

**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: Mr Jonathan Sebbage
Savills
One Forbury Square
The Forbury
Reading
RG1 3BB

Application No: PL/24/1155
Application type: Full planning permission

Applicant: John Lewis Partnership BTR Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of the existing building and redevelopment of the site comprising erection of a new building for 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1 (a-b; d-e) F2 (a-b), residents' facilities, landscaping, public realm, amenity space and cycle parking. (Amended description)

At: John Lewis Customer Collection Point, Crossland Road, Reading, RG1 2HT

Subject to such conditions and for such reasons as may be attached.

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 24 August 2026



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

Application At: John Lewis Customer Collection Point, Crossland Road, Reading, RG1 2HT

Application No: PL/24/1155

Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Site Location Plan (ref. 08278-CJA-ZZ-ZZ-DR-A-0150 Rev.C.01, dated 10 May 2024) as received by the Local Planning Authority on 3 September 2024
Proposed Site Plan (ref. 08278-CJA-ZZ-ZZ-DR-A-0100 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Site Topography (ref. 08278-CJA-ZZ-ZZ-DR-A-0110 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Ground Floor Plan (ref. 08278-CJA-ZZ-00-DR-A-0200 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 1st Floor Plan (ref. 08278-CJA-ZZ-01-DR-A-0201 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 2nd Floor Plan (ref. 08278-CJA-ZZ-02-DR-A-0202 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 3rd Floor Plan (ref. 08278-CJA-ZZ-03-DR-A-0203 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 4th Floor Plan (ref. 08278-CJA-ZZ-04-DR-A-0204 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 5th Floor Plan (ref. 08278-CJA-ZZ-05-DR-A-0205 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 6th Floor Plan (ref. 08278-CJA-ZZ-06-DR-A-0206 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed 7th Floor Plan (ref. 08278-CJA-ZZ-07-DR-A-0207 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Roof Plan (ref. 08278-CJA-ZZ-RF-DR-A-0211 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed North Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0700 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025

Date: 24 August 2026



RJE

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

Proposed South Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0701 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed East Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0702 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed West Elevation (ref. 08278-CJA-ZZ-XX-DR-A-0703 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Section AA (ref. 08278-CJA-ZZ-XX-DR-A-0600 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Section BB (ref. 08278-CJA-ZZ-XX-DR-A-0601 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Section CC (ref. 08278-CJA-ZZ-XX-DR-A-0602 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Proposed Section DD (ref. 08278-CJA-ZZ-XX-DR-A-0603 Rev. C.03, dated 30 June 2025) as received by the Local Planning Authority on 28 January 2026
Typical Core B Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0500 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Typical Core A Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0501 Rev. C.02, dated 30 June 2025) as received by the Local Planning Authority on 28 January 2026
Typical Core B Rear Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0502 Rev. C.02, dated 30 June 2025) as received by the Local Planning Authority on 28 January 2026
Typical Core C Parapet Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0503 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
Typical Access Deck Condition (ref. 08278-CJA-ZZ-ZZ-DR-A-0504 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025
General arrangement – Public Realm and Landscape (ref: SY743-275-0001 Rev. P03, dated 4 September 2025) as received by the Local Planning Authority on 12 September 2025

For the dates of the approved plans, please refer to the latest date of issue, recorded in the revision list on each plan.

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development (other than demolition and preparatory works) shall commence until a detailed schedule of all materials to be used on the external surfaces of the development, and the following external materials assembled in worked-up construction samples, have been submitted to and approved in writing by the Local Planning Authority:
 - i) All exterior surface materials (including but not limited to: brick details, cladding panels);

Date: 24 August 2026



RJE

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

- ii) All window materials and window systems (frames, glass, window surround profile and window reveals);
- iii) All doors, fascias, soffits;
- iv) All roof and parapet details, capping systems; and
- v) Examples of all supporting systems for the support of the above elements.

The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7, EN1, EN3, and EN6 of the Reading Borough Local Plan 2019.

4. No development shall commence on site (including demolition and any preparatory works) until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for the following in relation to the demolition and construction phase of the development:
- a) Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided, and details of areas where parking will be restricted (including details of enforcement of parking restrictions for operatives);
 - b) Location on site for storage of plant and materials used in constructing the development;
 - c) The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;
 - d) Identification of any footpath closures or road closures needed during construction;
 - e) Required wheel washing facilities on site;
 - f) A scheme for recycling waste resulting from the construction works.
 - g) Measures for controlling the use of site lighting whether required for safe working or for security purposes;
 - h) Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
 - i) Provisions to be made for the control of noise coming from the site during demolition and construction;
 - j) Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

The measures within the approved site-specific Construction Method Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

Date: 24 August 2026



RJE

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

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

5. No development shall commence on site (other than demolition and preparatory works) until details of a habitat enhancement scheme including a minimum of 15 integral bat and 15 bird boxes; and native and wildlife friendly landscaping, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation and ongoing maintenance to occur prior to occupation of any element of the development hereby approved.

