction taking place in relation to Phases 1 and 2 of Station Hill.
- 3.2. Since the 2020 Consented ES, the existing Site has changed because the NCP Car Park, referred to in **Table 3.1** of the 2020 Consented ES, has been demolished in February 2022. Part of the Site is currently occupied by Xafinity House and a temporary car park and hard standing. Xafinity House is 2,265.88m<sup>2</sup> Gross Internal Area (GIA).
- 3.3. The surrounding area comprises the completed Phase 1 and Phase 2 developments at Station Hill, including residential buildings (Ebb & Flow), One Station Hill, public realm and key pedestrian connections. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 provides 300,000sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan Figure 3(a)), therefore the Site surrounds now contains further residential and office uses.

#### Sensitive Receptors

- 3.4. Due to the time which has elapsed since the 2020 Consented ES, a review of sensitive receptors within the Site surrounds has been undertaken by each of the technical topics. Further information on how these sensitive receptors have been assessed are available within each technical Section 7 to 14 of this ES Addendum. Sensitive Receptors are summarised in the **Table 3.3**, and new updated or additional Sensitive Receptors are added to the table and highlighted by blue text.

**Table 3.1: Sensitive Receptors**

| Category               | Existing Sensitive Receptor/Land Use                                                           | Approximate Distance from the Site Boundary |
|------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------|
| Residential Properties | Garrard House, 30 Garrard Street                                                               | Immediately adjacent to the Site            |
| (within 150m)          | Phase 1 and Phase 2                                                                            | Immediately south and east                  |
|                        | The Gateway Public House, 31 Greyfriars Road, with residential use at first floor level        | 15m west                                    |
|                        | Malthouse Public House, 53 Greyfriars Road/Tudor Road junction, residential uses above the pub | 15m west                                    |
|                        | Summit House, 49-51 Greyfriars Road – serviced apartments                                      | 20m west                                    |
|                        | 53 Greyfriars Road                                                                             | 20m west                                    |
|                        | Projection West, Merchant's Place (flats and serviced apartments)                              | 20m south-east                              |
|                        | Projection East, Merchant's Place (flats and serviced apartments)                              | 30m south-east                              |
|                        | Icon House, Merchant's Place                                                                   | 50m east                                    |
|                        | 7-11 Station Road                                                                              | 80m east                                    |
|                        | 32-34 Friar Street                                                                             | 35m east                                    |
|                        | 1 <sup>st</sup> Floor Flat, 125 Friar Street                                                   | 20m south                                   |
|                        | 1 <sup>st</sup> Floor Flat, 127 Friar Street                                                   | 20m south                                   |

| Category              | Existing Sensitive Receptor/Land Use                                                                                                                   | Approximate Distance from the Site Boundary |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|                       | 136-137 Friar Street                                                                                                                                   | 50m south east                              |
|                       | 144 Friar Street                                                                                                                                       | 80m south-east                              |
|                       | Bridewell House/Samuel House (student accommodation), junction of Friar Street/Greyfriars Road                                                         | 60m west                                    |
|                       | Housing on Stanshawe Road                                                                                                                              | 30m west                                    |
|                       | Housing on Vachel Road                                                                                                                                 | 30m west                                    |
|                       | Housing on Sackville Street                                                                                                                            | 50m west                                    |
|                       | 3 to 21 Tudor Road                                                                                                                                     | 60m west                                    |
|                       | Malcolm Place, Caversham Road                                                                                                                          | 120m west                                   |
|                       | 33 Caversham Road                                                                                                                                      | 140m west                                   |
|                       | 18-29 Regent Court                                                                                                                                     | 125m west                                   |
| Hotels                | Malmaison, Station Road                                                                                                                                | 70m east                                    |
|                       | Novotel, 25b Friar Street                                                                                                                              | 85m east                                    |
|                       | Ibis, 25a Friar Street                                                                                                                                 | 85m east                                    |
| Commercial properties | Occupants of existing office and retail premises adjacent to the Site, including on Station Road, Friar Street and Greyfriars Road                     | Adjacent east, south and west               |
| Educational           | Forbury Gardens Day Nursery                                                                                                                            | 600m east                                   |
| Local Views           | Views to and from the Site, (including those associated with listed buildings, conservation areas, Scheduled Monuments and historic parks and gardens) | Various                                     |
| Built Heritage        | Reading Abbey Scheduled Monument and Grade I Listed Buildings and associated Forbury Gardens Historic Park and Garden                                  | 300m east                                   |
|                       | Market Place/London Street Conservation Area                                                                                                           | 120m east                                   |
|                       | St. Mary's Butts/Castle Street Conservation Area                                                                                                       | 250m south-west.                            |
|                       | Russell Street/Castle Hill Conservation Area (views from this area only).                                                                              | 350m south-west                             |
|                       | St Peter's Conservation Area (views from this area only)                                                                                               | 850m north                                  |
|                       | Grade I listed Greyfriars Church                                                                                                                       | 120m south-west                             |
|                       | Grade I listed Church of St Laurence (views from this area only)                                                                                       | 280m east                                   |
|                       | Grade II Listed Queen Victoria Jubilee Statue                                                                                                          | 250m east                                   |
|                       | Grade I listed St. Mary's Church in St. Mary Butts (views from this area only)                                                                         | 245m south-west                             |
|                       | Grade II* listed Town Council Chamber and Offices with Clock Tower                                                                                     | 280m east                                   |
|                       | Grade II listed Municipal Buildings Concert Hall                                                                                                       | 280m east                                   |
|                       | Grade II Listed Municipal Buildings School of Art                                                                                                      | 280m east                                   |
|                       | Grade II* listed Church of St Peter (views from this area only)                                                                                        | 950m north                                  |
|                       | Grade II listed St Giles' Church (views from this area only)                                                                                           | 700m south                                  |
|                       | Grade II listed (Three Guineas Public House) Reading General Station, Station Hill                                                                     | 30m north                                   |
|                       | Grade II listed statue of King Edward VII                                                                                                              | 30m east                                    |
|                       | Grade II listed Great Western House                                                                                                                    | 50m south-east                              |
|                       | Grade II Listed 13 & 15 Station Road                                                                                                                   | 60m east                                    |
|                       | Grade II Listed Quadrant Walls and Railings to Former No.64 (Greyfriars Vicarage)                                                                      | 100m south-west                             |
|                       | Grade II listed The Mitre Inn, 47 West Street                                                                                                          | 125m south-west                             |

| Category             | Existing Sensitive Receptor/Land Use                                                                                                                                    | Approximate Distance from the Site Boundary |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
|                      | Grade II listed Regent Place                                                                                                                                            | 130m west                                   |
|                      | Grade II Listed 11, 12, 13, 14 & 15 Friar Street                                                                                                                        | 230m east                                   |
|                      | Grade II listed 147 Friar Street.                                                                                                                                       | 150m south-east                             |
|                      | Grade II listed 154 Friar Street                                                                                                                                        | 230m east                                   |
|                      | Grade II listed 155 Friar Street                                                                                                                                        | 230m east                                   |
|                      | Grade II listed 1-31 & 2-32 Queen Victoria Street, 148, 149 & 150 Friar Street and 24-28 & 35-38 Broad Street                                                           | 220m east                                   |
|                      | Grade II listed Church of St James (views from this area only)                                                                                                          | 690m east                                   |
|                      | Grade II listed 29 & 31 Caversham Road                                                                                                                                  | 160m west                                   |
|                      | The Grade II Listed Walter Parsons Corn Stores                                                                                                                          | 220m east                                   |
|                      | Grade II Listed 55 and 55a St Mary's Butts                                                                                                                              | 225m south                                  |
| Archaeology          | Potential archaeological remains beneath the Site; the southern part of the Site between Garrard Street and Friar Street is located within an Archaeology Priority Area | On-Site                                     |
| Wind                 | Pedestrians (strolling, standing, and sitting)                                                                                                                          | On-Site and within 500m                     |
|                      | Entrances                                                                                                                                                               | Within 500m                                 |
|                      | Roads                                                                                                                                                                   | Within 500m                                 |
|                      | Bus Stops                                                                                                                                                               | On-Site and within 500m                     |
| DSO                  | Great Knollys St                                                                                                                                                        | 150m west                                   |
|                      | Weldale St                                                                                                                                                              | 180m west                                   |
|                      | Stanshawe Rd                                                                                                                                                            | 20m west                                    |
| Transportation       | Users of Reading Mainline Railway Station together with the buses and the taxi rank on Station Road                                                                     | Adjacent north and north-east               |
|                      | Pedestrian, cyclists and other road users in the local area                                                                                                             | Adjacent in all directions                  |
|                      | Users of buses including the bus interchanges located on Station Hill, Station Road and to the north of Reading Station                                                 | Adjacent to the north and east              |
| Controlled Waters    | Principal Aquifer (Seafood Chalk Formation)                                                                                                                             | Beneath the Site                            |
|                      | Secondary A Aquifer (Alluvium and the Taplow Gravel Formation)                                                                                                          | Beneath the Site                            |
|                      | River Thames                                                                                                                                                            | 420m north                                  |
|                      | River Kennet / Kennet and Avon Canal                                                                                                                                    | 500m south-east                             |
| Habitats and Species | Black Redstart                                                                                                                                                          | On-Site                                     |
|                      | Peregrine Falcon                                                                                                                                                        | On-Site                                     |

**Table 3.2: Future Potentially Sensitive Receptors**

| Category               | Future Sensitive Receptor/Land Use                                                                                    | Nearest Approximate Distance from the Site Boundary         |
|------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Residential Properties | Proposed: Residential Uses within the Site itself                                                                     | On Site                                                     |
| Future users of Plot C | Future users of Phase 3B (Plot C) (office / commercial workers and customers)                                         | Immediately northeast adjacent to the Proposed Development. |
| Note:                  | Phase 3B will introduce new sensitive receptors. It is unknown when these receptors will be introduced at this stage. |                                                             |

## 4. Alternatives

Do Nothing

- 4.1. The Do-Nothing scenario assessed in **ES Volume 1, Chapter 4: Alternatives** of the 2020 Consented ES remains unchanged.

### Consideration of Alternatives

#### Alternative Locations

- 4.2. No changes have been made regarding the assessment of alternative locations for the Proposed Development, and this section remains unchanged from the 2020 Consented ES.

#### Alternative Designs, Sizes, Scales and Technologies

- 4.3. Alternative designs, sizes and scales have been considered for the detailed element of Station Hill Phase 3A since the 2020 Consented ES influenced by feedback from stakeholders and consultees.
- 4.4. Consideration has been given to changes in relation to legislation, regulations and planning policy e.g., updates to the Building Safety Act (BSA), (2022), British Standards and the National Planning Policy Framework (2025) (as amended). Feedback from RBC and statutory consultees has also been taken into consideration for the design which are included in **Table 4.1** which sets out how the design evolution has been refined since the 2020 Consented ES and what the reasons driving the design.
- 4.5. Please refer to **Section 5: Description of the Proposed Development** of this report for the final design and the Design and Access Statement (DAS) for further detail of the design evolution.

Table 4.1: Summary of Design refinements since 2020 Consented ES

| Design Element      | Reasoning based on legislation / Feedback from LPA and Statutory Consultees                                                                                                                                                                                                        | Resultant Changes to Design, Sizes and Scales                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Alternative Layouts | Updated BSA including: <ul style="list-style-type: none"> <li>• Introduction of Gateways 2 &amp; 3 process<sup>1</sup></li> <li>• Introduction of new classification of “High Risk Buildings” over 18m</li> <li>• Need to separate residential and non-residential uses</li> </ul> | Separation of Phase 3 to Phase 3A and 3B therefore changes to layout including structural separation of plots AB, & D from Plot C with no shared parking or plant between the plots.                                                                                                                                                                                                                             |
|                     | To meet housing need whilst maintaining connectivity through the Site.                                                                                                                                                                                                             | Merging of Plots A and B into Plot AB with a connecting building between them (see <b>Appendix B</b> )                                                                                                                                                                                                                                                                                                           |
|                     | Updates to BS9991:2024 including new rules for evacuation in tall buildings, additional firefighting access and evacuation, smoke ventilation and additional compartmentation and lobbies.                                                                                         | Additional lobbies, evacuation stair and lifts and additional smoke shafts – less efficient floor plates. Hob requirements impacting studio and 1B layouts.                                                                                                                                                                                                                                                      |
|                     | Feedback from RBC and Design Review Panel (DRP) on reconfigure layouts                                                                                                                                                                                                             | <ul style="list-style-type: none"> <li>• Reduce frontage of refuse stores and make them deeper to free up space.</li> <li>• Alternative arrangements for plant rooms and cycle stores to allow more active uses.</li> <li>• Reduction in number of car parking bays (with council highways input).</li> <li>• Internal ground floor space will be freed up for entrances, amenity and community uses.</li> </ul> |

<sup>1</sup> The three gateways to building safety (2021). HSE. Accessed 06/01/2026. Available Online at: [https://buildingsafety.campaign.gov.uk/wp-content/uploads/sites/157/2023/09/23\\_039-Building-Control-Authority-Booklet-3.pdf](https://buildingsafety.campaign.gov.uk/wp-content/uploads/sites/157/2023/09/23_039-Building-Control-Authority-Booklet-3.pdf)

| Design Element                         | Reasoning based on legislation / Feedback from LPA and Statutory Consultees                                                                                                       | Resultant Changes to Design, Sizes and Scales                                                                                                                                                                                                                                                        |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                        | DRP and RBC response on the main entrances of Plots A and B                                                                                                                       | Extended the main entrances from podium to ground level                                                                                                                                                                                                                                              |
|                                        | DRP response on car parking numbers                                                                                                                                               | Car parking numbers reduced to 2 spaces including a loading area for residential move in                                                                                                                                                                                                             |
| Alternative Landscaping                | To provide green space with quieter residential focused spaces with seating, and outdoor games space for the community. Provide play space, with play opportunities for all ages. | The creation of Station Hill Gardens.                                                                                                                                                                                                                                                                |
|                                        | To provide an open space for the community to relax and gather.                                                                                                                   | A south facing lawn is proposed between building B and D and is edged with planting and seating to the north and south whilst the Social Terrace provide an intermediate south facing seating terrace between Station Hill Gardens and the steps that connect to Garrard Street and Greyfriars Road. |
|                                        | To follow through on the early vision for Phase 2 at Station Hill which proposed a central, south facing lawn overlooking the water feature within Station Hill Square.           | Repositioning of the Seed sculpture and focal point, from Phase 2 to Phase 2A                                                                                                                                                                                                                        |
|                                        | To maintain a clear visual connection between the frontage and the central square to ensure a strong relationship between the plot D frontage and Station Hill Square.            | A new planter is proposed to the east of the plot D frontage                                                                                                                                                                                                                                         |
|                                        | Wind Mitigation Workshop                                                                                                                                                          | Plots AB and D comprises 23 trees between 1-9m tall. The trees are a mix of evergreen and deciduous trees.<br>Wind baffles and canopies added.<br>Planting is located south of the podium.<br>Further information can be found in <b>Section 13: Wind</b> of this ES Addendum.                       |
| Alternative Land uses and their Quanta | Regulations and Policy: Part L: Energy <sup>2</sup>                                                                                                                               | Thicker façade and increased air tightness resulting in reduced floor area achievable within the parameters.                                                                                                                                                                                         |
|                                        | Workshop with retail consultant                                                                                                                                                   | Increase the size of the southern retail unit to min. 3,250sqft, in order to accommodate a prospective convenience store and platform lift, shrinking the other retail unit and residential amenity as a result.                                                                                     |
| Alternative Design and Technologies    | Regulations and Policy: Part O: Overheating <sup>3</sup>                                                                                                                          | Smaller windows and compromises on daylight performance – overheating is a building regulation which must be met.<br>Increased need for “cooling / tempering” to units to address overheating, particularly in noisy area.                                                                           |
|                                        | Regulations and Policy: Part L: Energy <sup>4</sup>                                                                                                                               | Sustainability targets mean (Exhaust Air Heat Pump (EAHP) / Air Source Heat Pumps (ASHP) required.                                                                                                                                                                                                   |
|                                        | Regulations and Policy:                                                                                                                                                           | Requirements for EV charging.                                                                                                                                                                                                                                                                        |

<sup>2</sup> Conservation of fuel and power: Approved Document L, 2014 (updated 2023). Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities.

<sup>3</sup> Overheating: Approved Document O. 2021 (updated 2022). Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities.

<sup>4</sup> Conservation of fuel and power: Approved Document L, 2014 (updated 2023). Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities.

| <b>Design Element</b> | <b>Reasoning based on legislation / Feedback from LPA and Statutory Consultees</b>                       | <b>Resultant Changes to Design, Sizes and Scales</b>                                                                                   |
|-----------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
|                       | Part S Electric Vehicles <sup>5</sup><br>LPC Guidance for Sprinklers serving car parks under residential | Larger sprinkler tanks due to fire risk.                                                                                               |
|                       | Feedback from RBC and DRP facades need more articulation, grey and brown tones too dark.                 | Accent colours and detailing to enhance entrances and public-facing areas. Alternative provided to dark colour brick.                  |
|                       | Response DRP on podium elevations                                                                        | Incorporated an improvement on the proportions by extending the materials up to first floor level, and developing the building crowns. |

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<sup>5</sup> Infrastructure for charging electric vehicles: Approved Document S. 2021 (updated 2023). Ministry of Housing, Communities and Local Government and Department for Levelling Up, Housing and Communities.

## 5. Description of the Proposed Development

### Introduction

- 5.1. The detailed Station Hill Phase 3A RMA design proposals all lie within the parameters for Phase 3 as described in the 2020 Consented ES. They therefore do not alter the quantum of residential / non-residential units, nature, or location of development assessed as part of the 2020 Consented ES.
- 5.2. The details for the quantum of residential and non-residential units are defined within this section. One of the changes to the Proposed Development since the 2020 Consented ES is that Plots A and B have been merged together by introducing a connecting building between them (see **Appendix B**). This is now referred to as 'Plot AB' as shown by **Figure 3(b)**. Additionally, adjustments were made to the layout, and design of buildings within Plots AB and D, changes to floorspace areas were made, and landscaping and the public realm was re-designed.
- 5.3. This Section summarises the detailed design for Phase 3A, Plots AB and D of Station Hill for the RMA.

### Description of the Proposed Development

- 5.4. The description of the Proposed Development, is as follows:

*'Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots AB and D at Station Hill, Reading, comprising the erection two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and enhancements to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works.'*

- 5.5. The Proposed Development assessed within this EIA, is defined by the following updated planning application components which are submitted for approval:
  - Detailed planning application drawings (submitted alongside the RMA), see **Table 5.1**;
  - Accommodation schedule (updated).

Floor Plans, Elevations and Landscape Plans for the Proposed Development are submitted alongside this ES Addendum and all plans relevant to this ES Addendum can be found in **Appendix C (Volume 2)** and are listed in **Table 5.1**.

**Table 5.1: Relevant Planning Application Drawings**

| Plan Type   | Drawing Title                   | Drawing Reference         |
|-------------|---------------------------------|---------------------------|
| Floor Plans | GA PLAN - LEVEL 00              | SHP3-GEN-XX-00-D-A-121000 |
|             | GA PLAN - LEVEL 01              | SHP3-GEN-XX-01-D-A-121100 |
|             | GA PLAN - LEVEL 16              | SHP3-GEN-XX-16-D-A-122600 |
|             | GA PLAN - LEVEL 20              | SHP3-GEN-XX-20-D-A-123000 |
|             | GA PLAN - LEVEL 22              | SHP3-GEN-XX-22-D-A-123200 |
|             | GA PLAN - LEVEL 24              | SHP3-GEN-XX-24-D-A-123400 |
|             | GA PLAN - LEVEL P1              | SHP3-GEN-XX-P1-D-A-120900 |
|             | GA PLAN - LEVEL P2              | SHP3-GEN-XX-P2-D-A-120800 |
|             | GA PLAN - ROOF LEVEL            | SHP3-GEN-XX-RF-D-A-129900 |
| Elevations  | PLOT AB & D - ELEVATION – NORTH | SHP3-GEN-ZZ-XX-D-A-130000 |
|             | PLOT AB & D – ELEVATION – SOUTH | SHP3-GEN-ZZ-XX-D-A-130001 |
|             | PLOT AB & D – ELEVATION – EAST  | SHP3-GEN-ZZ-XX-D-A-130002 |
|             | PLOT AB & D – ELEVATION – WEST  | SHP3-GEN-ZZ-XX-D-A-130003 |
|             | PLOT AB – ELEVATION – EAST      | SHP3-GEN-ZZ-XX-D-A-130004 |

|                 |                                   |                             |
|-----------------|-----------------------------------|-----------------------------|
|                 | PLOT D – ELEVATION - WEST         | SHP3-GEN-ZZ-XX-D-A-130005   |
| Landscape Plans | STREET LEVEL GENERAL ARRANGEMENT  | SHP3-LDA-P3-ZZ-PL-L-100-101 |
|                 | PODIUM LEVEL GENERAL ARRANGEMENT  | SHP3-LDA-P3-ZZ-PL-L-100-102 |
|                 | ROOF TERRACES GENERAL ARRANGEMENT | SHP3-LDA-P3-ZZ-PL-L-100-103 |

## Land Uses and Floor Space

### The 2020 Parameters for Phase 3 Land Uses

- 5.6. Land uses for residential and non-residential uses for Phase 3A are within the maximum parameters for the 2020 Consented ES. The maximum parameters for Phase 3 by land use were;
- Office (B1) – 86,500m<sup>2</sup> GEA
  - Residential (C3) – 65,000m<sup>2</sup> GEA
  - Residential Institutions (C2) – 26,000m<sup>2</sup> GEA
  - Hotel (C1) – 26,000m<sup>2</sup> GEA
  - Flexible Retail, Office and Leisure (A1-A5, B1, D1 & D2) – 4,500m<sup>2</sup> GEA
- 5.7. This translated to a maximum of 750 residential units, a maximum of 250 later living/C2 units, a minimum public realm area of 3,585 m<sup>2</sup>, a maximum of 765 car parking spaces and up to 575 cycle spaces.
- 5.8. Plot C (Phase 3B) was for Office Use and Flexible retail, office and leisure. All residential development was proposed for Plots A, B and D.
- 5.9. The parameters discussed within the 2020 Consented ES apply to Phase 3 (all plots) however this ES addendum and associated planning application only addresses Phase 3A (see **Figure 4**). The Proposals described below are therefore only for Phase 3A.

### Proposed Development Land Uses

- 5.10. The accommodation schedule has been updated to reflect the detailed proposals and is summarised in both Gross Internal Area (GIA) and Gross External Area (GEA) in **Table 5.3**.

#### Residential

- 5.11. Residential uses including affordable housing are to be provided by the Proposed Development as Class C3. See **Table 5.2** for the breakdown of residential units. There is a total number of residential units of 600. This will be 417 units for Plot AB and 183 units for Plot D. The full affordable provision will be located in Plot AB only and no affordable provision will be provided in Plot D. The floorspace in sqm of residential land use provided by the Proposed Development for both Plots AB and D are shown in **Table 5.3**.

**Table 5.3: Residential unit Breakdown for Phase 3A**

| Unit Type | Unit Quantity | Affordable Provision | Total Affordable Units |
|-----------|---------------|----------------------|------------------------|
| Studio    | 34            |                      | 4                      |
| 1 Bed     | 330           |                      | 41                     |
| 2 Bed     | 214           |                      | 27                     |
| 3 Bed     | 22            |                      | 3                      |
| Total     | 600           | 12.5%                | 75                     |

#### Non-residential Uses

- 5.12. Commercial (Class E) uses are provided on the Ground Floor (GF) Podium level, the street level (P2) and mezzanine (P1) level. Associated ancillary spaces are on levels P1 and P2. These are ancillary residential

spaces including plant rooms, bin stores, car park and bike stores. Back of House (BOH) space is provided which includes ancillary spaces such as Plant Rooms, Bin Stores, Risers, etc and these are located on each floor of Plots AB and D.

- 5.13. Plot AB provides amenity space on the 24<sup>th</sup> floor as well as the street level (P2) and mezzanine (P1) level, whilst amenity space (and associated BOH space) is provided on the 20<sup>th</sup> floor of Plot D. Communal space is provided for Plot AB on the GF Podium and P2 levels.
- 5.14. Residential support spaces and operational support spaces are located on the ground floor levels (P1 and P2). Resident support spaces include rooms and spaces that are used by the residents for day-to-day convenient use such as Parcel Rooms, Post Areas, Concierge Desk, Pet Wash, Cycle Store, Amenity Storage, Resident Storage, Reception, etc. Operational support spaces are rooms and areas to enable the operational team to efficiently manage the building such as Staff Welfare, Management Office, Maintenance Room, Cleaner's Stores, Estate Office, etc.
- 5.15. The floorspace in sqm for non-residential uses for Plot AB and Plot D are shown in **Table 5.3**.

**Table 5.3: Proposed Total Floorspace by Land Use for Phase 3A**

| Land Use Class             | Plot AB |                       |                       | Plot D                  |                       |                       |
|----------------------------|---------|-----------------------|-----------------------|-------------------------|-----------------------|-----------------------|
|                            | Units   | GEA (m <sup>2</sup> ) | GIA (m <sup>2</sup> ) | Units (m <sup>2</sup> ) | GEA (m <sup>2</sup> ) | GIA (m <sup>2</sup> ) |
| Residential (Class C3)     | 417     | 38,259                | 32,538                | 183                     | 18,509                | 15,181                |
| Commercial (Class E)       | -       | 459                   | 299                   | -                       | 543                   | 490                   |
| Communal Space             | -       | -                     | 109                   | -                       | -                     | -                     |
| P1 & P2 Ancillary          | -       | 1,502                 | -                     | -                       | 1,343                 | -                     |
| Amenity                    | -       | -                     | 734                   | -                       | 632                   | 546                   |
| Resident Support Spaces    | -       | -                     | 886                   | -                       | -                     | 345                   |
| Operational Support Spaces | -       | -                     | 139                   | -                       | -                     | 29                    |
| BOH                        | -       | -                     | 2,421                 | -                       | -                     | 1,778                 |
| <b>Total</b>               | -       | <b>40,220</b>         | <b>37,126</b>         | -                       | <b>20,395</b>         | <b>18,408</b>         |

## Layout of Built Development

- 5.16. In summary of all plans listed in **Table 5.1**, Plot AB lies to the west of the Site. Plot AB steps down in floor levels in line with consented maximum parameters with the tallest section to the north. Plot D lies to the southeast of the Site. The podium level for Phase 3A is aligned with the level of the recently completed Station Hill Square. Residential units are located from the ground floor (podium level) and above. Each residential apartment will provide a balcony or terrace accessed directly from the main living area that is either a Juliette balcony, inset or projecting.

### Street Level Podium

- 5.17. The Street Level of the podium drawing (reference: GA PLAN - LEVEL P2, **Appendix C**) shows the siting and layout for Plots AB and D on the Street Level Podium. This level is comprised of residential entrances along Greyfriars Road and Gerrard Street. Space for commercial use is located to the north and southwest of Plot AB. Resident support spaces and BOH including tank rooms, switch rooms, substations and generators are also located on this level.
- 5.18. Entrances on this level are mostly along Greyfriars Road on the western frontage and along the southern frontage Garrard Street but some for commercial (F&B) uses lie to the north along Station Hill as well.
- 5.19. The vehicular entrance to Plot AB is located on the western side from Greyfriars Road. The entrance leads to a servicing bay, accessible parking bays and access to cycle stores inside the building. The vehicular entrance to Plot D is located on the southern aspect of the podium from Garrard Street. The entrance leads to accessible parking bays and leads to cycle stores inside the building.

### Mezzanine Level Podium

- 5.20. The mezzanine of the podium drawing (reference: GA PLAN - LEVEL P1, **Appendix C**) shows the siting and layout for Plots AB and D on the Street Level Podium. This podium level consists of predominantly amenity and commercial space with BOH, resident and operational support spaces such as storage, maintenance and staff rooms. Lift lobbies and stairs are located towards the centre of Plots A, B and D.

### Ground Floor Podium Level

- 5.21. The Ground Floor plan drawing (reference: GA PLAN - LEVEL 00, **Appendix C**) shows the siting and layout for Plots AB and D on the Ground Floor Level.

### Plot AB

- 5.22. The ground floor in Plot AB is comprised of both non-residential and residential uses. This is amenity space, a flexible mix of non-residential uses and a mix of one and two-bedroom homes. Plot AB is comprised of an entrance foyer, reception and lounge area with doors to the north and south leading to the circulation cores. Main lift lobbies and stairs are located to the centre of the northernmost section of Plot AB and southernmost section of Plot AB.
- 5.23. Entrances to Plot AB at the ground floor level can be found on the eastern side of the building facing inwards towards Station Hill Gardens, landscape and public realm.

### Plot D

- 5.24. Plot D at the Ground Floor Level is comprised of amenity space and non-residential uses only (in the form of food and beverage and leisure). Plot D is comprised of an entrance foyer, reception and lounge area with doors the connecting door to the east to the circulation core. Lift lobbies and stairs are located to the centre of Plot D.
- 5.25. Entrances to Plot D at the ground floor level are from the western, northern and eastern frontages of the building facing inwards towards Station Hill Gardens, landscape and public realm.

### Floor Levels 01-16

- 5.26. The Level 01 drawing (reference: GA PLAN - LEVEL 01, **Appendix C**) shows the siting and layout for Plots AB and D on the floor levels 01-16. All uses on these levels for both Plot AB and Plot D are residential. These lower residential units for Plot AB and D are comprised of a mix of one, two and three-bedroom homes.
- 5.27. Lift lobbies and stairs are located to the centre of Plot AB and Plot D with a central corridor running through the connecting Plot AB building.

### Floor Levels 16-24

- 5.28. The Level 16 drawing (reference: GA PLAN - LEVEL 16, **Appendix C**) shows the siting and layout for Plots AB and D on floor levels 16-20; the Level 20 drawing (reference: GA PLAN - LEVEL 20, **Appendix C**) shows the siting and layout for Plots AB and D on floor levels 20-22; and the Level 22 drawing (reference: GA PLAN - LEVEL 22, **Appendix C**) shows the siting and layout for Plots AB and D on floor levels 22-24.

### Plot AB

- 5.29. At Level 16, Plot AB steps down towards the south with the southernmost roof level finishing at Level 16 (to remain within the approved outline massing parameters).
- 5.30. Levels 20-22 in the northernmost section of Plot AB comprises a mix of one- and two-bedroom homes with lift lobbies and stairs located in the centre.

- 5.31. The central section of Plot AB connects the northern and southern sections by a central corridor which leads to apartments.
- 5.32. The northernmost section of Plot AB comprises 266m<sup>2</sup> of amenity space located at level 24. In addition to an amenity terrace is located on the northern aspect of the building.

#### Plot D

- 5.33. Levels 16-19 in Plot D comprise lift lobbies and stairs located in the centre and a mix one, two and three-bedroom homes. Level 20 in Plot D comprise a total of 390m<sup>2</sup> amenity spaces with the lift lobby and stairs in the centre. The amenity has direct access to the roof terrace to the east of Plot D.

#### Roof Level(s)

- 5.34. The roof levels can be seen in drawings referenced GA PLAN - LEVEL 16, GA PLAN - LEVEL 20, GA PLAN - LEVEL 22 and GA PLAN - LEVEL 24 (**Appendix C**) to show the stepped design of the buildings in height.

#### Plot AB

- 5.35. At Level 16 the roof level of southernmost section of Plot AB can be found consisting of stairwell, plant room, green roof along with PV solar panels.
- 5.36. The roof level for the central section of Plot AB is located on floor 22. It is comprised of green roof, PV panels and plant enclosures.
- 5.37. The northernmost section of Plot AB roof level is located at level 25. It comprises a plant enclosure with lift overruns located to the north. Along west, south and east perimeter there is a green roof.

#### Plot D

- 5.38. At Level 21, the roof level of Plot D comprised green roof to the perimeter, plant enclosures and a lift overrun within the centre.

### Building Heights and Massing

- 5.39. The proposed building heights and number of storeys for each proposed building are shown in a separate column to compare with the 2020 Consented ES in **Table 5.3**. Building Heights and massing can be seen in the elevation plans (**Appendix C**) as listed in **Table 5.1**, which are to be submitted alongside this ES Addendum.

Table 5.3: Maximum Building Heights (2020 Consented ES) compared with RMA Building Heights

| Plot                          | Approved maximum parameter heights (mAOD) - (the 2020 Consented ES) | Proposed Development (RMA Detailed) Building Heights |
|-------------------------------|---------------------------------------------------------------------|------------------------------------------------------|
| Plot A including plant screen | +128.35                                                             | +126.250 (northernmost section of Plot AB)           |
| Plot B including plant screen | +98.825m                                                            | +97.25 (southernmost section of Plot AB)             |
| Plot D including plant screen | +118.35m (+72m in southern corner)                                  | +116.250                                             |

- 5.40. Plots AB and D sit within the approved parameter plans and design code, maintaining prescribed heights, setbacks and separation distances while refining the illustrative schemes to maintain permeability.
- 5.41. Heights are stepped, with the tallest elements positioned to the north and east to align with the wider Station Hill skyline and transition down toward Friar Street and surrounding lower-scale context. Building

volumes deliberately set back within the approved parameters to avoid fully infilling the envelopes and to break down the overall massing.

