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Planning Application **PL/26/0237**

Proposed Works

Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.

Site address

BATTLE INN PH, 2 BEDFORD ROAD, READING, RG1 7HS

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15/4/2026 Representation

Re: BATTLE INN- 2, BEDFORD ROAD, READING, BERKSHIRE, RG1 7HS

Waste Comments:

Waste Comments:The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames

Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

The foul water network in this catchment is impacted by high infiltration flows during certain groundwater conditions. Care must be taken when designing new networks to ensure they don't surcharge and cause flooding. Whilst design and construction guidance for sewers allows for an element of infiltration, we would expect in high risk areas such as this that additional precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.

The surface water network in this catchment is impacted by high infiltration flows during certain groundwater conditions. Care must be taken when designing new networks to ensure they don't surcharge and cause flooding. Whilst design and construction guidance for sewers allows for an element of infiltration, we would expect in high risk areas such as this that additional precautions are taken to minimise infiltration; this should be in the form of the installation of leak tight liners within sewers and resin injection to seal chambers. This will help to mitigate the risk of flooding in the vicinity of the development (e.g. reduce property flood risk and travel disruption in the locality) and also help to reduce the risk of pollutions in the wider environment, particularly considering the impact of climate change. Developers must liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. This must also ensure that the design of any SUDS or surface water management solution conveys exceedance flows away from public sewer networks. In the longer term, Thames Water, along with other partners, are working on a strategy to reduce groundwater entering public sewer networks.

Public sewers are crossing or close to your development. Build over agreements are required for any building works within 3 metres of a public sewer and, or within 1 metre of a public lateral drain. This is to prevent damage to the sewer network and ensures we have suitable

and safe access to carry out maintenance and repairs. Please refer to our guide on working near or diverting our pipes:<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Please ensure to apply to determine if a build over agreement will be granted.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167, 168 & 169 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments:

Water Comments: The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater).

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached

to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments:

Please submit a foundation/piling layout plan clearly indicating the locations of all foundation/piles to be installed on the development site. This plan should show the positions of the foundation/piles in relation to Thames Water clean water mains and sewers and local topography such as roads (please include road names), existing buildings and/or any other notable features. Thames Water require drawings indicating the location of all piling and the clearance between the face of the pile to the face of a pipe. If any basements intended to be constructed as part of the development, please clearly indicate the location and footprint. Without these drawings and cross-sectional details Thames Water will not be able to review your proposals and discharge your planning condition. The Developer is also requested to confirm whether they have been in touch with Thames Water to discuss or arrange for the abandonment of any existing assets beneath the development site. Please give a short summary of any correspondence to date and any references they have been provided. Plans of Thames Water apparatus can be obtained through our website at www.thameswater-propertysearches.co.uk. Please use the following reference in all future correspondence: DTS 63224.

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09/4/2026 Representation

Good afternoon,

Thank you for sending this across.

The Council's standard household waste collection service is for fortnightly recycling collections, fortnightly general waste collections and weekly food waste collections. Glass recycling collections are being introduced soon and will be collected fortnightly.

A development containing 6 residential units with communal bin provisions would need to have the below –

- 2 x 360L general waste bins
- 4 x 360L recycling bins
- 1 x 240L food waste bin
- 1 x 240L glass bin

I note that there is a bin store but it does not indicate dimensions or how many bins would fit within it. It is also not clear how crews would access the bins as there is no direct access to it. Please could you ask for clarification on how many bins would fit in the proposed bin store and also provide a written refuse strategy confirming how it is proposed bins be collected from the bin store location.

I am also concerned that the doors are not wide enough for bins to be manoeuvred in and out

of the bin store. All doors and alleys must be at least 2m wide to allow for safe manoeuvring of bins.

The household waste bins would need to be within the maximum bin pulling distance which is measured from the rear of the collection vehicle to the rear of the furthest away bin. The maximum distances that operatives should be required to wheel containers, measured from the furthest point within the storage/collection area to the loading position at the back of the vehicle are:

- o 15m for any 2 wheeled containers up to 360-litres
- o 10m for any 4 wheeled containers

Please confirm that the bins will be stored within this distance.

The commercial waste generated from the commercial unit must be kept separate from any household waste bins. Under Simpler Recycling legislation, the commercial unit would also be required to separate their waste in to the above 4 separate waste streams and so would need to have space for at least 4 separate bins. The plans do not show any designate space for commercial waste disposal. Please ask that plans be updated to incorporate this. The above maximum pulling distances will also apply for commercial waste bins.

This premises is on a red-route and very close to a junction so vehicle stopping points are limited. The refuse collection vehicle would likely fully obstruct traffic and the pedestrian crossing if it were to stop outside the premises on Oxford Road to empty bins. Please ask for comment from RBC's Traffic/Transport team on what would be acceptable in this location. It may be necessary for the vehicle to stop on Trinity Place rather than Oxford Road or Bedford Road.