Prior to first occupation of the development, a statement of conformity (prepared by a suitably qualified ecologist) of the approved habitat enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The habitat enhancement scheme shall thereafter be maintained in accordance with agreed programme of implementation and ongoing maintenance.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

6. No development shall commence on site (other than demolition above the existing ground floor slab) until an assessment of the nature and extent of contamination has been submitted to and has been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

Date: 24 August 2026



RJE

**Acting Assistant Director, Planning,
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REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan (2019).

7. No development shall commence on site other than demolition above the existing ground floor slab until a detailed remediation scheme to bring the site to a condition suitable for the intended use(s) by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use(s) of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

8. The approved remediation scheme under Condition 7 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction above foundation level occurring.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

9. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.

Following that notification, an assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for written approval.

Date: 24 August 2026



RJE

**Acting Assistant Director, Planning,
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The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and has been approved in writing by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading Borough Local Plan 2019.

10. No development shall commence on site (Other than demolition to ground level) until a programme of archaeological work, informed by the submitted Desk Based Assessment, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the Local Planning Authority in writing.

The WSI shall include an assessment of significance and research questions; and:

- i) The programme and methodology of site investigation and recording
- ii) The programme for post investigation assessment
- iii) Provision to be made for analysis of the site investigation and recording
- iv) Provision to be made for publication and dissemination of the analysis and records of the site investigation
- v) Provision to be made for archive deposition of the analysis and records of the site investigation
- vi) Nomination of a competent person or persons/organisation to undertake the works as set out within the WSI.

REASON: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Borough Local Plan (2019).

11. Prior to first occupation of any part of the development hereby approved, the applicant shall submit a Community Use Agreement for the use of the ground floor Class F unit (as shown on plan: Proposed Ground Floor Plan (ref. 08278-CJA-ZZ-00-DR-A-0200 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025) to the Local Planning Authority. The Community Use Agreement must cover all of the following requirements (as a minimum):
- i) Details of range of activities allowed within the space;
 - ii) Details of any potential groups, or individual users of the space;

Date: 24 August 2026



RJE

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

- iii) Details of any proposed rental fees for use of the space, including local evidence for that rate, and details of how increases in rent will be managed (i.e. to cater for indexation);
- iv) Details of groups and uses that will not be permitted within the space;
- v) Details for terms of use and rent of the space that will be provided to prospective users;
- vi) Details of insurance arrangements for all users, to be provided by the site operator/manager (in perpetuity);
- vii) Details of advertising of the space, and methods for how identified or new users would be made aware of the ability to use/hire the space;
- viii) Details of cleaning arrangements before and after use of the space by groups (including any fees for cleaning charged)
- ix) Details of the general times of opening and closing, and hours that the Class F Unit may be unavailable for booking (and an explanation as to why this is the case)
- x) Details of booking arrangements
- xi) Details of how members of the public can report disturbances from the use of the Class F Unit.

Following its approval by the Local Planning Authority, the Class F Unit shall only be made available to the public in accordance with the approved Community Use Agreement.

Reason: To secure a well-managed safe community use of the Class F unit and ensure sufficient benefit to the local community in accordance with Policy OU1 of the Reading Borough Local Plan 2019.

12. The development shall take place in accordance with the Written Scheme of Investigation (WSI) approved under condition 10 above and the development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 10. Copies of the analysis, publication and dissemination shall be provided to the Local Planning Authority of results and archive deposition to the local historic environment register has been secured.

REASON: These details are required due to insufficient information being contained within this submission and because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, in accordance with policies EN1 and EN2 of the Reading Borough Local Plan (2019).