## Façade and Elevational Treatment

- 5.42. The Façade for building is to be comprised from brick in light, red and darker tones. At the base of the buildings, where the façade is most visible from the street, the design is more detailed. The ground level will onlook plazas and streetscapes featuring a mix of retail, food and beverage, leisure, and amenity spaces. For the middle portion of the building, which makes up the largest percentage of the overall façade, the design is simplified and standardised. A tonal shift distinguishes the crown of the buildings with darker, contrasting tones introduced within inset panels to articulate the upper levels, creating depth and shadow while visually reducing bulk.

### Plot AB

- 5.43. Plot AB is comprised of 3 sections of brick façade of differing colour, with a red/orange brick for southernmost section, a buff brick for the central section, and façade in a lighter cream brick for the southernmost section of Plot AB. Metal window frames and balustrades are champagne colour or light grey for the northernmost and southernmost sections of Plot AB and a bronze colour for the middle section.

### Plot D

- 5.44. Plot D will comprise brick façade. Light grey brick with a dark grey finish on window frames and balustrades. It is proposed that Plot D covered exterior and balconies façade will start from ground level on the north, east and west side.

## Site Levels

Topography and site levels as discussed within the 2020 Consented ES are the same and no construction or demolition works since the 2020 Consented ES have changed site-levels.

## Vehicular Access, Circulation, Parking and Servicing

### Car Parking

- 5.45. The Proposed Development is predominantly car free with the provision of 4 accessible, blue badge bays in Plot AB and D, accessed from Greyfriars Road and Garrad Street.
- 5.46. There are two Car Club bays to be funded externally to the Site within a location to be agreed by RBC.

### Cycle Parking and Access

- 5.47. Across Plot AB and D, there is a total number of 322 residential long-stay cycling parking storage spaces, accessed at street level and podium levels from Garrad Street and Greyfriars Road.
- 5.48. Cycle parking for non-residential visitors is provided within the public realm in accessible and visible locations.

**Table 5.4** summaries the cycle spaces within each Plot.

Table 5.4: Residential Cycle Parking

|                                     | Plot AB    |    | Plot D    |
|-------------------------------------|------------|----|-----------|
|                                     | A          | B  |           |
| <b>Residential Cycle Spaces</b>     | 159        | 69 | 94        |
| <b>Total Residential</b>            | <b>228</b> |    | <b>94</b> |
| <b>Non-Residential Cycle Spaces</b> | 4          | 4  | 7         |

|                  |            |            |
|------------------|------------|------------|
| <b>Sub Total</b> | <b>232</b> | <b>101</b> |
|------------------|------------|------------|

### Servicing

Access and egress for service vehicles, including refuse vehicles are managed directly from street level. The locations of servicing bays can be seen on PROPOSED GA PLAN - LEVEL P2 as referenced in **Table 5.1**.

- 5.49. A servicing bay for Plot AB is located on the street level on the western side from Greyfriars Road. Here there is vehicular access to the building with accessible parking and access to cycle parking.

A servicing bay for Plot D is located on the southern aspect of the building with the entrance from Garrard Street with disable parking bays and access to cycle parking.

Servicing and refuse collection is provided via on-street lay-bays on Garrard Street and Greyfriars Road.

### Pedestrian Access and Circulation

- 5.50. The Proposed Development is designed for integration with the wider movement network of Station Hill. Multiple pedestrian access points, providing step-free, north-south permeability through Station Hill Gardens, Station Hill square and Friars Walk, linking Reading Station with Garrard Street, Greyfriars Road and the town center.
- 5.51. Plots AB and D entrances are aligned with the pedestrian routes through Station Hill Gardens, the proposed public space. Secondary entrances are provided on Greyfriars Road and Garrard Street to comply with building safety requirements. The entrances allow a free flow access with the surrounding streets. Lifts are provided at key level changes to ensure inclusive access and a public lift provided on the southwest corner of Plot AB accessed off Garrard Street, to provide inclusive access to podium level.

### Open Spaces and Landscape

#### Landscape

- 5.52. Landscaping is provided on the podium level between Plots AB and D as well as between future Plot C (Phase 3B which is subject to a future planning application and is not part of this RMA) for the Proposed Development. The area between Plot D and future Plot C is called Station Hill Gardens. The landscaping contains the following landscaping features:
- A central south-facing lawn at Station Hill Square (to the east of Plot D);
  - Additional planter to the east of Plot D;
  - Station Hill Gardens containing seating areas and south facing lawn;
  - A play space with games area located between Plot AB and future Plot C;
  - A Social Terrace area provided between Plot AB and D;
  - Provision of enhanced public realm at Garrard St, Greyfriars Rd and Station Hill;
  - Trees and planting within taxi rank area on Station Hill are to be retained;
  - Provision of 23 additional trees planted on streets and roads;
  - Provision of a rain garden along Gerrard Street to the east and west of the loading bay;
  - Green roofs will be provided on the roof levels of all buildings;
  - Seating areas provided throughout landscaped areas;
  - Roof terraces to the northernmost section of Plot AB and on Plot D. For Plot AB the north facing terrace is looking northwest and east across the landscape. Plot D roof terrace faces west with an area of seating and planting facing south;

- Implementation of at least three swift terraces on the north or eastern elevation of the Proposed Development;
- Implementation of at least two bat boxes on the western elevation of the Proposed Development;
- Implementation of a replacement bug hotel and bee bricks on the western elevation of the Proposed Development;
- Removal of invasive Schedule 9 species Cotoneaster from the site to prevent spread into the wild;
- Sensitive lighting for wildlife; and
- Safeguarding nesting birds and small mammal.

### Public realm and Open Space

- 5.53. The Proposed Development is comprised of a 1,935sqm public realm and open space at podium level comprising secluded landscape between Plots AB, and Plot D including interactive sculptural play area. Additional public realm would be included in future Plot C of Phase 3B to make up the remainder of the minimum requirement (1650sqm).

### Amenity space

- 5.54. The total GIA for Amenity space in the scheme is 1280sqm.

### Private Balconies

- 5.55. Every apartment within the Proposed Development will be provided with a balcony or terrace accessed directly from the main living area. These are in the form of either an inset balcony, a Juliette balcony or a projecting balcony.

### Residential Shared amenity

- 5.56. Internal residential amenity space is provided on the 24<sup>th</sup> floor for Plot AB which opens onto an external terrace on the northern aspect of the building. Internal residential amenity space is to be provided for Plot D on the 20<sup>th</sup> floor with a shared amenity roof terrace facing east and south. These include communal spaces such as resident lounges, co-working environments, meeting rooms and wellness facilities.

## Utilities and Services

- 5.57. A summary of utilities and service providers for the Proposed Development is provided in **ES Volume 1: Chapter 5: Description of Development**. These have not changed since the 2020 Consented ES.
- 5.58. The majority of existing services within the Site are redundant and will be removed. However, there are utilities in the roads within and surrounding the Site that will be protected or diverted as part of the Proposed Development. The requirements for proposed utilities for the Proposed Development have not changed since the 2020 Consented ES and these can be found in **ES Volume 1, Chapter 5: Description of Development**.

## Surface Water Drainage Strategy

- 5.59. Sustainable urban drainage systems (SUDs) are proposed for the Site in the form of a rain garden proposed along Garrard Street. Surface water from the footway will be directed into the rain gardens and an upstand kerb on the carriageway side will direct water to gully on the road rather than the rain gardens.
- 5.60. Surface water drainage attenuation is to be provided through a combination of storage tanks, constructed and located at a depth of 0.8m beneath Plots AB and D. Two podium storage tanks will be provided located between Plot AB and D.

- 5.61. Within Plot AB, the L shape storage tank is located between the connecting corridor with a volume of 97m<sup>3</sup> with a proposed surface water manhole located in the northernmost section of Plot AB. A proposed surface water hydrobrake manhole is located on the west restricting the flow to 16.75 l/s.
- 5.62. Plot D storage tank will be located in the east with a volume of 50 m<sup>3</sup>. Two surface water manhole will be provided to the west of the storage tank providing drainage from the podium storage tank and two north of the tank. The surface water hydrobrake manhole located south of the storage tank, outside of the Site boundary restricting the flow to 10.57 l/s.
- 5.63. The podium storage tank located in southwest of Plot AB constructed at a depth of 150mm holding 38m<sup>3</sup> volume of water. Within Plot D, the podium storage tank will be located and constructed east holding 35m<sup>3</sup> of water. Both podium storage tanks have outgoing pipes to be transferred above ground.

## Energy

- 5.64. An **Energy Statement** has been prepared to support the RMA, summarising the regulatory and planning policies applicable to the Proposed Development. The Energy Statement has been developed using the a 'fabric first' approach and follows the 'Be lean', 'Be Clean', 'Be Green' energy hierarchy.
- 5.65. The heating and cooling strategy for the Proposed Development is generated via an 'all electric / combustion-free engineered solution utilising exhaust air source heat pumps (EAHP) for each individual dwellings providing heating, hot water, trim cooling and air source heat pumps (ASHP) will provide heating and cooling to the amenity areas and the retail units. In addition, providing solar photovoltaic (PV) panels on available roof spaces.
- 5.66. The following passive design and energy efficiency measure have been incorporated into the design:
- Highly insulated building fabric with careful attention to optimise glazing ratios;
  - Airtight construction (i.e. low air permeability) in the Proposed Development; and
  - Highly efficient mechanical and electrical systems.
- 5.67. To reduce the potential overheating risk and reliance on air conditioning systems, a 'cooling hierarchy' was used to inform the design to minimise heat gain and overheating risk. The dwellings have been designed to meet the thermal comfort requirements with even with windows closed at all times.

## Waste Generation and Management

- 5.68. For Phase 3A, the refuse strategy follows the same approach used in Phase 1 and the waste management approach has been developed to meet RBC requirements. The refuse stores are positioned at street level to allow direct access.
- 5.69. There will be three collections a week for the residential units and the scheme currently provides for:
- The northernmost section of Plot AB – 17 (1,100L) refuse/recycling bins and 10 (240L) food bins
  - The southernmost section of Plot AB – 8 (1,100L) refuse/recycling bins and 4 (240L) food bins
  - Plot D – 11 (1,100L) refuse/recycling bins and 6 (240L) food bins

Within Plot AB, the ground floor commercial occupier is to store waste within their units until collection day, directly from the units and transferred to the refuse vehicle located within the loading bays.

In Plot D, the podium level commercial occupiers store waste in their units until collection day and transferred to the collection store located on level P2 on Garrard Street for collection.

## Environmental Performance and Sustainability

- 5.70. An updated standalone **Sustainability Statement** has been produced to support the RMA and promote a design centred on a low energy and sustainable development with an optimised carbon performance. The following range of sustainable measures have been implemented:
- Solar PV panels are located on the roof levels of the buildings.
  - Low energy LED fittings throughout and external lighting will be energy efficient.
  - Cycle storage provided to promote active travel.
  - Biodiverse rain gardens will be provided along Gerrard Street.
  - Trees planted throughout the scheme and trees retained.
  - Glare control measures will be provided for each residential unit, enabling view out in dwellings and internal and external lighting will be in accordance with best practice guidelines.
  - Each residential unit will provide a balcony or terrace accessed directly from the main living area that is either a Juliette balcony, inset or projecting, to support natural ventilation.
  - Exhaust Air Heat Pumps (EAHPs) are to be utilised for the residential units for energy efficient heating and cooling and non-combustion building services system are specified to minimise Nox emissions.
  - The Site is located within Flood Zone 1 therefore, drainage design accounts for an allowance for climate change and reduce pollution from surface water runoff.

## 6. Demolition and Construction

### Introduction

- 6.1. The demolition and construction strategy for the 2020 Consented ES is discussed in **ES Chapter 6: Demolition and Construction, ES Volume 1**. As explained within this chapter, outline planning permission has been granted for Phase 3 which includes Plots A, B, C and D. As Phase 3 is now divided into two phases, Phases 3A and 3B (See **Figure 3(b)**), this ES Addendum only discussed the detail for Phase 3A which consists of Plots AB (formerly Plots A and B) and D. Plot C will be brought forward in detail at a later date.
- 6.2. The Proposed Development as shown in **Figure 1**, forms part of the wider Station Hill Masterplan (as seen in **Figure 3(a): Phasing Plan**) and is located immediately south of Reading Station. The NCP car park was demolished in February 2022 however part of the Site remains occupied by Xafinity House, a temporary car park and hard standing. The surrounding area comprises the completed Phase 1 and Phase 2 developments at Station Hill, including residential buildings (Ebb & Flow), One Station Hill, public realm and key pedestrian connections.
- 6.3. Additionally, there have been changes to the programme of works and expected dates for construction commencement and completion, alongside expected complete development dates. These are described in detail within this section of the report.

### Programme of Works

- 6.4. **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES stated that the programme delivery of Phase 3 was uncertain but anticipated to commence in 2023 with the completion of Phase 3 in 2026. This schedule now only concerns Phase 3A and as shown in **Table 6.1**, has been updated due to the time which has elapsed.
- 6.5. **Table 6.1** summarises the main activities to be undertaken during the construction works and the approximate duration of these activities. It is important to note that **Table 6.1** indicates the approximate duration of each main stage of the works, some of which would be occurring concurrently. This is due to the overlaps in the construction programme.

Table 6.1: Phase 3A Construction Activities and Their Duration

| Activity (Plots AB+D)           | Start   | Complete | Duration  |
|---------------------------------|---------|----------|-----------|
| Site setup and enabling works   | Q4 2027 | Q2 2028  | 6 months  |
| Demolition and site preparation | Q4 2027 | Q2 2028  | 6 months  |
| Construction of buildings       | Q2 2028 | Q2 2031  | 36 months |
| Landscaping and external works  | Q1 2031 | Q2 2031  | 6 months  |

- 6.6. For assessment purposes, the start date of construction is 2027 and opening year of the Proposed Development is 2031. The peak construction year is considered to be 2029.

### Sequence of Works

- 6.7. The proposed sequence of works for Phase 3A construction is different to the sequence described in **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES primarily in that it described a demolition stage for Phase 2 which is no longer applicable as this is built out and it described Phase 3 as a single phase including Plot C.
- 6.8. As set out in the 2020 Consented ES, archaeological investigations, site investigations and the demolition of the NPC car park have already taken place during the construction of Phase 1 and 2. The proposed

sequence for Phase 3A describes the construction stage and the stages for works for Plots AB and D but no longer include Plot C.

6.9. The stages of demolition and construction for Phase 3A are as follows:

- Site set up and enabling works;
- Demolition of Xafinity House and Site preparation;
- installation of piled foundations;
- Construction of the podium at Phase 3A;
- Superstructure construction of Plots AB & D;
- Cladding and fit out of buildings within Plots AB & D; and
- Landscaping and creation of public realm within Phase 3A.

## Description of the Works

6.10. The description of the works in relation to Phase 3A set out in **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES remain largely the same as those described for Phase 3. The only difference is that, as Phases 1 and 2 are now constructed, the description of works in relation to the demolition and construction of Plots E, F and G (Ebb & Flow and One Station Hil) are no longer applicable.

### Construction of the Sub-Structure

6.11. The **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES mentioned that a basement is proposed for Phase 3. A basement is no longer proposed for Phase 3A, therefore excavation of a basement is no longer required. The podium will be on street level but as the topography is gently sloping in a westerly direction the land will be levelled for the construction of the podium, therefore some digging will be required however this will not be as extensive as a full basement excavation. The lowest level is therefore at the existing ground level.

### Landscaping

6.12. Landscaping works for the public realm areas would involve paving, tree planting, and provision of street furniture including seating and signage. At roof level, landscape works would involve construction of the green roofs and landscaping of residential amenity spaces. Streetscape works including enhanced public realm would also be undertaken along Garrard Street, Greyfriars Road and Station Hill.

## Materials and Resource use, Construction Plant and Equipment

6.13. The materials and resources, construction plant and equipment to be used during the demolition and construction of the Proposed Development will remain the same as discussed within **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES. Xafinity House would generate approximately 3,500m<sup>3</sup> of demolition material.

## Construction Traffic and Access

6.14. As described in **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES, construction routes to the Site are being discussed in agreement with RBC. A Construction Logistic Plan (CLP) will be submitted in due course to identify the safest and most efficient movement into and around the Site during works mitigate any potential negative impacts to traffic upon the local road network.

## Potential Environmental Effects

- 6.15. **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES contains potential environmental effects for construction of the Proposed Development and recommendations for the detailed CEMP and Environmental Protection measures in order to monitor, avoid, or minimise effects on the environment and sensitive local receptors arising from the construction works, as far as reasonably practicable.
- 6.16. Although there have been some changes to layout, facades and design for Phase 3A, the detailed design is within the parameters as granted in the 2020 Consented ES and the potential environmental effects largely remain the same as discussed in the 2020 Consented ES. Therefore, the key issues covered within sections 6.38-6.70 including Table 6.5 in **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES largely remain the same. The only difference is in relation to there no longer being a requirement for basement excavations. This will reduce the likelihood that disturbances or losses of archaeological resources would occur and result in fewer losses in relation to the historic environment. Further details are discussed in **Section 9: Historic Environment** of this ES Addendum.
- 6.17. There have been no other changes made to the current proposed construction approach and therefore the documents described above remain valid and the construction environmental management and protection recommendations remain as per the paragraphs 6.38 – 6.70 of **ES Volume 1, ES Chapter 6: Demolition and Construction** of the 2020 Consented ES.

## 7. Socio Economics and Health

### Introduction

- 7.1. This section of the ES Addendum has been prepared by GC Insight and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted in **ES Volume 1, Chapter 7: Socio Economics and Health** of the 2020 Consented ES.
- 7.2. The section is accompanied by the following updated appendices, which are provided in the **ES Addendum, Volume 2**.
- **Appendix E** - Health Impact Assessment

### Assessment Methodology and Significance Criteria

- 7.3. Changes have been made to Planning Policy, Legislation and Guidance since the 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development. Aside from the changes to NPPF (2025, as amended), the following Planning Policy, Legislation and Guidance relative to the Proposed Development for Socio Economics and Health has changed:
- A review of the Reading Borough Local Plan (2019) (the Local Plan) was undertaken in 2023 and concluded a partial update was required. A pre-submission draft Local Plan Partial Update was subsequently prepared and submitted to the Secretary of State in May 2025 which is ongoing. Of relevance to Socio-economics, the Partial Update includes changes to the housing target to include a requirement for 14,850 new dwellings in the period 2023 to 2041 (825 dwellings per annum) and the introduction of strategic policy CC10 on Health Impact Assessments. Whilst these changes do not hold material weight, they are indicative of the direction of policy travel and have been taken into consideration within this Addendum.
  - A review of infrastructure requirements to support the Local Plan Partial Update was undertaken as part of the preparation of the Infrastructure Delivery Plan (IDP) in May 2025. The IDP identifies the key infrastructure needed to support forecast growth in housing and employment over the Plan period to 2041, including education, healthcare, open space, transport and other social and community infrastructure. The identification of these infrastructure needs and the prioritisation of delivery mechanisms have been taken into consideration within this Addendum, particularly in relation to socio-economic receptors such as schools, healthcare capacity and open space provision.
- 7.4. As discussed in **Section 5, Demolition and Construction**, the indicative programme has been revised to defer each activity without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remain unaffected by these programme updates.
- 7.5. The Assessment Methodology and Significance criteria for the Socio Economics and Health Assessment remain the same as discussed in the 2020 Consented ES with the exception of the following:
- Updates to the average household size from 1.99 to 2.1 based on updated small area population and household data from the Census 2021
  - Pupil product ratios based on those set out in the latest Reading School Place Planning Strategy and which include a yield of 0.3 primary school aged pupils per new dwelling and 0.16 secondary school aged pupils per new dwelling. Studio and one-bed apartments are excluded from this assumption.

### Baseline Conditions

- 7.6. The baseline conditions have been reviewed and given the length of time which has passed between the 2020 Consented ES submission and preparation of this ES Addendum, the baseline conditions are

different to those stated in the 'Baseline Conditions' section in **ES Volume 1, Chapter 7: Socio Economics and Health** of the 2020 Consented ES.

#### Phasing

- 7.7. Appropriate consideration of the updated baseline has been made, which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 (Plot G) provides 300,000 sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).

#### New Data

- 7.8. The Socio-economic baseline has been reviewed as part of this ES Addendum due to the time which has elapsed since the 2020 Consented ES, considering new data releases which inform a recalculation of the estimated population and child yield.
- 7.9. There has also been a change in ward boundary definitions since the 2020 Consented ES, meaning that Abbey Ward has reduced in size according to a new 2022 ward boundary definition. In order to ensure the baseline data included within this ES Addendum covers a geographical area consistent with the Local Impact Area considered in the 2020 consented ES, the 2022 defined Abbey ward and Thames wards have been combined and are referred to as the Local Impact Area (LIA) within this ES Addendum.

#### Play Space Provision

- 7.10. The assessment of proposed play space provision has also been reviewed and revised where required, to ensure compliance.

#### Existing Site and Spatial Context

- 7.11. The Station Hill Development occupies an area of approximately 2.5ha located within the administrative area of RBC. The Station Hill Masterplan comprises three phases with Plots E and F forming Phase 1 (completed in 2024 and providing 598 build-to-rent flats), Plot G including the surrounding public realm, forming Phase 2 (providing 300,000sqft of office use, with tenant move-in or fit-outs currently underway), and Plots A to D forming Phase 3. Phase 3 is located within the northwest third of the Station Hill Development. Phases 2 and 3 of the Station Hill Development are collectively bound by Garrard Street to the south, Station Hill to the north, and Greyfriars Road to the west. Phase 3A is the western portion of Phase 3 as illustrated on **Figure 3(a)** and **Figure 3(b)**.

#### Population and Demographic Characteristics

- 7.12. According to the latest available ONS mid-year population estimates from 2024, 20,500 people are living in the LIA. This represents 11% of Reading's population of 182,900. Since the 2020 Consented ES, the local area's population increased by 69%, or 6,200. Over the same period, Reading's population grew by 19,800, or 12%.
- 7.13. The LIA has a higher proportion of working-age residents (78% are aged between 16 and 64) than Reading (69%) and the Southeast (62%). This is shown in **Table 7.1**. The local area has a young working-age population with 61% of working-age residents aged 45 or under, compared to Reading (49%) and the Southeast (37%). There is a lower proportion of children living in the local area (15% of residents are under 16 years old) compared to 19% in both Reading and the Southeast.
- 7.14. Since the 2020 Consented ES, the working-age population in the local area has roughly stayed consistent, rising by 1% from 77% to 78%. This is in line with Reading, rising by 2% from 67% to 69%, and the Southeast, which has stayed the same at 62%.

Table 7.1: Population and Age Profile

|           | LIA      |         | Reading Borough |         | South East |         |
|-----------|----------|---------|-----------------|---------|------------|---------|
|           | 2024 no. | % Share | 2024 no.        | % Share | 2024 no.   | % Share |
| Total Pop | 20,500   | 100%    | 182,900         | 100%    | 9,642,900  | 100%    |
| 0-15      | 3,200    | 15%     | 34,600          | 19%     | 1,784,900  | 19%     |
| 16-45     | 12,600   | 61%     | 88,900          | 49%     | 3,587,600  | 37%     |
| 16-64     | 16,100   | 78%     | 126,000         | 69%     | 5,947,400  | 62%     |
| 65+       | 600      | 6%      | 22,000          | 12%     | 1,910,700  | 20%     |

Source: ONS, Population Estimates- local authority based by single year of age, small area by single year of age, 2021-based.

### Housing Supply

- 7.15. Since the 2020 Consented ES, the population density of the LIA has increased further and is consistently higher than for Reading as a whole, with 55 persons per hectare (ha), compared to 43.1 persons per ha for Reading. The latest data on housing stock in the LIA shows an increase of 2,444 new dwellings (+36%) compared to the 2020 Consented ES and displays a similar profile with an above average proportion of flats and tenements at 69.9%. Reading has a higher proportion of houses; 64% of the housing stock across the Borough is houses compared to 35.4% flats and tenements.
- 7.16. The housing stock in the LIA will have increase further since the 2021 Census data presented in **Table 7.2** as a result of new housing developments including Plots E and F of the 2020 Consented ES which were completed in 2024 and included 598 build-to-rent flats. It is expected that the housing profile will still be in line with the data presented below and that of the 2020 Consented ES.

Table 7.2: Housing Profile- Type and Tenure

|                                      | LIA   | Reading | Southeast |
|--------------------------------------|-------|---------|-----------|
| <b>Total Dwellings</b>               | 9,221 | 72,173  | 4,029,430 |
| Detached/Semi-detached               | 7.1%  | 36.8%   | 55.2%     |
| Terraced                             | 22.8% | 27.6%   | 21.0%     |
| Flats/Tenement                       | 69.9% | 35.4%   | 22.9%     |
| Other                                | 0.2%  | 0.2%    | 0.9%      |
| <b>Tenure by Occupied Households</b> |       |         |           |
| <b>Total Households</b>              | 8,288 | 67,683  | 3,807,966 |
| Owned                                | 27.4% | 50.4%   | 65.7%     |
| Shared Ownership                     | 1.8%  | 1.3%    | 1.4%      |
| Social rented                        | 14.2% | 16.1%   | 13.6%     |
| Private rented                       | 56.6% | 31.9%   | 19.2%     |
| Rent free                            | 0.1%  | 0.2%    | 0.1%      |

Source: Census 2021.

- 7.17. The proportion of private rented households in the LIA has increased slightly further since the 2020 Consented ES from 51.5% to 57%. This compares to 32% in Reading and 19% across the South East. The proportion of social rented housing in the LIA is similar to the Southeast average but below Reading and has decreased since the 2020 Consented ES where it stood at around 16%.
- 7.18. The latest housing targets for Reading remain consistent with those in the 2020 Consented ES and are set out in the Local Plan<sup>6</sup> (November 2019) as 15,847 new dwellings to be delivered in the period 2013-2036, equating to 689 dwellings per annum (dpa) and with an affordable housing target of 30% (on sites

<sup>6</sup> Reading Borough Council, 2019. Reading Borough Local Plan.

providing 10 dwellings or more). The partial Update to the Local Plan draft Regulation 18 submission document<sup>7</sup> sets a revised target of 825 dwellings delivered per annum between 2023 and 2041 to achieve a target of 14,850 new dwellings in total.

- 7.19. The Local Plan also notes that around 7,600 new homes are expected to be delivered within the central area of Reading over the plan period. This was updated in the November 2024 in the partial Update to the Local Plan draft Regulation 18 submission document to a target of 8,700 homes delivered by 2041. The Local Plan indicates a mix of different-sized dwellings is required in the central area of Reading and sets a maximum threshold for the proportion of three-bedroom units (5%) in order to ensure a diverse mix of sizes.

### Employment and Local Economy

- 7.20. The number of jobs in the LIA has increased by 12,000 (29%) to 54,000 jobs since the 2020 Consented ES and represents just over 44% of Reading's overall workplace-based employment. At the same time, Readings number of jobs has increased by 17%. Both the LIA and Reading have experience jobs growth well above the regional average (4%).

**Table: 7.3 Total Employment**

|      | <b>LIA</b> | <b>Reading</b> | <b>Southeast</b> |
|------|------------|----------------|------------------|
| 2024 | 54,000     | 121,600        | 4,414,00         |

*Source: ONS, Business Register and Employment Survey, 2024.*

- 7.21. The largest employment sectors within the LIA are the professional, scientific and technical sector, with 19.6% of total employment, followed by the information and communication sector (18.5%), business administration and support services (8.5%) and the retail sector (8.1%). The retail sector has decreased in proportional representation since the 2020 Consented ES down from 14.3%.
- 7.22. The construction sector accounts for 5.6% (approx. 248,000) of total jobs within the South East. In Reading, the proportion of jobs within the construction sector is below the regional average, at 2.0% (approx. 2,500 jobs).

**Table 7.4: Work-Place Employment by Sector**

|                                              | <b>Local Area</b> | <b>Reading</b> | <b>Southeast</b> |
|----------------------------------------------|-------------------|----------------|------------------|
| Agriculture, forestry & fishing              | 0.1%              | 0.1%           | 1.3%             |
| Mining, quarrying and utilities              | 6.5%              | 2.9%           | 1.3%             |
| Manufacturing                                | 3.5%              | 2.9%           | 1.3%             |
| Construction                                 | 1.1%              | 2.0%           | 5.6%             |
| Motor trades                                 | 0.5%              | 1.6%           | 2.0%             |
| Wholesale                                    | 1.2%              | 2.9%           | 4.3%             |
| Retail                                       | 8.1%              | 9.8%           | 8.7%             |
| Transport and storage                        | 3.6%              | 4.9%           | 7.7%             |
| Accommodation and food services              | 6.5%              | 4.9%           | 7.7%             |
| Information and communication                | 18.5%             | 17.2%          | 5.5%             |
| Financial and insurance                      | 5.9%              | 2.9%           | 2.4%             |
| Property                                     | 1.2%              | 1.2%           | 1.9%             |
| Professional, scientific & technical         | 19.6%             | 13.1%          | 9.3%             |
| Business administration and support services | 8.5%              | 9.0%           | 8.2%             |
| Public administration & defence              | 6.3%              | 3.7%           | 3.5%             |
| Education                                    | 2.6%              | 5.7%           | 9.5%             |

<sup>7</sup> Reading Borough Council, 2025. Reading Borough Local Plan Partial Update- Housing Implementation Strategy.

|                                                  | Local Area | Reading | Southeast |
|--------------------------------------------------|------------|---------|-----------|
| Health                                           | 4.1%       | 12.3%   | 13.4%     |
| Arts, entertainment, recreation & other services | 2.2%       | 2.5%    | 4.8%      |

Source: ONS, Business Register and Employment Survey, 2024.

## Social Infrastructure

### Education: Early Years

- 7.23. The latest Childcare Sufficiency Assessment (CSA)<sup>8</sup> (2024-25) shows that despite the population of Reading increasing, the population of children aged between 0 and 4 years old has experienced a small decline from 10,743 to 10,622 (1.8%) between 2020 and 2023. The report notes that housing development in Abbey and Thames wards is occurring at a higher rate than in many other parts of Reading, placing ongoing pressures on early years childcare supply if demand continues to grow.
- 7.24. According to the CSA, Reading has a total of 162 registered childcare providers, including child minders, day nurseries and pre-schools. The number and type of early years providers have changed modestly in recent years, with an overall increase in registered childcare places and more providers offering funded entitlement places, even as birth rates have declined slightly and the under-4 population has reduced.
- 7.25. The LIA has 15 registered providers of childcare, with capacity rankings putting Abbey ward 3rd and Thames ward 14th out of sixteen wards for the number of Ofsted-registered childcare places for early years age groups, indicating that, combined, the local area has mid-range capacity relative to the rest of the borough.
- 7.26. Reading's latest Infrastructure Delivery Plan (IDP)<sup>9</sup>, dated May 2025, reverts to the CSA and notes that there are currently sufficient childcare places for under-fives, and this includes funded early education and paid spaces, albeit not always the preferred setting or sessions. Demand for childcare is however increasing following the expansion of early years entitlements.
- 7.27. The baseline position on early years childcare remains in line with the 2020 Consented ES.

### Education Primary Schools

- 7.28. There is a total of 40 primary schools across Reading. The IDP suggests that projections for reception pupil numbers indicate demand for primary places is expected to remain at current rates for at least the next five years, and this will result in a borough-wide surplus of primary places, with sufficient capacity overall to meet any increase in demand arising from housing growth.
- 7.29. The IDP notes that some areas are expected to see reduced demand for primary pupil places, and these patterns will be kept under review to ensure that provision remains sustainable and that school accommodation is used efficiently.
- 7.30. **Table 7.5** presents capacity data for schools located within a two-mile (3.2 km) radius of the Site. This suggests that only 2 of the 26 primary schools within the catchment of the Site are currently over capacity, although several schools fall below the DfE recommended vacancy allowance of 5%. Overall, amongst schools within the 2-mile catchment, there is a surplus in places of around 833 (8.3%). It should be noted that the data reflects the total surplus within each school and is not reflective of capacity issues that may be apparent within individual year groups.
- 7.31. Since the 2020 Consented ES, the surplus of primary school places within a two-mile radius of the site has fallen by 45.9%, or 711 places.

<sup>8</sup> Reading Borough Council, 2025. Reading Childcare Sufficiency Assessment 2024-25.

<sup>9</sup> Reading Borough Council, 2018. Reading Infrastructure Delivery Plan.

