

SUBMISSION LOCAL PLAN and PROPOSALS MAP

SCHEDULE OF CHANGES FROM PRE-SUBMISSION DRAFT

The following table lists all changes made to the Pre-Submission Draft Local Plan (November 2017) to form the Submission version (March 2018), with the exception of some very minor matters such as spelling and punctuation. In all cases, these are minor wording changes that do not alter the policy direction, and therefore no additional public participation stage is required. Changes are listed in document order.

NO.	LOCATION IN DOCUMENT	SUGGESTED CHANGE	RELATED RESPONSE/ REASON FOR CHANGE
1	<p>1: Introduction 1.4: Process of Production Paragraphs 1.4.3-1.4.5</p>	<p>"1.4.3 This revised draft is the <u>The next stage was a</u> Pre-Submission Draft Local Plan⁹, which is was the <u>final draft of the plan that the Council intends to submit before submission</u> to the Secretary of State. <u>Consultation took place between November 2017 and January 2018, and the results of consultation are available to view on the website. This document is open to consultation, and we welcome your views. Please provide any comments by 5 pm on Friday 26th January 2018.</u></p> <p>1.4.4 Comments should be made in writing, either by e-mail or post. Please e-mail responses to: planningpolicy@reading.gov.uk Or send responses to: Planning Policy Reading Borough Council Civic Offices Bridge Street Reading RG1 2LU</p> <p>1.4.5-4 <u>The next stage will be that, unless significant changes are required, the Local Plan will be</u> submitted <u>This version of the plan is the version for submission</u> to the Secretary of State. Submission of the document marks the beginning of a public examination by an independent Inspector, which is likely to include a series of public hearings. The Inspector will decide whether the document is 'sound'. If it is, it can be adopted as the Council's official policy. It is currently expected that this will happen by the beginning of 2019."</p>	To reflect the current stage of production
2	<p>1: Introduction 1.5: Evidence Base Paragraph 1.5.1</p>	<p>"The documents will generally be making up the full evidence base are available on the Council's website, with the full evidence base available at Submission."</p>	To reflect the current stage of production
3	<p>1: Introduction 1.5: Evidence Base Paragraph 1.5.3</p>	<p>"Evidence to support the Local Plan will be <u>is</u> set out on the Council's website¹²."</p>	To reflect the current stage of production
4	<p>1: Introduction 1.5: Evidence Base Paragraph 1.5.4</p>	<p>"The Sustainability Appraisal is was open to consultation at the same time as the plan, and can be viewed on the Council website¹³."</p>	To reflect the current stage of production
5	<p>3: Spatial Strategy 3.2: Spatial Strategy for Reading Paragraph 3.2.11</p>	<p>"However, this must be carefully balanced against <u>careful attention should be paid to</u> the existing character of a local area and issues such as heritage."</p>	To respond to a comment by Historic England

6	4.1: Cross-Cutting Policies Paragraph 4.1.3	"For non-residential uses (<u>including non-C3 forms of accommodation</u>) and for conversions to residential, this policy incorporates the use of BREEAM standards."	To respond to a comment by Unite Students
7	4.1 Cross-Cutting Policies Policy CC3: Adaptation to Climate Change	" <i>Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help connect habitat, designed with <u>native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions; [...]</u></i> "	To respond to a comment by the Environment Agency
8	4.1: Cross-Cutting Policies Paragraph 4.1.9	"In addition the Holy Brook, a smaller <u>waterwaywatercourse</u> , runs through the town centre."	To respond to a comment by the Environment Agency
9	4.1: Cross-Cutting Policies Paragraph 4.1.9	"As such the Borough is vulnerable to flooding from surface water run-off and <u>directly from watercourses</u> . While Reading itself was not significantly affected by the floods of 2007 and 2008, around two-thirds of the flooding during the 2007 floods was caused by surface water."	To respond to a comment by Chris Bedford
10	4.2: Built and Natural Environment Paragraph 4.2.2	"The role of the Local Plan is to proactively conserve and enhance the historic environment and promote its enjoyment, <u>while recognising the pressures of continued development.</u> "	To respond to a comment by Historic England
11	4.2: Built and Natural Environment Paragraph 4.2.6	"The Kennet & Avon Canal was opened in 1810 bringing London and Bristol into direct communication by water. <u>The town also became an important stop for coaches on the Bath Road, and numerous fashionable houses mainly fronted in stone or render were built on roads east of west of the centre.</u> "	To respond to a comment by Chris Bedford
12	4.2: Built and Natural Environment EN2: Areas of Archaeological Significance	" <i>Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed <u>unless there is clear and convincing justification in the form of overriding public benefits.</u></i> "	To respond to a comment by Historic England
13	4.2: Built and Natural Environment Paragraph 4.2.23	"This includes ensuring that buildings and features of local architectural and historic interest (<u>which are not necessarily recognised components of the historic environment</u>) are taken fully into account and safeguarded, as appropriate."	To respond to a comment by Historic England
14	4.2: Built and Natural Environment Paragraph 4.2.37	"The space hierarchy in Figure 4.3 should be used as a benchmark for considering open space provision in the Borough, in terms of both quality and quantity, <u>and should be considered in the context of up-to-date local assessments in line with the NPPF.</u> "	To respond to a comment by Sport England
15	4.2: Built and Natural Environment Policy EN11: Waterspaces	" <i>Reading's waterspaces will be protected and enhanced, so that they can continue to contribute to local and regional biodiversity and ecology, flood mitigation, local character, <u>heritage</u> and visual amenity, the provision of accessible leisure and recreational opportunities and, where appropriate, navigation.</i> "	To respond to a comment by Berkshire Gardens Trust