13. No development above ground (other than demolition and preparatory works) shall commence on site until a comprehensive scheme of hard and soft landscaping has been

Date: 24 August 2026



RJE

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

submitted to and approved in writing by the Local Planning Authority. These details shall accord with the indicative landscaping plan submitted with the application (General arrangement – Public Realm and Landscape (ref: SY743-275-0001 Rev. P03, dated 4 September 2025) as received by the Local Planning Authority on 12 September 2025) and include:

- a. Proposed finished ground and floor levels or contours, any means of enclosure, pedestrian access and circulation areas;
- b. Hard surfacing materials and other ancillary structures (e.g. all street furniture, play equipment, signage, public art, refuse or other storage units, signs, lighting, external services as reasonably appropriate etc);
- c. Soft landscaping details shall include planting plans, specification (including cultivation and other operations associated with plant and grass establishment), full tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- e. Routes and details of proposed and existing functional services above and below ground/podium level including power, communications cables and water and gas supply pipelines, including access points; and
- f. Details of all external amenity spaces, including planting, surface finishes and any necessary measures to control light and wind effects.

The hard and soft landscaping scheme works shall be carried out in accordance with the approved details prior to first occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with policies CC7, CC8, EN14, CR3 and CR10 of the Reading Borough Local Plan (2019).

14. No development above ground (other than demolition and preparatory works) shall commence on site until a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for a minimum of 5 years for all landscape areas has been submitted to and approved in

Date: 24 August 2026



RJE

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

writing by the Local Planning Authority. The landscape management plan shall thereafter be carried out in accordance with the approved details.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12, EN14 and CR3 of the Reading Borough Local Plan (2019).

15. No development, above ground other than demolition and preparatory works, shall commence on site until a Sustainable Drainage Strategy (SuDS) and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods and incorporating the Department for Environment, Food & Rural Affairs 'National standards for sustainable drainage systems (SuDS)' (as updated 30 July 2025) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- i. a timetable for its implementation, and
 - ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

16. The development hereby approved shall not be first occupied until written confirmation has been submitted to and approved by the Local Planning Authority that the approved sustainable drainage systems (SuDs) scheme submitted pursuant to condition 15 has been fully implemented. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and annual maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

17. No development above ground, other than demolition and preparatory works, shall commence on site until a scheme of security measures sufficient to achieve Secured by Design (SBD) accreditation for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Such security measures shall include but are not limited to:
- a. increasing active surveillance, access controls and controlling access into and within the building
 - b. visitor entry systems, creating a level of compartmentation within the building

Date: 24 August 2026



RJE

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

- c. details of postal services and deliveries
- d. providing a secure lobby, providing secure external letter boxes or within a secure lobby area
- e. CCTV (to include but not limited to, vehicle and pedestrian gates, cycle and refuse stores, postage boxes and the main entrance)
- f. security gates and lighting

The development shall be constructed in accordance with the approved scheme of security measures, with the approved scheme of security measures provided via evidence of demonstration of the achievement of SBD accreditation, prior to the first occupation of any part of the development, and be retained as approved at all times thereafter.

Reason: To protect the amenity of future occupants of the proposed development and the area generally, in accordance with policies CC7 and CC8 of the Reading Borough Local Plan 2019.

18. No development other than demolition and preparatory works shall commence on site until a fire strategy has been submitted to and approved in writing by the Local Planning Authority (in consultation with the Health and Safety Executive). The fire strategy shall be based on the indicative statement submitted with the application (The 'Hoare Lea', Fire Engineering Gateway One, fire planning statement, Revision P10 – 3 July 2025, as received by the Local Planning Authority on 7 July 2025. The fire strategy shall include:
- i. the principles, concepts and approach relating to fire safety that have been applied to the building in the development
 - ii. the site layout
 - iii. emergency vehicle access and water supplies for firefighting purposes
 - iv. what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this
 - v. compliance statement in relation to policies relating to fire safety in relevant local development documents having been taken into account
 - vi. a management and annual management plan for the lifetime of the development

The development shall thereafter be built out and maintained in accordance with the approved fire strategy.

Reason: These details are required due to insufficient information being contained within the submission in order to ensure the consideration of fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant high-rise residential building and approved measures are completed and maintained in the future, in accordance with Policy CC8 of the Reading Borough Local

Date: 24 August 2026



RJE

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

Plan 2019 and the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021.

19. No development other than demolition and preparatory works shall commence on site until a detailed scheme for protecting the dwellings from noise emissions from the Class F use hereby approved, and the separate ancillary ground floor uses (i.e. gym, homeworking areas as shown on plan: Proposed Ground Floor Plan (ref. 08278-CJA-ZZ-00-DR-A-0200 Rev. C.03, dated 11 September 2025) as received by the Local Planning Authority on 12 September 2025), and informed by an assessment of the likely noise emissions from the ground floor uses, has been submitted to and approved in writing by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound insulation performance of the separating floor/ceiling between the ground floor and first floor achieves a minimum airborne sound insulation performance of greater than or equal to 55 dB (Dntw +Ctr) and ensures that the noise levels within the property do not exceed the values specified in BS8233:2014 with appropriate penalties and adjustments for the character of the noise. The scheme shall make suitable provision for insulation from structure borne noise.