Table 7.5: Capacity at Primary Schools within 2 miles

| School                                                        | Capacity     | Pupil Roll   | Surplus     |
|---------------------------------------------------------------|--------------|--------------|-------------|
| Alfred Sutton Primary School                                  | 630          | 629          | 0.2%        |
| All Saints Junior School                                      | 120          | 100          | 16.7%       |
| Caversham Primary School                                      | 420          | 405          | 3.6%        |
| Coley Primary School                                          | 210          | 205          | 2.4%        |
| E.P Collier Primary School                                    | 420          | 391          | 6.9%        |
| Battle Primary Academy                                        | 420          | 420          | 0.0%        |
| The Palmer Primary Academy                                    | 420          | 403          | 4.0%        |
| Civitas Academy                                               | 420          | 410          | 2.4%        |
| Oxford Road Community School                                  | 210          | 209          | 0.5%        |
| The Heights Primary School                                    | 350          | 353          | -0.9%       |
| Redlands Primary School                                       | 210          | 191          | 9.0%        |
| The Hill Primary School                                       | 420          | 397          | 5.5%        |
| Wilson Primary School                                         | 420          | 416          | 1.0%        |
| Ranikhet Academy                                              | 420          | 205          | 51.2%       |
| Emmer Green Primary School                                    | 420          | 416          | 0.7%        |
| Southcote Primary School                                      | 630          | 616          | 12.4%       |
| New Town Primary School                                       | 420          | 372          | 11.4%       |
| Thameside Primary School                                      | 420          | 375          | 10.7%       |
| Katesgrove Primary School                                     | 630          | 616          | 2.2%        |
| Micklands Primary School                                      | 420          | 339          | 19.3%       |
| New Christ Church of England (VA) Primary School              | 210          | 190          | 6.7%        |
| All Saints Church of England Aided Infant School              | 60           | 59           | 1.7%        |
| St John's Church of England Primary School                    | 420          | 462          | -10.0%      |
| St Mary and All Saints Church of England Aided Primary School | 420          | 349          | 16.9%       |
| St Anne's Catholic Primary School                             | 210          | 156          | 25.7%       |
| Whitley Park Primary and Nursery School                       | 630          | 520          | 17.5%       |
| <b>Total</b>                                                  | <b>9,980</b> | <b>9,147</b> | <b>8.3%</b> |

Source: DFE, School Capacity Tables 2023/2024.

### Education Secondary Schools

- 7.32. In terms of secondary schools, there are 11 across Reading, the IDP suggests that, borough-wide, secondary school capacity is sufficient to accommodate projected pupil growth over the next several years, with demand for Year 7 places steadily increasing but at a slower rate than previously anticipated and overall pupil numbers expected to grow by around 6% over the next seven years.
- 7.33. Although this indicates broadly adequate capacity at the borough level, patterns of demand vary between year groups and localities, and the IDP notes that projections will continue to be monitored to ensure school places planning keeps pace with housing growth and shifting demographic. In support of expanded capacity, the recent opening of River Academy in 2024 added a new 8-form entry secondary school in Reading, helping to provide additional places and choice for families.
- 7.34. The secondary school closest to the Site is Kendrick School, which has a capacity of 920 and a current pupil roll of 900. **Table 7.6** provides a list of secondary schools within Reading, together with their capacity information and indicates that a large majority have a current surplus in capacity, except for Highdown School and Sixth Form Centre, and Blessed Hugh Faringdon Catholic School.

- 7.35. Since the previous 2020 Consented ES, the surplus at secondary schools across Reading has decreased by 37.8%, or 1,086 places but still remains more than sufficient to meet demand.

**Table 7.6 Capacity at Secondary Schools within 2 Miles**

|                                        | Capacity      | Pupil Roll    | Surplus              |
|----------------------------------------|---------------|---------------|----------------------|
| UTC Reading                            | 600           | 397           | 33.8%                |
| Maiden Erlegh School in Reading        | 900           | 890           | 1.1%                 |
| The WREN School                        | 1,176         | 1003          | 14.7%                |
| Highdown School and Sixth Form Centre  | 1,440         | 1562          | -8.5%                |
| Reading Girls' School                  | 947           | 905           | 4.1%                 |
| River Academy*                         | 1,200         | 186           | 84.5%                |
| King's Academy Prospect                | 1,500         | 1,260         | 16.0%                |
| Reading School                         | 1,183         | 1,135         | 4.1%                 |
| Blessed Hugh Faringdon Catholic School | 922           | 1,014         | -10.0%               |
| Kendrick School                        | 920           | 900           | 2.2%                 |
| John Madejski Academy                  | 1,100         | 852           | 22.5%                |
| <b>Total</b>                           | <b>11,888</b> | <b>10,104</b> | <b>15.0% (1,784)</b> |

Source: DFE, School Capacity Tables 2023/2024. \*River Academy recently opened in September 2024.

### Healthcare

- 7.36. The GP capacity within the local area has remained broadly consistent with that presented in the 2020 Consented ES. There are nine GP surgeries within 1 mile (1.6km) of the Site. Across these surgeries, there are 47.7 Full Time Equivalent (FTE) GPs and 111,565 registered patients. This gives rise to an average patient list size per FTE GP of 2,337, which is above the Berkshire West Clinical Care Group (CCG) average of 2,055. The Healthy Urban Development Unit (HUDU)<sup>10</sup> benchmark list size is 1,800 patients per FTE GP. This indicates that there may be limited surplus capacity to absorb new patients within the existing surgeries within 1 mile of the Site, however, this is for benchmark purposes only and some surgeries are able to operate well above this ratio due to the presence of Locums and more modern facilities.

**Table 7.7: GP Centres within 1 Mile**

|                         | Within 1 Mile | CCG     |
|-------------------------|---------------|---------|
| No. GP Centres          | 9             | 43      |
| No. GP FTEs             | 47.7          | 287.4   |
| No. Registered Patients | 111,565       | 590,627 |
| Patients per FTE GP     | 2,338         | 2,055   |

Source: NHS Digital, Accessed January 2026.

- 7.37. There continues to be a good number of dentists in the local area with eight within one mile (1.6km) of the Site, of which three are accepting new NHS patients.

### Open Space

- 7.38. The Reading Open Space Strategy<sup>11</sup> has not been updated since the 2020 Consented ES and therefore the open space baseline position is considered to remain as stated. For completeness, this is summarised below:
- 7.39. The Strategy sets out the following hierarchy of open space provision standards:

1. District Park (20ha), 1-2km catchment radius;

<sup>10</sup> NHS: London Health Urban Development Unit, 2019. Rapid Health Impact Assessment Tool (Fourth Edition)

<sup>11</sup> Reading Borough Council, 2007. Reading Open Space Strategy.

2. Local Park (2ha or 1-2ha equipped play areas), 0.8km catchment radius;
  3. Neighbourhood Park (Local Equipped Area for Play) (0.1-0.2ha), 0.4-0.8km catchment radius; and
  4. Small recreational open spaces (0.1-0.2ha), 0.4-0.6km catchment radius.
- 7.40. The Strategy suggests that the total amount of recreational public open space (POS) remains broadly in line with the national guidelines, but it is unevenly distributed across Reading and that residents in the town centre are further away from POS than those in outer wards.
- 7.41. Key areas of deficiency are identified as Central Reading, within which the Site is situated, and areas immediately to the north-west, south and east of the town centre. In addition, the Open Space Strategy notes that play areas and equipment are used to capacity and continuous investment is required to sustain existing provision. The IDP notes that additional future growth will exacerbate these issues.
- 7.42. Existing Open Space provision in proximity to the Site comprises:
5. 5,790 sqm of new public realm completed as part of Phase 1 and 2.
  6. Forbury Gardens (2.4ha) (Local Park) located 300m west of the Site. This public park is the nearest open space to the Site and includes formal landscaped gardens which underwent significant restoration in 2005, together with a bandstand and kiosk. This park has received a Green Flag Award. There are no formal children's facilities;
  7. Christchurch Meadow (Local Park) and the Thames riverbank are located 680m to the north of the Site. These areas provide open space for public use;
  8. Kings Meadow (Local Park) is located 800m to the northeast of the Site. This provides open space and children's play space; and
  9. Victoria Park recreation ground (small recreational open space) located 550m to the west of the Site and used by the surrounding residential areas. This open space has some recreational facilities and a children's play space.

### Sensitive Receptors

- 7.43. **Table 7.8** below shows the list of Socio Economic and Health Receptors and Sensitivity. Where this differs from the 2020 Consented ES this has been stated.

**Table 7.8: Sensitive Receptors (Socio-Economic and Health)**

| Receptor         | Sensitivity                | Comment                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Population       | Low                        | The population of the local area has increased substantially since the 2020 Consented ES, rising by 6,200 residents to 20,500 in 2024, representing 11% of Reading's population. The area has a high proportion of working-age residents (78% aged 16–64), with 61% of those aged 16–64 being 45 or under, and continues to exhibit high economic activity relative to Reading and national averages. |
| Housing Supply   | High (changed from Medium) | The provision of new dwellings is a strategic policy priority for both Reading borough as a whole and for central Reading. Targets of new homes per annum have increased from 689 new homes per annum to 850 since the last 2020 Consented ES.                                                                                                                                                        |
| Total Employment | Low (changed from Medium)  | Total employment (workplace-based) within the local area accounts for approximately 44% of Reading's overall employment, with around 54,000 jobs recorded in 2024. Since the 2020 Consented ES, employment in the local area has increased by 29%, outpacing growth across Reading (17%) and the wider South East (4%).                                                                               |
| Local Economy    | Low                        | According to the draft Submission Local Plan, Reading has a thriving economy with a wide variety of comparison retail and a strong evening economy.                                                                                                                                                                                                                                                   |

| Receptor                                    | Sensitivity | Comment                                                                                                                                                                                                                                                                                   |
|---------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Employment within the Construction Industry | Low         | Employment within the construction industry across the South East is above the national average at 5.6% of total employment.                                                                                                                                                              |
| GP Capacity                                 | High        | The average patient list size per FTE GP across surgeries within 1 mile of the Site is above the HUDU benchmark level                                                                                                                                                                     |
| Early Years Provision                       | Medium      | The latest Childcare Sufficiency Assessment indicates that the local area has a mid-range number of early years providers, with some limitations in choice and session-specific capacity due to ongoing housing growth and increasing demand                                              |
| Primary School Capacity                     | Medium      | Data on school capacity indicates a current surplus of primary school places within the local catchment area, with around 839 places available (8.4%), although this represents a 45.9% reduction since the 2020 Consented ES, and some individual schools are nearing or above capacity. |
| Secondary School Capacity                   | Medium      | Data on school capacity identifies a current surplus in secondary school places across Reading, however the education authority notes that this surplus has decreased since the 2020 Consented ES and may be absorbed due to projected pupil growth and ongoing housing development.      |
| Open Space Provision                        | Medium      | Central Reading is identified as an area deficient in open space according to the Borough's Open Space Strategy.                                                                                                                                                                          |

## Likely Significant Effects

### Construction Scenario

- 7.44. The impact of the construction period on the demand for temporary construction workers is expected to generate positive impacts in terms of local employment and training opportunities, however, this is not expected to be of a scale that would lead to a discernible change in regional construction jobs levels. The significance of effect therefore remains as stated in the 2020 Consented ES as negligible.

### Complete and Operational Scenario

#### Population

- 7.45. The expected population yield from the new housing provided under Phase 3A is estimated to be 1,260 equating to a 6% increase in the current population of the LIA and a 0.7% increase in the population of Reading. The magnitude of change is assessed as medium at the LIA level and **negligible** at the district level. Combined with a low sensitivity receptor, this leads to a long-term, **minor beneficial effect** for the LIA and **negligible effect** for the District. These effects would not lead to a change in effects identified in the 2020 Consented ES for the completed development scenario and these remain valid.

#### Housing

- 7.46. The Proposed Development will deliver 600 build-to-rent residential units of which 12.5% (75 units) will be affordable. When combined with Phase 1 that has already been delivered, this falls within the maximum housing scenario that was assessed within the 2020 Consented ES. The 600 BtR units will make a positive contribution towards the LIA's housing stock (+6%) as well as Reading's annual housing target, equating to 3.8% of the currently adopted target and 4% of the newly proposed target. The units will range in size from studio to three-bedrooms with affordable units pepper potted across the buildings. The provision of Build to Rent units responds to market demand as evidence through the completion and occupation of Phase 1.

The sensitivity of the receptor is assessed as high and the magnitude of change at the local level is medium and low at the district level. This gives rise to a **long-term, moderate beneficial effect** at the local level and a **minor beneficial** effect at the district level. These effects would not lead to a change in effects identified in the 2020 Consented ES for the completed development scenario and these remain valid.

#### Total Employment

- 7.47. The Proposed Development will bring forward a small amount of flexible Use Class E floorspace (789sqm Gross External Area) which will support employment opportunities within the retail and food and beverage sectors. The quantum of employment will be around 35 FTEs based on standard employment densities. This is a **negligible** magnitude of change when compared with the baseline level of existing employment in the LIA. The sensitivity of receptor is **low** and therefore the significance of effect is assessed as **long-term and negligible**. This would/would not lead to a change in the effects identified in the 2020 Consented ES under the minimum and maximum development scenarios.

#### Local Economy

- 7.48. The addition of new households and population as well as employees will generate household spending and employee spending impacts, a proportion of which will be captured locally given the town centre location. The number of households and employees arising from the Proposed Development, when combined with completed Phases 1 and 2 falls within the minimum and maximum scenarios assessed within the 2020 Consented ES and the updated baseline has determined no change to the sensitivity of receptor. The significance of effects therefore remains as stated in the 2020 Consented ES as **long-term, minor beneficial** and the district level.

#### GP Capacity

- 7.49. Assuming that all new residents are net additional, the number of registered patients per FTE GP may increase by 1.2% to 2,365 per FTE GP. This results in a low magnitude of change. The sensitivity of the receptor remains as high and therefore the significance of effect is **long-term and minor adverse**. This would not lead to a change in the effects identified in the 2020 Consented ES under the completed maximum housing scenario.

#### Early Years Capacity

- 7.50. Under the 2020 Consented ES the assessment of the impact of the Station Hill Masterplan on early years capacity was based on the maximum residential scenario. Phase 3 includes 600 units which falls below this maximum scenario when combined with Phase 1. All units are confirmed to be Built-to-Rent which tend to yield a lower early years population than other tenures. On this basis, the magnitude of change is considered **medium**. The updated baseline position confirms the sensitivity of the receptor remains as medium, therefore the significance of effects is **long term, moderate adverse**. This is reduced from a major adverse effect identified in the 2020 Consented ES under the completed maximum housing scenario.

#### Primary Capacity

- 7.51. Under the 2020 Consented ES the assessment of the impact of the Station Hill Masterplan on early years capacity was based on the maximum residential scenario. Phase 3 includes 600 units which falls below this maximum scenario when combined with Phase 1. The expected primary school-aged child yield from Phase 3 is 75 children, when compared with the updated baseline position of capacity amongst local primary schools this would reduce capacity from 8.3% to 7.5% in the local area and the magnitude of change is therefore considered to be **low**. The sensitivity of the receptor remains as **medium** and therefore the significance of effects is **long-term, minor adverse** at the local level. This would not lead to a change in the effects identified in the 2020 Consented ES under the completed maximum housing scenario.

## Secondary Years Education

- 7.52. Under the 2020 Consented ES the assessment of the impact of the Station Hill Masterplan on early years capacity was based on the maximum residential scenario. Phase 3 includes 600 units which falls below this maximum scenario when combined with Phase 1. The expected secondary school-aged child yield from Phase 3 is 45 children which would reduce current capacity according to the updated baseline from 15% to 14.6%. On this basis, the magnitude of change is assessed as **negligible**. The sensitivity of the receptor remains as **medium**, and the significance of effects are therefore **long-term and negligible**. This would not lead to a change in the effects identified in the 2020 Consented ES under the completed maximum housing scenario.

## Open Space

- 7.53. The Proposed Development will provide 1,935sqm of public realm and open space. The baseline position and sensitivity of receptor remains as stated in the 2020 Consented ES as medium and the magnitude of change is assessed as **low**. The significance of effect is therefore **long term and minor beneficial** at the local level. This would not lead to a change in the effects identified in the 2020 Consented ES under the completed maximum housing scenario.

## Mitigation Measures and Likely Residual Effects

### Construction Scenario

- 7.54. As with the 2020 Consented ES, no long term socio-economic adverse effects of the construction phase have been identified and therefore no mitigation is required.

### Complete and Operational Scenario

- 7.55. Once completed and operational, the RMA will lead to a long-term **minor** adverse effect in relation to primary school capacity and long-term moderate adverse effects in relation to early years and GP capacity which are expected to be mitigated via the Community Infrastructure Levy (CIL) that the RMA will be subject to. Following mitigation, the residual effect is expected to be **negligible**.
- 7.56. The effect of the RMA on the population, housing, employment, local economy and open space receptors assessed as **beneficial** or **negligible**. The residual effects therefore remain as stated in the main assessment and will not lead to any changes in the residual effects identified in the 2020 Consented ES under the completed maximum housing scenario.

## Summary and Conclusions

- 7.57. Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the Socio Economic and Health assessment. The potential effects, mitigation and residual effects have not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 7.9** below with the exception of early years capacity, where the effect has reduced from major to moderate.

Table 7.9: Summary of Effects (Socio Economics and Health)

| Issue                             | Likely Significant Effect | Mitigation Measures                                              | Likely Residual Effect | Comparison with 2020 Consented ES |
|-----------------------------------|---------------------------|------------------------------------------------------------------|------------------------|-----------------------------------|
| <b>Construction Scenario</b>      |                           |                                                                  |                        |                                   |
| Temporary construction employment | <b>Negligible</b>         | None required. Consider implementation of job brokerage schemes, | <b>Negligible</b>      | Same result                       |

| Issue                     | Likely Significant Effect                                                                                                                           | Mitigation Measures                                      | Likely Residual Effect                                                                                                                              | Comparison with 2020 Consented ES                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
|                           |                                                                                                                                                     | apprenticeships and training schemes                     |                                                                                                                                                     |                                                                 |
| Completed Development     |                                                                                                                                                     |                                                          |                                                                                                                                                     |                                                                 |
| Population                | Long term and of minor to moderate beneficial significance at the local level and negligible to minor beneficial significance at the district level | None required                                            | Long term and of minor to moderate beneficial significance at the local level and negligible to minor beneficial significance at the district level | Same result                                                     |
| Housing Supply            | Long term and of major beneficial significance at the local level and moderate beneficial significance at the district level                        | None required                                            | Long term and of major beneficial significance at the local level and moderate beneficial significance at the district level                        | Same result                                                     |
| Total Employment          | Long term and of minor to moderate beneficial significance at the district level                                                                    | None required                                            | Long term and of minor to moderate beneficial significance at the district level                                                                    | Same result                                                     |
| Local Economy             | Long term and of moderate beneficial significance at the district level                                                                             | None required                                            | Long term and of moderate beneficial significance at the district level                                                                             | Same result                                                     |
| GP Capacity               | Long term and of moderate adverse significance at the local level                                                                                   | Financial Contributions                                  | Negligible                                                                                                                                          | Same result                                                     |
| Early Years Capacity      | Long term and of moderate adverse significance at the local level                                                                                   | Financial Contributions                                  | Negligible                                                                                                                                          | Reduced from major adverse but residual effect the same result. |
| Primary School Capacity   | Long term and of minor to moderate adverse significance at the local level                                                                          | Financial Contributions                                  | Negligible                                                                                                                                          | Same result                                                     |
| Secondary School Capacity | Long term and of negligible to minor adverse significance at the local level                                                                        | Financial Contributions (under maximum housing scenario) | Negligible                                                                                                                                          | Same result                                                     |
| Open Space                | Long term and of minor beneficial significance at the district level                                                                                | None required                                            | Long term and of minor beneficial significance at the district level                                                                                | Same result                                                     |

## Cumulative Effects

7.58. The Cumulative Schemes included in the assessment of cumulative effects for Socio-Economics are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in Section 15 of this ES Addendum.

## 8. Townscape and Visual

### Introduction

- 8.1. This ES Addendum has been prepared by Waterman and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 8: Townscape and Visual** of the 2020 Consented ES. A thorough review has been carried out to identify the changes that has taken place to the Proposed Development when compared against the Proposed Development assessed in the 2020 Consented ES and this is documented below.

This section should be viewed in conjunction with the figures and appendices provided in the 2020 Consented ES. These have not required an update, with the assessment based on maximum parameters and the Proposed Development detail is within the maximum parameters.

### Assessment Methodology and Significance Criteria

- 8.2. Following a review of the 2020 Consented ES in regards to methodology and Significance Criteria, as well as the relevant Planning Policies, Legislation and Guidance documents, changes have been made to Planning Policy and Guidance since the 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development. The following Planning Policy and Guidance in relative to the Proposed Development for Townscape and Visual has changed:
- *NPPF (2025 as amended) has placed a stronger statutory weight on design quality;*
  - *'Advice Note 01/11: Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape institute, 2011' has been superseded by 'Visual Representation of Development Proposals Technical Guidance Note 06/19, 2019';*
  - *'Tall Buildings Advice Note 4, Historic England, 2015' has been superseded by 'Tall Buildings Historic England Advice Note 4, 2022'; and*
  - *'Reading Tall Buildings Strategy (2008)' has been partially updated as detailed in the 'Reading Borough Local Partial Update Tall Buildings Strategy Update Note, 2025.'*
- 8.3. The amended Planning Policies and Guidance provided above aligns with previous Guidance and Planning Policies outlined in the 2020 Consented ES and therefore does result in changes to the assessment. As discussed in Section 5, Construction Programme and Strategy, the indicative programme has been revised to defer each activity without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 8.4. The assessment methodology has not changed for the Townscape or Visual Assessments this ES Addendum since the 2020 Consented ES.

### Baseline Conditions

- 8.5. The baseline conditions have been reviewed and given the length of time which has passed between the 2020 Consented ES submission and preparation of this Addendum, the baseline conditions have changed compared to those described in the 'Baseline Conditions' section in **ES Volume 1, Chapter 8: Townscape and Visual** of the 2020 Consented ES.

### Phasing

- 8.6. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 provides 300,000 sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).

### Townscape

- 8.7. The baseline conditions have changed since the 2020 Consented ES. Changes include Station Hill phase 1 (Plots E and F) and Phase 2, which were completed in 2024. The changes to visual amenity as a result of this are outlined in the Likely Significant Effects, Mitigation and Residual Effects. For Townscape, this completed development falls within Townscape Character Areas; *TCA 1: Station Hill* and *Station East* and *TCA 7: Reading Retail Centre* as outlined in the Baseline Conditions section of the 2020 Consented ES. As a result, there would be a change to the baseline of these TCA's.

### Sensitive Receptors

- 8.8. Based on a desktop review with no site survey carried out, the baseline visual amenity of visual receptors captured as part of the 2020 Consented ES would likely have changed. This is primarily due to the completion of Station Hill Phase 1 (Plots E and F) and Phase 2 that was completed in 2024. This would include all visual receptors that would now likely have views of Station Hill phase 1 (Plots E and F) and Phase 2 with the exception of 'VP13' due to the angle of view.
- 8.9. Following a review, the sensitivity to change of visual receptors will however remain as per the 2020 Consented ES as a result of the same receptors still being identified and their appropriate sensitivity still applicable.

## Likely Significant Effects, Mitigation and Residual Effects

### Townscape

#### Construction Scenario

- 8.10. As set out in the 2020 Consented ES, specific to the issues of townscape, good site management, maintenance and housekeeping and careful siting of construction machinery would be implemented via the Construction Environmental Management Plan (CEMP) would ensure that temporary deterioration of townscape character would be minimised as far as practicable.
- 8.11. However, some adverse effects would be inevitable during the demolition since the use of large-scale plant such as tower or mobile cranes, partially demolished buildings and buildings under construction cannot be completely mitigated

With the exception of the baseline changes, which includes the completion of Station Hill Phase 1 (Plots E and F) and Phase 2 (Plot G), the significance of effects are consistent with those set out in the 2020 Consented ES (Table 8.6) which include temporary, local residual effects of **major adverse** for TCA7: Reading Retail Centre within which the Site is located, **moderate adverse** significance to TCA 1: Station Hill (within which the Site is also located) and TCA3: Kings Meadow and temporary, local residual effects of **negligible to minor adverse** significance to the TCAs surrounding the Site

- 8.12. Mitigation measures in relation to demolition and construction would remain the same as those described in the 2020 Consented ES.

#### Complete and Operational Scenario

- 8.13. With the exception of the baseline changes, which includes the completion of Station Hill Phase 1 (Plots E and F) and Phase 2 (Plot G), the significance of effects are consistent with those set out in the 2020 Consented ES (Table 8.10) which include permanent, local effects of **moderate** and **major, beneficial** significance would result to the TCAs within which the Site is located (TCA1: Station Hill and Station East and TCA7: Reading Retail Centre). Effects on surrounding TCAs would be negligible to temporary, local and of minor beneficial significance in the vicinity of the Site.
- 8.14. Mitigation measures and likely Residual Effects in relation to completion and operation would remain the same as those described in the 2020 Consented ES.

## Visual

### Construction Scenario

- 8.15. As set out in the 2020 Consented ES, specific to the issues of visual impact, good site management, maintenance and housekeeping and careful siting of construction machinery would be implemented via the Construction Environmental Management Plan (CEMP) to minimise visual intrusion during the Works. This would ensure that temporary deterioration of visual intrusion would be minimised as far as practicable. The use of attractive hoardings and the maintenance of a clean, safe pedestrian environment along the street frontages of the Site would aid in screening views of much of the ground level construction works in and around the Site.
- 8.16. However, some adverse effects would be inevitable during the demolition since the use of large scale plant such as tower or mobile cranes, partially demolished buildings and buildings under construction cannot be completely mitigated
- 8.17. With the exception of the baseline changes, which includes the completion of Station Hill Phase 1 (Plots E and F) and Phase 2 (Plot G) the significance of effects are consistent with those set out in the 2020 Consented ES (Table 8.7) which includes no change to sensitivity to change and no change to magnitude of change to all visual receptors. Therefore, the significance of effects is consistent with those set out in the 2020 Consented ES, which include negligible and minor to major adverse effects to Visual Amenity during demolition and construction.
- 8.18. Mitigation measures in relation to demolition and construction would remain the same as those described in the 2020 Consented ES.

### Complete and Operational Scenario

- 8.19. With the exception of the baseline changes, which includes the completion of Station Hill Phase 1 (Plots E and F) and Phase 2 (Plot G) there is no change to sensitivity to change and no change to magnitude of change to all visual receptors. Therefore, the significance of effects is consistent with those set out in the 2020 Consented ES (ES Chapter 8: Table 8.11), which sets out that the majority of views would experience either **negligible** or permanent, local effects, ranging from **minor** to **major beneficial** significance depending on angle, range and context of view to Visual Amenity at completion.
- 8.20. As outlined in the 2020 Consented ES, at maximum parameters the completed development would result in a **permanent, local** and **adverse** effect of **major significance** would be experienced for four viewpoints (VP3: visitors to St Peters Church, VP8: users of footpath off Dunsden Way, VP18: pedestrians on Caversham Bridge and VP19: users of Christchurch Park) due to the addition of built urban form in sensitive views with an existing rural outlook.

## Summary and Conclusions

- 8.21. Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the TVIA assessment. The potential effects, mitigation and residual effects have therefore not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 8.1**. The significance of effects criteria are set out in paragraph 8.2 and described Table 8.4 of the 2020 Consented ES.

Table 8.1: Summary of Effects (Townscape and Visual)

| Issue                              | Likely Significant Effect | Mitigation Measures | Likely Residual Effect | Comparison with 2020 Consented ES |
|------------------------------------|---------------------------|---------------------|------------------------|-----------------------------------|
| <b>Demolition and Construction</b> |                           |                     |                        |                                   |
| Townscape Character                | 2020 Consented ES         | 2020 Consented ES   | 2020 Consented ES      | Same result                       |

| Issue                        | Likely Significant Effect                                                                           | Mitigation Measures                                                                          | Likely Residual Effect                                                                           | Comparison with 2020 Consented ES |
|------------------------------|-----------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------|
|                              | Temporary, local and of negligible to moderate adverse significance                                 | CEMP                                                                                         | Temporary, local and of negligible to major adverse significance                                 |                                   |
| Visual                       | 2020 Consented ES<br>Temporary, local and of negligible to major adverse significance               | 2020 Consented ES<br>CEMP                                                                    | 2020 Consented ES<br>Temporary, local and of negligible to major adverse significance            | Same result                       |
| <b>Completed Development</b> |                                                                                                     |                                                                                              |                                                                                                  |                                   |
| Townscape Character          | 2020 Consented ES<br>Permanent, local effects of negligible to major beneficial significance.       | 2020 Consented ES<br>Mitigation measures are inherent within the Proposed Development design | 2020 Consented ES<br>Permanent, local effects of negligible to major beneficial significance.    | Same result                       |
| Visual                       | 2020 Consented ES<br>Permanent, local effects of moderate adverse to major beneficial significance. | 2020 Consented ES<br>Mitigation measures are inherent within the Proposed Development design | 2020 Consented ES<br>Permanent, local effects of major adverse to major beneficial significance. | Same result                       |

## Cumulative Effects

- 8.22. The Cumulative Schemes included in the assessment of cumulative effects for Townscape and Visual are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in **Section 15** of this ES Addendum.

## 9. Historic Environment

### Introduction

- 9.1. This ES Addendum has been prepared by Waterman and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES.

### Assessment Methodology and Significance Criteria

- 9.2. Changes have been made to Planning Policy, Legislation and Guidance since those detailed within **Technical Appendix 9.1** of 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development as discussed in **Section 5: Description of the Proposed Development** of this ES Addendum report.
- 9.3. There have been no updates to primary heritage legislation since 2019 and core legislative framework remains the same as described in the **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES. However, the following Planning Policy, Legislation and Guidance relative to the Proposed Development for Historic Environment has changed:
- National Planning Policy Framework (NPPF), December 2024 (with minor corrections in Feb 2025)<sup>12</sup>.
  - Planning and Infrastructure Bill (March, 2025)<sup>13</sup>
  - Levelling Up and Regeneration Act (LURA) 2023<sup>14</sup>
  - Reading Borough Council, 2019 Local Plan<sup>15</sup> and the Local Plan (Regulation 19) Partial Update May 2025<sup>16</sup>
  - Chartered Institute for Archaeologists (CIfA) 2020, Standards and guidance for historic environment desk-based assessment (DBA)<sup>17</sup>

### National Planning Policy Framework (NPPF), December 2024

- 9.4. NPPF (December 2024) guidance has been updated to introduce the concept of the 'Grey Belt' for historic towns, however this does not affect the Historic Environment assessment for the Proposed Development. However, the NPPF places increased emphasis on making use of brownfield land and to provide housing delivery in areas with recognised shortfall, which would apply in favour of the Proposed Development. Whilst the wording has been revised in relation to the Historic Environment, the heritage-related paragraphs in Chapter 16 of the NPPF remain unchanged therefore the results of the assessment for the Historic Environment as described within **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES, remains valid.

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<sup>12</sup> NPPF (2024). Ministry of Housing, Communities and Local Government. Available Online at: <https://www.gov.uk/guidance/national-planning-policy-framework>.

<sup>13</sup> The Planning and Infrastructure Bill (March 2025). Ministry of Housing, Communities and Local Government. Available Online at: <https://www.gov.uk/government/publications/the-planning-and-infrastructure-bill>.

<sup>14</sup> LURA (2023). Available Online at: <https://www.legislation.gov.uk/ukpga/2023/55/contents>

<sup>15</sup> Reading Borough Local Plan November 2019. Reading Borough Council. Available Online at: <https://www.reading.gov.uk/planning-and-building-control/planning-policy/local-plan/>

<sup>16</sup> Reading Borough Local Plan, partial update 2024. Available Online at: <https://images.reading.gov.uk/2024/11/Local-Plan-Partial-Update-Pre-Submission-Draft-November-2024-tracked-changes-version.pdf>

<sup>17</sup> Standard and guidance: desk-based assessment. October 2020. The Chartered Institute for Ecologists. Accessed Online at: <https://www.archaeologists.net/sites/default/files/2023-11/CIfA-SandG-DBA-2020.pdf>

### Planning and Infrastructure Bill, March 2025

- 9.5. Planning and Infrastructure Bill are intended to streamline the planning process and ensure that heritage is not a barrier to development. The government wants planning departments to set their own planning fees, which could lead to the introduction of fees for Listed Building Consent. However, this does not affect the assessment results for the Historic Environment as described within **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES.

### LURA 2023

- 9.6. Local Authority Historic Environment Records: User Requirements and Assessment (LURA 2023) replaces earlier HER guidance and reflects the shift toward digital-first, GIS-driven, standards-based historic environment data. This is an updated framework for assessing whether a local authority's Historic Environment Record (HER) meets modern standards. For EIA's LURA 2023 supports auditable data sources, the spatial analysis of heritage constraints and the identification of cumulative effects. For this ES Addendum, baseline data and heritage constraints have been reviewed in line with this LURA Guidance in the sections below. Overall, the updated LURA does not affect the assessment for **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES.