16	4.2: Built and Natural Environment Paragraph 4.2.47	"Land uses adjoining the waterways-watercourses will contribute to the creation of attractive and highly accessible waterside environments, within which people can feel safe and comfortable"	To respond to a comment by the Environment Agency
17	4.2: Built and Natural Environment Paragraph 4.2.48	"There are also a number of other small tributaries within Reading Borough , with their own character, and there may again be opportunities to enhance these as well as investigate deculverting."	To respond to a comment by the Environment Agency
18	4.2: Built and Natural Environment Paragraph 4.2.49	"The role of waterways-watercourses in attracting and catering for visitors and local people of all ages and backgrounds must be recognised. Development adjoining the waterways-watercourses should therefore provide public access to, or contribute towards improving the pedestrian facilities to, along or across the waterwayswatercourses ."	To respond to a comment by the Environment Agency
19	4.2: Built and Natural Environment Paragraph 4.2.50	"The wildlife function of the waterways-watercourses is also vital."	To respond to a comment by the Environment Agency
20	4.2: Built and Natural Environment Paragraph 4.2.50	"In order to enhance this biodiversity role, development should be set <u>at least ten metres</u> back from the bank where possible and appropriate."	To respond to a comment by the Environment Agency
21	4.2: Built and Natural Environment Paragraph 4.2.52	"The Council has also produced a Thames Parks Plan, which seeks to physically link the significant areas of public park along the Thames in Reading, and increase the number and range of people using the parks. It takes each of the eight parks in turn and makes recommendations, as well as suggesting measures to deal with cross-cutting issues such as access. <u>There are particular opportunities for enhancing watercourses adjacent to parks for wildlife and people.</u> "	To respond to a comment by the Environment Agency
22	4.2: Built and Natural Environment Paragraph 4.2.53	"There are also a number of other plans and strategies that relate to the waterways-watercourses and land around them."	To respond to a comment by the Environment Agency
23	4.2: Built and Natural Environment Paragraph 4.2.53	"In addition, the Environment Agency will also consider <u>must be consulted for any</u> proposals affecting watercourses under separate legislation. Development within 8 metres of the <u>top of a</u> riverbank will require the prior consent of the Environment Agency under the Thames Region Land Drainage Byelaws <u>Environmental Permitting Regulations 2016</u> ⁴⁷ ."	To respond to a comment by the Environment Agency
		<i>Amend footnote 47 as follows</i> " ⁴⁷ www.gov.uk/topic/environmental-management/environmental-permits https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297294/geth0907bndj-e-e.pdf	
24	4.2: Built and Natural Environment Policy EN12: Biodiversity and the Green Network	" <i>Permission will not be granted for development that <u>negatively</u> affects the sites with identified interest or fragments the overall network.</i> "	To respond to a comment by SGN & Danescroft