Thereafter, the development shall not be carried out other than fully in accordance with the approved scheme which shall be completed before any part of the accommodation hereby approved is first occupied and shall be retained and maintained as such at all times thereafter.

Reason: In order to safeguard the amenity of occupiers of the residential accommodation in accordance with Policies CC8 and EN16 of the Reading Borough Local Plan 2019.

20. No development above ground, other than demolition and preparatory works shall commence on site until a ventilation strategy to mitigate overheating of the dwellings hereby approved, in accordance with the recommendations within the Acoustic Report (Noise Impact Assessment Report by Hoare Lea Ref 08278-HRL-ZZ-ZZ-RP-AC-0002 Rev 5 dated 25 July 2025, as received 25 July 2025) has been submitted to and approved in writing by the Local Planning Authority. The approved overheating mitigation measures, together with the other mitigation measures within the Noise Impact Assessment Report by Hoare Lea Ref 08278-HRL-ZZ-ZZ-RP-AC-0002 Rev 5 dated 25 July 2025, as received 25 July 2025, shall be fully implemented prior to the first occupation of any residential unit and retained and maintained as such at all times thereafter.

Reason: To protect the amenity of future users of the building, in accordance with Policy H5, CC8, EN15 and EN16 of the Reading Borough Local Plan 2019.

Date: 24 August 2026



RJE

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

21. Prior to first occupation of the development hereby approved, a plan indicating the positions, design, materials (including samples) and type of boundary treatment to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be implemented in accordance with the approved plan before occupation of any part of the development.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

22. Prior to the first occupation of any residential unit hereby approved, details of at least nine wheelchair accessible dwellings (as per Part M of the Building Regulations) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan showing the location, and layout of the wheelchair accessible dwellings, including access requirements, which demonstrate how the dwellings comply with Part M of the Building Regulations (supported by a statement prepared by a suitably qualified and registered building inspector). The wheelchair accessible units shall be constructed in accordance with the approved details prior to first occupation of any residential unit and shall remain wheelchair accessible units thereafter.

Reason: To provide a suitable standard of accommodation for future occupiers and ensure that the internal layout of the dwellings provide flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policies CC8 and H5 of the Reading Borough Local Plan 2019.

23. The development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition) (a S106 contribution has been made to the Local Authority to account for any remaining emissions); and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

24. Prior to first occupation of the development hereby approved, the ground floor bicycle storage facilities, including cycle stands and associated facilities shall be provided in

Date: 24 August 2026



RJE

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

accordance with the plans hereby approved. The facilities shall be kept available for bicycle parking for residents at all times thereafter.

REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Borough Local Plan 2019.

25. No development other than demolition and preparatory works shall commence on site until either: a plan showing how three no. publicly accessible cycle parking spaces can satisfactorily be provided on site, or suitable arrangements for visitors and users of the ground floor community use can be accommodated within the secure ground floor cycle store, have been submitted to and approved in writing by the Local Planning Authority. The public cycle parking spaces shall be provided in full accordance with the approved details prior to first use of the Class F unit hereby approved and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of cycles at all times.

REASON: These details are required due to insufficient information being contained within this submission and in order to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Borough Local Plan 2019.

26. Prior to the first occupation of any residential unit hereby approved, a Moving In/Moving Out Management Plan to manage how residents move into and out of the properties without creating safety concerns and congestion, including a statement confirming the approved lifts shall be retained and maintained in working order for the lifetime of the development, shall be submitted to the Local Planning Authority for approval in writing. Thereafter, deliveries and servicing will be carried out for each unit in accordance with the approved Moving In/Moving Out Management Plan.

Reason: In the interest of the safety and convenience of all highway users, and in the interest of the amenity of residents, and accessibility in accordance with Policies CC8, H5, TR3 and TR5 of the Reading Borough Local Plan 2019.

27. Prior to first occupation of the development hereby approved, a refuse and recycling collection strategy shall be submitted to (as part of a waste collection, servicing and delivery management plan) and approved in writing by the Local Planning Authority. The refuse and recycling strategy shall cover servicing and deliveries for:
- a) the residential units; and
 - b) the Class F unit,
- and how it will be managed from the site (including vehicles, servicing, deliveries and measures to prevent pests and vermin accessing the bin store(s)). Thereafter, waste storage and collection, servicing, and deliveries will be carried out in accordance with the approved refuse and recycling collection strategy.