### Reading Borough Council 2019 Local Plan and Local Plan Regulation 19 (May 2024)

The Local Plan was formally adopted by RBC which replaces the March 2018 Submission Draft Reading Borough Local Plan. The Reading Borough Local Plan (Adopted 2019) is now the statutory development plan. Its policies and site allocations replace earlier frameworks, including the December 2010, Reading Station Area Framework (RSAF).

The Local Plan remains the current statutory development plan today however this was partially updated (the Local Plan Partial Update), and was submitted to the Secretary of State on 9<sup>th</sup> May 2025. The Local plan and the Pre-Submission raft Local Plan Partial Update have been reviewed for this ES Addendum, however, this does not affect the assessment for **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES.

### CIfA 2020, Standards and Guidance for Historic Environment DBA

- 9.7. Although the CIfA Standards and Guidance for Historic Environment DBA 2020 is now updated since the 2017 version, the core DBA process remains the same. The guidance document therefore does not change the methodology of the Assessment carried out for the 2020 Consented ES.

### Baseline Conditions

- 9.8. The Site conditions, history, geology and topography remain the same as described in the 'Baseline Conditions' section in **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES. Therefore, the sections of the chapter describing evidence for pre-historic, Romano-British, Early Medieval and medieval remain relevant to the Site.
- 9.9. A review has been undertaken of the baseline conditions for the study area (within 250m from the Site located at postcode RG1 1LN) using the resource provide by the National Heritage List for England (NHLE)<sup>18</sup>, and the results are the same. In terms of Designated Heritage Assets there are still three conservation areas, one Scheduled Monument and 35 Listed Buildings within the study area. Of the 35 Listed Buildings, there are still 24 whose settings may be impacted by the Proposed Development. No new heritage assets have been added to the list since the 2020 Consent ES and the Sensitive Receptors for the historic Environment are still the same.

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<sup>18</sup> NHLE (2026) Historic England. Accessed Online at: <https://historicengland.org.uk/listing/the-list/map-search/>

### Phasing

- 9.10. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, while Phase 2 (Plot G) provides 300,000sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).
- 9.11. Although the baseline has now changed due to the Phases 1 & 2 of Station Hill being completed, these do not affect the sensitive receptors or baseline conditions of the Historic Environment as described within **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES.

### Construction Programme

- 9.12. As discussed in **Section 5, Demolition and Construction**, the indicative programme which was provided within the **ES Volume 1, Chapter 6: Description and Construction** of the 2020 Consented ES has been revised to defer each activity. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 9.13. In summary, the baseline conditions have been reviewed due to the length of time which has passed between the 2020 Consented ES submission and preparation of this ES Addendum. However, the baseline conditions are found to be the same as those stated in **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES.

### Likely Significant Effects, Mitigation and Likely Residual Effects

- 9.14. The significance criteria for the assessment set out in **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES remains as described within the chapter.
- 9.15. The assessment of the Proposed Development was based on the maximum depth and extent of excavation, maximum foundation depths and maximum building heights. As such, it is considered that the assessment represents the 'worst case'. As such, the likely significant effects will not be of greater significance than those described within the 2020 Consented ES for the Historic Environment but are, in fact more likely to be of less significance for the construction scenario.

### Construction Scenario

- 9.16. The 2020 Consented ES included the excavation of a basement level, and specifications for this representing maximum parameters were assessed as part of the Proposed Development. The details for the Proposed Development as described within **Section 5: Description of the Proposed Development** of this ES Addendum now certify that a basement will not be constructed. However, as discussed within **ES Volume, Chapter 6: Demolition and Construction** of the 2020 Consented ES, some ground levelling will be required and foundations will be dug during the construction of the sub-structure.
- 9.17. The potential for below ground assets such as unknown archaeological remains the same, therefore the recommended mitigation measure of a programme of archaeological investigation would still be recommended during construction of the sub structure.
- 9.18. Despite the change in relation to the basement for the Proposed Development, the likely significant effects, mitigation measures and likely residual effects for the Construction Scenario remain the same as those assessed within **ES Volume 1, Chapter 9: Historic Environment** of the 2020 Consented ES. These are set out within **Table 9.1**.

### Completed Development Scenario

- 9.19. The detailed design and façade proposals for Phase 3A, Plots AB and D (as described in **Section 5: Description of the Proposed Development** of this ES Addendum) do not alter the conclusions of the

assessment presented in **Chapter 9: Historic Environment**. The findings for the completed and operational scenario therefore remain valid.

- 9.20. Additionally, the completed development scenario is not considered to lead to substantial adverse effects on Listed Buildings, therefore, no mitigation measures are proposed. Despite the change in relation to the basement for the Proposed Development, the likely significant effects, mitigation measures and likely residual effects for the Construction Scenario remain the same as those assessed within **ES Volume 1, Chapter 6: Demolition and Construction** of the 2020 Consented ES. These are set out within **Table 9.1**.

## Summary and Conclusions

Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the Built Heritage. The updated legislation and policy does not give rise to a material change in the nature of the consented Scheme and does not alter the assessment approach or conclusions reported in the 2020 Consented ES.

- 9.21. The potential effects, mitigation and residual effects have therefore not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 9.1**.

Table 9.1: Summary of Effects (Historic Environment)

| Issue                                 | Likely Significant Effect                                                                           | Mitigation Measures                                     | Likely Residual Effect                                                                                                     | Comparison with 2020 Consented ES |
|---------------------------------------|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Demolition and Construction</b>    |                                                                                                     |                                                         |                                                                                                                            |                                   |
| Below ground heritage assets          | <b>Moderate adverse</b> scale leading to a <b>permanent, direct effect of moderate significance</b> | Programme of archaeological investigation and recording | <b>Moderate adverse</b> scale leading to a <b>permanent, direct effect of minor to moderate significance (significant)</b> | Same result                       |
| Built heritage assets                 | <b>Minor adverse</b> scale leading to a <b>temporary, direct effect of minor significance</b>       | None proposed                                           | <b>Minor adverse</b> scale leading to a <b>temporary, direct effect of minor significance (not significant)</b>            | Same result                       |
| <b>Completed Development Scenario</b> |                                                                                                     |                                                         |                                                                                                                            |                                   |
| Below ground heritage assets          | No additional impacts anticipated.                                                                  | None proposed                                           | No additional impacts anticipated.                                                                                         | Same result                       |
| Built heritage assets                 | <b>Minor adverse</b> scale leading to a <b>permanent, direct effect of minor significance</b>       | None proposed                                           | <b>Minor adverse</b> scale leading to a <b>permanent, direct effect of minor significance (not significant)</b>            | Same result                       |

## Cumulative Effects

- 9.22. The Cumulative Schemes included in the assessment of cumulative effects for Historic Environment are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in **Section 15** of this ES Addendum.

## 10. Air Quality

### Introduction

- 10.1. This ES Addendum has been prepared by Waterman and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 10: Air Quality** of the 2020 Consented ES.
- 10.2. This section should be viewed in conjunction with the Appendices as provided in the 2020 Consented ES.

### Assessment Methodology and Significance Criteria

- 10.3. Changes have been made to Planning Policy, Legislation and Guidance since the 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development. The following Planning Policy, Legislation and Guidance in relative to the Proposed Development for Air Quality has changed:
- NPPF, 2024 (last updated in 2025);
  - RBC's Air Quality Action Plan 2024-2029;
  - The Air Quality Strategy, 2023;
  - Environment Act 2021;
  - The Environmental Targets (Fine Particulate Matter) (England) Regulations 2023; and
  - Institute of Air Quality Management: Guidance on the Assessment of Dust from Demolition and Construction, Version 2.2, 2024.
- 10.4. The primary changes in legislation and guidance impacting the 2020 Consented ES assessment relates to the introduction of the Environment Act 2021 and the Air Quality Strategy 2023. The main changes have been driven by an increased focus on PM<sub>2.5</sub>. RBC's Air Quality Action Plan 2024-2029 outlines actions to be taken to improve air quality in Reading between 2024 and 2029 outlining strategic priorities and the implementation of strategies to reduce NO<sub>2</sub> and PM<sub>2.5</sub> emissions across the borough. The Environment Act 2021 introduced a new statutory framework for legally binding environmental targets, including requirements to set long term PM<sub>2.5</sub> targets. These were formalised through Environment Targets (Fine Particulate Matter) (England) Regulations 2023 which set binding targets to be achieved by 2040. In parallel, Defra published the Air Quality Strategy 2023 updating the approach to local authority delivery and supporting progress toward the new national targets.
- 10.5. The updated policy and legislation does not give rise to a material change in the nature of the consented Scheme and does not alter the assessment approach or conclusions reported in the 2020 Consented ES.
- As discussed in **Section 5 Construction Programme and Strategy**, the indicative programme has been revised to defer each activity without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 10.6. The Assessment Methodology and Significance criteria for the Air Quality Assessment remains the same as discussed in the 2020 Consented ES other than in accordance with the new legislation, the Air Quality Standard Objective for PM<sub>2.5</sub> is now 20 µg/m<sup>3</sup> and the IAQM construction dust guidance has been updated.

### Baseline Conditions

- 10.7. The baseline conditions have been reviewed and given the length of time which has passed between the 2020 Consented ES submission and preparation of this Addendum, the baseline conditions are different to those stated in the 'Baseline Conditions' section in **ES Volume 1, Chapter 10: Air Quality** of the 2020 Consented ES.

10.8. Baseline Conditions within the Study area have been determined using publicly available information.

#### Local Air Quality Management (LAQM)

10.9. RBC conducts an extensive air quality monitoring programme throughout the Borough measuring roadside and background concentrations of PM<sub>10</sub> and NO<sub>2</sub>. Historically monitored baseline concentrations taken from the 2025 Annual Status Report (ASR) published by RBC measured at locations within 500m of the Site are shown below in **Table 10.1**.

Table 10.1 RBC Monitoring Data

| ID    | Site                            | Classification | Annual Mean NO <sub>2</sub> Concentration (µg/m <sup>3</sup> ) |             |             |             |             |
|-------|---------------------------------|----------------|----------------------------------------------------------------|-------------|-------------|-------------|-------------|
|       |                                 |                | 2020                                                           | 2021        | 2022        | 2023        | 2024        |
| RD013 | 21A Friars Walk, Friars Street  | Roadside       | 30.6                                                           | 37.6        | 38.8        | 33.9        | 28.7        |
| RD020 | 33 Caversham Rd                 | Roadside       | 27                                                             | 32.4        | 30.1        | 32.9        | 34.1        |
| RD040 | Caversham Road                  | Roadside       |                                                                |             |             | 37.1        | 31.7        |
| RD041 | Caversham Road (Pinnacle)       | Roadside       |                                                                |             |             | 36.1        | <b>40.9</b> |
| RD046 | Friar St (Nandos)               | Roadside       | 28.5                                                           | 35.9        | 38          | 36.7        | 37.7        |
| RD048 | Malcolm Place                   | Roadside       | <b>40</b>                                                      | <b>42.1</b> | <b>43.3</b> | <b>42.6</b> | <b>40.7</b> |
| RD049 | Malmaison                       | Roadside       | 29.1                                                           | 33.6        | 35          | 33.2        | 34.5        |
| RD054 | Sackville Street                | Roadside       | 23.6                                                           | 27.3        | 26.8        | 25.8        | 24.3        |
| RD055 | Sainsburys 52-55 Friar Street   | Kerbside       | 30                                                             | 38.2        | 37.6        | 38.9        | 35          |
| RD059 | Station Hill (Near Bus stop WN) | Roadside       | 31.3                                                           | 32.6        | 29          | 31.9        | 32.7        |
| RD060 | Station Hill (Near Taxi Rank)   | Roadside       | 26.9                                                           | 29.1        | 27.4        | 29.8        | 26          |
| RD061 | Tamar House                     | Roadside       |                                                                |             |             | 36.5        | 39.6        |

Exceeding concentrations shown in **BOLD**.

10.10. The NO<sub>2</sub> annual mean concentrations show exceedances of the Air Quality Standard (AQS) objective at Malcolm Place and Caversham Road (Pinnacle) sites. Malcolm Place has not shown any decreasing trends and has exceeded the AQS objective for annual mean NO<sub>2</sub> since 2020.

10.11. The monitoring locations most representative of the worst impacted areas of the Site are RD060, and RD059. Annual mean NO<sub>2</sub> concentrations at these locations are not at risk of exceeding the AQS objective and have shown a relatively stable trend since 2020.

10.12. All concentrations are less than 60µg/m<sup>3</sup> which in accordance with LAQM.TG(22) indicates the hourly AQS objective of 200µg/m<sup>3</sup> not to be exceeded more than 18 times per annum would be met.

10.13. The overall baseline pollutant concentrations have remained broadly consistent with some improvement since the 2020 Consented ES and continued future improvements are anticipated over time reflecting the implementation of updated air quality measures and newer lower emission vehicle technologies.

#### Phasing

10.14. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 (Plot G) provides 300,000 sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).

## Sensitive Receptors

The locations of the worst impacted sensitive receptors are unchanged from those assessed in the 2020 Consented ES.

## Likely Significant Effects

### Construction Scenario

- 10.15. For construction phase impacts, the likely significant effects in relation to air quality are anticipated to remain consistent with those reported in the 2020 Consented ES. Although the relevant guidance has been updated in 2024, the 2020 Consented ES adopted a robust reasonable worst-case approach to the assessment of construction dust and emissions including the identification of high-risk activities and appropriate mitigation measures. On this basis the updated guidance does not change the previously reported conclusions, and no new or materially different likely significant effects are predicted for the construction scenario.

### Complete and Operational Scenario

- 10.16. With respect to the Operational Scenario, the likely significant effects in relation to air quality are expected to remain consistent with the conclusions of the 2020 Consented ES which assessed a reasonable worst case scenario.

## Mitigation and Likely Residual Effects

### Summary and Conclusions

- 10.17. Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the Air Quality assessment. The potential effects, mitigation and residual effects have therefore not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 10.2** below.

Table 10.2: Summary of Effects (Air Quality)

| Issue                                                                                                                     | Likely Significant Effect                                 | Mitigation Measures                           | Likely Residual Effect | Comparison with the 2020 Consented ES |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------|------------------------|---------------------------------------|
| <b>Demolition and Construction</b>                                                                                        |                                                           |                                               |                        |                                       |
| Dust emissions from construction activities                                                                               | <b>Temporary, local and of minor adverse significance</b> | CEMP                                          | <b>Negligible</b>      | Same result                           |
| Emissions from construction plant                                                                                         | <b>Negligible</b>                                         | None required                                 | <b>Negligible</b>      | Same result                           |
| Emissions from construction vehicles                                                                                      | <b>Temporary local minor adverse</b>                      | Traffic Logistics Plan                        | <b>Negligible</b>      | Same result                           |
| <b>Completed Development</b>                                                                                              |                                                           |                                               |                        |                                       |
| NO <sub>2</sub> , PM <sub>10</sub> and PM <sub>2.5</sub> emissions from traffic associated with the Completed Development | <b>Negligible</b>                                         | Travel Plan<br>Electric vehicle charge points | <b>Negligible</b>      | Same result                           |

## Cumulative Effects

- 10.18. The Cumulative Schemes included in the assessment of cumulative effects for Air Quality are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in Section 15 of this ES Addendum.

## 11. Noise and Vibration

### Introduction

- 11.1. This ES Addendum has been prepared by Waterman and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 11: Noise and Vibration** of the 2020 Consented ES.
- 11.2. This section should be viewed in conjunction with the Appendices provided in the 2020 Consented ES.

### Assessment Methodology and Significance Criteria

- 11.3. The assessment methodology and significance criteria adopted remains unchanged from that set out in **ES Volume 1, Chapter 11: Noise and Vibration** of the 2020 Consented ES. The original assessment was undertaken in accordance with relevant standards and guidance, including:
- BS 5228-1 and BS 5228-2 (construction noise and vibration);
  - BS 4142 (industrial and commercial sound);
  - World Health Organization (WHO) Guidelines for Community Noise;
  - NPPF (updated 2025);
  - Reading Borough Council Environmental Health guidance.
- 11.4. It is noted that, although the NPPF has since been updated, this does not affect the findings of the 2020 Consented ES.
- 11.5. As discussed in **Section 5 Construction Programme and Strategy**, the indicative programme has been revised to defer each activity without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 11.6. No changes to methodology are required to assess the Phase 3A proposals.

### Baseline Conditions

- 11.7. The baseline conditions have been reviewed given the length of time which has passed between the 2020 Consented ES submission and preparation of this ES Addendum.
- 11.8. The baseline noise environment in the vicinity of the Site remains typical of a town centre location and is characterised by:
- road traffic noise from Station Hill, Garrard Street and Greyfriars Road;
  - rail noise associated with Reading Station;
  - general urban background activity.
- 11.9. These baseline conditions were captured and assessed comprehensively within the 2020 Consented ES.
- 11.10. Since submission of the 2020 Consented ES, Phase 1 (Plots E and F) and Phase 2 (Plot G) of the Station Hill Masterplan have been completed. These phases were assessed within the original ES and formed part of the approved baseline assumptions for Phase 3.
- 11.11. While the physical environment has evolved, this change does not give rise to materially different levels beyond those previously adopted. Furthermore, given on-going construction works obtaining a true current baseline would prove difficult. As such, the baseline conditions adopted within the 2020 Consented ES therefore remain appropriate for this Addendum.

### Phasing

11.12. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 (Plot G) provides 300,000sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).

### Sensitive Receptors

11.13. The locations of the worst impacted sensitive receptors are unchanged from those assessed in the 2020 Consented ES.

## Likely Significant Effects, Mitigation and Residual Effects

### Construction Scenario

11.14. The demolition and construction programme for Phase 3A is consistent with the activities assessed in the 2020 Consented ES, with the exception that:

- A basement is no longer proposed for Phase 3A, resulting in a reduction in deep excavation activities compared to the previously assessed worst case scenario.

11.15. Construction noise and vibration effects are therefore no greater than those assessed previously in the approved 2020 ES, and in some instances are likely to be slightly reduced.

11.16. The significance of construction noise and vibration effects remains as previously reported:

- **Temporary, local, adverse effects**, primarily during peak construction activities;
- Effects remain manageable through standard mitigation and good construction practice;
- No changes to overall significance classification of **Negligible to temporary, local** and of **moderate adverse significance** are identified.

### Complete and Operational Scenario

11.17. The completed Phase 3A development does not introduce new noise generating land uses beyond those already assessed within the 2020 Consented ES.

In particular:

- Building heights, massing and layouts remain within the assessed parameter envelope;
- Servicing, parking and access arrangements are consistent with the approved strategy;
- Fixed plant and building services will be designed to comply with relevant standards and RBC requirements.

11.18. Operational noise effects are therefore unchanged from those previously assessed and were concluded in the 2020 Consented ES to be:

- **Not significant**, subject to appropriate design and mitigation.

## Summary and Conclusions

11.19. Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the Noise & Vibration assessment. The potential effects, mitigation and residual effects have therefore not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 11.1**.

Table 11.1: Summary of Effects (Noise and Vibration)

| Issue                                              | Likely Significant Effect                                                                                                               | Mitigation Measures                                                                          | Likely Residual Effect                                                                                                                  | Comparison with the 2020 Consented ES |
|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>Demolition and Construction (all Scenarios)</b> |                                                                                                                                         |                                                                                              |                                                                                                                                         |                                       |
| Noise                                              | <b>Negligible to temporary, local and of major adverse significance</b>                                                                 | CEMP                                                                                         | <b>Negligible to temporary, local and of moderate adverse significance</b>                                                              | Same result                           |
| Vibration                                          | <b>Negligible to temporary, local and of moderate adverse significance</b>                                                              | CEMP including CFA and pressed in sheet piling where works are undertaken within 15m of SRs. | <b>Negligible</b>                                                                                                                       | Same result                           |
| Traffic                                            | <b>Negligible</b>                                                                                                                       | Demolition Management Statement and Construction Management Statement                        | <b>Negligible</b>                                                                                                                       | Same result                           |
| <b>Completed Development</b>                       |                                                                                                                                         |                                                                                              |                                                                                                                                         |                                       |
| Fixed external plant and building services         | <b>Negligible</b>                                                                                                                       | Plant noise limit secured through planning condition.                                        | <b>Negligible</b>                                                                                                                       | Same result                           |
| Road traffic noise                                 | <b>Negligible</b> on all links except Greyfriars Road and Garrard Street where <b>permanent, local and minor adverse significance</b> . | None required                                                                                | <b>Negligible</b> on all links except Greyfriars Road and Garrard Street where <b>permanent, local and minor adverse significance</b> . | Same result                           |
| Servicing and delivery                             | <b>Negligible</b>                                                                                                                       | Building envelope and management plan.                                                       | <b>Negligible</b>                                                                                                                       | Same result                           |
| Non-residential uses                               | <b>Negligible</b> (on the assumption that planning controls are in place))                                                              | Building envelope, operational hours and management plan.                                    | <b>Negligible</b>                                                                                                                       | Same result                           |
| Car parks                                          | <b>Negligible</b>                                                                                                                       | Building envelope.                                                                           | <b>Negligible</b>                                                                                                                       | Same result                           |

## Cumulative Effects

11.20. The Cumulative Schemes included in the assessment of cumulative effects for Noise and Vibration are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in **Section 15** of this ES Addendum.

## 12. Ground Conditions and Contamination

### Introduction

- 12.1. This ES Addendum has been prepared by Waterman and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 12: Ground Conditions and Contamination** of the 2020 Consented ES.
- 12.2. Appendices accompanying **ES Volume 1, Chapter 12: Ground Conditions and Contamination** of the 2020 Consented ES remain relevant therefore, please see appendices provided in the 2020 Consented ES, for Ground Conditions and Contamination.

### Assessment Methodology and Significance Criteria

- 12.3. Changes have been made to Planning Policy, Legislation and Guidance since the 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development. The following Planning Policy, Legislation and Guidance in relative to the Proposed Development for **Section 12: Ground Conditions and Contamination** has changed:
- NPPF, 2025
  - Environment Agency guidance, Land Contamination Risk Management, 2025;
  - CL:AIRE *Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention*. 2024.
- 12.4. Changes to the NPPF and the Environment Agency Guidance, while updating the assessment framework, do not affect the ground conditions assessment.
- 12.5. An updated guidance document published by CL:AIRE on the approach to be taken when assessing risks from piling and penetrative methods does not change the assessment, rather a much-needed update to and older guidance note.
- As discussed in Section 5, Construction Programme and Strategy, the indicative programme has been revised to defer each activity without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 12.6. The Assessment Methodology and Significance criteria for the Ground Conditions and Contamination Assessment remains the same as discussed in the 2020 Consented ES.

### Baseline Conditions

- 12.7. The baseline conditions have been reviewed and given the length of time which has passed between the 2020 Consented ES submission and preparation of this Addendum, the baseline conditions are different to those stated in the 'Baseline Conditions' section in **ES Volume 1, Chapter 12: Ground Conditions and Contamination** of the 2020 Consented ES. Baseline conditions have been reviewed in terms of phasing and Sensitive Receptors.

### Phasing

- 12.8. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and phase 2 provides 300,000 sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).

## Sensitive Receptors

12.9. The proposed end-use at the Site has remained mixed-use residential, with the construction of apartment buildings without private gardens, with areas of public open space / landscaping remaining with the masterplan designs. Except for the now current occupiers and users of Plots E, F and G (Phase 1 and 2 Station Hill), which can be seen in blue text in **Table 12.1**, the receptors at the Site remain unchanged from the original 2020 Consented ES.

12.10. **Table 12.1** shows the list of updated Ground Conditions and Contamination Receptors and their direction and distance from the Site.

**Table 12.1: Sensitive Receptors (Ground Conditions and Contamination)**

| Receptor                                                | Distance from the Site | Direction      |
|---------------------------------------------------------|------------------------|----------------|
| Current Station Hill Phase 1 and 2 occupiers and users. | On-site                | East and South |
| Future Site Occupiers & Users                           | On-site                | N/A            |
| Alluvium & Taplow Grael                                 | On-site                | N/A            |
| Seaford Chalk Formation                                 | On-site                | N/A            |
| River Thames                                            | 420m                   | North          |
| Flora & Fauna                                           | On-site                | N/A            |
| Buildings & Other Structures                            | On-site                | N/A            |

## Likely Significant Effects, Mitigation and Residual Effects

12.11. Taking into consideration changes to the baseline and sensitive receptors, the Likely Significant Effects, Mitigation and Residual Effects for both Demolition and Construction scenario and the Complete and Operational Scenario remain valid. These are therefore the same as described within **ES Volume 1, Chapter 12: Ground Conditions and Contamination** of the 2020 Consented ES. **Table 12.2** summarises the results Likely Significant Effects, Mitigation and Residual Effects for the 2020 Consented ES.

## Summary and Conclusions

12.12. Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the Ground Conditions and Contamination assessment. The potential effects, mitigation and residual effects have not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 12.2** below.

**Table 12.2: Summary of Effects (Ground Conditions and Contamination)**

| Issue                                                                           | Likely Significant Effect                                                       | Mitigation Measures                                                                                           | Likely Residual Effect                               | Comparison with the 2020 Consented ES |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------|---------------------------------------|
| <b>Demolition and Construction</b>                                              |                                                                                 |                                                                                                               |                                                      |                                       |
| Disposal of contaminated spoil and demolition material (contamination effects). | <b>Negligible.</b>                                                              | Disposal in accordance with legislation at a suitably licensed waste disposal facility.                       | <b>Negligible.</b>                                   | Same result                           |
| Disposal of contaminated spoil and demolition material (generation of waste)    | <b>Permanent, local, minor adverse (if re-use or recycling is not possible)</b> | Demolition and construction contractor to implement a site waste management plan to minimise waste generation | <b>Negligible to permanent, local, minor adverse</b> | Same result                           |

| Issue                                                                          | Likely Significant Effect                                                 | Mitigation Measures                                                                                                                                                           | Likely Residual Effect                                                                       | Comparison with the 2020 Consented ES |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------|
|                                                                                |                                                                           | and maximise re-use and recycling of materials.<br>Re-use and recycling of waste material to be identified as the preferred option to off site waste disposal operator.       |                                                                                              |                                       |
| Site workers and public safety (dust).                                         | <b>Negligible</b>                                                         | Compliance with legislative requirements and implementation of a CEMP which would stipulate the use of standard dust control and other construction site management measures. | <b>Negligible.</b>                                                                           | Same result                           |
| Site Workers (ingestion and inhalation of contaminated soils and ground gas)   | <b>Negligible</b>                                                         | Compliance with legislative requirements and implementation of a CEMP which would stipulate the use of standard dust control and other construction site management measures. | <b>Negligible</b>                                                                            | Same result                           |
| Liberation of asbestos fibres in the soils during earth movements              | <b>Negligible</b>                                                         | Compliance with legislative requirements and work practices in accordance with CAW, 2015 and CAR:SOIL 2015 to ensure potential fibre release is managed.                      | <b>Negligible.</b>                                                                           | Same result                           |
| Soils and Groundwater – removal of existing potential sources of contamination | <b>Permanent, local and of minor beneficial</b> significance              | Further ground investigation to be undertaken and remediation completed if necessary.                                                                                         | <b>Permanent, local and of minor beneficial</b> significance                                 | Same result                           |
| Groundwater – introduction of new pathways through piling.                     | <b>Temporary, local and of minor adverse</b> significance                 | Preparation of a FWRA in consultation with the CL:AIRE, Environment Agency and RBC.                                                                                           | <b>Negligible</b>                                                                            | Same result                           |
| Soils and Groundwater – accidental spillages                                   | <b>Temporary, short-term, local and of moderate adverse</b> significance. | Implementation of best practice and a CEMP                                                                                                                                    | Accidental Spillage - <b>Temporary, short-term, local and of minor adverse</b> significance. | Same result                           |
| Soils and Groundwater – leaching of contamination                              | <b>Temporary, short-term, local and of minor adverse</b> significance.    | Implementation of a CEMP to minimise the risks of generating contaminated runoff.                                                                                             | <b>Negligible</b>                                                                            | Same result                           |

| Issue                                              | Likely Significant Effect                                                | Mitigation Measures                                                                                                                                                                                                                                               | Likely Residual Effect | Comparison with the 2020 Consented ES |
|----------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|
| Surface water: lateral migration of contamination. | <b>Negligible</b>                                                        | None required                                                                                                                                                                                                                                                     | <b>Negligible.</b>     | Same result                           |
| Surface water: discharges to drain                 | <b>Temporary, short-term, local and of moderate adverse significance</b> | Implementation of a CEMP to ensure appropriate site practices.                                                                                                                                                                                                    | <b>Negligible</b>      | Same result                           |
| Flora and fauna.                                   | <b>Negligible</b>                                                        | None required                                                                                                                                                                                                                                                     | <b>Negligible</b>      | Same result                           |
| <b>Completed Development Scenario</b>              |                                                                          |                                                                                                                                                                                                                                                                   |                        |                                       |
| Future Occupiers (Ground Gas)                      | <b>Negligible</b>                                                        | The Site has been designated as Characteristic Situation 2 therefore ground gas protection measures will be incorporated into the building design.                                                                                                                | <b>Negligible.</b>     | Same result                           |
| Future Occupiers (Ground Conditions)               | <b>Negligible</b>                                                        | Based on the outcome of the future ground investigation remediation may be necessary.                                                                                                                                                                             | <b>Negligible.</b>     | Same result                           |
| Water resources (groundwater and surface water).   | <b>Negligible.</b>                                                       | Storage of fuel tanks for backup generators and cleaning chemicals etc on hardstanding or within appropriately bunded areas.<br>Provision of oil water interceptors on the drainage system as required.<br>Management and maintenance of electricity substations. | <b>Negligible.</b>     | Same result                           |
| Flora and fauna.                                   | <b>Negligible.</b>                                                       | None required.                                                                                                                                                                                                                                                    | <b>Negligible.</b>     | Same result                           |

## Cumulative Effects

12.13. The Cumulative Schemes included in the assessment of cumulative effects for Ground Conditions and Contamination are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in **Section 15** of this ES Addendum.

