

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

Application for Full planning permission

To: Sandra Manson
Pegasus Group
First Floor, Gainsborough House
34-40 Grey Street
Newcastle upon Tyne
NE1 6AE

Application No: PL/24/0846
Application type: Full planning permission

Applicant: Peveril Securities

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

Proposal: Demolition of existing buildings and erection of new buildings of 11 storeys to provide 570 build to rent residential dwellings (Class C3) with residential amenity space, parking, landscaping and associated engineering works (amended description)

At: Napier Court, Napier Road, Reading, RG1 8BW

For the attached reasons

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 1 May 2026



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

Application At: Napier Court, Napier Road, Reading

Application No: PL/24/0846

Application type: Full planning permission

REASONS FOR REFUSAL

1. The proposed development, by reason of its failure to provide Affordable Housing either on or off-site via a completed legal agreement, fails to address the housing needs of Reading Borough, contrary to policies H3, H4 and CC9 of the Reading Borough Local Plan (2019), the Council's Adopted Supplementary Planning Documents on Affordable Housing (2021) and Planning Obligations under Section 106 (2015) and paragraphs 9, 11, 12, 39, 48, 56, 58, 59, 61, 63 and 64 of the National Planning Policy Framework (December 2024, as amended).
2. The proposed development fails to demonstrate that it would adequately safeguard land for future Mass Rapid Transit/Bus Rapid Transit, and therefore harmful to the strategic major transport projects aims of the Borough and contrary to policies TR1, TR2, CR11 and CR11i of the Reading Borough Local Plan (2019), and paragraphs 109, 115 and 117 of the National Planning Policy Framework (December 2024, as amended).
3. The proposed development fails to demonstrate that Active Travel implications have been adequately considered and therefore the Local Planning Authority is unable to determine whether the additional pedestrian and cycle movements generated by the proposal would adversely affect the safety and flow of pedestrian and cycle users of the existing Highway network within Reading. This is contrary to Policies TR1, TR3 and TR4 of the Reading Borough Local Plan (2019), paragraphs 109, 115 and 117 National Planning Policy Framework (December 2024, as amended).
4. The proposed development does not comply with the adopted standards of the Local Planning Authority in respect of the design of the proposed footway/cycleway to the front of the site along Napier Road. The proposal fails to demonstrate that a satisfactory high-quality design and form of the pedestrian and cycle route can be provided, which would be detrimental to pedestrian and cyclist safety and fail to facilitate greater pedestrian and cycle permeability within the Station/River Major Opportunity Area. This is contrary to Policies TR1, TR3, TR4, TR5 and CR11 of the Reading Borough Local Plan (2019), paragraphs 109, 115 and 117 of the National Planning Policy Framework (December 2024, as amended).
5. The proposed development does not comply with the Local Planning Authority's standards in respect of servicing, refuse collection and building maintenance, and as a result this is likely to result in congestion and vehicle conflict within the development, and on-street servicing and/or service vehicles reversing in to Napier Road or into the development accesses, to the detriment of Highway safety on and off site, in conflict with policies TR2, TR3, and TR4 of the

Date: 1 May 2026



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

Reading Borough Local Plan (2019), and paragraphs 109, 115 and 117 of the National Planning Policy Framework (December 2024, as amended).

6. The proposed development fails to demonstrate that by reason of its siting and scale, it would not result in harm to or future pressure to fell or prune five protected Norway Maple trees (TPO ref. 13/10). These trees are of high visual amenity value and harm to their health would be of detriment to their longevity, whilst felling of the trees would result in harm to surrounding visual amenity. This is contrary to Policy EN14 of the Reading Borough Local Plan (2019), Reading Borough Council's adopted Tree Strategy (2021), and paragraphs 136 and 187 of the National Planning Policy Framework (December 2024, as amended).
7. The proposed development does not make appropriate provision for open space or to improve access to open space to meet the recreational needs of future occupiers; neither is there a legal agreement to secure an appropriate financial contribution towards off-site improvements at Kings Meadow and to secure provision of highway works to improve access to this area of public open space. Therefore, the proposals fail to meet the open space needs of the development. This is contrary to policies EN9, EN10, CR3 and CC9 of the Reading Borough Local Plan (2019), the Planning Obligations Under S106 SPD (2015) and paragraphs 98 and 103 of the National Planning Policy Framework (December 2024, as amended).
8. The proposed development does not make appropriate provision for landscaping either on or off-site (where both are considered to be required). This would fail to mitigate the visual impact of the development. Furthermore, in the absence of a legal agreement to secure an appropriate financial contribution towards off-site tree planting within Kings Meadow, the development fails to provide an appropriate landscaped setting for development or to adequately improve tree coverage within the Borough. This is contrary to policies EN14, CC7 and CC9 of the Reading Borough Local Plan, the Planning Obligations under S106 SPD (2015) and paragraphs 136 and 187 of the National Planning Policy Framework (December 2024, as amended).
9. In the absence of a completed legal agreement to secure an appropriate financial contribution towards carbon off-setting in Reading Borough, the proposal would not acceptably adapt to climate change, achieve zero carbon homes standards and not provide appropriately towards energy infrastructure, contrary to policies CC3 (Adaptation to Climate Change), CC9 (Securing Infrastructure) and H5 (Standards for New Housing) of the Reading Borough Local Plan (2019), the Sustainable Design and Construction SPD (2019), the Planning Obligations under S106 SPD (2015) and paragraphs 166 and 167 of the National Planning Policy Framework (December 2024, as amended).
10. In the absence of a completed legal agreement to secure an acceptable Employment and Skills Plan (construction phase only, via an employment and skills plan or a financial contribution), the proposal fails to contribute adequately to the employment, skills or training