Date: 24 August 2026



RJE

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

Reason: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CC7, TR3 and CR6 of the Reading Borough Local Plan 2019.

28. Hours for deliveries and/or waste collection for the development shall be restricted to 0600 to 2300 on Mondays to Saturdays and 0600 to 2230 on Sundays or Bank Holidays.

Reason: In order to protect local residents from unreasonable disturbance arising from the uses, in accordance with Policies CC8 and CR6 of the Reading Borough Local Plan 2019.

29. No additional mechanical plant (other than those detailed and assessed within the 'Hoare Lea' Noise Impact Assessment, Ref: 08278-HRL-ZZ-ZZ-RP-AC-0002, Rev 05, dated 25 July 2025) shall be installed until a noise assessment of the proposed mechanical plant has been submitted to and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the approved noise assessment and shall thereafter be maintained so that it operates to the same standard.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

30. No flat roof areas of the development hereby approved shall be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC7, CC8 and CR10 of the Reading Borough Local Plan 2019

31. Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended), the Mill Lane and Crossland Road ground floor windows shall retain clear glazing along the length of the following areas: cycle store, homeworking area; lobby, wellness area, and gym as shown on the approved plan (ref: 08278-CJA-ZZ-00-DR-A-0200, Rev C.03, dated 11 September 2025), without the installation of window vinyls, roller shutters, or similar which would obscure visibility between the public realm and the building.

Date: 24 August 2026



RJE

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

Reason: In the interests of retaining a vibrant and attractive streetscene and maintaining active surveillance, in accordance with Policies CC7, CR7, CR11, RL1 and OU5 of the Reading Borough Local Plan 2019.

32. Notwithstanding the provisions of the Town and Country Planning (Use Classes) (England) Order 2020 (or any Order revoking and/or re-enacting that Order), the use of the ground floor Class F unit hereby permitted shall only be within the following uses (unless an application for express planning permission is submitted to the Local Planning Authority):

Class F1 (a) Provision of education

Class F1 (b) Display of works of art (otherwise than for sale or hire)

Class F1 (d) Public libraries or public reading rooms

Class F1 (e) Public halls or exhibition halls

Class F2 (a) Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres

Class F2 (b) Halls or meeting places for the principal use of the local community

Reason: Another alternative use of the premises which may otherwise be permitted by virtue of the above Orders could be harmful to the amenities of residents contrary to Policy CC8 of the Reading Borough Local Plan 2019.

33. The Class F uses on ground floor (as set out in Condition 32 above) shall not be used by members of the public outside the hours of 0600 hours – 2300 hours.

Reason: In order to protect local residents, including residents of the development hereby permitted from unreasonable disturbance arising from the use in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan (2019).

34. The development shall not be occupied until the glazing, and any other noise mitigation specified have been installed in accordance with the specifications recommended within the Noise Assessment submitted with the application: Noise Impact Assessment Report by Hoare Lea Ref 08278-HRL-ZZ-ZZ-RP-AC-0002 Rev 5 dated 25 July 2025, as received by the Local Planning Authority on 25 July 2025. The noise mitigation contained within the noise impact assessment shall be retained in good working order thereafter.

Reason: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

Date: 24 August 2026



RJE

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

35. No construction, demolition or associated deliveries during the demolition and construction period shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.

Reason: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

36. No change to the unit mix (79 x 1-bedroom, 81 x 2-bedroom and 10 x 3-bedroom residential units) shall be made to the development hereby permitted without prior written approval from the Local Planning Authority.

Reason: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019.

37. No residential unit hereby approved shall be occupied until the Local Planning Authority has been notified in writing of the full postal address of the unit(s) hereby approved. The notification shall be sent to the Local Planning Authority quoting the application reference specified on this Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not automatically issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

38. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential unit(s) hereby approved, the prospective occupier/transferee shall be informed that there is no automatic entitlement to a car parking permit for any existing residential parking permit schemes and future schemes on adjacent and surrounding streets. All material used for advertising or marketing the residential unit(s) for letting or sale shall make it clear to prospective tenants and occupiers that they will not be automatically entitled to a parking permit, but any application for a parking permit will be considered on its merits, including access to discretionary disabled parking bays.