## 13. Wind

### Introduction

- 13.1. This ES Addendum has been prepared by RWDI and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 13: Wind** of the 2020 Consented ES.
- 13.2. The section is accompanied by the following updated appendices, which are provided in **ES Addendum Volume 2**. For appendices which have not required an update, please see appendices provided in the **2020 Consented ES, Volume 3**:
- **Appendix F: Pedestrian Level Wind Microclimate Assessment**
  - **Appendix G: Wind Configurations**
- 13.3. This section should be viewed in conjunction with the following updated **Wind Configurations** provided in **Appendix G**.
- Figure 13.1: Pedestrian Wind Comfort Conditions (Configuration 1) – Ground Floor – Windiest Season
  - Figure 13.2: Pedestrian Wind Comfort Conditions (Configuration 1) – Ground Floor – Summer Season
  - Figure 13.3: Pedestrian Wind Safety Conditions (Configuration 1) – Ground Floor – Annual
  - Figure 13.4: Intended Uses (Configuration 2) – Ground Floor
  - Figure 13.5: Intended Uses (Configuration 2) – Elevated Levels
  - Figure 13.6: Intended Uses (Configuration 2) – Elevated Levels
  - Figure 13.7: Pedestrian Wind Comfort Conditions (Configuration 2) – Ground Floor – Windiest Season
  - Figure 13.8: Pedestrian Wind Comfort Conditions (Configuration 2) – Ground Floor – Summer Season
  - Figure 13.9: Pedestrian Wind Safety Conditions (Configuration 2) – Elevated Levels – Summer Season
  - Figure 13.10: Pedestrian Wind Safety Conditions (Configuration 2) – Elevated Levels – Summer Season
  - Figure 13.11: Pedestrian Wind Safety Conditions (Configuration 2) – Ground Floor – Annual
  - Figure 13.12: Pedestrian Wind Safety Conditions (Configuration 2) – Elevated Levels – Annual
  - Figure 13.13: Pedestrian Wind Safety Conditions (Configuration 2) – Elevated Levels – Annual
  - Figure 13.14: Pedestrian Wind Comfort Conditions (Configuration 3) – Ground Floor – Windiest Season
  - Figure 13.15: Pedestrian Wind Comfort Conditions (Configuration 3) – Ground Floor – Summer Season
  - Figure 13.16: Pedestrian Wind Safety Conditions (Configuration 3) – Elevated Levels – Summer Season
  - Figure 13.17: Pedestrian Wind Safety Conditions (Configuration 3) – Elevated Levels – Summer Season
  - Figure 13.18: Pedestrian Wind Safety Conditions (Configuration 3) – Ground Floor – Annual
  - Figure 13.19: Pedestrian Wind Safety Conditions (Configuration 3) – Elevated Levels – Annual
  - Figure 13.20: Pedestrian Wind Safety Conditions (Configuration 3) – Elevated Levels – Annual
  - Figure 13.21: Pedestrian Wind Comfort Conditions (Configuration 4) – Ground Floor – Windiest Season
  - Figure 13.22: Pedestrian Wind Comfort Conditions (Configuration 4) – Ground Floor – Summer Season
  - Figure 13.23: Pedestrian Wind Safety Conditions (Configuration 4) – Elevated Levels – Summer Season
  - Figure 13.24: Pedestrian Wind Safety Conditions (Configuration 4) – Elevated Levels – Summer Season
  - Figure 13.25: Pedestrian Wind Safety Conditions (Configuration 4) – Ground Floor – Annual
  - Figure 13.26: Pedestrian Wind Safety Conditions (Configuration 4) – Elevated Levels – Annual
  - Figure 13.27: Pedestrian Wind Safety Conditions (Configuration 4) – Elevated Levels – Annual
  - Figure 13.28: Pedestrian Wind Comfort Conditions (Configuration 5) – Ground Floor – Windiest Season

- Figure 13.29: Pedestrian Wind Comfort Conditions (Configuration 5) – Ground Floor – Summer Season
- Figure 13.30: Pedestrian Wind Safety Conditions (Configuration 5) – Elevated Levels – Summer Season
- Figure 13.31: Pedestrian Wind Safety Conditions (Configuration 5) – Elevated Levels – Summer Season
- Figure 13.32: Pedestrian Wind Safety Conditions (Configuration 5) – Ground Floor – Annual
- Figure 13.33: Pedestrian Wind Safety Conditions (Configuration 5) – Elevated Levels – Annual
- Figure 13.34: Pedestrian Wind Safety Conditions (Configuration 5) – Elevated Levels – Annual

## Assessment Methodology and Significance Criteria

- 13.4. Changes have been made to Planning Policy, Legislation and Guidance since the 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development. There are no changes to the Planning Policy, Legislation and Guidance relative to the Proposed Development for Wind.
- 13.5. As discussed in **Section 5: Construction Programme and Strategy**, the indicative programme has been revised to defer each activity by without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 13.6. The Assessment Methodology and Significance criteria for the Wind Assessment largely remains the same as discussed in the 2020 Consented ES. A new set of configurations has been assessed in order to assess the updated design, listed below:
  - Configuration 1: Existing Site with Existing Surrounding Buildings and Existing Landscaping;
  - Configuration 2: Proposed Development (Phase 3) with Plot C (Illustrative Scheme), Existing Surrounding Buildings and Existing Landscaping;
  - Configuration 3: Proposed Development (Phase 3) with Plot C (Maximum Parameters Scheme) Existing Surrounding Buildings;
  - Configuration 4: Proposed Development (Phase 3) with Plot C (Illustrative Scheme), Existing Surrounding Buildings, Proposed and Existing Landscaping; and
  - Configuration 5: Proposed Development (Phase 3) with Plot C (Illustrative Scheme), Cumulative Surrounding Buildings and Existing Landscaping.

## Baseline Conditions

- 13.7. The baseline conditions have been reviewed and given the length of time which has passed between the 2020 Consented ES submission and preparation of this Addendum, the baseline conditions are different to those stated in the 'Baseline Conditions' section in **ES Volume 1, Chapter 13: Wind** of the 2020 Consented ES.

## Meteorological Data

- 13.8. Given the length of time which has passed between the 2020 Consented ES submission and preparation of this Addendum, an updated set of meteorological data has been used. The combined meteorological data derived from London Heathrow and London City airport has been corrected to standard conditions of 10m above open flat level country terrain. The assessment focusses on the windiest season (generally winter, between December and February), representing a 'worst-case' season for windy conditions and a summer season (representing a time of the year when amenity spaces are expected to be most usable between June and August).
- 13.9. The meteorological data indicate that the prevailing wind direction throughout the year are from the south-west. This can be found in the wind roses provided in **Appendix F: Pedestrian Level Wind Microclimate**

**Assessment.** This is typical for many areas of southern England. There is a secondary peak from the north-east, especially during the spring which tends to have cold winds.

## Phasing

- 13.10. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 (Plot G) provides 300,000sqft of office use, with tenant move-in or fit-outs underway (see **Phasing Plan Figure 3(a)**).

## Receptors

- 13.11. The receptor locations have been adjusted since the 2020 Consented ES, in order to reflect the updated design and usages around the Site. Please See **Table 13.1** which shows the list of updated Wind Receptors, the type (usage) of each receptor and required wind conditions

**Table 13.1: Sensitive Receptors (Wind)**

| Receptor Location Reference                                                                                                                                                                                                                                                                                                                    | Receptor Type (Season)                         | Guidance Wind Conditions                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------|
| <b>On-site:</b><br>10-13, 17, 18, 24, 33, 34, 38-40, 47-49, 61-71, 74-82, 84-87, 102-106, 108-114, 121, 125<br><b>Off-site:</b><br>27, 36, 42, 45, 51, 54, 55, 58, 83, 89-91, 96-101, 107, 115, 117-120, 122, 123, 126, 127, 129, 130, 132, 134, 136, 138-142, 146, 147, 149-154, 158-161, 163, 170, 171, 173, 175-180, 182, 184, 186, 188-190 | Thoroughfares (Windiest Season)                | Strolling                                               |
| <b>Off-site:</b><br>1, 2, 4, 5, 14, 19, 26, 28, 30, 44, 137, 143, 148, 168, 172                                                                                                                                                                                                                                                                | Entrances (Windiest Season)                    | Standing                                                |
| <b>Off-site:</b><br>3, 6-8, 16, 20, 25, 29, 32, 37, 41, 43, 46, 50, 52, 53, 59, 88, 128, 131, 133, 135                                                                                                                                                                                                                                         | Roads (Windiest Season)                        | N/A (The strong winds criteria is used to assess roads) |
| <b>On-Site:</b><br>9<br><b>Off-Site:</b><br>92, 156                                                                                                                                                                                                                                                                                            | Bus Stops (Windiest Season)                    | Standing                                                |
| <b>Off-site:</b><br>15, 31, 35, 93-95, 144, 145, 155, 157, 162, 164-167, 169, 174                                                                                                                                                                                                                                                              | Ground Level Amenity – Seating (Summer Season) | Sitting                                                 |
| <b>Off-site:</b><br>56, 57, 124, 181, 183, 185, 187                                                                                                                                                                                                                                                                                            | Podium Level Amenity – Seating (Summer Season) | Sitting                                                 |

- 13.12. Note: Receptor locations 21-23, 60, 72, 73, 116, 191-240 were not instrumented in the baseline scenario, as they are part of the Proposed Development model.

## Configuration 1: Existing Site with Existing Surrounding Buildings and Existing Landscaping

- 13.13. Wind conditions for Configuration 1 are presented in **Appendix G, Figures 13.1** and **13.2** for the windiest and summer seasons at ground level. **Figure 13.3** presented the annual strong wind exceedances.

## Pedestrian Comfort

### On-site Thoroughfares

- 13.14. Wind conditions at on-site thoroughfares are suitable for sitting and standing use during the windiest season, suitable conditions for the current use.

#### *Off-site Thoroughfares*

- 13.15. Wind conditions at off-site thoroughfares range from suitable for sitting to walking use during the windiest season. Thoroughfares with walking conditions occur at measurement locations 178, 189 and 190, one category windy for the current use.

#### *Off-site Entrances*

- 13.16. Wind conditions at the majority of off-site entrances are suitable for standing use during the windiest season, suitable conditions for the current use. The entrance at measurement location 137 has strolling conditions, one category windier than desired.

#### *On-site Bus Stops*

- 13.17. Wind conditions at the on-site bus stop are suitable for standing use during the windiest season, suitable conditions for the current use.

#### *Off-site Bus Stops*

- 13.18. Wind conditions at off-site bus stops are suitable for sitting and standing use during the windiest season, suitable conditions for the current use.

#### *Off-site Ground Level Amenity - Seating*

- 13.19. Wind conditions at off-site seating are suitable for sitting and standing use during the summer season. Standing conditions are one category windy for the current use, and occur at measurement locations 145, 162, 165 and 174.

#### *Off-site Podium Level Amenity - Seating*

- 13.20. Wind conditions at off-site seating at the podium level (around Phase 2) are suitable for sitting and standing use during the summer season. Standing conditions are one category windy for the current use and occur at measurement location 181.

#### *Strong Winds*

- 13.21. Strong wind exceedances occur at measurement locations 129, 131, 137, 178 and 189 at ground level.

## **Likely Significant Effects, Mitigation and Residual Effects**

### *Construction Scenario*

- 13.22. Based on the on-site wind conditions of the baseline environment (Configuration 1), it would be expected that wind conditions during the demolition and construction would be suitable for a working construction site.
- 13.23. As construction of the Proposed Development progresses, wind conditions at the Site would gradually adjust from those of the existing site to those of the completed Proposed Development, as described in the following section 'Completed and Operational Phase'. Towards the final stages of construction the effects on-site would represent an adverse (**significant**) effect due to the occurrence of strong wind exceedances. No vulnerable people would be expected on-site during the demolition and construction works. Furthermore, activity on-site during this time (i.e., construction activity) is less sensitive to wind conditions (due to protection from site hoarding, and site access being restricted to site workers) than when the Proposed Development is completed and occupied/operational (which would include new building entrances and amenity spaces, for example). In addition, there would be appropriate health and safety measures implemented (through a **CEMP**) to ensure that the construction workers were adequately protected. As such it is expected with the appropriate health and safety measures in place these wind

conditions would be tolerable. Prior to the occupation of the Proposed Development the wind mitigation measures discussed in **Section 16: Mitigation and Residual Effects** of this ES Addendum would be required to provide shelter for the occupants.

- 13.24. There would be several areas off-site which would be expected to have strong winds during the construction stage as the site is constructed, in the absence of mitigation. Therefore mitigation measures should be implemented as part of the construction stage to mitigate this.

## Complete and Operational Scenario

### Receptors

- 13.25. The new sensitive receptors resulting from the introduction of the Proposed Development includes new entrances, thoroughfares, amenity spaces at ground and podium level, and balconies/terraces. **Table 13.2** sets out the receptors as part of the completed development scenarios. These are also presented in **Figures 13.4-13.6**.

Table 13.2: Sensitive Receptors (Wind)

| Receptor Reference                                                                                                                                                                                                                                                                              | Receptor Type (Season)                           | Guidance Wind Conditions                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|---------------------------------------------------------|
| <b>On-site:</b><br>10-13, 17, 24, 39, 40, 49, 60, 64-66, 86<br><b>Off-site:</b><br>27, 36, 42, 45, 51, 54, 55, 58, 89-91, 96-100, 118-120, 122, 123, 126, 127, 129, 130, 132, 134, 136, 138-142, 146, 147, 149-154, 158-161, 163, 170, 171, 173, 175-180, 182, 184, 186, 188-190, 237, 239, 240 | Thoroughfares (Windiest Season)                  | Strolling                                               |
| <b>On-site:</b><br>18, 21-23, 33, 34, 38, 47, 48, 61-63, 68, 71, 75, 78, 87, 109, 110, 112, 121, 125<br><b>Off-site:</b><br>1, 2, 4, 5, 14, 19, 26, 28, 30, 44, 137, 143, 148, 168, 172                                                                                                         | Entrances (Windiest Season)                      | Standing                                                |
| <b>Off-site:</b><br>3, 6-8, 16, 20, 25, 29, 32, 37, 41, 43, 46, 50, 52, 53, 59, 88, 128, 131, 133, 135, 238                                                                                                                                                                                     | Roads (Windiest Season)                          | N/A (The strong winds criteria is used to assess roads) |
| <b>On-Site:</b><br>9<br><b>Off-Site:</b><br>92, 156                                                                                                                                                                                                                                             | Bus Stops (Windiest Season)                      | Standing                                                |
| <b>Off-site:</b><br>15, 31, 35, 93-95, 144, 145, 155, 157, 162, 164-167, 169, 174                                                                                                                                                                                                               | Ground Level Amenity – Seating (Summer Season)   | Sitting                                                 |
| <b>On-Site:</b><br>69, 70, 79, 81, 84, 102, 104, 105, 111<br><b>Off-Site:</b><br>83, 101, 107, 115-117                                                                                                                                                                                          | Podium Level Amenity – Mixed-Use (Summer Season) | Standing                                                |
| <b>On-Site:</b><br>67, 72-74, 76, 77, 80, 82, 85, 103, 106, 108, 113, 114<br><b>Off-site:</b><br>56, 57, 124, 181, 183, 185, 187                                                                                                                                                                | Podium Level Amenity – Seating (Summer Season)   | Sitting                                                 |
| <b>On-site:</b><br>191-209, 215-224                                                                                                                                                                                                                                                             | Balconies (Summer Season)                        | Standing                                                |
| <b>Off-Site:</b><br>232-236                                                                                                                                                                                                                                                                     | Roof Level Amenity – Mixed-Use (Summer Season)   | Standing                                                |

| Receptor Reference                  | Receptor Type (Season)                       | Guidance Wind Conditions |
|-------------------------------------|----------------------------------------------|--------------------------|
| <b>On-Site:</b><br>212-214, 225-231 | Roof Level Amenity – Seating (Summer Season) | Sitting                  |
| <b>On-site:</b><br>210, 211         | Inaccessible                                 | N/A                      |

## Configuration 2: Proposed Development with Plot C (Illustrative Scheme), Existing Surrounding Buildings and Existing Landscaping

13.26. Wind conditions for Configuration 2 are presented in **Figures 13.7** and **13.8** for the windiest and summer seasons at ground level. **Figures 13.9** and **13.10** present results at elevated levels on the Proposed Development and Plot C during the summer season. Annual strong wind exceedances are presented in **Figures 13.11-13.13**.

### Pedestrian Comfort

#### On-site Thoroughfares

13.27. Wind conditions at on-site thoroughfares would range from suitable for sitting to walking use during the windiest season. Walking conditions would occur at measurement locations 11 and 13; this would be one category windier than suitable, representing a **minor adverse (significant)** effect. Thoroughfares with sitting, standing and strolling conditions would represent a **moderate beneficial (not significant)**, **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

#### Off-site Thoroughfares

13.28. Wind conditions at off-site thoroughfares would range from suitable for sitting to strolling use during the windiest season. These would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### On-site Entrances

13.29. Wind conditions at on-site entrances would range from suitable for sitting to strolling use during the windiest season. Entrances with sitting and standing conditions would be suitable for the intended use and represent a **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

13.30. Strolling conditions would occur at entrances represented by measurement locations 18, 38, 68 and 78. These would be one category windier than required, representing a **minor adverse (significant)** effect.

#### Off-site Entrances

13.31. Wind conditions at off-site entrances would range from suitable for sitting to strolling use during the windiest season. Strolling conditions would occur at entrances represented by measurement locations 19 and 26. These would be one category windier than required, representing a **minor adverse (significant)** effect. The entrance represented by measurement location 137 would also have windier than desired strolling conditions; however, this would be consistent with the baseline scenario and therefore represent a **negligible (not significant)** effect.

13.32. Entrances with sitting and standing conditions would be suitable for the intended use and represent a **negligible (not significant)** effect.

#### On-site Bus Stops

13.33. Wind conditions at the on-site bus stop would be suitable for standing use during the windiest season. This would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Off-site Bus Stops*

- 13.34. The off-site bus stop represented by measurement location 92 would have strolling conditions, one category windier than the baseline scenario. This would represent a **minor adverse (significant)** effect. The other off-site bus stop represented by measurement location 156 would have suitable standing conditions representing a **negligible (not significant)** effect.

#### *Off-site Ground Level Amenity - Seating*

- 13.35. Wind conditions at off-site seating would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement locations 15, 35, 94 and 95. These would be one category windier than suitable, representing a **minor adverse (significant)** effect. The standing conditions at the seating amenity represented by measurement location 162 would be consistent with the baseline scenario and therefore represent a **negligible (not significant)** effect.
- 13.36. Elsewhere, off-site seating with sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *On-site Podium Level Amenity – Mixed-Use*

- 13.37. Wind conditions on the podium level would range from suitable for sitting to strolling use during the summer season. Strolling conditions would occur at measurement location 79 and 81, one category windier than suitable, representing a **minor adverse (significant)** effect.
- 13.38. Sitting and standing conditions would be suitable for the intended use and represent a **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

#### *Off-site Podium Level Amenity – Mixed-Use*

- 13.39. Wind conditions on the podium level off-site (around Plot C) would be suitable for sitting and standing use during the summer season. This would be suitable for the intended use and represent a **negligible (not significant)** effect respectively.

#### *On-site Podium Level Amenity – Seating*

- 13.40. Wind conditions at seating on the podium level would range from suitable for sitting to strolling use during the summer season. Standing conditions would occur at measurement locations 72-74, 76 and 85 and strolling conditions would occur at measurement location 67, 77, 80 and 82. These would be one and two categories windier than suitable, representing a **minor adverse (significant)** and **moderate adverse (significant)** effect respectively.
- 13.41. Sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Off-site Podium Level Amenity - Seating*

- 13.42. Wind conditions at off-site seating at podium level would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement locations 57, 181 and 183. Measurement location 181 is consistent with the baseline scenario and therefore would represent a **negligible (not significant)** effect. However, measurement locations 57 and 183 would be windier than the baseline and windier than desired, representing a **minor adverse (significant)** effect.
- 13.43. Elsewhere, off-site seating with sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Balconies*

- 13.44. Wind conditions at on-site balconies would be suitable for sitting and standing use during the summer season. This would be suitable for the intended use, representing a **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

#### *Off-site Roof Level Amenity – Mixed-Use*

- 13.45. Plot C is in outline therefore the terrace locations have not been finalised. Nevertheless, measurement locations 232-236 have been included at the roof levels to provide an early indication on the potential wind conditions. During the summer season, wind conditions would be suitable for standing to walking use. Strolling conditions would occur at measurement locations 234 and 236 while measurement locations 232 and 233 would have walking use wind conditions. This would represent a **minor to moderate adverse (significant)** effect and will be appropriately mitigated during the detailed design of Plot C, when the terrace locations will be finalised.

#### *On-site Roof Level Amenity – Seating*

- 13.46. Wind conditions at seating on the roof levels of Phase 3 would range from suitable for sitting to strolling use during the summer season. Standing conditions would occur at measurement locations 227 and 228, and strolling conditions would occur at measurement location 229. This would be up to two categories windier than suitable, representing a **minor to moderate adverse (significant)** effect.
- 13.47. Sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Strong Winds*

- 13.48. At ground level, strong wind exceedances would occur along Garrard Street at measurement locations 39, 46, 50 and 52 and at the north-west of the site at measurement locations 7, 8 and 11.
- 13.49. At elevated levels, strong wind exceedances would occur at one roof terrace location on Phase 3 (measurement location 229), and four roof locations on Plot C (measurement locations 232-234 and 236). It should be noted for Plot C as the scheme is in outline and the terrace locations have not been finalised, mitigation can be developed during the detailed design of Plot C, when the terrace locations are finalised.

#### *Configuration 3: Proposed Development with Plot C (Maximum Parameters Scheme), Existing Surrounding Buildings and Existing Landscaping*

- 13.50. Wind conditions for Configuration 3 are presented in **Figures 13.14** and **13.15** for the windiest and summer seasons at ground level. **Figures 13.16** and **13.17** present results at elevated levels on the Proposed Development and Plot C during the summer season. Annual strong wind exceedances are presented in **Figures 13.18-13.20**.

#### *Pedestrian Comfort*

#### *On-site Thoroughfares*

- 13.51. Wind conditions at on-site thoroughfares would range from suitable for sitting to walking use during the windiest season. Walking conditions would occur at measurement locations 11 and 13, which would be one category windier than suitable, representing a **minor adverse (significant)** effect. Elsewhere, wind conditions would represent a **moderate beneficial (not significant)**, **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

#### *Off-site Thoroughfares*

- 13.52. Wind conditions at the majority of off-site thoroughfares would range from suitable for sitting to strolling use during the windiest season. These would be suitable for the intended use, representing a **negligible (not significant)** effect. However, measurement locations 100 and 180 would have walking use wind conditions, one category windier than desired and would represent a **minor adverse (significant)** effect.

#### *On-site Entrances*

- 13.53. Wind conditions at on-site entrances would range from suitable for sitting to strolling use during the windiest season. Entrances with sitting and standing conditions would be suitable for the intended use and represent a **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.
- 13.54. Strolling conditions would occur at entrances represented by measurement locations 18, 38, 68, 109 and 110. These would be one category windier than required, representing a **minor adverse (significant)** effect.

#### *Off-site Entrances*

- 13.55. Wind conditions at off-site entrances would range from suitable for sitting to strolling use during the windiest season. Strolling conditions would occur at the entrance represented by measurement locations 19 and 26. These would be one category windier than required, representing a **minor adverse (significant)** effect. The entrance represented by measurement location 137 would also have windier than desired strolling conditions; however, this would be consistent with the baseline scenario and therefore represent a **negligible (not significant)** effect.
- 13.56. Entrances with sitting and standing conditions would be suitable for the intended use and represent a **negligible (not significant)** effect.

#### *On-site Bus Stops*

- 13.57. Wind conditions at the on-site bus stop would be suitable for standing use during the windiest season. This would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Off-site Bus Stops*

- 13.58. The off-site bus stop represented by measurement location 92 would have strolling conditions, one category windier than the baseline scenario. This would represent a **minor adverse (significant)** effect. The other off-site bus stop represented by measurement location 156 would have suitable standing conditions representing a **negligible (not significant)** effect.

#### *Off-site Ground Level Amenity - Seating*

- 13.59. Wind conditions at off-site seating would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement locations 15, 93-95 and 162. These would be one category windier than suitable, representing a **minor adverse (significant)** effect.

#### *On-site Podium Level Amenity – Mixed-Use*

- 13.60. Wind conditions on the podium level would range from suitable for sitting to strolling use during the summer season. Strolling conditions would occur at measurement location 79 and 81, one category windier than suitable, representing a **minor adverse (significant)** effect.
- 13.61. Sitting and standing conditions would be suitable for the intended use and represent a **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

#### *Off-site Podium Level Amenity – Mixed-Use*

- 13.62. Wind conditions on the podium level off-site (around Plot C) would be suitable for standing and strolling use during the summer season. Strolling conditions would occur at measurement locations 101 and 116, which would be one category windier than suitable, representing a **minor adverse (significant)** effect. Elsewhere, wind conditions would represent a **negligible (not significant)** effect.

#### *On-site Podium Level Amenity – Seating*

- 13.63. Wind conditions at seating on the podium level would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement locations 67, 72-74, 76, 82, 103, 106, 108, 113, 114, and strolling conditions at measurement locations 77, 80 and 85. These would be one and two categories windier than suitable, representing a **minor adverse (significant)** and **moderate adverse (significant)** effect respectively.
- 13.64. Sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Off-site Podium Level Amenity - Seating*

- 13.65. Wind conditions at off-site seating at podium level would range from suitable for sitting to strolling use during the summer season. Standing conditions would occur at measurement locations 57, 183, 185, and strolling conditions would occur at measurement location 181. These would be one and two categories windier than suitable, representing a **minor adverse (significant)** and **moderate adverse (significant)** effect respectively.
- 13.66. Elsewhere, off-site seating with sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

#### *Balconies*

- 13.67. Wind conditions at on-site balconies would be suitable for sitting and standing use during the summer season. This would be suitable for the intended use, representing a **minor beneficial (not significant)** and **negligible (not significant)** effect respectively.

#### *Off-site Roof Level Amenity – Mixed-Use*

- 13.68. Plot C is in outline therefore the terrace locations have not been finalised. Nevertheless, measurement locations 232-234 have been included at the roof levels to provide an early indication on the potential wind conditions. During the summer season, wind conditions would be suitable for strolling to walking use. Strolling conditions would occur at measurement locations 234 while measurement locations 232 and 233 would have walking use wind conditions. This would represent a **minor to moderate adverse (significant)** effect and will be appropriately mitigated during the detailed design of Plot C, when the terrace locations will be finalised.

#### *On-site Roof Level Amenity – Seating*

- 13.69. Wind conditions at seating on the roof levels of Phase 3 would range from suitable for sitting to strolling use during the summer season. Standing conditions would occur at measurement location 228 and strolling conditions would occur at measurement location 229. This would be up to two categories windier than suitable, representing a **minor to moderate adverse (significant)** effect.
- 13.70. Sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** effect.

### Strong Winds

- 13.71. At ground level, strong wind exceedances would at measurement locations 7, 8, 20, 39, 40, 52, 100, 101, 116 and 181.
- 13.72. At elevated levels, strong wind exceedances would occur at the three roof locations on Plot C (measurement locations 232-234). It should be noted for Plot C as the scheme is in outline and the terrace locations have not been finalised, mitigation can be developed during the detailed design of Plot C, when the terrace locations are finalised.

## Mitigation and Residual Effects

### Construction Scenario

- 13.73. With the implementation of the mitigation measures outlined below, in relation to the completion of the Proposed Development, wind conditions during construction would be expected to gradually adjust from those of the baseline scenario (Configuration 1) to those of the completed Proposed Development, with the existing surrounding buildings and proposed landscaping in place (Configuration 3). Receptors experiencing these conditions would include construction workers within the Application Site and members of the public outside of the construction boundary.
- 13.74. Having regard to the outcomes of the assessment of Configuration 4, below, as the construction works progress, the effects on pedestrian comfort as the Proposed Development becomes complete would represent a **negligible (not significant)** effect with the addition of proposed landscaping.

### Complete and Operational Scenario

- 13.75. The assessment on Configuration 2 identified the following locations that would be windier than suitable and require mitigation measures:
- On-site thoroughfare measurement locations 11 and 13;
  - On-site entrance measurement locations 18, 38, 68 and 78;
  - Off-site entrance measurement locations 19 and 26;
  - Off-site bus stop at measurement location 92;
  - Off-site ground level amenity seating at measurement location 15, 35, 94 and 95;
  - On-site podium level amenity mixed-use at measurement location 79 and 81;
  - On-site podium level amenity seating at measurement locations 67, 72-74, 76, 77, 80, 82 and 85;
  - Off-site podium level amenity seating at measurement locations 57 and 183;
  - On-site roof level amenity seating at measurement location 227, 228 and 229; and
  - Strong wind exceedances at measurement locations 7, 8, 11, 39, 46, 50, 52 and 229.
- 13.76. Mitigation has been conducted on the configuration with the illustrative design of Plot C, rather than the maximum parameters. This is due to the likelihood of the illustrative scheme being constructed compared to the maximum parameters, and also the fact that wind conditions around the maximum parameters can be reassessed as Plot C comes forward for its detailed design and RMA.
- 13.77. To improve wind conditions at the listed above locations, the following mitigation measures were implemented and have been assessed in Configuration 4. Images and mark-ups of the mitigation can be found in **Appendix F: Pedestrian Level Wind Microclimate Assessment**:
- Proposed Landscaping;
  - Canopy on the north side of Plot AB (1.5m deep, 16.5m long, 50% open);

- Tree arrangement changed at north-west corner of Plot AB. Now featuring two deciduous trees (7-9m tall), with 1m tall planting underneath;
- Three trees at the north-east corner of Plot AB
- changed from deciduous to evergreen;
- Four trees on the south-west side of Plot AB changed from deciduous to evergreen;
- Canopy on the south-west side of Plot AB (1.5m deep, 28m long, 50% open);
- Two evergreen trees (7-9m tall) with 1m tall planting underneath;
- Three baffles (3m above ground, 3m tall and 3m wide, 50% porous);
- One evergreen tree on pathway (7-9m tall);
- Tree arrangement changed from three deciduous trees to two evergreen trees (7-9m tall);
- Two off-site evergreen trees along Garrard Street (7-9m tall);
- Canopy on the west side of Plot D (1.5m deep, 15m long, 50% open); and
- Added planting (1m tall) two trees (5m tall and deciduous) and fencing (1.5m tall) south of the podium near the staircase

#### Configuration 4: Proposed Development with Plot C (Illustrative Scheme), Existing Surrounding Buildings, Proposed and Existing Landscaping and Mitigation Measures

13.78. Wind conditions for Configuration 4 are presented in Figures 13.21 and 13.22 for the windiest and summer seasons at ground level. Figures 13.23 and 13.24 present results at elevated levels on the Proposed Development and Plot C during the summer season. Annual strong wind exceedances are presented in Figures 13.25-13.27.

##### *Pedestrian Comfort*

##### *On-site Thoroughfares*

13.79. Wind conditions at on-site thoroughfares would range from suitable for sitting to walking use during the windiest season. Walking conditions would occur at measurement location 12, representing a **minor adverse (significant)** residual effect. Elsewhere, on-site thoroughfares would represent a **moderate beneficial (not significant)**, **minor beneficial (not significant)** and **negligible (not significant)** residual effect.

##### *Off-site Thoroughfares*

13.80. Wind conditions at off-site thoroughfares would range from suitable for sitting to strolling use during the windiest season. These would be suitable for the intended use, representing a **negligible (not significant)** residual effect.

##### *On-site Entrances*

13.81. Wind conditions at on-site entrances would range from suitable for sitting to strolling use during the windiest season. Strolling conditions would occur at measurement locations 18, 38 and 68. Locations 18 and 68 would represent a **minor adverse (significant)** residual effect. Location 38 would be a marginal exceedance, and this entrance would be suitable for the intended use the majority of the year, therefore representing a **negligible (not significant)** residual effect. Other entrances would represent a **minor beneficial (not significant)** and **negligible (not significant)** residual effect.

#### *Off-site Entrances*

13.82. Wind conditions at off-site entrances would range from suitable for sitting to strolling use during the windiest season. Strolling conditions would occur at measurement location 137. However, this would be consistent with the baseline scenario. Therefore entrances would represent a **negligible (not significant)** residual effect.

#### *On-site Bus Stops*

13.83. Wind conditions at the on-site bus stop would be suitable for standing use during the windiest season. This would be suitable for the intended use, representing a **negligible (not significant)** residual effect.

#### *Off-site Bus Stops*

13.84. Wind conditions at off-site bus stops would be suitable for standing and strolling use during the windiest season. The off-site bus stop represented by measurement location 92 would have strolling conditions, one category windier than the baseline scenario; however, this is a marginal exceedance and would be suitable for standing use for the majority of the year. These would be suitable for the intended use, representing a **negligible (not significant)** residual effect.

#### *Off-site Ground Level Amenity - Seating*

13.85. With the implementation of the proposed landscaping and mitigation measures, wind conditions at the majority of off-site seating would be suitable for sitting use during the summer season. This would represent a **negligible (significant)** residual effect.

13.86. Standing conditions which would occur at measurements locations 35 and 93 are marginal exceedances and would be suitable for sitting use for the majority of the year; representing a **negligible (not significant)** effect.

13.87. The seating outside the Greyfriars pub, represented by measurement location 15 would have standing use wind conditions. This seating space will only be used on good weather days in summer and as such it is expected that for the majority of the summer season, this space would be tolerable for seating. Furthermore, off-site seating represented by measurement locations 94, 95 and 157 would only be used occasionally by pedestrians and are not expected to be used frequently for long periods of time. Additionally, there are other benches nearby which would be in areas of suitable sitting wind conditions. As such, these seating areas as a whole to the north of the site would not require further mitigation measures.

#### *On-site Podium Level Amenity – Mixed-Use*

13.88. With the implementation of the proposed landscaping, wind conditions on the podium level would be suitable for sitting and standing use during the summer season. Sitting and standing conditions would be suitable for the intended use and represent a **minor beneficial (not significant)** and **negligible (not significant)** residual effect respectively.

#### *Off-site Podium Level Amenity – Mixed-Use*

13.89. Wind conditions on the podium level off-site (around Plot C) would be suitable for sitting and standing use during the summer season. This would be suitable for the intended use and represent a **negligible (not significant)** residual effect.

#### *On-site Podium Level Amenity – Seating*

13.90. With the implementation of the proposed landscaping, wind conditions at seating on the podium level would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement locations 67, 82 and 85. These would represent a **minor adverse (significant)** residual effect. Seating elsewhere would represent a **negligible (not significant)** residual effect.

#### *Off-site Podium Level Amenity - Seating*

- 13.91. Wind conditions at off-site seating at podium level would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement location 181 and 183. At measurement location 181, whilst this would be one category too windy, as the conditions occur in the baseline scenario (therefore not caused by the Proposed Development), this would represent a **negligible (not significant)** residual effect. At measurement location 183, this would be a marginal exceedance, and this seating would be suitable for the intended use the majority of the year, therefore representing a **negligible (not significant)** residual effect.
- 13.92. Elsewhere, off-site seating with sitting conditions would be suitable for the intended use, representing a **negligible (not significant)** residual effect.

#### *Balconies*

- 13.93. Wind conditions at on-site balconies would be suitable for sitting and standing use during the summer season. This would be suitable for the intended use, representing a **minor beneficial (not significant)** and **negligible (not significant)** residual effect respectively.

