

Our Ref: 9133
LPA Ref: PL/26/0364

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17 June 2026

Response to consultee comments on planning application

Dear Catrin,

Yeomanry House, 131 Castle Hill, Reading

I write further to your email dated 19th May 2026 setting out a summary of the consultee comments on the application and the additional detailed information required. This letter responds to each point in turn and seeks to provide a comprehensive response to the outstanding queries.

For ease, I set out your comments first in black text, and our response in [blue](#).

Waste Services

Waste Services have requested further information in relation to refuse arrangements. This includes:

- A refuse strategy detailing bin provision; and
- Either a swept path analysis demonstrating how a large refuse collection vehicle can access the bins, or clear evidence on the plans to demonstrate that such an analysis is not required. [Waste is being collected from a bin store located adjacent to the existing refuse collection point as detailed within Paragraph 4.9 of the TS. Given this is an existing collection point where refuse vehicles currently collect and turn and not a new area, tracking diagrams are not required to detail the suitability of the area. Please confirm this is accepted.](#)

Natural Environment

Clarification has been requested on the following points:

- The use of the grassed area for parking; [Two new parking spaces are proposed within the verge area at the front of the building to provide sufficient parking to serve the development. This is reflected in the submitted BNG report \(updated version to follow\).](#)
- Confirmation that all trees (both on-site and adjacent) provide sufficient clearance for construction vehicles and over proposed parking spaces; [Confirmed. This can be seen from the site photographs included in the DAS and Planning Statement, as well as on the TCP.](#)
- That the landscape plans clearly identify replacement tree planting; [A proposed soft landscaping plan is now included within the Landscape Strategy document which details the locations and species of proposed new planting and](#)

- Confirmation that any off-site planting has been agreed. Off-site planting within the blue line boundary is within the same ownership as the application, therefore no additional agreement is necessary.

Highways

A number of concerns have been raised, including:

- Parking spaces allocated to Plots 6 and 7 should measure a minimum of 6m in length; Amended on drawing 02-11D to make the spaces 6m in length.
- Provision of EV charging points; This is a building regulation requirement, so will be resolved at later stage. Can also be covered by a condition.
- Clarification on access rights over the path outside the Records Office, as this sits outside the application red line; Land Registry Title Document attached which refers to the land as the 'Accessway', and which is marked brown. Right of access is specified in Schedule 1, para. 1.2 (page 8).
- The requirement for a footway extending approximately 14m into the site from the end of the existing footway to serve the furthest dwelling, in accordance with *Manual for Streets* guidance; *Manual for Streets* is the design guide for new residential streets and this is a private gated community with a shared space approach as also promoted by MfS. There is no requirement for a footpath within a shared space gated community, and this is overreach of design guidance. It is noteworthy there was no footway there when operating as a registry office when footfall and vehicle movements were considerably higher than that proposed. If the existing arrangements were detrimental to road safety, one would have expected the Borough Council to provide a footway to resolve the issue. Therefore, the lack of a footway does not constitute a severe impact and a reason for refusal, noting that shared spaces are suitable for up to 100 vehicle movements per hour.
- Clarification of cycle storage provision; and Provided within the rear gardens. Further details can be conditioned.
- Submission of tracking diagrams showing a refuse vehicle entering and exiting the site. Not required, see above.

Land Ownership

It has been identified that the proposed bin store is located on land outside of the applicant's ownership. This will need to be addressed.

This has been addressed through the submission of the revised plans.

The bin store has been re-sited and re-orientated on the southern side of the existing bin store, and the red line tweaked to reflect the inclusion of this land within the site boundary. The small area of land which was erroneously included in the original red line site boundary under the control of the Records Centre has been removed from the amended red line boundary.

Heritage

The Heritage Adviser has raised no objection, subject to a number of conditions relating to:

- Roof repairs and insulation details;
- External wall treatments and rendering;
- Detailed design of external features (doors, railings, rooflights, etc.);
- Protection and retention of internal and decorative features; and
- Detailed specifications for internal works and finishes.

Agreed. To be secured by condition.

Trees

Updated tree reports are included with this response as follows;

AIA Rev D

TPP Rev B

AMS June 2026

Summary

This letter and the revised plans together respond to all of the queries raised by the statutory consultees as part of the application process. I trust that you now have sufficient information to move towards a positive determination of the scheme, however if you need any clarification or require any further information, please do not hesitate to contact me.

Yours sincerely

Woolf Bond Planning

Jenna Stalker MRTPI for Woolf Bond Planning Ltd.