Reason: In order that the prospective occupiers are made aware of the fact that while they can submit an application they will not be automatically entitled to an on-street car parking permit. In the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the

Date: 24 August 2026



RJE

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

area, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

39. Prior to first occupation of the development hereby approved, the vehicle loading areas must be provided in accordance with the plans hereby approved. The areas shall be kept available for loading at all times thereafter.

Reason: To ensure that the development is provided with adequate loading facilities to meet the needs of the development and to reduce the likelihood of roadside loading which could be a danger to other road users, in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

40. Prior to the first occupation of any residential unit hereby approved, full details of the proposed roof mounted photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority. These details shall include roof plans, elevations and sections showing the location, position and orientation of the photovoltaics, their dimensions, manufacturer's specifications, ongoing maintenance arrangements, and details of integration with the site's energy needs. Prior to the first occupation of any residential unit hereby approved, the photovoltaics shall be installed in accordance with these approved details, to be used only to power the building (or stored in batteries for use of the building) in which it relates and maintained in good working order thereafter.

Reason: These details are required due to insufficient information being contained within this submission in order to incorporate measures to adapt to climate change, in the interests of visual amenity and ensuring the new development responds positively to the local context and character, in accordance with Policies CC3, CC7 and CR2 of the Reading Borough Local Plan 2019.

41. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan (2019).

42. Within three months of first occupation of the development hereby permitted, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a full analysis of the proposed modal split for staff and residents at the development, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the development site.

Date: 24 August 2026



RJE

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

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies TR1, and TR3 of the Reading Borough Local Plan 2019.

43. On the first anniversary of the approval of the Travel Plan and annually thereafter an annual review of the Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the development and shall be compared with the initial survey carried out under the terms of condition 42 and in the event of any reduction not being secured the applicant shall undertake any measures that have been first agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with Policies TR1, and TR3 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. Please note that this permission has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged. Submit your application to discharge the BNG condition by making an application under Art 27 DMPO – an application for an approval required by a planning condition.
2. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted by underlining to make clear that they require approval from the Local Planning Authority before any development begins (beyond certain demolition in the most case). This is

Date: 24 August 2026



RJE

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

because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

4.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning
6. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt, please contact the Council.
7. A Building Regulations application will be required for the proposed development. Please go to our website for more advice.
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>

You can also find advice and submit an application using the Planning Portal.

8. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
9. During the course of construction, the developer should take care to ensure that no part of this development (foundations, eaves, guttering, etc.) would encroach on, under or across the boundary line with any adjoining property where the requisite Notice has not been served on the owner of that property. This permission does not confer any right of access onto land that is not under the developer's control. The developer should also be mindful of the obligations and requirements of the Party Wall Act (1996) details of which can be found at:
www.communities.gov.uk/publications/planningandbuilding/partywall

Date: 24 August 2026



RJE

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

10. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.
11. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

12. The occupiers of the residential unit(s) will not be automatically entitled to an on-street car parking permit. Current and new occupiers should be informed of this and be advised to find out more about parking permits on the Council's website. There is already a high level of on street car parking in the area and the site is located close to local facilities, with frequent public transport services on nearby roads.
13. It should be noted that though the plans indicated the provision of a building name. The installation of such a name would require separate advertisement consent. No such indication of acceptability is to be construed by indicative identification of this signage throughout the application.
14. There are public sewers crossing or close to your development. If you're planning significant work near Thames Water's sewers, it's important that you minimise the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read this guide working near or diverting our pipes.
<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>
15. Section 32 of the Berkshire Act 1985 applies regarding means of access for the fire service.
 - vi) The minimum width requirement for fire service access is 3.7m

Date: 24 August 2026



RJE

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

vii) The minimum height requirement is 3.8m. All roadways must be capable of taking a minimum of 16 tons without deformation of the roadway for standard pumping appliances.

viii) High reach platforms in use by RBFRS require a roadway capable of carrying 26 tons without deformation of the highway.

16. Following the grant of planning permission, developers must submit a separate application for a legal agreement under Section 278 of the Highways Act 1980 before commencing any works on the public highway. While planning permission establishes the principle of development, it does not provide legal authority to occupy or alter the adopted highway.
17. Following the grant of planning permission, a developer may be required to apply for one or more Traffic Regulation Orders (TROs) under the Road Traffic Regulation Act 1984 to manage or restrict use of the public highway associated with the new development. Planning permission established the need for these measures, but the legal power to enforce them is granted only through a successfully made TRO, or one made by the LPA to implement the TROs required.

Date: 24 August 2026



RJE

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

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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>

Purchase Notices

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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: <https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/>

Date: 24 August 2026



RJE

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