Bin pulling distances would need to be measured from this agreed vehicle stopping point.

Please be aware that where crews require access to bin stores, the stores must be secured with a coded lock rather than with a physical key lock. We are not able to distribute keys or fobs between crews.

Please do refer to the Councils waste management guide for further information - <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/>

We require at least 6 weeks' notice prior to residents moving into a development to ensure that bins can be purchased, delivered and collections scheduled in with the crews.

Kind regards,

Holly Tough

Senior Recycling and Enforcement Officer

Environmental and Commercial Services | Economic Growth and Neighbourhoods Directorate

Reading Borough Council

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28/4/2026 Support

Dear sir/Madam,

I am writing to express my support for planning application No.PL/26/0237.

As a neighbouring business/property owner,I have observed that this building has remained vacant for many years. Its current condition creates a negative impression for visitors/customers and has had an adverse impact on surrounding businesses.

Additionally , the prolonged vacancy has unfortunately contributed to instances of anti-social behaviour in the area.

I strongly believed that approving this application would bring significant improvements .

Redevelopment of the sites would enhance the appearance of the town ,attract more visitors and create a more positive and safer environment for both businesses and the local community.

For these reasons , I fully support this planning application and kindly request that it be approved.

Thankyou for considering my views.

Yours faithfully

Mr. Gyanraj Rai Gurkha
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23/4/2026 Representation

Thank you for consulting Thames Valley Police in relation to the above planning application. I have reviewed the submitted documents and crime statistics for the area and the following comments are provided to ensure the application meets the requirements of the National Planning Policy Framework 2024 (NPPF), which states:

“Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible... and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (Paragraph 135(f), NPPF).

I do not consider that there has been sufficient information submitted to determine if a safe and secure development can be provided. Further information should be submitted prior to determination to confirm the security of the site. This should include:

- ☒ Information on arrangements for the area to the front of the site (fronting Oxford Road): Defensible space should be provided between the entrance to the proposed flats and the public realm to define the different uses and the appropriate behaviour in each area. Clear distinction should be made between the commercial use and residential entrance.
- ☒ Proposed access controls for the residential development: This should be an audio/visual system so residents can identify visitors from their flat before allowing entry to the building.
- ☒ Arrangement for postage and deliveries: No trade buttons should be present. Postal services should not have unrestricted access within the building. Secure external post boxes (to a secure standard – see SBD guide) should be provided if an appropriate space can be found at the front of the site or a secure through the wall arrangement into a secure area should be provided. Alternatively, a secure lobby area could be designed which can be accessed by postal services via fob, but would permit them no onward access.
- ☒ Proposals for refuse storage and collection: This should be confirmed for both residential and commercial premises. At present there does not appear to be any provision for refuse storage for the commercial premises.

☒ Security standards for all communal doorsets should be confirmed: Communal doorsets (such as main entrance doors, cycle store, bin store) will need to be robust given the amount of use they will get. It is therefore recommended that they should be to LPS 1175 Issues 8 A3 or equivalent. If to PAS 24, to ensure the door sets meet the individual standards for both physical security and durability, the door sets should also meet the relevant durability standards of BS 6375. BS 6375 offers a number of classes based on level of usage and therefore a tested number of activations. Please note, the doorset should be a complete assembly including door, hinges, locks and handles, third party certificated as a combined unit, ensuring no singular component when fitted will undermine the overall standard. To aid the applicant a search facility is provided on the SBD website to identify numerous suppliers meeting this requirement. The specification of doorsets can be a condition on any approval if necessary.

As a general point, and for any future specification for the development, I would recommend the applicant consults the guidance provided by Secured by Design Residential Guide 2025. The above comments are made on behalf of Thames Valley Police and relate to designing out crime only. I hope that you find these comments of assistance. If you have any queries relating to crime prevention design, please do not hesitate to contact me.

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23/4/2026 Object

COMMENTS ON PLANNING APPLICATION PL/26/0237 - 2 BEDFORD ROAD

Reading Conservation Area Advisory Committee object to application PL/26/0237, 2 Bedford Road, the former Battle Inn.

This proposal replicates a previous application PL/18/0876 which was allowed on appeal 25 June

2019. The appeal was brought for failure to notify a decision within the prescribed period. Reading Borough Council's Planning Application Committee (PAC) considered the application, which was recommended for refusal by officers, on 29 May 2019. The reasons for refusal in addition to affordable housing provision which was resolved in advance of the appeal were: 'The proposal by way of its bulk and in particular its four storey massing directly on the Bedford Road frontage together with its block like form and roof design is considered to be a significant overdevelopment of the site which would appear as a visually dominant and incongruous addition to the Bedford Road and Oxford Road street-scene. The proposal would fail to adequately address the corner location of the site as it turns to Bedford Road and its forward siting and massing is considered to be harmful to and to fails to preserve the setting of the adjacent Russell Street/Castle Hill Conservation Area. It is considered the proposal would be contrary to policies CS7, CS33 and RC5.'