25	4.2: Built and Natural Environment Policy EN12: Biodiversity and the Green Network	<p><i>“Development should:</i></p> <ul style="list-style-type: none"> <i>Protect and where <u>ver</u> possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals where <u>ver</u> practicable; and</i> <i>Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) where <u>ver</u> practicable.”</i> 	To respond to a comment by BBOWT
26	4.2: Built and Natural Environment Paragraph 4.2.56	“Biodiversity Opportunity Areas: these are these LNRS <u>focus areas</u> identified by the Berkshire Nature Conservation Forum and agreed by the South East England Biodiversity Forum (SEEBF), where biodiversity improvements are likely to have the most beneficial results at a strategic scale.”	To respond to a comment by BBOWT
27	4.2: Built and Natural Environment Paragraph 4.2.60	“They include both public and private land, and may include lines of trees, riverbanks, road and railway verges, a series of well vegetated gardens, stepping stones of small patches of habitat, green roofs or waterways-watercourses and ponds, or other similar features.”	To respond to a comment by the Environment Agency
28	4.2: Built and Natural Environment Paragraph 4.2.62	“Proposals should seek ways to enhance and restore biodiversity and geology, and enhance the quality and integrity of sites (where appropriate), by maximising the inclusion of significant biodiversity and nature conservation features, as part of good design, and by locating those features carefully to best contribute towards the interconnectedness of the Network.”	To respond to a comment by BBOWT
29	4.2: Built and Natural Environment Paragraph 4.2.65	“The extent to which new development prevents or minimises the visual impact on major landscape features and other landscape values is largely dependent on the location, design and scale of proposals. <u>Landscape and Visual Impact Assessment (LVIA) can provide a useful methodology for assessing landscape impact.</u> ”	To respond to a comment by Natural England
30	4.2: Built and Natural Environment Paragraph 4.2.67	“Whilst Reading has some important woodlands and areas with substantial numbers of trees, including two areas of Ancient Woodland, shown on the Proposals Map ⁵¹ , other areas lack tree cover. It is therefore vital to ensure that important trees and woodlands are protected and canopy cover extended in areas lacking cover, including in conjunction with new development. <u>This will particularly be the case for irreplaceable Ancient Woodland and veteran trees.</u> ”	To respond to a comment by BBOWT
31	4.2: Built and Natural Environment Paragraph 4.2.68	“There will be a need to use appropriate large canopy species that are adaptable to future predicted climatic conditions (native species if possible and where appropriate in order to deliver biodiversity benefits), particularly the higher temperatures and potential drought conditions predicted in summer. <u>Tree stock should either be UK grown or sourced from a domestic nursery that retains its trees for a minimum of one year (a full growing season) within the UK before sale to ensure plant health and non-infection by foreign pests or disease.</u> ”	To respond to a comment by BBOWT and reflect best practice.
32	4.2: Built and Natural Environment Paragraph 4.2.77	“Other particles include PM2.5, and, again there is no ‘safe’ levels of these particles, <u>although there are World Health Organisation guideline levels.</u> ”	To respond to comments by Reading Climate Change Partnership, Reading Friends of the Earth and Reading Urban Wildlife Group