#### *Off-site Roof Level Amenity – Mixed-Use*

- 13.94. Plot C is in outline therefore the terrace locations have not been finalised. Nevertheless, measurement locations 232-236 have been included at the roof levels to provide an early indication on the potential wind conditions. During the summer season, wind conditions would range from suitable for standing to walking use. Strolling conditions would occur at measurement locations 234 and 236 and walking conditions would occur at measurement locations 232 and 233. This would represent a **minor to moderate adverse (significant)** effect and will be appropriately mitigated during the detailed design of Plot C, when the terrace locations will be finalised.

#### *On-site Roof Level Amenity – Seating*

- 13.95. With the implementation of the proposed landscaping and mitigation measures, wind conditions at seating on the roof levels of Phase 3 would be suitable for sitting and standing use during the summer season. Standing conditions would occur at measurement location 229, one category too windy for seating. It was agreed with the design team to remove seating at this location. Therefore, wind conditions would represent a **negligible (not significant)** residual effect.

#### *Strong Winds*

- 13.96. At ground level, with the implementation of the proposed landscaping and wind mitigation, there was a significant improvement in safety exceedances with only 3 marginal safeties remaining at measurement locations 8 and 12 at the north-west corner and measurement location 52 along Garrard Street.
- 13.97. The inclusion of the proposed landscaping and wind mitigation measures achieved a substantial reduction in the occurrence of strong winds (i.e. winds exceeding the 15m/s threshold for more than ~2.2 hours per year). The progression from the 2020 outline assessment to the current design (with proposed landscaping and wind mitigation) is shown in **Appendix G, Figure 13.15** of that assessment, while the incidence of strong winds can be summarized as follows:
- 2020 Outline consent: multiple exceedances of the 15m/s and 20m/s threshold near the NW corner of the site and along Garrard Street to the south of the Site.
  - Current design, before mitigation: seven locations exceeding the 15m/s threshold (up to approximately 5 hours per year). No locations exceed the 20m/s threshold.
  - Current design, including proposed landscaping and mitigation: three locations exceeding the 15m/s threshold, all of which are marginal (~2.5 in the worst case). No locations exceed the 20m/s threshold.

13.98. Two wind mitigation workshops were held, where 16 mitigation scenarios were explored and tested in attempts to resolve the windiness in these areas. Further reduction of the occurrence of strong winds at the remaining 3 locations would require additional mitigation or further modification of the measures that have been developed so far. Given other aspects of the design and usage of the impacted areas, further measures are not currently feasible. We expect that the marginal difference between the 2.2 hour threshold and 2.5 hours shown in the assessment would not be noticeable in reality, especially in areas such as the roadways where pedestrians would not frequently be present.

At elevated levels, strong wind exceedances would occur at four roof locations on Plot C (measurement locations 232-234 and 236). It should be noted for Plot C as the scheme is in outline and the terrace locations have not been finalised, mitigation can be developed during the detailed design of Plot C, when the terrace locations are finalised.

## Summary and Conclusions

13.99. Changes to baseline considerations and methodology since the 2020 Consented ES have been made for the Wind Assessment. The potential effects, mitigation and residual effects have therefore changed and are presented in blue text in **Table 13.3** below.

Table 13.3: Summary of Effects (Wind)

| Issue                                 | Likely Significant Effect                                                 | Mitigation Measures                                 | Likely Residual Effect                                                                   | Comparison with 2020 Consented ES (likely residual effects) |
|---------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>Construction Scenario</b>          |                                                                           |                                                     |                                                                                          |                                                             |
| Off-Site Thoroughfares                | Negligible                                                                | None                                                | Negligible                                                                               | Same result                                                 |
| On-Site Thoroughfares                 | Negligible                                                                | None                                                | Negligible                                                                               | Same result                                                 |
| Off-Site Entrances                    | Negligible                                                                | None                                                | Negligible                                                                               | Change from minor adverse to negligible                     |
| On-Site Entrances                     | Negligible                                                                | None                                                | Negligible                                                                               | Same result                                                 |
| Off-Site Amenity Spaces               | Negligible                                                                | None                                                | Negligible                                                                               | Same result                                                 |
| Strong Winds                          | Negligible                                                                | None                                                | Negligible                                                                               | Change from significant to not significant                  |
| <b>Completed Development Scenario</b> |                                                                           |                                                     |                                                                                          |                                                             |
| Off-Site Thoroughfares                | Negligible                                                                | None                                                | Negligible                                                                               | Same result                                                 |
| On-Site Thoroughfares                 | Permanent, local and of minor adverse to moderate beneficial significance | Proposed landscaping and listed mitigation measures | Permanent, local and of minor adverse to moderate beneficial significance (Significant)  | Change from negligible, to minor adverse                    |
| Off-Site Entrances                    | Permanent, local and of minor adverse to negligible significance          | Proposed landscaping and listed mitigation measures | Negligible                                                                               | Change from minor adverse, to negligible                    |
| On-Site Entrances                     | Permanent, local and of minor adverse to minor beneficial significance    | Proposed landscaping and mitigation measures        | Permanent, local and of minor adverse to minor beneficial significance (not significant) | Same result                                                 |

| Issue                                     | Likely Significant Effect                                                                                                                                                                                                                  | Mitigation Measures                                                                                                  | Likely Residual Effect                                                                                                                                                                                                                                    | Comparison with 2020 Consented ES (likely residual effects)                                             |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Off-Site Bus Stops                        | <b>Permanent, local and of minor adverse to negligible significance</b>                                                                                                                                                                    | Proposed landscaping and listed mitigation measures                                                                  | <b>Negligible</b>                                                                                                                                                                                                                                         | N/A (not assessed in 2020)                                                                              |
| On-Site Bus Stops                         | <b>Negligible</b>                                                                                                                                                                                                                          | None                                                                                                                 | <b>Negligible</b>                                                                                                                                                                                                                                         | N/A (not assessed in 2020)                                                                              |
| Off-Site Ground Level Amenity - Seating   | <b>Permanent, local and of minor adverse to negligible significance</b>                                                                                                                                                                    | Proposed landscaping and listed mitigation measures                                                                  | <b>Negligible</b>                                                                                                                                                                                                                                         | Same result                                                                                             |
| Off-Site Podium Level Amenity - Mixed-Use | <b>Negligible</b>                                                                                                                                                                                                                          | None                                                                                                                 | <b>Negligible</b>                                                                                                                                                                                                                                         | N/A (not assessed in 2020)                                                                              |
| On-Site Podium Level Amenity - Mixed-Use  | <b>Permanent, local and of minor adverse to minor beneficial significance</b>                                                                                                                                                              | Proposed landscaping and mitigation measures                                                                         | <b>Permanent, local and of minor beneficial significance to negligible significance (not significant)</b>                                                                                                                                                 | N/A (not assessed in 2020)                                                                              |
| Off-Site Podium Level Amenity - Seating   | <b>Permanent, local and of minor adverse to negligible significance</b>                                                                                                                                                                    | Proposed landscaping and mitigation measures                                                                         | <b>Permanent, local and of minor adverse to negligible significance (not significant)</b>                                                                                                                                                                 | N/A (not assessed in 2020)                                                                              |
| On-Site Podium Level Amenity - Seating    | <b>Permanent, local and of moderate adverse to negligible significance</b>                                                                                                                                                                 | Proposed landscaping and mitigation measures                                                                         | <b>Permanent, local and of minor adverse to negligible significance (not significant)</b>                                                                                                                                                                 | N/A (not assessed in 2020)                                                                              |
| Balconies                                 | <b>Permanent, local and of minor beneficial to negligible significance</b>                                                                                                                                                                 | None                                                                                                                 | <b>Permanent, local and of minor beneficial to negligible significance (not significant)</b>                                                                                                                                                              | Change from minor adverse, to negligible                                                                |
| Off-Site Roof Level Amenity - Mixed-Use   | <b>Permanent, local and of moderate adverse to negligible significance</b>                                                                                                                                                                 | To be developed for the detailed design of Plot C                                                                    | <b>Permanent, local and of moderate adverse to negligible significance (Significant)</b>                                                                                                                                                                  | N/A (not assessed in 2020)                                                                              |
| On-Site Roof Level Amenity - Seating      | <b>Permanent, local and of moderate adverse to negligible significance</b>                                                                                                                                                                 | Proposed landscaping                                                                                                 | <b>Negligible</b>                                                                                                                                                                                                                                         | Change from minor adverse, to negligible                                                                |
| Strong Winds                              | Strong winds at ground level around the north-western corner (7, 8, 11), and south along Garrard Street (39, 46, 50, 52)<br>Strong winds at the roof terrace of Phase 3A (229)<br>Strong winds at the roof levels of Plot C (232-234, 236) | Proposed landscaping and mitigation measures<br>Roof levels of Plot C to be further assessed for the detailed design | Strong winds reduced and resolved at several areas, however minor exceedances remain around the north-western corner (8, 12), along Garrard Street (52), and on Plot C (232-234, 236) <b>(Significant)</b><br><b>Permanent, local and of significance</b> | Same result (strong winds occur in 2020 Consented ES and said to be resolved at reserved matters stage) |

### Cumulative Effects

- 13.100. The Cumulative Schemes included in the assessment of cumulative effects are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in **Section 15: Cumulative Effects** (Configuration 5) of this ES Addendum.

## 14. Daylight, Sunlight, Overshadowing, Light Pollution & Solar Glare

### Introduction

- 14.1. This ES Addendum has been prepared by GIA Surveyors and considers the effect of the details for the Proposed Development on the overall significance of effects concluded in the submitted **ES Volume 1, Chapter 14: Daylight, Sunlight and Overshadowing** of the 2020 Consented ES.
- 14.2. This section should be viewed in conjunction with the following updated Figures.
- **Figure 14.1:** Daylight Sensitive Receptors; and
  - **Figure 14.2:** Solar Glare Sensitive Receptors.
- 14.3. The section is accompanied by the following updated appendices, which are provided in **ES Addendum Volume 2**. For appendices which have not required an update, please see appendices provided in the **2020 Consented ES, Volume 3**:
- **Appendix H (14.1):** Daylight, Sunlight, Overshadowing & Solar Glare Additional Commentary;
  - **Appendix I (14.2):** Drawings of the existing Site and the Proposed Development;
  - **Appendix J (14.3):** Daylight and Sunlight Results to surrounding sensitive receptors;
  - **Appendix K (14.4):** Overshadowing Results; and
  - **Appendix L (15.5):** Solar Glare Results.
- 14.4. A stand-alone report titled 'Internal Daylight, Sunlight & Overshadowing Assessment' has been prepared by GIA Surveyors to review the daylight, sunlight and overshadowing amenity within Phase 3 (Plots A, B and D).

### Assessment Methodology and Significance Criteria

- 14.5. Changes have been made to Planning Policy, Legislation and Guidance since the 2020 Consented ES was submitted. These have been assessed in line with the details provided for the Proposed Development. The following Planning Policy, Legislation and Guidance in relative to the Proposed Development for **Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare** has changed:
- NPPF, 2025 and Planning Practice Guidance (PPG) (2024),
  - BRE Guidelines, 2022
- 14.6. Changes to the NPPF and PPG, while updating the assessment framework, do not affect the DSOSG assessment.
- 14.7. The revised BRE guidance replaces the BRE Guidelines 2011 which provided the assessment methodology and criteria used within the 2020 Consented ES. The methodology and criteria pertaining to daylight and sunlight impact upon neighbours, and overshadowing, remain unchanged. Therefore, the revised BRE guidance does not affect the methodology and criteria used within the DSOSG assessment.
- 14.8. As discussed in **Section 5, Construction Programme and Strategy**, the indicative programme has been revised to defer each activity without altering activity durations. The construction approach remains unchanged, and consequently, the baseline, assessment methodology, and reported effects within this assessment remains unaffected by these programme updates.
- 14.9. The Assessment Methodology and / or Significance criteria for the Daylight, Sunlight, Overshadowing and Solar Glare Assessment remains the same as discussed in the 2020 Consented ES.

## Light Pollution

- 14.10. Plots AB and D are residential, and therefore the internal lighting will not result in obtrusive light impacts to neighbours or the surrounding environment, as light emitted from residential interiors is typically insufficient to exceed obtrusive light thresholds or cause nuisance to adjacent properties.
- 14.11. In terms of the external lighting design for the development, this has not yet been finalised but is likely to include typical lighting for public realm areas, building entrances, and security. The lighting strategy will be designed in accordance with the ILP Guidance Note 01/21 The Reduction of Obtrusive Light to minimise obtrusive light, specifically addressing sky glow, glare, and light trespass into windows of adjacent residential properties.
- 14.12. On the basis that standard design mitigation and planning conditions will effectively control light spill from Plots AB and D, it is considered that artificial lighting will not result in any new or additional significant environmental effects. The effects reported within the 2020 Consented ES remain valid.

## Baseline Conditions

- 14.13. The baseline conditions have been reviewed and given the length of time which has passed between the 2020 Consented ES submission and preparation of this Addendum, the baseline conditions are different to those stated in the 'Baseline Conditions' section in **ES Volume 1, Chapter 14: Daylight, Sunlight and Overshadowing** of the 2020 Consented ES.

## Phasing

- 14.14. Appropriate consideration of the updated baseline has been made which now includes Station Hill Phase 1 and Phase 2. Phase 1 (Plots E and F) was completed in 2024 and provides 598 build-to-rent flats, and Phase 2 (Plot G) provides 300,000 sqft of office use, with tenant move-in or fit-outs underway (see Phasing Plan **Figure 3(a)**).

## Sensitive Receptors

- 14.15. The locations of the relevant DSOLPSG sensitive receptors are unchanged from those assessed in the **2020 Consented ES**, with the exception of the four new receptors highlighted in blue within **Table 14.1**.
- 14.16. Permission has lapsed for the consented scheme at 52-55 Friar Street and 12 Greyfriars Road (RBC ref: 162210), this building is therefore no longer relevant as a future sensitive receptor.

**Table 14.1: Sensitive Receptors (DSOSG)**

| Receptor                                 |                                       |                                                             |
|------------------------------------------|---------------------------------------|-------------------------------------------------------------|
| Daylight & Sunlight (Existing Receptors) |                                       |                                                             |
| 1-15 Tanfields, Vachel Road              | 13-19 Stanshawe Road (odds)           |                                                             |
| Reada Court, Vachel Road                 | 32-34 Friar Street                    | 1-41 Icon House, Merchants Place                            |
| 1-29 Sackville Street (odds)             | 18-29 Regent Court                    | 1-45 Projection West, Merchants Place                       |
| 5-21 Tudor Road (Friary Court)           | 21-23 Vachel Road                     | 7-11 Station Road                                           |
| Alexia Court, 3 Tudor Road               | 30 Garrard Street                     | 49-51 Greyfriars Road                                       |
| 9-11 Stanshawe Road                      | 125 Friar Street                      | 53 Greyfriars Road                                          |
| 5-19, and 25 Vachel Road (odds)          | 127 Friar Street                      | Bridewell & Samuel House, Greyfriars Road - Student Housing |
| Belmont Court, Vachel Road               | 136-137 Friar Street                  | The Gateway Public House, 31 Greyfriars Road                |
| 20-24 Vachel Road                        | 144 Friar Street                      | Malcolm Place, Caversham Road                               |
| Montrose House, Vachel Road              | 1-29 Projection East, Merchants Place | 27-31 Vachel Road                                           |

8-18 Stanshawe Road (evens)

**Daylight (Future/Masterplan Receptors)**

Station Hill Plots E & F (MASTERPLAN)      20-30 Greyfriars Road (FUTURE)

**Overshadowing**

|                                      |                                                         |                                                      |
|--------------------------------------|---------------------------------------------------------|------------------------------------------------------|
| Station Hill Square                  | Private gardens serving 5-21 Tudor Road (Friary Court)  | Rear private gardens serving 7-31 Vachel Road (odds) |
| Montrose House Communal Roof Terrace | Rear private gardens serving 9-17 Stanshawe Road (odds) | Rear private gardens serving 7-31 Vachel Road (odds) |

**Solar Glare**

|                         |                        |                    |
|-------------------------|------------------------|--------------------|
| Track 7 West (W1 – W11) | Great Knollys St (GK1) | Stanshawe Rd (SR1) |
| Track 7 East (E1 – E8)  | Weldale St (WS1)       |                    |

## Daylight & Sunlight

- 14.17. An updated Baseline Daylight & Sunlight Results table is provided in **Appendix H** which provides the 2026 Baseline Conditions i.e. the existing levels of light received at the neighbouring buildings as of February 2026. The key change to the Baseline Condition from those reported in the 2020 Consented ES is the inclusion of Phases 1 & 2 into the Baseline as they have been implemented. Full technical results are provided in **Appendix J**
- 14.18. Regarding daylight conditions in the Baseline Scenario, 310 (26%) of the 1,208 windows assessed meet the BRE criteria for VSC by achieving a VSC level of 27% or above. For NSL, 399 (46%) out of the 865 rooms assessed meet the BRE criteria, achieving 80% or above daylight distribution.
- 14.19. The sunlight conditions in the Baseline Scenario show that 208 (56%) out of the 368 rooms assessed within the surrounding buildings meet the BRE criteria for both annual and winter PSH.
- 14.20. For the updated Baseline VSC levels, 649 windows that are not BRE compliant see a reduction in their existing VSC levels compared to those reported in the 2020 Consented ES. 274 rooms that are not BRE compliant see a reduction in their existing NSL levels compared to those reported in the 2020 Consented ES.
- 14.21. For the updated Baseline sunlight levels, 69 rooms that are not BRE compliant for APSH see a reduction in their Baseline (existing) APSH levels compared to those reported in the 2020 Consented ES. 15 rooms that are not BRE compliant for WPSH see a reduction in their Baseline (existing) WPSH levels compared to the 2020 Consented ES.
- 14.22. The changes in Baseline (existing) daylight and sunlight levels occur as a result of Station Hill Plots E, F and G being complete and operational, and so now considered within the Baseline.
- 14.23. Material changes in the Baseline (existing) daylight and sunlight have occurred since the 2020 Consented ES to the following six buildings owing to the addition of Station Hill Plots E, F and G to the Baseline:
- 1-45 Projection West (Daylight & Sunlight);
  - 1-41 Icon House (Daylight only);
  - 1-29 Projection East (Daylight only);
  - 32 and 33 Friar Street (Daylight)
  - Bridlewell & Samuel House - Student Housing (Daylight & Sunlight);
  - 49-51 Greyfriars Road (Daylight & Sunlight); and
  - 30 Garrard Street (Daylight & Sunlight).

14.24. Whilst small, changes in Baseline daylight and / or sunlight levels have occurred to the majority of the other buildings, but they are not material and do not significantly alter the Baseline (existing) Conditions.

### Overshadowing

Updated Baseline (existing) Overshadowing Results are provided in **Appendix K: (14.4)** which provides the existing Overshadowing levels as of February 2026. The key change to the Baseline Conditions from those reported in the 2020 Consented ES is the inclusion of Phases 1 & 2 which have now been implemented.

Notwithstanding an increase in overshadowing within Station Hill Square in the late morning and afternoons in March and June as a result of the inclusion of Phase 2 within the Baseline, the existing overshadowing is not materially different to that reported in the 2020 Consented ES.

## Likely Significant Effects

### Construction Scenario

14.25. Likely Significant Effects for the Demolition and Construction scenario remain valid. These are therefore the same as described within **ES Volume 1, Chapter 14: Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution**, of the 2020 Consented ES.

### Complete and Operational Scenario

#### Daylight

14.26. The potential daylight impacts on surrounding residential properties arising from the Proposed Development have been assessed against the 2026 Baseline Scenario in regard to VSC and NSL in accordance with the BRE's criteria. The full daylight assessment for the Proposed Development can be found within **Appendix J (14.3)** and a revised detailed summary of the Daylight results is provided in **Appendix H: (14.1)**.

14.27. The proposed Phase 3A RMA design massing sits fully within the Approved Maximum Parameters, therefore, the effects are either the same as or less than those reported in the **2020 Consented ES**.

14.28. Overall, of the 1,208 windows assessed for VSC, 1,105 (91%) would meet the BRE's criteria. Of the 865 rooms assessed for NSL, 780 (90%) would meet the BRE's criteria.

14.29. The following 44 buildings would experience no change in the overall effect on daylight compared to the daylight effects reported in the 2020 Consented ES:

- 5 Vachel Road: **Minor Adverse**;
- 11 Vachel Road: **Negligible**;
- The Gateway Public House – 31 Greyfriars Road: **Moderate to Major Adverse**;
- 9-11 Stanshawe Road: **Minor to Moderate Adverse**;
- 13, 15, 17, 19 Stanshawe Road: **Negligible**;
- Building to rear of 136-137 Friar Street: **Negligible**;
- 125 and 144 Friar Street: **Negligible**;
- 127 Friar Street: **Minor Adverse**;
- 7-11 Station Road: **Negligible**;
- 136-137 Friar Street: **Negligible**;
- Alexia Court, 3 Tudor Road: **Moderate Adverse**;
- 53 Greyfriars Road: **Moderate to Major Adverse**;

- 5-21 Tudor Road (Friary Court): **Negligible**;
- 8, 10, 12, 14, 16 and 18 Stanshawe: **Negligible**;
- 1, 3, 5, 7, 9, 11, 15, 21 and 25 Sackville Street: **Minor Adverse**
- 27 Sackville Street: **Negligible**;
- Reada Court: **Negligible**;
- 1-15 Tanfields: **Minor Adverse**;
- 49-51 Greyfriars Road: **Major Adverse**;
- 13, 15, 17, 19, 21-23, 25 and 27-31 Vachel Road: **Negligible**; and
- 18-29 Regent Court: **Negligible**.

14.30. The following 19 buildings would experience a reduction in the overall effect on daylight compared to the daylight effects reported in the 2020 Consented ES:

- 7 and 9 Vachel Road: Reduced from “Minor Adverse” to “**Negligible**”, the reduced impacts result from the RMA design for Phase 3A;
- 1-45 Projection West: Reduced from “Moderate to Major Adverse” to “**Minor Adverse**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1;
- 1-41 Icon House: Reduced from “Moderate Adverse” to “**Negligible**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1;
- 1-29 Projection East: Reduced from “Moderate Adverse” to “**Minor Adverse**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 2;
- 33 and 34 Friar Street: Reduced from “Moderate Adverse” to “**Negligible**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1;
- 32 Friar Street: Reduced from “Moderate Adverse” to “**Negligible**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1;
- Bridlewell & Samuel House: Reduced from “Moderate Adverse” to “**Minor Adverse**”, the reduced impacts result from both the change in baseline conditions, due to implementation of Phase 1, and the RMA design for Phase 3A;
- 13 Sackville Street: Reduced from “Minor Adverse” to “**Negligible**”, the reduced impacts result from both the change in baseline conditions, due to implementation of Phase 1 & 2, and the RMA design for Phase 3A;
- Montrose House: Reduced from “Minor Adverse” to “**Negligible**”, the reduced impacts result from the RMA design for Phase 3A;
- 20-24 Vachel Road: Reduced from “Minor Adverse” to “**Negligible**”, the reduced impacts result from the RMA design for Phase 3A;
- Belmont Court: Reduced from “Minor Adverse” to “**Negligible**”, the reduced impacts result from the RMA design for Phase 3A;
- 30 Garrard Street: Reduced from “Moderate to Major” to “**Moderate Adverse**”, the reduced impacts result from both the change in baseline conditions, due to implementation of Phase 1 & 2, and the RMA design for Phase 3A;
- Malcom Place: Reduced from “Minor to Moderate Adverse” to “**Minor Adverse**”, the reduced impacts result from the RMA design for Phase 3A;
- 17, 19, 23 and 29 Sackville Street: Reduced from “Minor Adverse” to “**Negligible**”, the reduced impacts result from both the change in baseline conditions, due to implementation of Phase 1 & 2, and the RMA design for Phase 3A.

14.31. In terms of daylight impact, the 2020 Consented ES reported noticeable changes in daylight to 36 of the 63 buildings assessed. 13 of these buildings were reported in the 2020 Consented ES to have **significant (Minor-Moderate through Major Adverse)** adverse effects with the Approved Maximum Parameters in place. Owing to the reduction in bulk and massing of the Phase 3A RMA design when compared to the Approved Maximum Parameters in place, there has been numerous improvements in terms of overall daylight effect. For the Proposed Development including the Phase 3A RMA design, 14 fewer buildings would experience a noticeable change in daylight and the magnitude of impact to six buildings have reduced from **significant (Minor-Moderate through Major Adverse)** to **not significant (Negligible and Minor Adverse)**.

#### *Comparison to the Results of the Approved Maximum Parameters*

14.32. To establish how the detailed design for Phase 3A has sought to reduce the impacts identified in the **2020 Consented ES** as set out in Condition 96, a supplementary study has been undertaken to compare the results of the Proposed Development including the Phase 3A RMA design against the Approved Maximum Parameters as amended by the December 2025 S96a amendments to the Maximum Parameters (RBC ref: PL/25/1609).

14.33. 632 of the 1,208 windows see an improvement in their residual VSC levels with the Proposed Development including the Phase 3A RMA in place compared to the Approved Maximum Parameters, the majority see immaterial improvements between 0.2-2.9% VSC and 21 windows within the following buildings see material improvements (3.0% or greater) in their residual VSC levels:

- The Gateway Public House – 31 Greyfriars Road;
- Alexia Court – 3 Tudor Road;
- 53 Greyfriars Road;
- 18 Stanshawe Road; and
- 49-51 Greyfriars Road.

14.34. 217 of the 865 rooms see an improvement in their residual NSL levels with the Proposed Development including the Phase 3A RMA in place compared to the Approved Maximum Parameters, the majority see immaterial improvements between 2-4.9% NSL and 90 rooms within the following buildings see material improvements (5.0% or greater) in their residual NSL levels:

- 1-41 Icon House;
- The Gateway Public House – 31 Greyfriars Road;
- 9-11 Stanshawe Road;
- 127 Friar Street;
- Bridlewell & Samuel House;
- Alexia Court – 3 Tudor Road;
- 53 Greyfriars Road;
- 1, 3, 5, 9, 13, 15, 17, 19 and 23 Sackville Street;
- 49-51 Greyfriars Road;
- 13 and 15 Vachel Road;
- 30 Garrard Street;
- Malcom Place.

#### *Masterplan & Future Receptors*

##### Station Hill Plots E & F (Masterplan Receptor)

Daylight effects have reduced from “Moderate Adverse” to “**Minor Adverse**”, the RMA design for Phase 3A sees improvements to 60 rooms in terms of ADF compared to the **2020 Consented ES**. Furthermore, compared to the approved RMA levels for these buildings (RBC ref: PL/20/1537 and PL/20/1533) 35 of the rooms see improved daylight levels (between 0.1-0.5% ADF more than the consented levels).

#### 20-30 Greyfriars Road (Future Receptor)

- 14.35. In the intervening period since planning permission was granted, permission was granted for residential uses at 20-30 Greyfriars Road (RBC ref: PL/24/1501).
- 14.36. 20-30 Greyfriars Road has been assessed in terms of retained daylight levels using the BRE 2022 methodologies and criteria as that was the guidance it was approved against. Detailed daylight assessments have been undertaken for all habitable rooms facing Phase 3A within 20-30 Greyfriars Road.
- 14.37. 70 rooms were assessed for Illuminance (MDI). 10 (14%) of the 70 habitable rooms meet the BRE criteria. Whilst a valid planning approval for the Site was in place for the Approved Maximum Parameters from July 2021, and therefore well prior to the application for their neighbouring receptor being submitted, the impact of the Proposed Development was not considered within the daylight and sunlight application documents nor Committee Report, despite being a material consideration. In situations such as this, it is standard industry practice to assess a future baseline or cumulative scenario to understand the impact of the consented scheme coming forward within the neighbouring site and mitigate the impact through design interventions as much as practicable. Therefore, for completeness, we have provided a comparison to both the current 2026 Baseline as per the submitted documents for this future receptor and the Approved Maximum Parameters, as should have been provided within the application documents. Compared with the current Baseline, 23 additional rooms fall below the BRE criteria for MDI. Compared with the Approved Maximum Parameters, one additional room meets the BRE criteria for MDI.
- 14.38. In consideration of the above, and based on professional judgement, the overall effect of the Proposed Development upon 20-30 Greyfriars Road is considered **permanent, local** and of **moderate adverse significance**, but the effects of the Approved Development should have been fully understood as part of the application documents for 20-30 Greyfriars Road but were not reported upon, considered nor mitigated through the design of 20-30 Greyfriars Road.

#### Sunlight

- 14.39. The potential sunlight impacts on surrounding residential properties arising from the Proposed Development have been assessed against the 2026 Baseline Scenario in regard to PSH annually and in winter in accordance with the BRE's criteria. The full sunlight assessment for the Proposed Development can be found within **Appendix J (14.3)** and a revised detailed summary of the Sunlight results is provided in **Appendix H (14.1)**.
- 14.40. The proposed Phase 3A RMA design massing sits fully within the Approved Maximum Parameters, therefore, the effects are either the same as or less than those reported in the **2020 Consented ES**.
- 14.41. Overall, of the 368 rooms assessed for PSH (annual and winter), 333 (90%) would meet the BRE's criteria.
- 14.42. The following 20 buildings would experience no change in the overall effect on sunlight compared to the sunlight effects reported in the **2020 Consented ES**:
- 33 Friar Street: **Negligible**;
  - 9-11 Stanshawe Road: **Moderate Adverse**;
  - Building to rear of 136-137 Friar Street: **Negligible**;
  - 7-11 Station Road: **Negligible**;
  - 136-137 Friar Street: **Negligible**;
  - Alexia Court, 3 Tudor Road: **Moderate Adverse**;
  - 53 Greyfriars Road: **Major Adverse**;

- 5-21 Tudor Road (Friary Court): **Negligible**;
- 18 Stanshawe: **Negligible**;
- 3, 15, 17, 19, 25, 27 and 29 Sackville Street: **Negligible**;
- Reada Court: **Negligible**;
- 1-15 Tanfields: **Negligible**;
- 49-51 Greyfriars Road: **Major Adverse**; and
- 18-29 Regent Court: **Negligible**.

The following six buildings would experience a reduction in overall effect on sunlight compared to the sunlight effects reported in the **2020 Consented ES**:

- 1-45 Projection West: Reduced from “Moderate Adverse” to **“Negligible”**, the reduced impacts entirely result from the change in baseline conditions, due to implementation of Phase 1;
- 1-41 Icon House: Reduced from “Moderate Adverse” to **“Negligible”**, the reduced impacts entirely result from the change in baseline conditions, due to implementation of Phase 1;
- 1-29 Projection East: Reduced from “Moderate Adverse” to **“Negligible”**, the reduced impacts entirely result from the change in baseline conditions, due to implementation of Phase 1;
- The Gateway Public House – 31 Greyfriars Road: Reduced from “Major Adverse” to **“Minor to Moderate Adverse”**, the reduced impacts result from both the change in baseline conditions, due to implementation of Phase 1 & 2, and the RMA design for Phase 3a;
- 30 Garrard Street: Reduced from “Major” to **“Minor Adverse”**, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1;
- Malcom Place: Reduced from “Minor” to **“Negligible”**, the reduced impacts result from both the change in baseline conditions, due to implementation of Phase 1 & 2, and the RMA design for Phase 3a.

14.43. In terms of sunlight impact, the 2020 Consented ES reported noticeable changes in daylight to 10 of the 26 buildings assessed. Eight of these buildings were reported in the 2020 Consented ES to have significant (Minor-Moderate through Major Adverse) adverse effects with the Approved Maximum Parameters in place. Owing to the reduction in bulk and massing of the Phase 3A RMA design when compared to the Approved Maximum Parameters in place, there has been numerous improvements in terms of overall sunlight effect. For the Proposed Development including the Phase 3A RMA design, four fewer buildings would experience a noticeable change in daylight and the magnitude of impact to three buildings have reduced from **significant (Minor-Moderate through Major Adverse)** to **not significant (Negligible and Minor Adverse)**.

#### *Comparison to the Results of the Approved Maximum Parameters*

14.44. To establish how the detailed design for Phase 3A has sought to reduce the impacts identified in the **2020 Consented ES** as set out in Condition 96, a supplementary study has been undertaken to compare the results of the Proposed Development including the Phase 3A RMA design against the Approved Maximum Parameters as amended by the December 2025 S96a amendments to the Maximum Parameters (RBC ref: PL/25/1609).

14.45. 132 of the 368 rooms see an improvement in their residual APSH levels with the Proposed Development including the Phase 3A RMA in place compared to the Approved Maximum Parameters, 47 see immaterial improvements between 2-3% APSH and 85 rooms within the following buildings see material improvements (4% or greater) in their residual APSH levels:

- The Gateway Public House – 31 Greyfriars Road;
- Alexia Court – 3 Tudor Road;
- 53 Greyfriars Road;

- 5-21 Tudor Road (Friary Court);
- 49-51 Greyfriars Road;
- 18-29 Regent Court; and
- Malcom Place.

