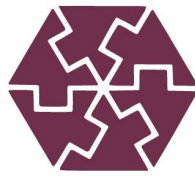


Planning, Reading Borough Council
 Civic Offices, Bridge Street, Reading RG1 2LU
 Website: www.reading.gov.uk
 Tel: 0118 9373787



Reading
 BOROUGH COUNCIL

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Phase 3a, Station Hill, Reading, RG1 1NF

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Proposal: (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

Planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal (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 comprising residential dwellings (Class C3), hotel (Class C1), residential institutions (Class C2), office use (Class B1). Flexible Retail, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, non-residential institutions and assembly and leisure (Class A1, A2, A3, A4, A5, D1 and D2). Provision of podium deck and basement storey running beneath Phase 2 and 3. Formation of pedestrian and vehicular access. Means of access and circulation and car parking within the site. Provision of new public open space and landscaping.

Reference number

192032

Date of decision (date must be pre-application submission)

22/07/2021

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D at Station Hill, Reading, comprising the erection of 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. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112.

The Outline Planning Permission was an EIA application and an Environment Statement was submitted to the Council at that time.

Has the work already started?

☐ Yes

☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

SHRN-CRL-SW-ZZ-PL-A-0115-P01 dated 15 May 2020

Parameter plan SHRN - CRL - S3 - ZZ - PL - A - 0705 - P03, Plots, dated 22 September 2020.

Station Hill North Design Code Hybrid Planning Application dated September 2020, received 23 September 2020

Design and Access Statement December 2019 as amended by Addendum to the Design & Access Statement June 2020

Development Specification dated August 2020

SHRN - CRL - SW - ZZ - PL - A - 0105 - Rev P00 Site Location Plan dated 13 December 2020

SHRN - CRL - SW - ZZ - PL - A - 0115 Rev P01 Phasing Plan dated 15 May 2020

SHRN - CRL - SW - ZZ - PL - A - 1051 Rev P00 Demolition Plan dated 13 December 2019

SHRN - CRL - S3 - ZZ - PL - A - 0705 Rev P03 Parameter Plans - Plots, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL - A - 0710 Rev P03 Parameter Plan Public Realm Plaza and Plaza +1 levels, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL - A - 0711 Rev P02 Parameter Plan Land Use and Minimum Distance Between Plots - Levels Plaza +2 and Above Mixed Use Scheme, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL - A - 0712 Rev P02 Parameter Plan Land Use and Minimum Distance Between Plots - Levels Plaza +2 and Above All Commercial Scheme, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL - A - 0715 Rev P03 Parameter Plan Vehicular Access and Servicing, dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL - A - 0720 Rev P03 Parameter Plan Land Use Street and Podium (Plaza Level), dated 22 September 2020

SHRN - CRL - S3 - ZZ - PL - A - 0726 Rev P03 Parameter Plan Basement Parameter Section, dated 22 September 2020

44470/5502/TA/02 Revision C, dated 21 September 2020

SHP-GEN-ZZ-ZZ-D-A-000705 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Permission Plots Scenario 2" dated 21 October 2025

SHP3-GEN-ZZ-ZZ-D-A-000710 Rev. P00 "07 Parameter Plans Phase 3: Outline Planning Application Public Realm and Pedestrian Access - Plaza - Scenario 2, dated 21 October 2025

SHP3-GEN-ZZ-ZZ-D-A-00711 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Application Land Use and Minimum Dist. Between Plots Plaza +2 and Above Mixed Use Scheme - Scenario 2 dated 21 October 2025

SHP-GEN-ZZ-ZZ-D-A-000712 Rev. P00 "07 Parameter Plans Phase 3: Outline Planning Application Land Use and Minimum Dist. Between Plots Plaza +2 and Above All Commercial Scheme- Scenario 2, dated 21 October 2025

SHP-GEN-ZZ-ZZ-D-A-000715 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Application Vehicular Access and Servicing - Scenario 2, dated 21 October 2025

SHP-GEN-ZZ-ZZ-D-A-000720 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Application Land Uses Street and Podium (Plaza Level) Scenario 2, dated 21 October 2025

SHP3-GEN-ZZ-ZZ-D-A-000726 Rev P00 "07 Parameter Plans Phase 3: Outline Planning Application Basement Parameter Section Scenario 2 dated 21 October 2025

44470/5502/TA/02 Revision C, dated 21 September 2020.

Station Hill North Design Code Scenario 2 Hybrid Planning Application dated October 2025.

Please list all drawing numbers submitted with this application for approval

Please see the submitted Planning Statement.

If applicable, please state the reasons for any changes to the original drawings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Approval of reserved matters as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Sana Miraj

Date

26/03/2026