33	4.2: Built and Natural Environment Paragraph 4.2.81	<ul style="list-style-type: none"> “Would emit air pollutants that would affect sensitive receptors, including areas of biodiversity importance <u>such as priority habitats</u>; or” 	To respond to a comment by Natural England
34	4.2: Built and Natural Environment Paragraph 4.2.88	“A risk assessment of land affected by contamination should inform an Environmental Impact Assessment if one is required. <u>Some buildings, particularly tall buildings, may require piling. In some instances, due to contamination, piling may not be suitable unless remediation is carried out to a suitable standard to protect the Principal Aquifer.</u> Early pre-application engagement with the Council and Environment Agency is strongly advised.”	To respond to a comment by the Environment Agency
35	4.2: Built and Natural Environment Paragraph 4.2.98	“This has already been carried out for those sites allocated within this plan ⁶⁴ , and there is no need for this to be repeated unless <u>development the proposed use and/or flood risk vulnerability classification</u> would differ from the allocation.”	To respond to a comment by SGN and Danescroft
36	4.3: Employment Policy EM3: Loss of Employment Land	“ <i>Where, in exceptional circumstances, it can be demonstrated that a site in a Core Employment Area has no long-term (i.e. over five years) prospect of employment use, a related alternative commercial use <u>or a use ancillary to the employment use</u> may be considered that would <u>not result in a significant reduction in jobs</u>employ a similar number of people.</i> ”	To respond to a comment by Thames Properties Ltd
37	4.3: Employment Paragraph 4.3.13	“The policy recognises that on some exceptional sites within the CEA, there may not be any long-term prospect of re-use or redevelopment for employment, and in these cases it is preferable for a site to be used for an alternative commercial use that complements the area than for it to be vacant in the long-term, <u>for instance five years or more.</u> ”	To respond to a comment by Thames Properties Ltd
38	4.3: Employment Paragraph 4.3.17	“Development should not therefore reduce the range of sites and space available, <u>and this applies in all locations, not merely the Core Employment Areas.</u> ”	To respond to a comment by Thames Properties Ltd
39	4.4: Housing Policy H4: Build to Rent Schemes	“5. <i>Provide for a mix of unit sizes in accordance with Policy H2 <u>or CR6</u>; and</i> ”	To respond to a comment by Ropemaker Properties
40	4.4: Housing Policy H4: Build to Rent Schemes	“6. <i>Meet the standards of design set out in Policy <u>H4H5</u>; and</i> 7. <i>Provide 30% on-site affordable housing, either in accordance with Policy <u>H2-H3</u> and any relevant Supplementary Planning Document; or in the form of Affordable Private Rent Housing as defined and set out in a relevant Supplementary Planning Document.</i> ”	To respond to a comment by Stanhope plc
41	4.4: Housing Paragraph 4.4.32	“Where viability testing demonstrates that affordable housing contributions are unviable, clawback mechanisms will be included as part of the planning permission to recoup the loss of affordable housing if any residential units are sold out of single ownership within the covenant period. <u>Comments on assessing viability within policy H3 and its supporting text also apply to schemes under H4.</u> ”	To respond to a comment by Stanhope plc

42	4.4: Housing Paragraph 4.4.36	"These 'optional' standards can only apply where a policy is included in a Local Plan. This policy therefore applies those standards in Reading Borough. It should be noted that the standards are only 'optional' for the local planning authority to apply in their areas, but that once applied, compliance in line with the policy is compulsory. Conditions will be applied to relevant planning permissions to ensure compliance with the policy. For water efficiency and accessibility, the standards will be applied through the Building Regulations. Planning conditions may be required to secure compliance. Where references to the Building Regulations in the policy change, the requirement shall be taken to refer to the most up-to-date standard. Housing in the centre will also need to consider the requirements of policy CR6. <u>These standards apply to residential uses in the C3 use class only.</u> "	To respond to a comment by Unite Students
43	4.4: Housing Policy H14: Suburban Regeneration and Renewal	"Where development would fulfil the above aims, it would generally be supported, <u>subject to other policies in this plan and provided that:</u> "	To respond to a comment by Natural England
44	4.6: Retail, Leisure and Culture Paragraph 4.6.5	"Of the centres other than Central Reading, those which have the greatest physical capacity for development are The Meadway and Whitley. Whitley centre is located within one of the concentrations of greatest deprivation in Reading, and within which substantial development will take place over the plan period. There has been recent development of new town centre uses within this centre, and there is scope for additional development, which is dealt with within the South Reading chapter. The Meadway is an ageing shopping precinct which would benefit from substantial physical improvement (or, potentially, complete redevelopment) to allow it to continue its district centre role. This site is covered by an allocation in policy WR3, and by a Planning Brief. <u>However, this does not mean there will not be significant investment in other centres, and there is an existing planning permission for development in Caversham centre for example.</u> "	To respond to a comment by Hermes
45	4.6: Retail, Leisure and Culture Policy RL2: Scale and Location of Retail, Leisure and Culture Development	"Where a need for additional development has been identified, and no sites are available in or adjoining the centre of Reading, <u>or other defined centres</u> , a sequential approach should be adopted to identifying alternative sites."	To respond to a comment by Hermes
46	4.6: Retail, Leisure and Culture Paragraph 4.6.9	"It found a positive need for comparison goods floorspace of 54,400 sq m (net) by 2036, much of which is required in the second half of the plan period after 2026. In terms of convenience goods, an overprovision was identified of 19,500 sq m (net) by 2036."	To respond to a comment by Bracknell Forest Borough Council
47	4.7: Other Uses Policy OU3: Telecommunications Development	"Proposals for telecommunications development will be permitted provided that: <ul style="list-style-type: none"> • They do not have an adverse impact on the visual amenity of the surrounding area <u>or on the significance of a heritage asset;</u>" 	To respond to a comment by Historic England