14.46. Seven of the 368 rooms see an improvement in their residual WPSH levels with the Proposed Development including the Phase 3A RMA in place compared to the Approved Maximum Parameters, all seven see an immaterial improvement of 2% WPSH.

#### Overshadowing

There would be no change in the likely Overshadowing effects from those reported in the **2020 Consented ES**. These are therefore the same as described within **ES Volume 1, Chapter 14: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare**, of the **2020 Consented ES**.

#### Solar Glare

14.47. The full solar glare assessment is provided in **Appendix L (14.5)**.

14.48. Of the five sensitive receptors of Solar Glare, the following three do not have reflections occurring within 10° of a driver's direct line of sight and so do not experience significant effects as a result of the Complete and Operational Development. Further details on the reflections at these locations can be found in **Appendix H (14.1)** for completeness:

- Track 7 (Eastbound – Rail);
- Weldale Street (Road); and
- Stanshawe Road.

14.49. The other sensitive receptor where reflections occur within 10° of a driver's direct line of sight (i.e. the centre of vision) is discussed in further detail below.

#### Track 7 (Westbound - Rail)

14.50. 11 viewpoints have been assessed along this section of track travelling westbound approaching Reading Station, labelled W1 – W11.

- W1- W7 – instances of solar reflection may be visible from the eastern façade of Plot AB between 6° and 10° of a train driver's line of sight, which is considered to be a Moderate Adverse effect. The reflections occur in the early mornings (07:00-08:00 GMT) during the mid-seasons (mid-January until mid-March and mid-September until mid-November).
- W8-W11 – instances of solar reflection may be visible from the eastern façade of Plot AB outside 10° of a train driver's line of sight, which is considered to be a Minor Adverse effect. The reflections occur in the early mornings (07:00-09:00 GMT) during the mid-seasons (mid-January until mid-March and mid-September until mid-November).

14.51. The majority of the reflections would occur above the driver's visor cut-off line, therefore the visor could be deployed to mitigate the majority of the effects.

14.52. Owing to the distance from the Proposed Development and the reflections occurring from punched windows within a predominantly solid façade, the size of any reflections visible within this section of track are very small and they would be broken up by solid façade elements. This would reduce the potential for the full sun disc to be reflected, thus the intensity of potential reflections would be lower.

14.53. The majority of reflections off the Proposed Development occur in the early morning during the mid-seasons, when the probability of the sun shining ranges between 10-40%.

14.54. Potential reflections from the eastern façade would only occur if Phase 3B Plot C is not implemented at the same time as Phase 3A. Phase 3B Plot C shades the eastern façade, thus mitigating potential reflections and the effect of solar glare from the eastern façade would then be negligible.

14.55. Overall, in consideration of the factors set out above, the effect of solar glare on train drivers travelling westbound on Track 7 is considered **short term, local** and of **Minor Adverse significance** and when Phase 3B Plot C is implemented the effects would be **negligible**.

#### *Great Knollys St, junction with Caversham Rd (Road)*

14.56. Three viewpoints have been assessed at this location, showing the view of drivers looking ahead as they approach the junction (view GK1), drivers looking at the left side traffic lights (view GK1A) and drivers looking at the right side traffic lights (view GK1B). All reflections visible in view GK1A occur outside 10° of a driver's direct line of sight so are considered Minor Adverse and not discussed further.

14.57. Instances of solar reflection may be visible within view GK1 and GK1B from the western façade of Plots AB and D. In viewpoint GK1, the reflections occur between 5-10° of a driver's line of sight which is considered a Moderate Adverse effect whilst in viewpoint GK1B they sit between 4-10° which is considered a Major Adverse effect. The reflections within 10° of a driver's direct line of sight occur in the early-evening (18:00-19:00 GMT) during the spring and summer months (mid-March until mid-September). The probability of the sun shining during this period is 10-30%.

14.58. The majority of the reflections would occur above the driver's visor cut-off line, therefore the visor could be deployed to mitigate the majority of the effects.

14.59. Owing to the distance from the Proposed Development and the reflections occurring from punched windows within a predominantly solid façade, the size of any reflections visible at this location are very small and they would be broken up by solid façade elements. This would reduce the potential for the full sun disc to be reflected, thus the intensity of potential reflection would be lower.

14.60. At the times of the year when reflections occur within viewpoint GK1B, alternative traffic lights (viewpoint GK1A) can be relied upon to safely manoeuvre at this location.

14.61. Overall, in consideration of the factors set out above, the effect of solar glare on drivers at the Great Knollys St junction with Caversham Rd is considered **permanent, local** and of **Moderate Adverse significance**.

## **Mitigation and Likely Residual Effects**

### *Construction Scenario*

14.62. Mitigation and Residual Effects for the Demolition and Construction scenario remain valid taking into consideration changes to the baseline and sensitive receptors. These are therefore the same as described within **ES Volume 1, Chapter 14: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare**, of the **2020 Consented ES**. **Table 14.2** summarises the Likely Significant Effects, Mitigation and Residual Effects for the **2020 Consented ES**.

### *Complete and Operational Scenario*

#### *Daylight and Sunlight*

14.63. Notwithstanding the isolated reductions in likely significant effects resulting from both the change in Baseline conditions and the mitigation embedded in the detailed design of Phase 3A, the range of effects on daylight and sunlight remain **negligible to minor adverse** effects to many buildings with instances of minor to moderate, moderate adverse, moderate to major and major adverse effects, which is unchanged from the **2020 Consented ES**.

- 14.64. In terms of daylight and sunlight, as part of the design process, numerous alternate massing options were explored to understand how the daylight and sunlight effects could be mitigated. Massing alterations were implemented to minimise the impacts on daylight and sunlight to surrounding sensitive receptors whilst ensuring the provision of a viable scheme. No additional mitigation is therefore available to the detailed Phase 3A.
- 14.65. In accordance with Condition 96, the proposed RMA design has sought to reduce the resultant daylight and sunlight impacts of the Approved Maximum Parameters. The Phase 3A RMA massing fully sits within the Approved Maximum Parameters and therefore all impacts are either the same as or less than those of the Approved Maximum Parameters.
- 14.66. The assessment of Phase 3B has been undertaken on the basis of the maximum parameter envelope of Plot C. As such, the effects represent the worst-case scenario. Further design development will occur up to submission of the reserved matters application for Phase 3B and this will be undertaken in consideration of the daylight and sunlight effects. The overall effects will therefore be in line with, or less than those reported.
- 14.67. Given that mitigation is inherent in the design of Phase 3A and that the massing details of Phase 3B will only be determined as part of the future reserved matters application for the Plot C, the residual daylight effects remain as per the likely effects, that is:
- **Negligible** to 41 buildings (increased from 27 for the 2020 Consented ES due to less buildings being adversely affected);
  - **Minor Adverse** to 16 buildings (reduced from 23 for the 2020 Consented ES);
  - **Minor to Moderate Adverse** to one building (reduced from two for the 2020 Consented ES);
  - **Moderate Adverse** to two buildings (reduced from six for the 2020 Consented ES);
  - **Moderate to Major Adverse** to two buildings (reduced from three for the 2020 Consented ES); and
  - **Major Adverse** to one building (unchanged from the 2020 Consented ES).
- 14.68. The residual daylight effects to Station Hill Plots E and F (Masterplan receptors) are Minor Adverse (reduced from Moderate Adverse). The residual daylight effects to the new future receptor, 20-30 Greyfriars Road, are Moderate Adverse.
- 14.69. In terms of daylight impacts, the 2020 Consented ES reported noticeable changes in light to 38 of the 65 buildings assessed. 15 of these buildings were reported to have significant effects (minor-moderate through major adverse) with the Approved Maximum Parameters in place and against the 2020 Baseline. The assessment including the changes in Baseline conditions to reflect the February 2026 Baseline conditions and the Phase 3A RMA scheme leads to a reduction in daylight impacts overall. Only 24 buildings overall have adverse daylight impacts and only seven are considered to have significant adverse effects.
- 14.70. Furthermore, 632 of the 1,208 windows see an improvement in their residual VSC levels compared to the Approved Maximum Parameters, the majority see immaterial improvements between 0.2-2.9% VSC and 21 windows see material improvements (3.0% or greater) in their residual VSC levels. 217 of the 865 rooms see an improvement in their residual NSL levels compared to the Approved Maximum Parameters, the majority see immaterial improvements between 2-4.9% NSL and 90 rooms see material improvements (5.0% or greater) in their residual NSL levels. Station Hill Plots E & F see improved ADF levels compared to the Approved Maximum Parameters.
- 14.71. The residual sunlight effects would remain as:
- **Negligible** to 20 buildings (increased from 16 for the 2020 Consented ES due to less buildings being adversely affected);
  - **Minor Adverse** to one building (reduced from two for the 2020 Consented ES);
  - **Minor to Moderate Adverse** to one building (increased from no buildings for the 2020 Consented ES);

- **Moderate Adverse** to two buildings (reduced from four for the 2020 Consented ES); and
- **Major Adverse** to two buildings (reduced from four for the 2020 Consented ES).

14.72. In terms of sunlight impacts, the 2020 Consented ES reported noticeable changes in light to 10 of the 26 buildings assessed. Eight of these buildings were reported to have significant effects (minor-moderate through major adverse) with the Approved Maximum Parameters in place and against the 2020 Baseline. The assessment including the changes in Baseline conditions to reflect the February 2026 Baseline conditions and the Phase 3A RMA scheme leads to a reduction in sunlight impacts overall. Only six buildings overall have adverse sunlight impacts and only five are considered to have significant adverse effects.

14.73. Furthermore, 132 of the 368 rooms see an improvement in their residual APSH levels compared to the Approved Maximum Parameters, 47 see immaterial improvements between 2-3% APSH and 85 rooms see material improvements (4% or greater) in their residual APSH levels. Seven of the 368 rooms see an improvement in their residual WPSH levels compared to the Approved Maximum Parameters, all seven see an immaterial improvement of 2% WPSH.

#### Overshadowing

14.74. Mitigation and Residual Effects for Overshadowing remain valid. These are therefore the same as described within **ES Volume 1, Chapter 14: Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare**, of the 2020 Consented ES.

#### Solar Glare

14.75. Mitigation measures were embedded in the facade design of Phase 3A during the detailed design process to minimise the solar glare effects. Significant effects occur at one sensitive receptor, the Great Knollys St junction with Caversham Rd. Low reflectance glazing is required on the western elevation of Plot AB to mitigate the potential for solar glare effects to this location. Owing to the time of day that the reflections occur, their location within the field of view and the broken up nature of the reflections, installation of low reflectance glazing would reduce the residual solar glare effects to Minor Adverse.

14.76. Consequently, the residual solar glare effects would be:

- Short term **Minor Adverse** upon westbound train drivers in the instance that Phase 3B Plot C is not implemented concurrently with Phase 3A. With Phase 3B Plot C implemented in accordance with the programme and in place at the time as Phase 3A, the effect would be **Negligible**; and
- **Minor Adverse** for eastbound train drivers, and road users at junctions on Great Knollys Street and Stanshawe Road; and

**Negligible** for road users at the Weldale Street junction.

### Summary and Conclusions

14.77. Changes to planning policy and guidance and baseline considerations since the 2020 Consented ES have been taken into consideration with regard to the Daylight, Sunlight, Overshadowing, Light Pollution and Solar Glare assessment.

14.78. The potential effects, mitigation and residual effects in relation to demolition and construction, and overshadowing have not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 14.2** below.

14.79. The potential effects and mitigation in relation to daylight, sunlight and solar glare have changed (highlighted by blue text in **Table 14.2**) but residual effects have not changed and are in accordance with the effects reported in the 2020 Consented ES as presented in **Table 14.2** below.

Table 14.2: Summary of Effects (DSCSGLP)

| Issue                                                             | Likely Significant Effect                                                                                                                                               | Mitigation Measures                                                                                                               | Likely Residual Effect                                                                                                                                                  | Comparison with 2020 Consented ES |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Demolition and Construction Development Scenario</b>           |                                                                                                                                                                         |                                                                                                                                   |                                                                                                                                                                         |                                   |
| Daylight, sunlight and overshadowing effects during demolition.   | <b>Temporary, beneficial effects considered likely during demolition.</b>                                                                                               | None proposed.                                                                                                                    | <b>Temporary, beneficial effects considered likely during demolition.</b>                                                                                               | Same result                       |
| Light pollution effects during demolition.                        | <b>Adverse</b>                                                                                                                                                          | Installation of lighting in accordance with the ILP Guidance to be included as a requirement of a future CEMP.                    | <b>Negligible</b>                                                                                                                                                       | Same result                       |
| Solar glare effects during demolition                             | <b>Negligible effects considered likely during demolition.</b>                                                                                                          | None proposed.                                                                                                                    | <b>Negligible effects considered likely during demolition.</b>                                                                                                          | Same result                       |
| Daylight, sunlight and overshadowing effects during construction. | <b>Effects would gradually change from beneficial to those expected once the Proposed Development is complete and operational, that is negligible to major adverse.</b> | None proposed.                                                                                                                    | <b>Effects would gradually change from beneficial to those expected once the Proposed Development is complete and operational, that is negligible to major adverse.</b> | Same result                       |
| Light pollution effects during construction.                      | <b>Temporary Site Lighting: adverse</b>                                                                                                                                 | Installation of lighting in accordance with the ILP Guidance to be included as a requirement of a future CEMP.                    | <b>Negligible.</b>                                                                                                                                                      | Same result                       |
|                                                                   | <b>Light pollution from completed commercial buildings (without mitigation): moderate adverse</b>                                                                       | Switch off all office light along the southern facades post curfew (after 11pm) to be included as a requirement of a future CEMP. | <b>Negligible</b>                                                                                                                                                       | Same result                       |
| Solar glare effects during construction                           | <b>Effects would gradually change from negligible to those expected once the Proposed Development is complete and operational that is minor adverse.</b>                | None proposed.                                                                                                                    | <b>Effects would gradually change from negligible to those expected once the Proposed Development is complete and operational, that is minor adverse.</b>               | Same result                       |

| Issue                                  | Likely Significant Effect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Mitigation Measures                                                                                                                                                                                       | Likely Residual Effect                                                      | Comparison with 2020 Consented ES                                                                                                       |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Completed Development Scenarios</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                           |                                                                             |                                                                                                                                         |
| Daylight                               | <p>41 buildings experience a <b>negligible</b> effect, 16 buildings experience <b>minor adverse</b> effect, one building experiences a <b>minor to moderate adverse</b> impact, two buildings experience <b>moderate adverse</b> impacts, two buildings experience a <b>moderate to major adverse</b> impact and one building experience a <b>major adverse</b> impact.</p> <p>One Masterplan receptor experiences a <b>minor adverse</b> effect.</p> <p>One new future receptor experiences a <b>moderate adverse</b> impact.</p> | Mitigation inherent in design of <b>Phase 3A</b> . Mitigation through design for the <b>Phase 3B</b> reserved matters application, including articulation and setbacks to minimise daylight effects.      | <b>Permanent, local and of negligible to major adverse significance.</b>    | Likely significant Effects have reduced in numbers of buildings affected overall but range of likely residual effects remains the same. |
| Sunlight                               | <p>20 buildings experience a <b>negligible</b> effect, one buildings experience <b>minor adverse</b> effect, one building experiences a <b>minor to moderate</b> impact, two buildings experience <b>moderate</b> impact, and two buildings experience a <b>major</b> adverse impact.</p>                                                                                                                                                                                                                                          | Mitigation inherent in design of <b>Phase 3A</b> . Mitigation through design for the <b>Phase 3B</b> reserved matters application, including articulation and setbacks to minimise sunlight effects.      | <b>Permanent, local and of negligible to major adverse significance.</b>    | Likely significant Effects have reduced in numbers of buildings affected overall but range of likely residual effects remains the same. |
| Overshadowing                          | <p>One communal amenity area and 30 private gardens experience a <b>negligible</b> effect, and one public open space experiencing a <b>moderate adverse</b> effect.</p>                                                                                                                                                                                                                                                                                                                                                            | Mitigation inherent in design of <b>Phase 3A</b> . Mitigation through design for the <b>Phase 3B</b> reserved matters application, including articulation and setbacks to minimise overshadowing effects. | <b>Permanent, local and of negligible to moderate adverse significance.</b> | Same result                                                                                                                             |
| Light pollution                        | <p>Negligible effects due to residential uses within Plots AB and D.</p> <p>Light pollution effects from Plot G now occur within the Baseline so have not been reassessed and those from Plot C will be assessed in the future RMA for Plot C.</p>                                                                                                                                                                                                                                                                                 | None required                                                                                                                                                                                             | <b>Negligible</b>                                                           | N/A (LP from Plots AB & D not assessed in 2020)                                                                                         |

| Issue       | Likely Significant Effect                                                                                                                                                                                                                                                                                                                                  | Mitigation Measures                                                                                         | Likely Residual Effect                                     | Comparison with 2020 Consented ES                                                      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Solar glare | Westbound train drivers experience a <b>negligible</b> effect and Eastbound train drivers experience a <b>minor adverse</b> effect.<br>Road users at Weldale St experience a <b>negligible</b> effect, road users at Stanshawe Rd experience a <b>minor adverse</b> effect and road users at Great Knollys St experience a <b>moderate adverse</b> effect. | Mitigation inherent in design (low reflectance glazing to be installed to the western elevation of Plot AB) | <b>Permanent, local and of minor adverse significance.</b> | New receptors have been introduced but the likely significant effects remains the same |

## Cumulative Effects

14.80. The Cumulative Schemes included in the assessment of cumulative effects for DSOLPSG are shown in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** and are assessed in **Section 15: Cumulative Effects** of this ES Addendum.

## 15. Cumulative Effects

### Introduction

- 15.1. This section assesses the likely significant Cumulative Effects of the Proposed Development. The section has been prepared by Waterman, with input from each of the technical specialists who have contributed to the EIA and this ES Addendum.

### Assessment Methodology

- 15.2. This section considers two types of cumulative effects:
- **Type 1 Cumulative Effects:** Combined effects of a number of individual effects (for example noise, dust and visual intrusion) from the construction of the Proposed Development (in isolation) on a particular receptor; and
  - **Type 2 Cumulative Effects:** Combined effects of the Proposed Development with other schemes, which individually might be insignificant, but when considered together could cause a significant cumulative effect.

### Type 1 Cumulative Effects

- 15.3. The type 1 Cumulative Effects identified in this section are based on the likely residual effects reported in the preceding technical sections of this ES Addendum and of **ES Volume 1, Chapters 7 - 14** inclusive, of the 2020 Consented ES. They therefore take account of mitigation measures that would be in place, such as the CEMP.
- 15.4. In summary the Likely Residual Effects for both the construction scenario and the completed development scenario are the same as those reported in the 2020 Consented ES for the following environmental factors:
- Socio Economics
  - Townscape and Visual
  - Historic Environment
  - Air Quality
  - Noise and Vibration
  - Ground Conditions and Contamination
  - Overshadowing and Light Pollution
- 15.5. The environmental factors which have been assessed within this ES Addendum to yield different Likely Residual Effects compared to those reported in the 2020 Consented ES are:
- Wind
  - Daylight, Sunlight, and Solar Glare
- 15.6. The methodology used to identify Type 1 Cumulative effects is the same for this ES Addendum as that described in the **ES Volume 1, Chapter 15: Cumulative Effects** of the 2020 Consented ES. Sensitive receptors have been grouped together according to land use.

### Type 2 Cumulative Effects

- 15.7. A review of Cumulative Schemes which have planning permission, or are likely to be granted planning permission, was undertaken to determine those which would be likely give rise to significant type 2 Cumulative Effects. Due to the time which has elapsed since the 2020 Consented ES, the Cumulative Schemes are different. These can be found in **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes**.

- 15.8. Although the Cumulative Schemes are different compared to the 2020 Consented ES, the criteria used to identify Cumulative Schemes and the methodology for assessing type 2 Cumulative Effects is the same for this ES Addendum as that described in the **ES Volume 1, Chapter 15: Cumulative Effects** of the 2020 Consented ES.

## Type 1 Cumulative Effect Assessment

- 15.9. This section identifies the Type 1 Cumulative Effects during Demolition and Construction and for the completed and operational Proposed Development. Sensitive Receptors are grouped by land use (e.g., residential, commercial) where applicable. Relevant surrounding land uses and sensitive receptors are summarised in **Table 3.1, Section 3: Land Uses and Sensitive Receptors** of this ES Addendum.

## Demolition and Construction Type 1 Cumulative Effects

- 15.10. Although there are changes to the Likely Residual Effects for Wind for the Demolition and Construction Scenario, these are now **negligible** and therefore do not interact with any of the other Likely Residual Effects for other environmental factors. Therefore, Type 1 Cumulative Effects during the demolition and construction phase are the same as those described within the 2020 Consented ES. These are summarised in **ES Volume 1, Chapter 15: Table 15.1** and are repeated below in **Table 15.1**.

Table 15.1: Likely Type 1 Cumulative Effects during Demolition and Construction

| Sensitive Receptor / Land Use                                                                | Works             |                           |                             |                         |
|----------------------------------------------------------------------------------------------|-------------------|---------------------------|-----------------------------|-------------------------|
|                                                                                              | Demolition        | Substructure Construction | Superstructure Construction | Fit out and Landscaping |
| Existing and future surrounding residents present at the time of demolition and construction | N-, (V-), Vis-,   | N-, (V-), Vis-,           | N-, (V-) Vis-,              | (N-), Vis+,             |
| Future occupants (residents and employees) of the Site                                       | N-, (V-), Vis-,   | N-, (V-), (Vis-),         | N-, (V-), Vis-              | (N-), Vis+,             |
| Surrounding commercial, retail, and leisure uses                                             | N-, (V-) (Vis-),  | N-, (V-), (Vis-),         | N-, Vis-                    | (N-), Vis +,            |
| Pedestrians and cyclists                                                                     | N-, (V-), (Vis-), | N-, (V), (Vis),           | N, Vis -,                   | (N-), Vis +,            |
| Other road users                                                                             | (N-), (Vis-),     | (N), (Vis),               | (N-), Vis-,                 | (N-), Vis+              |
| Local views and townscape*                                                                   | Vis-, N-          | Vis-, N-                  | Vis-, N-                    | Vis+, N-                |

Note: \* The effect to local views and townscape is positive. Whilst there are some adverse effects for longer distance views, no effect interactions are considered to occur at this distance.

Key:

N = Noise  
 Vis = Visual  
 W = Wind  
 DSO = Day Light, Sunlight and Overshadowing  
 ( ) = very minor effects anticipated  
 + = Beneficial effects anticipated  
 - = Adverse effects anticipated  
 +/- = Both beneficial and adverse effects anticipated

## Completed Development Type 1 Cumulative Effects

- 15.11. The likely significant type 1 Cumulative Effects for various sensitive receptors during the Completed Development Scenario are listed in **Table 15.2**. Where these differ from those likely significant type 1 Cumulative Effects for the Completed Development Scenario, these are highlighted in blue text.
- 15.12. Wind and DSOLPSG assessment results for this ES Addendum are the only topics which are different compared to the 2020 Consented ES.

- 15.13. While there are minor to major beneficial likely residual effects for Socio-economics in terms of population, housing supply, employment, local economy, and open space, Socio-economic effects have not been included within this assessment of type 1 Cumulative Effects. This is because the Socio-Economic effects (refer to **Section 7** of this ES Addendum) are highly unlikely to interact with any other identified environmental effects associated with the Proposed Development. This is consistent with the approach used in the 2020 Consented ES.
- 15.14. For Wind there has been a reduction in Likely Residual Effects overall as these have been mitigated through the testing and design process, details of which are discussed in **Section 13** of this ES Addendum. However, there are still some minor exceedances to guidance wind conditions for strong winds at ground level around the north-western corner, south along Garrard Street, and Plot C. Also a moderate to negligible adverse impact for wind at off-site roof level amenity space has been identified and there are a range of moderate beneficial to minor adverse effects for off-site and on-site existing surrounding residents and future residents, pedestrians and cyclists. These effects are therefore now included in **Table 15.2** highlighted by blue text.
- 15.15. For DSOLPSG, the assessment results are different compared with those described within the 2020 Consented ES for Daylight, Sunlight, and Solar Glare, while Overshadowing and Light Pollution remains the same.
- 15.16. For Daylight and Sunlight, Likely Significant Effects have reduced overall as the number of receptors (buildings) experiencing a **negligible** effect has increased and the number of receptors experiencing **minor, moderate** and **major** effects has decreased. However, the range of Likely Residual Effects remain the same (**permanent, local and of negligible to major adverse significance**) as those described within the 2020 Consented ES.
- 15.17. For Solar Glare, the receptors experiencing adverse effects have changed and now include road users at Stanshawe Rd (**minor** effect) and road users at Great Knollys St (**moderate** effect). However, the Likely Residual Effects remain the same (**permanent, local and of minor adverse significance**) as those described within the 2020 Consented ES.

Table 15.2: Likely Type 1 Cumulative Effects during the Completed Development Scenario

| Sensitive Receptor / Land Use                          | Completed Development |
|--------------------------------------------------------|-----------------------|
| Existing and future surrounding residents              | Vis+, DSO-, <b>W-</b> |
| Future occupants (residents and employees) of the Site | Vis+, DSO-, W-,       |
| Surrounding commercial, retail, and leisure uses       | Vis+, +/-, DSO-       |
| Pedestrians and cyclists                               | (N-), Vis+, <b>W-</b> |
| Other Road Users                                       | <b>(DSO-)</b> x       |
| Local views and townscape                              | Vis+, W-              |

Note: \* The effect to local views and townscape is positive. Whilst there are some adverse effects for longer distance views, no effect interactions are considered to occur at this distance.

Key:

- N = Noise
- Vis = Visual
- W = Wind
- DSO = Day Light, Sunlight and Overshadowing
- x = no Type 1 effects likely
- ( ) = very minor effects anticipated
- + = Beneficial effects anticipated
- = Adverse effects anticipated
- +/- = Both beneficial and adverse effects anticipated

- 15.18. **Table 15.1** indicates that there is the potential for some type 1 cumulative effect interactions to take place during the Completed Development. Effects would primarily relate to the interactions between visual

effects, daylight, sunlight, overshadowing and wind. All visual and townscape effects on local receptors would be beneficial during the Completed Development. Only a small number of off-site receptors very close to the Site would experience Type 1 Cumulative Effects, these would generally be interactions between beneficial visual effects and adverse wind and DSO effects.

## Type 2 Cumulative Effect Assessment

15.19. Due to the time which has elapsed since the **2020 Consented ES**, additional Schemes have been submitted that need to be considered within the Cumulative Assessment. Therefore, the Cumulative Schemes listed in **Table 15.1** is different to the 2020 Consented ES and these will be assessed by each environmental topic within this section. The table lists the Cumulative Schemes, with their full planning descriptions provided in **Appendix D**.

15.20. Cumulative Schemes are shown in **Table 15.1**, in further detail within **Appendix D: Cumulative Schemes Table** and **Figure 4: Cumulative Schemes** of this ES Addendum.

Table 15.1: Summary of Cumulative Schemes

| No. | Scheme                                     | Planning Ref | Status                                                                 | Distance and Direction |
|-----|--------------------------------------------|--------------|------------------------------------------------------------------------|------------------------|
| 1   | 35-39 Friar Street                         | PL/22/0933   | Permitted subject to Legal Agreement                                   | 142m southeast         |
| 2   | 20-30 Greyfriars Road, RG1 1NS             | PL/24/1501   | Application approved with conditions                                   | 15m south              |
| 3   | Broad Street Mall                          | PL/24/0173   | Approved subject to Section 106                                        | 160m southwest         |
| 4   | Former Debenhams Department Store / Oracle | PL/22/1916   | Application Approved                                                   | 570m southeast         |
| 5   | 80 Caversham Road                          | PL/18/2252   | Permitted subject to Legal Agreement 29/3/2023                         | 270m north             |
| 6   | Thames Quarter                             | 190809       | Permitted subject to Legal Agreement Granted 10/3/2020                 | 500m northeast         |
| 7   | Vastern Court, Caversham Road              | PL/20/0328   | Application Permitted. 21/3/2024 Public Enquiry APP/E0345/W/21/3289748 | 320m northeast         |
| 8   | Vue Cinema Complex / Oracle                | PL/22/1917   | Received 19/12/2022                                                    | 630m southeast         |
| 9   | John Lewis, Crossland Road                 | PL/24/1155   | Validated 03/10/2024                                                   | 755m southeast         |

## Socio Economics and Health

### Construction Scenario

15.21. The demolition and construction of the RMA in combination with the nine cumulative schemes would support additional construction-related employment opportunities at a regional level, given the mobility of the construction workforce. The overall scale of construction employment supported by all schemes cannot readily be quantified on the basis of the information that is publicly available for each scheme and the differing timescales that construction activities will take place in. Whilst the impacts are likely to be positive in terms of temporary employment creation, it is not expected to be significant at a regional level and therefore the significance of effect remains consistent with the 2020 Consented ES as negligible.

### Complete and Operational Scenario

15.22. The nine cumulative schemes will bring forward a range of land uses including residential, commercial, retail, leisure and community uses as well as public realm and landscaping. In combination with the RMA

Proposed Development, the cumulative schemes will bring forward approximately 3,380 new residential units including co-living, build-to-rent, market and affordable housing as well as over 26,000sqm of office, retail, leisure and community space.

- 15.23. It is estimated that this amount of commercial floorspace, in combination with the RMA, would support between 1,300 and 1,700 FTE jobs which will have a long-term, moderate beneficial effect at the district level. This is consistent with the effects identified in the 2020 Consented ES.
- 15.24. Combined with the RMA Proposed Development, the number of cumulative residential units being brought forward in the town centre (c3,380) will make a positive contribution to Reading's housing target whilst also increasing the variety of type, size and tenure of homes available to local residents. This is expected to have a long-term, major beneficial effect at the district level which is consistent with the effects identified in the 2020 Consented ES.
- 15.25. The new residential population arising from the cumulative residential accommodation is expected to be in the region of 5,800 and will lead to an increase in demand for social and community infrastructure such as primary care, schools, community facilities and open space. It is anticipated that the applicant of each cumulative scheme would have undertake the required assessment on demand for social infrastructure and should any mitigation have been required, this would have been agreed with Reading Borough Council (RBC) for each application and delivered through Section 106 agreements of the Community Infrastructure Levy. It is therefore assumed that the likely cumulative effects on social and community infrastructure would be negligible which is consistent with 2020 Consented ES.
- 15.26. In summary, no new or different effects have been identified, and all cumulative effects are assessed to be the same in terms of significance as the assessment of cumulative effects identified in the 2020 Consented ES.

## Townscape and Visual

- 15.27. The cumulative schemes presented in **Table 15.1** have been considered with all but 80 Caversham Road being new schemes since what was reported in the 2020 Consented ES. From undertaking a desktop review, with the exception of AVRs being produced, the following outcome is assumed as a result of the combination with the Proposed Development and the cumulative schemes.

### Townscape

#### *Construction Scenario*

- 15.28. The largest cumulative effects would likely occur as a result of the combination of the Proposed Development and the schemes that are closest to the Proposed Development, which include 35-39 Friar Street and 20-30 Greyfriars Road. Although these schemes are different as to those set out in the 2020 Consented ES this aligns with what was assessed based on their close proximity to the Proposed Development. If demolition and/or construction of these schemes were to occur simultaneously with the Completed Development, the effects to Townscape would be slightly greater. However, as set out in the 2020 Consented ES it would not alter the overall significance of the demolition and construction effects identified in the 2020 Consented ES, and the effect with regard to all views, townscape character areas would remain as temporary, local and between **negligible** and **major adverse**.

#### *Completed Development Scenario*

- 15.29. The largest cumulative effects would likely occur as a result of the combination of the Proposed Development and the schemes that are closest to the Proposed Development, which include 35-39 Friar Street and 20-30 Greyfriars Road. Although these schemes are different as to those set out in the 2020 Consented ES this aligns with what was assessed based on their close proximity to the Proposed Development. The effects to Townscape would be slightly greater than those of the Proposed Development in isolation. However, as set out in the 2020 Consented ES they would not alter the overall

significance of effects identified in the 2020 Consented ES, and the effect with regard to all townscape character areas would likely be permanent, local and between **negligible** and **major beneficial** significance.