Date: 1 May 2026



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needs of local people, which would result in associated socio-economic harm, contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019) and the Employment Skills and Training SPD (2013) and Planning Obligations under Section 106 (2015) and paragraphs 8, 100 and 101 of the National Planning Policy Framework (December 2024, as amended).

11. In the absence of a completed legal agreement to secure an appropriate contribution towards primary medical care facilities, the proposals fail to accommodate for the increase in population as a result of the development and impact this additional pressure would have on primary medical infrastructure within the Borough. The proposal is therefore contrary to Policy CC9 (Securing Infrastructure) of the Reading Borough Local Plan (2019), the Planning Obligations under Section 106 SPD (2015) and paragraphs 96 and 101 of the National Planning Policy Framework (December 2024, as amended).
12. In the absence of a completed legal agreement to secure an appropriate contribution towards alterations to the loading restrictions along Napier Road, the proposals fail to demonstrate that the development would not result in ad hoc loading, unloading and servicing of the development taking place from the Public Highway which would be detrimental to highway safety. This is contrary to policies TR3 and CC9 of the Reading Borough Local Plan (2019), the Planning Obligations under Section 106 (2015), and paragraphs 101 and 116 of the National Planning Policy Framework (December 2024, as amended).
13. In the absence of a completed legal agreement to ensure that the development would operate in accordance with the Council's standard terms for Build to Rent accommodation as set out within Policy H4 of the Reading Borough Local Plan (2019), the proposals fail to demonstrate that they would provide an acceptable standard of residential accommodation or meet the identified housing needs of the Borough. This would be contrary to Policy H4 of the Reading Borough Local Plan (2019), the Planning Obligations under Section 106 SPD (2015), and paragraphs 11, 12, 39, 48, 56, 58, 59, 61, 63 and 64 of the National Planning Policy Framework (December 2024 as amended).
14. In the absence of a completed legal agreement to secure submission and approval of a completed legal agreement to investigate the feasibility of the proposed development connecting to a Reading Centralised Heat Network, the proposals fail to make adequate provision in respect of incorporating decentralised energy infrastructure and fail to support sustainable energy consumption, support heat networks and to adequately tackle climate change, contrary to Policy CC4 of the Reading Borough Local Plan (2019), the Sustainable Design and Construction SPD (2019), the Planning Obligations under Section 106 SPD (2015) and paragraphs 165 and 166 of the National Planning Policy Framework (December 2024, as amended).

INFORMATIVES

Date: 1 May 2026



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1. The Local Planning Authority has worked with the applicant in a positive and proactive way by advising of the concerns with proposal and providing for the opportunity for the application to be withdrawn. The applicant chose not to withdraw the application, hence the issuing this refusal notice.
2. This decision relates to the following plans and documents submitted with the application:

READ-5PA-ZZ-ZZ-DR-A-000001_P15 Existing Site Plan
READ-5PA-ZZ-ZZ-DR-A-001000_P15 Existing Site Location Plan
READ-5PA-ZZ-ZZ-DR-A-000100_P16 Demolition Plan – Masterplan
READ-5PA-ZZ-ZZ-DR-A-042100_P12 Demolition Elevations – Masterplan
READ-5PA-ZZ-00-DR-A-022200_P01 GA Masterplan – Ground Floor Constraints Plan
READ-5PA-ZZ-00-DR-A-022200_P29 GA Masterplan - Ground Floor Plan
READ-5PA-ZZ-01-DR-A-022200_P23 GA Masterplan - First to Fourth Floor Plan
READ-5PA-ZZ-07-DR-A-022200_P23 GA Masterplan - Fifth to Eighth Floor Plan
READ-5PA-ZZ-09-DR-A-022200_P22 GA Masterplan - Ninth to Tenth Floor Plan
READ-5PA-ZZ-11-DR-A-022200_P22 GA Masterplan - Eleventh Floor Plan
READ-5PA-ZZ-RF-DR-A-022200_P21 GA Masterplan - Proposed Roof Plan
READ-5PA-ZZ-ZZ-DR-A-042000_P13 Existing Elevations, Sheet 1 of 2 – Masterplan
READ-5PA-ZZ-ZZ-DR-A-042001_P13 Existing Elevations, Sheet 2 of 2 – Masterplan
READ-5PA-ZZ-ZZ-DR-A-042200_P18 Proposed Elevations – Masterplan
READ-5PA-ZZ-ZZ-DR-A-052000_P13 Existing Sections - Sheet 1 of 2 – Masterplan
READ-5PA-ZZ-ZZ-DR-A-052001_P13 Existing Sections - Sheet 2 of 2 – Masterplan
READ-5PA-AB-GF-DR-A-022200_P28 GA Plan - Ground Floor - Block A & B
READ-5PA-AB-01-DR-A-022200_P23 GA Plan - First Floor - Block A & B
READ-5PA-AB-02-DR-A-022200_P23 GA Plan - Second Floor - Block A & B
READ-5PA-AB-03-DR-A-022200_P23 GA Plan - Third Floor - Block A & B
READ-5PA-AB-04-DR-A-022200_P23 GA Plan - Fourth Floor - Block A & B
READ-5PA-AB-05-DR-A-022200_P23 GA Plan - Fifth Floor - Block A & B
READ-5PA-AB-06-DR-A-022200_P23 GA Plan - Sixth Floor - Block A & B
READ-5PA-AB-07-DR-A-022200_P23 GA Plan - Seventh Floor - Block A & B
READ-5PA-AB-08-DR-A-022200_P23 GA Plan - Eighth Floor - Block A & B
READ-5PA-AB-09-DR-A-022200_P24 GA Plan - Ninth Floor - Block A & B
READ-5PA-AB-10-DR-A-022200_P24 GA Plan - Tenth Floor - Block A & B
READ-5PA-AB-11-DR-A-022200_P23 GA Plan - Eleventh Floor - Block A & B
READ-5PA-AB-RF-DR-A-022200_P21 GA Plan - Roof Level - Blocks A & B
READ-5PA-CD-GF-DR-A-022200_P28 GA Plan - Ground Floor - Block C & D
READ-5PA-CD-01-DR-A-022200_P23 GA Plan - First Floor - Block C & D
READ-5PA-CD-02-DR-A-022200_P23 GA Plan - Second Floor - Block C & D
READ-5PA-CD-03-DR-A-022200_P23 GA Plan - Third Floor - Block C & D
READ-5PA-CD-04-DR-A-022200_P23 GA Plan - Fourth Floor - Block C & D
READ-5PA-CD-05-DR-A-022200_P23 GA Plan - Fifth Floor - Block C & D
READ-5PA-CD-06-DR-A-022200_P23 GA Plan - Sixth Floor - Block C & D

Date: 1 May 2026



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Reading
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Working better with you