48	4.7: Other Uses Paragraph 4.7.26	<p>“Despite the fact that the policy does not deal specifically with types of advertisements, some types are unlikely to be considered appropriate in terms of how visual amenity and safety is defined in the policy. Freestanding advert panels in urban streets, for instance, can have a significant detrimental effect on views of the streetscene. <u>Bulky box fascia and projecting signs, often crudely attached onto existing fascias, create a poor visual impression and will not generally be acceptable</u>Projecting box type signs, bulky folded box fascia signs, uplighters and downlighters are also likely to detract from the character of an area. Whole fascia internal illumination should be avoided. <u>Care should be taken to ensure that illumination is in keeping with the character of the area, particularly where it would affect heritage assets, for instance</u> Face or halo illumination of individual letters is more<u>may be</u> appropriate and discreet slim-line LED downlighters may be acceptable. Advertisements above ground floor level are <u>also likely to have particularly prominent and care should be taken to avoid</u> detrimental effects on visual amenity.”</p>	To respond to a comment by British Sign and Graphics Association															
49	4.7: Other Uses Paragraph 4.7.29	<p>“In considering illumination levels, the levels of illumination set out by the Institute of Lighting Engineers-Professionals will be applied as maxima for public safety reasons. Lower levels may be sought on a case-by-case basis to protect visual amenity. The most recent report (2004<u>2015</u>) sets the following levels:</p> <table border="1" data-bbox="416 952 1321 1108"> <thead> <tr> <th>Illuminated Area (m²)</th> <th>Zone E1 (candelas/ m²)</th> <th>Zone E2 (candelas/ m²)</th> <th>Zone E3 (candelas/ m²)</th> <th>Zone E4 (candelas/ m²)</th> </tr> </thead> <tbody> <tr> <td>Up to 10.00</td> <td>100</td> <td>600<u>400</u></td> <td>800<u>600</u></td> <td>1000<u>600</u></td> </tr> <tr> <td>Over 10.00</td> <td>N/A</td> <td>300<u>200</u></td> <td>600<u>300</u></td> <td>600<u>300</u></td> </tr> </tbody> </table> <p>(Source: Technical Report Number<u>Professional Lighting Guide 05: The Brightness of Illuminated Advertisements, Institute of Lighting ProfessionalsEngineers, 201504</u>).”</p>	Illuminated Area (m ²)	Zone E1 (candelas/ m ²)	Zone E2 (candelas/ m ²)	Zone E3 (candelas/ m ²)	Zone E4 (candelas/ m ²)	Up to 10.00	100	600 <u>400</u>	800 <u>600</u>	1000 <u>600</u>	Over 10.00	N/A	300 <u>200</u>	600 <u>300</u>	600 <u>300</u>	To respond to a comment by British Sign and Graphics Association
Illuminated Area (m ²)	Zone E1 (candelas/ m ²)	Zone E2 (candelas/ m ²)	Zone E3 (candelas/ m ²)	Zone E4 (candelas/ m ²)														
Up to 10.00	100	600 <u>400</u>	800 <u>600</u>	1000 <u>600</u>														
Over 10.00	N/A	300 <u>200</u>	600 <u>300</u>	600 <u>300</u>														
50	4.7: Other Uses Paragraph 4.7.29	<p>“In some circumstances, particularly where listed buildings and conservation areas are concerned, illumination levels may need to be reduced, although this will be determined on a case-by-case basis. The general preference in most cases is for advertisements to be illuminated externally, e.g. through spotlight, rather than internally.<u>Please see the comments in paragraph 4.7.26 about illumination.</u>”</p>	To respond to a comment by British Sign and Graphics Association															
51	5: Central Reading Figure 5.1 Key	<p>Concentration of retail* Concentration of offices* Concentration of leisure uses* <u>* Location of concentrations are approximate only—please see definitions on Proposals Map”</u></p>	To respond to a comment by Aviva Life and Pensions															
52	5: Central Reading Policy CR1: Definition of Central Reading	<p><i>“ The Central Area boundary as shown on the Proposals Map will mark the edge of the town centre in most cases<u>other than where specified.</u>”</i></p>	To respond to a comment by K2 Developments															
53	5: Central Reading Policy CR3: Public Realm in Central Reading	<p><i>“ The design of developments adjacent to a watercourse, including the refurbishment of existing buildings, will be required to enhance the appearance of the watercourses and to provide active elevations facing the waterways<u>watercourses.</u>”</i></p>	To respond to a comment by the Environment Agency															