1. SUMMARY

- We agree with the 2019 officer recommendation and PAC refusal, for the reasons given, of the previous proposal PL/18/0876.
- It is eight years since the previous application was first submitted to Reading Borough Council. The wording of Heritage Statement does not appear to have been updated since then.
- Although PL/18/0876 was allowed on appeal it is clear from the Inspector's report Para

12 that there was an expectation that further enhancements to the design would be

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made using an additional planning condition. This issue was highlighted by officers in a report on the appeal to PAC on 4 September 2019.

- Since the appeal was decided there have been changes to the NPPF, Reading's Local Plan was adopted in 2019 and a revised Russell Street/Castle Hill/ Oxford Road Conservation Area (CA) Appraisal was adopted in 2020.

1. HERITAGE

1.1 2 The Russell Street/Castle Hill/ Oxford Road CA was extended in 2020 to include most of the

north side of Oxford Road between Alfred Street and the former Central Swimming Pool site. The former Battle Inn and 118a Oxford Road (Richer Sounds) were not included in the extended boundary but are now adjacent to properties within the CA to the west and east as well as to the south (Fig 1 below).

Figure 1 Russell Street/Castle Hill/Oxford Road Conservation Area 202 extension are to the north. Dotted line shows the pre-2020 boundary. Battle Inn is circled.

1.2 The Heritage Statement, formerly included within the Planning & Heritage Statement should be updated to assess the impact of the proposal on the proximity to the CA on three sides of the

building which means that it has a greater negative impact on the CA than in 2019. It fails to comply with policies EN3, Enhancement of Conservation Areas or EN6 New Development in a Historic Context.

1.3 The Design & Access Statement says in para 2.3, Heritage Context, 'The Planning Inspector previously concluded that the proposal would preserve the setting of nearby listed buildings and

would not harm the character or appearance of the conservation area. As the scheme is unchanged, those conclusions remain valid.' As set out above, the scheme may be unchanged but the CA boundary has changed and this should now be taken into account.

2. DESIGN

2.1 We do not agree with the statement in para 3.1 of the Design & Access Statement that, 'The siting, scale and appearance of the building were explicitly found to be acceptable by the Planning Inspector'. It is clear from the Inspector's report Para 12 that there was an expectation that improvements to the design were anticipated where it is stated, '... I consider that the design

approach adopted to be appropriate but that the suggested planning condition would enable a further enhancement to the appearance of the building'. The additional condition is also included in Para 27 of the conclusion.

2.2 Should this application be granted an agreement on materials to be used should be secured by condition.

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3. OTHER MATTERS

3.1 Historic references to the NPPF, Local Plan and NPPF should be brought up to date for this

application.

4. CONCLUSION

4.1 This application should be rejected for the reasons stated above

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16/4/2026 Representation

RBC Staff and Councillors

I am writing as a resident of 10 Trinity Place Flat 9 to express my support for this application and to highlight my concerns.

At present, the area is experiencing serious ongoing issues, including anti-social behaviour, drug misuse, theft, poor management and very poor conditions within the sheltered housing residential buildings. There are also Health and safety concerns and unauthorised individuals accessing communal areas, human faeces and bodily fluids in communal walk ways.

These problems are affecting the day to day living and well being of residents. The current situation is not being managed effectively.

From a resident's point of view, 10 Trinity Place currently appears in a poor condition and there is a clear need for change. The redevelopment of this site, if properly managed, could help improve the quality of life and address some of the issues we are currently facing.

Overall, I believe this application could be a step in the right direction, provided it is carried out responsibly and with the appropriate safeguarding in place

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16/4/2026 Representation

I am writing to express my support for Planning Application PL/26/0237.

As a local resident living nearby with a business nearby, I have seen first-hand the condition of the building in question. It has been left derelict for a considerable period of time and is now an eyesore within the community. Its current state does not reflect the character of the surrounding area and detracts from the overall environment.

The building's condition has also contributed to instances of antisocial behaviour, which is a concern for those living and working in the vicinity. Its neglected appearance and lack of use make it an unsuitable and undesirable feature in an otherwise active community.

I believe that the proposed redevelopment, particularly the introduction of new apartments, would bring meaningful benefits. It would significantly improve the visual appeal of the area, make better use of the space, and contribute positively to the local community.

New housing would also help increase activity and natural surveillance, which can reduce opportunities for antisocial behaviour and foster a community.

Overall, this development represents a clear opportunity to replace a long-standing problem

with something of real value. For these reasons, I fully support this planning application and respectfully request that it be approved.

Thank you for taking the time to consider my views.

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