READ-5PA-CD-07-DR-A-022200_P23 GA Plan - Seventh Floor - Block C & D
READ-5PA-CD-08-DR-A-022200_P23 GA Plan Eighth Floor - Block C & D
READ-5PA-CD-09-DR-A-022200_P23 GA Plan - Ninth Floor - Block C & D
READ-5PA-CD-10-DR-A-022200_P23 GA Plan - Tenth Floor - Block C & D
READ-5PA-CD-11-DR-A-022200_P22 GA Plan - Roof Level - Block C & D
READ-5PA-AA-ZZ-DR-A-042201_P21 Proposed Elevations - Sheet 1 of 2 - Block A
READ-5PA-AA-ZZ-DR-A-042202_P21 Proposed Elevations - Sheet 2 of 2 - Block A
READ-5PA-BB-ZZ-DR-A-042201_P21 Proposed Elevations - Sheet 1 of 2 - Block B
READ-5PA-BB-ZZ-DR-A-042202_P21 Proposed Elevations - Sheet 2 of 2 - Block B
READ-5PA-CC-ZZ-DR-A-042201_P21 Proposed Elevations - Sheet 1 of 2 - Block C
READ-5PA-CC-ZZ-DR-A-042202_P20 Proposed Elevations - Sheet 2 of 2 - Block C
READ-5PA-DD-ZZ-DR-A-042201_P21 Proposed Elevations - Block D
READ-5PA-AA-ZZ-DR-A-052202_P18 Proposed Sections - Block A
READ-5PA-BB-ZZ-DR-A-052203_P18 Proposed Sections - Block B
READ-5PA-CC-ZZ-DR-A-052204_P18 Proposed Sections - Block C
READ-5PA-DD-ZZ-DR-A-052205_P18 Proposed Sections - Block D
READ-5PA-ZZ-ZZ-DR-A-043200_P16 Typical Bay Studies - Sheet 1 of 4 - Bay Study 1
READ-5PA-ZZ-ZZ-DR-A-043201_P16 Typical Bay Studies - Sheet 2 of 4 - Bay Study 2
READ-5PA-ZZ-ZZ-DR-A-043202_P16 Typical Bay Studies - Sheet 3 of 4 - Bay Study 3 & 4
READ-5PA-ZZ-ZZ-DR-A-043203_P17 Typical Bay Studies - Sheet 4 of 4 - Bay Study 5
READ-5PA-ZZ-ZZ-DR-A-900031 Bike Store Section
READ-5PA-ZZ-GF-DR-A-023201_P05 Cycle store – plan layout
READ CUR XX XX DR C 090044_P02 Section 278 Footway Tie-in Long sections
READ CUR XX XX DR C 090043_P08 Section 278 Layout and Sections
READ-CUR-XX-XX-DR-C-090045-P01 Zebra Crossing Layout
READ CUR 00 00 D C 95001_P03 Vehicle Tracking Panel Van
80908 CUR XX 00 D TP 05001_P18 Swept path Analysis 7.5t Panel van (in TA)
80908 CUR XX 00 D TP 05002_P20 Swept path analysis 11.2m refuse vehicle (in TA)
80908 CUR XX 00 D TP 05003_P17 Swept path analysis large car ground floor (In TA)
80908 CUR XX 00 D TP 05006_P14 Swept path analysis 7.7m fire tender (In TA)
80908 CUR XX 00 D TP 75001_P11 Access Arrangement (IN TA)
35206-RG-LD-101-P9 Overall Landscape Reference Plan_A1
35206-RG-LD-200-1-P11 Hard and Soft Landscape GA 1_A0
35206-RG-LD-200-2-P11 Hard and Soft Landscape GA 2_A0
35206-RG-LD-200-3-P11 Hard and Soft Landscape GA 3_A0
35206-RG-LD-200-4-P7 Hard and Soft Landscape GA Spec Sheet_A0
Received by the Local Planning Authority on 28th April 2026

Design and Access Statement (5plus Architects) (dated April 2026)
Planning Statement, including Affordable Housing Statement (Carney Sweeney)
Planning Position and Benefits Statement (Pegasus Group) dated April 2026.
Air Quality Assessment (Air Quality Consultants)
Acoustics Report (CPWP)

Date: 1 May 2026

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

Arboricultural Assessment Including Arboricultural Impact Assessment and Method Statement Rev H (FPCR) (dated April 2026)
Archaeological Desk Based Assessment (Orion Heritage)
Contamination - Phase 1 Preliminary Risk Assessment and Phase 2 Ground Investigation Report (Curtins)
Daylight and Sunlight Report – Assessment of Proposed Development (MES Building Solutions) (dated 20th April 2026)
Daylight and Sunlight Report – Assessment of Impact on Neighbours (MES Building Solutions)
Daylight and Sunlight – response to BRE Review dated 08/12/2025. (MES Building Solutions dated 31st March 2026)
Ecological Appraisal and Biodiversity Net Gain Metric (FPCR)
Energy and Sustainability Statement (CPWP)
Fire Statement (Design Fire Consultants)
Flood Risk Assessment, SuDS and Drainage Strategy (Curtins)
Heritage Impact Assessment (HCUK)
Statement of Community Involvement (CarneySweeney)
Transport Assessment (Curtins)
Highways Technical Note Rev P01 dated 22nd April 2026 including Transport Assessment Addendum including ATE assessment Revision P03 (Curtins) dated 28th April 2026
Framework Travel Plan (Curtins)
Townscape and Visual Appraisal (HCUK)
Utilities Statement (HVSS)
Wind Microclimate (Urban Microclimate)

3. Reasons 7, 8, 9, 10, 11, 12, 13 and 14 could be overcome by entering into a satisfactory s106 legal agreement or unilateral undertaking (UU), including the necessary highways agreements, as required.
4. The applicant is advised that the refused scheme, had it been able to be approved, would Under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), have been subject to mandatory Biodiversity Net Gain (BNG).
5. The applicant is advised that the refused scheme, had it been able to be approved, would have been a CIL (Community Infrastructure Levy) liable development.

Date: 1 May 2026



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NOTES - APPEALS TO THE SECRETARY OF STATE

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

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

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

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

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

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

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

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

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

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

Purchase Notices

Date: 1 May 2026



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

Date: 1 May 2026



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