## Visual

### *Construction Scenario*

- 15.30. As set out in the 2020 Consented ES, the cumulative effects of the demolition and construction works of the Proposed Development and cumulative schemes would depend on the visibility of earthworks and of large plant and construction equipment. All viewpoints, with the exception of viewpoints 6, 15, 16 and 29 where the cumulative schemes are likely to be hidden by landform, built form, vegetation and / or the Completed Development, may experience some further disturbance from construction activities if the construction programmes of the cumulative schemes overlap with that of the Proposed Development. However, owing to the temporary and transient nature of the demolition and construction activities, the likely cumulative effects are considered unlikely to change the significance of effects from those of the Completed Development in isolation. The quantity of viewpoints affected will likely increase as a result, compared to what was set out in the 2020 Consented ES due to there now being 9 cumulative schemes as opposed to 8, as well as their change in locations, size and scale.
- 15.31. Taking into account the location, size and scale of cumulative schemes in relation to the visual receptors, the likely cumulative effects of the demolition and construction works of the Proposed Development together with the cumulative schemes would likely remain as assessed in the 2020 Consented ES ranging from **negligible** to **temporary adverse**, and of **major significance**.

### *Completed Development*

- 15.32. As set out in the 2020 Consented ES, the greatest cumulative visual effects occur at long distance and mid distance viewpoints due to the interaction between the Completed Development and cumulative schemes that comprise taller built elements. In particular, the schemes at Broad Street Mall, Former Debenhams Department Store, 80 Caversham Road and Thames Quarter. The lower cumulative schemes, principally the developments including 35-39 Friar Street and 20-30 Greyfriars Road, would likely affect views closer to the Completed Development notably Viewpoints 12, 13 and 26. However, generally the cumulative effects are similar to the effects of the Completed Development in isolation. All viewpoints, with the exception of viewpoints 6, 15, 16 and 29 where the cumulative schemes are likely to be hidden by landform, built form, vegetation and / or the Completed Development would likely be affected by the combined cumulative schemes and Proposed Development. The quantity of viewpoints affected will likely increase as a result, compared to what was set out in the 2020 Consented ES due to there now being 9 cumulative schemes as opposed to 8, as well as their change in locations, size and scale.
- 15.33. Taking into account the location, size and scale of cumulative schemes in relation to the visual receptors, the cumulative effects would likely remain the same as those described in the 2020 Consented ES, which at maximum parameters cumulative effects would range from **major adverse** to **major beneficial** whilst at minimum parameters, the cumulative effects would range from **major adverse** to **moderate beneficial**.

## Historic Environment

- 15.34. Although the Cumulative Schemes have changed for the Proposed Development, the cumulative assessment for archaeology and Built Heritage remains valid. The effects for the assessment of the Proposed Development in combination with Cumulative Schemes are the same as those discussed within **ES Volume 1, Chapter 15: Cumulative Effects** of the 2020 Consented ES. These are set out below.

### Construction Scenario

15.35. Cumulative Schemes shown in **Table 15.1** in combination with the Proposed Development would lead to a greater loss of archaeology and the cumulative effect on archaeological remains during construction of the Proposed Development in combination with the schemes would therefore likely still lead to a **permanent moderate adverse effect of moderate significance (Significant)**. However, for Built Heritage, based on the combined impact of high-rise development outlined in **Table 15.1** there would likely be a temporary adverse effect of **minor significance (not significant)** on the settings of the surrounding heritage assets during the demolition and construction phases.

### Completed Development Scenario

The combination of the Completed Development and the Cumulative Schemes outlined in Table 15.1 would have no additional impact on buried archaeological remains beyond those that would occur during the demolition and construction phases and therefore this would be not significant. However, the Proposed Development and the Cumulate Schemes would likely lead to an overall permanent adverse effect of minor to moderate significance considering final designs and façades of Plots AB and D as described within Section 5: Description of the Proposed Development of this ES Addendum report and sightlines or settings of surrounding Listed Buildings as described in **ES Volume 1, Chapter 15: Cumulative Effects** of the 2020 Consented ES.

### Air Quality

15.36. The Cumulative Schemes presented in **Table 15.1** have been considered within the assessment cumulative effects with respect to Air Quality.

15.37. Potential cumulative effects during the construction phase would principally relate to the combined influence of temporary construction dust and vehicle emissions. Construction activities for each scheme would be subject to the implementation of appropriate good practice mitigation and dust control measures secured through their respective construction environmental management plans. With the adoption of these measures, significant dust emissions are not anticipated, and therefore no material cumulative air quality effects are predicted during the construction phase (**not significant**).

Potential cumulative operational effects would primarily relate to combine changes in operational traffic movements and associated exhaust emissions. The 2020 Consented ES has assessed a reasonable worst case operational scenario; therefore, the additional schemes outlined in **Table 15.1** are not anticipated to introduce changes that would result in a materially different effect on local air quality. On this basis no new or materially different cumulative air quality effects are predicted during the operational phase of the development and the conclusions of the 2020 Consented ES remain unchanged (**not significant**).

### Noise and Vibration

15.38. As set out in the 2020 Consented ES, in the event that the Cumulative Schemes located within 100m of the Site boundary were to be constructed concurrently with the Proposed Development, cumulative noise and vibration effects could occur predominantly to occupants of surrounding properties.

15.39. The cumulative demolition and construction effects would be minimised through implementation of CEMPs, ensuring no more than **temporary, short-term, local** effects of **minor to moderate adverse** significance would be experienced (**not significant**). This is consistent with the assessment of the Proposed Development in isolation as set out in the 2020 Consented ES.

15.40. In addition to construction noise and vibration generated on the Site, there would be the potential for cumulative effects to arise from an increased number of construction vehicles on the local road network. The principal roads impacted would be Greyfriars Road and Friar Street. Given the existing high noise levels in the area and existing traffic levels, the potential increase in noise levels from construction vehicles

from the cumulative schemes would remain unchanged from the 2020 Consented ES and would be at worse **minor adverse** to receptors on these road links, with **negligible** effects on the remaining roads.

- 15.41. In terms of operational noise, the road traffic data provided by the transport consultants used in the noise assessment, includes for committed developments. As such cumulative effect on traffic flows alongside the Proposed Development is as reported within the approved 2020 ES, **negligible** with **permanent, local and minor adverse significance** on Greyfriars Road and Garrard Street (**not significant**).
- 15.42. On the presumption that noise from building plant and non-residential uses are controlled through planning policy, it is considered reasonable to assume that similar mitigation measures and planning controls would be implemented for all cumulative schemes so that they would not in isolation, or together, give rise to unacceptable noise effects. Consequently, the likely cumulative effect of noise from the operation of building plant and non-residential uses on surrounding receptors would be **negligible**. Parking, where provided within the Cumulative Schemes in close proximity to the Proposed Development, is assumed to be provided within the building envelope and would therefore remain a **negligible** effect. Where servicing and delivery is provided within the building envelope cumulative effects remain **negligible**. With regard to on-street servicing and delivery, cumulative effects are still likely to remain **negligible** due to high prevailing noise levels from road traffic on the local road network.

### Ground Conditions and Contamination

- 15.43. The Cumulative Schemes presented in **Table 15.1** above have been considered within the assessment of cumulative effects. In terms of ground conditions and contamination, the schemes within an immediate radius of approximately 250m are considered. Three schemes within 250m as described below.
- 35-39 Friar Street, planning Ref. PL/22/0933, located approximately 144m to the south-east. This scheme includes the 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).
  - 20-30 Greyfriars Road, planning Ref. PL/24/1501, located approximately 75m to the south-west. This scheme includes 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.
  - 80 Caversham Road, planning Ref. PL/18/22525, is located approximately 20mm to the northwest. This scheme is an 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.
- 15.44. The potential for contamination, associated risks and effects from these individual development sites would be identified by the respective applicants to ensure that each development would be 'suitable for use' in accordance with the mandatory legislative requirements of Part IIA of the Environmental Protection Act 1990 and any associated planning conditions.
- 15.45. Should contaminants be present in the soils and groundwater, applicants subject to the planning process, will be required to suitably characterise the ground through ground investigation and relevant risk assessments to support the planning application / discharge of planning conditions. In addition, construction best practice guided through documents such as a CEMP as a result of planning conditions would be implemented. This process manages and supports the avoidance of detrimental effects to sensitive receptors such as the underlying Principal Aquifer.

15.46. Furthermore, these new and therefore cumulative schemes identified in the local area will have to incorporate appropriate pollution control measures to protect the underlying groundwater through planning conditions and Environmental Permitting (for industrial uses) enforced by the Environment Agency.

All new developments identified in the cumulative schemes are required to meet the procedures and good practice, identified above. As such, the cumulative effects would not add to those of the Proposed Development.

## Wind

### Configuration 5: Proposed Development with Plot C (Illustrative Scheme), Cumulative Surrounding Buildings, Proposed and Existing Landscaping and Mitigation

15.47. Wind conditions for Configuration 5 are presented in **Appendix G: Figures 13.28 and 13.29** for the windiest and summer seasons at ground level. **Appendix G: Figures 13.30 and 13.31** present results at elevated levels on the Proposed Development and Plot C during the summer season. Annual strong wind exceedances are presented in **Appendix G: Figures 13.32-13.34**. The same mitigation measures applied in Configuration 4 were applied in Configuration 5, with the exception of the two off-site evergreen trees along Garrard Street, which have been removed for Configuration 5.

### Pedestrian Comfort

15.48. Wind conditions would largely be suitable for the intended pedestrian uses. The inclusion of the cumulative schemes would not introduce any new significant adverse effects in comparison to Configuration 4. Locations that would be windier than suitable are discussed below.

15.49. On-site entrances represented by measurement locations 18 and 38 would have strolling conditions, one category too windy. Location 38 would be a marginal exceedance, and this entrance would be suitable for the intended use for the majority of the year, therefore representing a negligible (not significant) effect. Locations 18 would represent a minor adverse (significant) effect.

15.50. Off-site ground level seating at measurement locations 15, 94, 95 and 157 would have standing conditions during the summer season, one category too windy. For location 15, this seating space will only be used on good weather days in summer and as such it is expected that for the majority of the summer season, this space would be tolerable for seating. Furthermore, off-site seating represented by measurement locations 94, 95 and 157 would only be used occasionally by pedestrians and are not expected to be used frequently for long periods of time. Additionally, there are other benches nearby which would be in areas of suitable sitting wind conditions. As such, these seating areas as a whole to the north of the site would not require further mitigation measures.

15.51. On-site podium level seating at measurement locations 67, 82 and 85 would be suitable for standing use during the summer season, one category windier than suitable. This would represent a minor adverse (significant) effect.

15.52. Plot C is in outline therefore the terrace locations have not been finalised. Nevertheless, measurement locations 232-236 have been included at the roof levels to provide an early indication on the potential wind conditions. During the summer season, wind conditions would range from suitable for standing to walking use. Strolling conditions would occur at measurement locations 234 and 236 and walking conditions would occur at measurement locations 232 and 233. This would represent a minor to moderate adverse (significant) effect and will be appropriately mitigated during the detailed design of Plot C, when the terrace locations will be finalised.

### Strong Winds

- 15.53. The cumulative scenario would have fewer exceedances compared to the existing scenario (Configuration 4). Strong wind exceedances would occur at one location at ground level (measurement location 52) in the road along Garrard Street.
- 15.54. At elevated levels, strong wind exceedances would occur at four roof locations on Plot C (measurement locations 232-234 and 236). It should be noted for Plot C as the scheme is in outline and the terrace locations have not been finalised, mitigation can be developed during the detailed design of Plot C, when the terrace locations are finalised.

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

- 15.55. The updated list of cumulative schemes have been reviewed with professional judgement applied to identify those relevant for assessment, so as to ensure that only the cumulative schemes with the potential to generate effects relating to daylight, sunlight and overshadowing, in conjunction with the Proposed Development, are included within the cumulative effects assessment. The cumulative schemes considered in the assessment are as follows:
- 1. 35-39 Friar Street; and
  - 2. 20-30 Greyfriars Road, RG1 1NS.
- 15.56. All remaining cumulative schemes are too far from the Site to result in cumulative effects to the sensitive receptors.

### Construction

- 15.57. Cumulative DSOLPSG effects for the Demolition and Construction scenario remain valid. These are therefore the same as described within the 2020 Consented ES.

### Completed Development

#### Daylight

- 15.58. The full daylight assessment for the Proposed Development and Cumulative Schemes can be found within **Appendix F, 14.3** and a revised detailed summary of the Daylight results is provided in **Appendix F, 14.1**.
- 15.59. Daylight effects to 56 buildings remain as per those of the Completed Development scenario and are not discussed further. The following two buildings experience cumulative effects but the effects remain unchanged from the 2020 Consented ES:
- The Gateway Public House – 31 Greyfriars Road: **Moderate to Major Adverse**; and
  - 125 Friar Street: **Minor Adverse**.
- 15.60. A change in cumulative effects has been identified to the following five buildings compared to the cumulative daylight effects reported in the **2020 Consented ES**:
- 1-29 Projection West: Reduced from “Moderate to Major Adverse” to “**Moderate Adverse**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was minor adverse overall. The additional effects can be attributed to the new cumulative scheme 35-39 Friar Street.
  - 33 Friar Street: Reduced from “Moderate Adverse” to “**Minor Adverse**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The additional effects can be attributed to the new cumulative scheme 35-39 Friar Street.

- 32 Friar Street: Increased from “Minor Adverse” to “**Minor to Moderate Adverse**”, the increased impacts primarily result from the new cumulative scheme 35-39 Friar Street. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall.
- 127 Friar Street: Increased from “Minor Adverse” to “**Minor to Moderate Adverse**”, the increased impacts primarily result from the new cumulative scheme 35-39 Friar Street. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was minor adverse overall.
- 29 Sackville Street: Reduced from “Minor to Moderate Adverse” to “**Minor Adverse**”, the reduced impacts primarily result from both the change in baseline conditions, due to implementation of Phase 1 and the exclusion of the 52-55 Friar Street & 12 Greyfriars Road scheme. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The cumulative effects can be attributed to the new Cumulative Scheme 20-30 Greyfriars Road.

### Sunlight

- 15.61. The full sunlight assessment for the Proposed Development and cumulative schemes can be found within **Appendix F, 14.3**, and a revised detailed summary of the Sunlight results is provided in **Appendix F, 14.1**.
- 15.62. Sunlight effects to 23 buildings remain as per those of the Completed Development scenario and are not discussed further. The following building experience cumulative effects but the effects remain unchanged from the 2020 Consented ES:

- The Gateway Public House – 31 Greyfriars Road: **Major Adverse**.

A change in cumulative effects has been identified to the following two buildings compared to the cumulative sunlight effects reported in the **2020 Consented ES**:

- 1-45 Projection West: Reduced from “Moderate Adverse” to “**Minor Adverse**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was negligible overall. The additional effects can be attributed to the new cumulative scheme 35-39 Friar Street.
- 30 Garrard Street: Reduced from “Major Adverse” to “**Moderate to Major Adverse**”, the reduced impacts primarily result from the change in baseline conditions, due to implementation of Phase 1. The effects presented for the Cumulative Scenario differ from the Completed Development Scenario which was moderate overall. The additional effects can be attributed to the new cumulative scheme 35-39 Friar Street.

### Overshadowing

- 15.63. Overshadowing effects remain as per those of the Completed Development scenario and are not discussed further.

## 16. Mitigation and Monitoring

- 16.1. The likely significant effects of the Proposed Development are described in the preceding sections of this ES Addendum. Where significant potential effects are identified, methods to mitigate or monitor the likely significant potential effects have been described. It is anticipated that implementation of such mitigation and monitoring measures would be required by condition on any planning consent or where relevant, through the Section 106 Agreement.
- 16.2. In order to assist RBC in identifying the mitigation and monitoring measures for Phase 3A assumed in the assessment of residual effects, **Tables 16.1** and **16.2** present a summary of these measures during construction and when complete and operational respectively. These tables do not summarise all the potential and residual effects, rather they identify what mitigation, and monitoring should be implemented in order to achieve the residual effects identified within the preceding technical sections.
- 16.3. The EIA undertaken for both the 2020 Consented ES and for this ES Addendum, were undertaken in parallel with the design process. As a consequence, many measures to mitigate likely significant adverse environmental effects have been incorporated into the scheme design. Such measures are inherent in the design and have therefore not been identified in the following tables. Inherent mitigation measures form part of the Proposed Development that would be approved as part of a future planning approval. Similarly, assessment of the potential effects of the Proposed Development have assumed implementation of relevant legislation and therefore this has not been listed.
- 16.4. Any proposed Mitigation, Monitoring or Enhancement Measures which are being delivered alongside this ES Addendum for the RMA application (i.e., Transport Assessment and Ecological Management Plan), have been removed from **Tables 16.1** and **16.2**. The suggested mitigation measure where electric vehicle charging points were required to be detailed within the design has also been removed from the tables below as the scheme is now a car free design.
- 16.5. Where Table **16.1** and **16.2** are highlighted in blue text, these are recommended mitigation and monitoring measures which differ from those set out within the 2020 Consented ES.

**Table 16.1: Summary of Mitigation & Monitoring Measures During Demolition and Construction**

| Mitigation, Monitoring or Enhancement Measure                                              | Effect being mitigated, monitored or enhanced                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Possible Method of Implementation |
|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| CEMP incorporating a Demolition Management Statement and Construction Management Statement | <p>Adverse environmental effects during demolition and construction from:</p> <p>Noise and Vibration – CEMP to include the requirement for adoption of quieter deconstruction methods where work is undertaken within 15m of a sensitive receptor and adoption of CFA piling and pressed sheet piling techniques (rather than driven or impact piles, where possible);</p> <p>Air Quality / Dust;</p> <p>Waste Generation;</p> <p>Ecological Habitat loss;</p> <p>Handling and storage of potentially hazardous liquids on-Site;</p> <p>Drainage and Spill control;</p> <p>Construction Traffic including provision of a Traffic Logistics Plan;</p> <p>Temporary Visual intrusion;</p> <p>Site Lighting and lighting within the proposed commercial buildings (during construction); and</p> <p>Disturbance or losses of Archaeological Sources.</p> | Planning Condition                |

| <b>Mitigation, Monitoring or Enhancement Measure</b>                                                 | <b>Effect being mitigated, monitored or enhanced</b>                                                                                                                                                                                        | <b>Possible Method of Implementation</b>              |
|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Implementation of job brokerage schemes, apprenticeships and training schemes                        | Job creation during demolition and construction.                                                                                                                                                                                            | Mitigated via the Community Infrastructure Levy (CIL) |
| Programme of archaeological investigation and recording (if necessary)                               | Adverse effects during demolition and construction on as yet unknown buried archaeological remains.                                                                                                                                         | Planning Condition                                    |
| Vibration monitoring                                                                                 | Adverse effects during demolition and construction piling. Should CFA piling be undertaken at a distance of less than 10m then it is recommended that monitoring is undertaken to ensure threshold levels agreed with RBC are not exceeded. | Planning Condition                                    |
| Further ground investigation, and remediation (if necessary)                                         | Adverse effects during demolition and construction from potential sources of contamination on soils and groundwater.                                                                                                                        | Planning Condition                                    |
| Further ground gas monitoring and implementation of gas protection measures (if necessary)           | To further characterise the concentrations of ground gas.                                                                                                                                                                                   | Planning Condition                                    |
| Preparation and implementation of an Asbestos Risk Assessment, and Asbestos Discovery Plan)          | Adverse effects during demolition and construction from the potential release of asbestos fibres during earth movements. Required prior to commencement of demolition work.                                                                 | Planning Condition                                    |
| Site Waste Management Plan                                                                           | Adverse effect during demolition and construction from the disposal of contaminated spoil and demolition waste.                                                                                                                             | Planning Condition                                    |
| Foundation Works Risk Assessment (FWRA)                                                              | Adverse effects during demolition and construction from the introduction of new pathways through piling.                                                                                                                                    | Planning Condition                                    |
| Provision of landscaping in accordance with the submitted landscape plan to mitigate wind conditions | Adverse effects on pedestrian comfort and safety arising from wind conditions                                                                                                                                                               | Planning Condition                                    |
| <a href="#">Further mitigation testing for Plot C to mitigate wind conditions.</a>                   | <a href="#">Adverse effects for Off-Site Roof Level Amenity, Mixed-Use</a>                                                                                                                                                                  | <a href="#">Planning Condition</a>                    |

**Table 16.2: Summary of Mitigation & Monitoring Measures for the Proposed Development**

| <b>Mitigation, Monitoring or Enhancement Measure</b>                                 | <b>Effect being mitigated, monitored or enhanced</b>                                   | <b>Method of Implementation</b>                       |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------|
| Contributions towards primary health care facilities                                 | Impact of additional residents on primary health care facilities                       | Financial contributions                               |
| Contributions towards early years, primary and secondary school provision            | Impact of additional residents on early years, primary and secondary school provision. | Financial contributions                               |
| Provision of wheelchair accessible homes and accessibility and adaptability of homes | Housing needs                                                                          | Mitigated via the Community Infrastructure Levy (CIL) |

| <b>Mitigation, Monitoring or Enhancement Measure</b>                                                                                                                                                                                                              | <b>Effect being mitigated, monitored or enhanced</b>                                                                                                                                                                                                  | <b>Method of Implementation</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Provision of an Estate Management Plan, Security Management Plan and Operational Waste Management Plan                                                                                                                                                            | Management and maintenance of public open space, control on the occupants of the food and beverage units to ensure that there is no over-concentration of hot food takeaways, provision of community uses, security management and waste management.  | Mitigated via the CIL           |
| Incorporation of mitigation to achieve suitable Plant Noise Limits                                                                                                                                                                                                | Adverse effects due to the generation of noise from fixed mechanical plant and building services.                                                                                                                                                     | Planning Condition              |
| Implementing Servicing and Delivery controls such as agreement of servicing hours                                                                                                                                                                                 | Adverse effects due to generation of noise from servicing and delivery                                                                                                                                                                                | Planning Condition              |
| Implementing suitable acoustic design measures where sensitive residential uses (bedrooms / living rooms) are located above service yard / car park access points.                                                                                                | Adverse noise effects at the ingress / egress to service yards and car parks.                                                                                                                                                                         | Planning Condition              |
| Sound insulation (Non-Residential Uses)                                                                                                                                                                                                                           | Standard controls relating to opening hours of non-residential uses and use of outside space would also minimise potential noise effects on sensitive receptors. Detailed design to ensure adequate sound insulation is incorporated into the façade. | Planning Condition              |
| Provision of appropriate ventilation/ extraction to ensure that no nuisance, disturbance or loss of amenity is caused by odour or fumes to nearby properties as a result of the commercial kitchen.                                                               | Kitchen Extract Odour                                                                                                                                                                                                                                 | Planning Condition              |
| Storage of fuel tanks for backup generators and cleaning chemicals etc on hardstanding or within appropriately bunded areas.<br>Provision of oil water interceptors on the drainage system as required.<br>Management and maintenance of electricity substations. | Future ground conditions.                                                                                                                                                                                                                             | Planning conditions             |
| Provision of landscaping in accordance with the submitted landscape plan to mitigate wind conditions                                                                                                                                                              | Adverse effects on pedestrian comfort and safety arising from wind conditions                                                                                                                                                                         | Planning condition              |
| The development and testing of a detailed design for Plot C (Phase 3B).                                                                                                                                                                                           | Pedestrian safety and amenity.<br>Development massing and landscaping to be designed to mitigate wind safety issues and to ensure the wind conditions within and surrounding the Proposed Development are suitable for the intended use of the area.  | Planning Condition              |
| Roof levels of Plot C to be further assessed and tested for the detailed design                                                                                                                                                                                   | Pedestrian safety and amenity.<br>Development massing and landscaping to be designed to mitigate wind safety issues and to ensure the wind conditions within and surrounding the Proposed Development are suitable for the intended use of the area.  | Planning Condition              |

| Mitigation, Monitoring or Enhancement Measure                                                                                                                | Effect being mitigated, monitored or enhanced | Method of Implementation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|--------------------------|
| Mitigation through design for Plot C, the Phase 3B reserved matters application, including articulation and setbacks to minimise daylight, sunlight effects. | Daylight and Sunlight conditions.             | Planning Condition       |

## Figures

Figure 1: Site Location Plan

Figure 2: Application Site Boundary

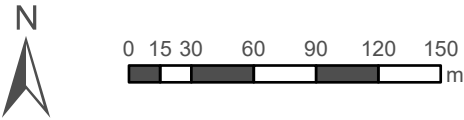
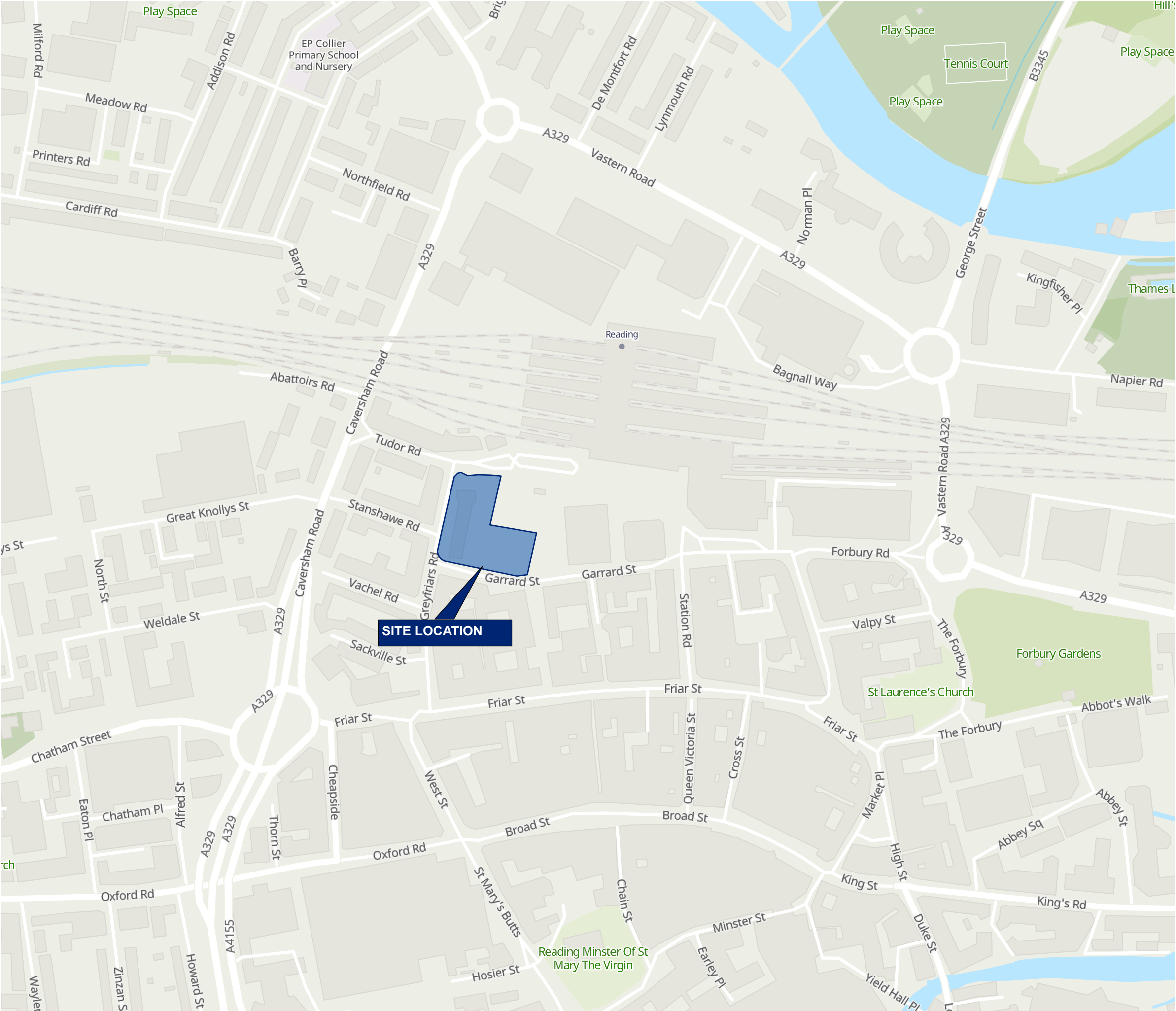
Figure 3(a): Station Hill Phasing Plan

Figure 3(b): Station Hill Phase 3A Plots

Figure 4: Cumulative Schemes

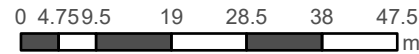
Figure 14.1: Daylight Sensitive Receptors

Figure 14.2: Solar Glare Receptors

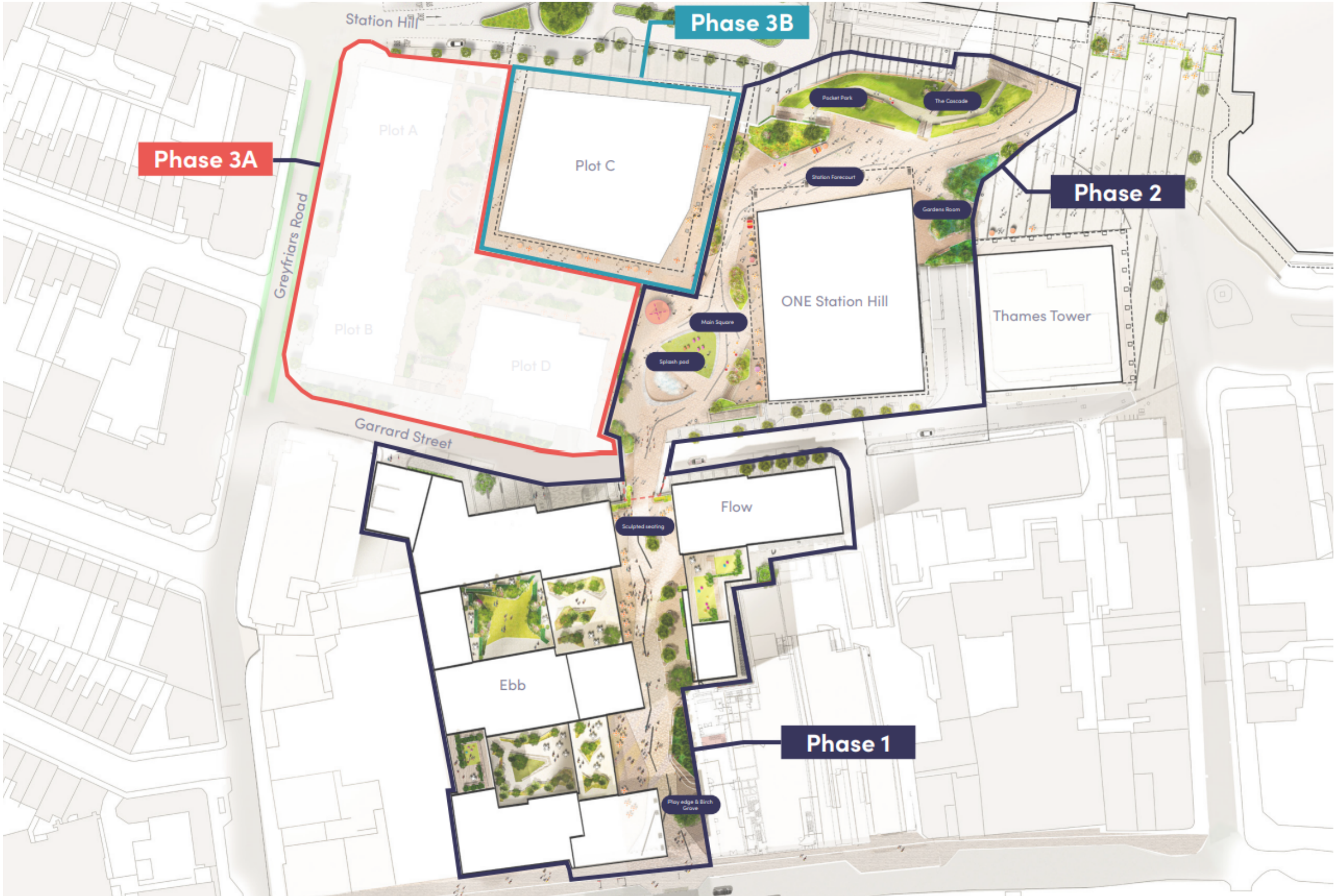


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|-----------------|--------------------------------------------------|
| Project Details | WIE14788-116: Station Hill                       |
| Figure Title    | Figure 1: Site Location Plan                     |
| Figure Ref      | WIE1488-116_GIS_ESA_2A                           |
| Date            | March 2026                                       |
| File Location   | Projects\WIE14788-116\9_GIS\WIE14788-116_GIS_EIA |

Site Boundary



|                 |                                                  |
|-----------------|--------------------------------------------------|
| Project Details | WIE14788-116: Station Hill                       |
| Figure Title    | Figure 2: Application Site Boundary              |
| Figure Ref      | WIE1488-116_GIS_ESA_1A                           |
| Date            | March 2026                                       |
| File Location   | Projects\WIE14788-116\9_GIS\WIE14788-116_GIS_EIA |



|                 |                                                  |
|-----------------|--------------------------------------------------|
| Project Details | WIE14788-116: Station Hill                       |
| Figure Title    | Figure 3(a): Station Hill Phasing Plan           |
| Figure Ref      | WIE1488-116_GIS_ESA_3A                           |
| Date            | March 2026                                       |
| File Location   | Projects\WIE14788-116\9_GIS\WIE14788-116_GIS_EIA |