54	5: Central Reading Policy CR3: Public Realm in Central Reading	" The public realm should conserve and enhance the historic environment of the centre and the <u>significance of</u> heritage assets therein and their setting, including through layout, materials, hard and soft landscaping."	To respond to a comment by Historic England
55	5: Central Reading Paragraph 5.3.13	"These facilities will assist in widening the variety of the offer of the centre, and would, in many cases, help to attract a greater range of people into the centre. For that reason, additional uses should be encouraged, <u>and there are substantial opportunities within Central Reading to accommodate leisure and cultural uses, as well as new visitor accommodation.</u> "	To respond to a comment by K2 Developments
56	5: Central Reading Policy CR10: Tall Buildings	" • Preserve <u>Conserve</u> and, where possible, enhance the setting of conservation areas and listed buildings;"	To respond to a comment by Historic England
57	6: Central Reading Policy CR11: Station/River Major Opportunity Area CR11a, Friar Street and Station Road	" Indicative potential: 150-270 dwellings, no significant net gain in offices, <u>or</u> retail and leisure <u>(no significant net gain assumed)</u> "	To respond to a comment by K2 Developments
58	6: Central Reading Policy CR11: Station/River Major Opportunity Area CR11b, Greyfriars Road Corner	" Indicative potential: 90-140 dwellings, no significant net gain in offices <u>or</u> retail and leisure <u>(no significant net gain assumed)</u> "	For consistency with changes to CR11a
59	6: Central Reading Policy CR11: Station/River Major Opportunity Area CR11c, Station Hill	" There will be enhanced links through the site, including in a north-south direction at a single level into the Station Hill area and through to the station, and a network of streets and spaces."	To respond to a comment by Stanhope plc
60	6: Central Reading Policy CR11: Station/River Major Opportunity Area CR11c, Station Hill	" Indicative potential: 380-570 dwellings, 80,000-100,000 sq m of offices, no significant net gain in retail and leisure <u>(no significant net gain assumed)</u> "	For consistency with changes to CR11a
61	6: Central Reading Policy CR11: Station/River Major Opportunity Area CR11g, Riverside	" Development should maintain and enhance public access along and to the Thames, and should be set back at least ten metres from the <u>top of the bank of the</u> river."	To respond to a comment by the Environment Agency
62	6: Central Reading Policy CR11: Station/River Major Opportunity Area CR11g, Riverside	" The main use of the site should be residential, although some small-scale offices and leisure <u>leisure and complementary offices</u> will also be appropriate <u>acceptable</u> . <u>Development should take account of mitigation required as a result of a Flood Risk Assessment</u> "	To respond to comments by SSE Ltd and the Environment Agency

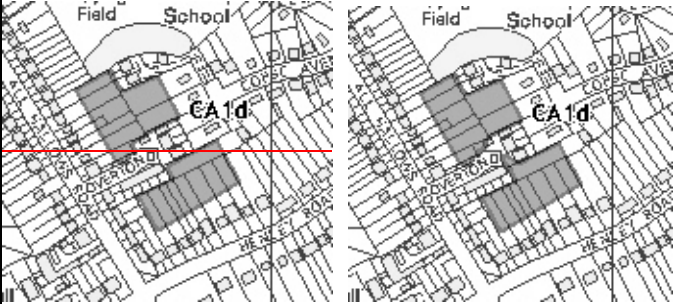

63	6: Central Reading Policy CR12: West Side Major Opportunity Area CR12d, Broad Street Mall	"Indicative potential: 280-420 dwellings, no significant net gain of retail and leisure <u>(no significant net gain assumed)</u> ."	For consistency with changes to CR11a
64	5: Central Reading Paragraph 5.4.17	"In the Hosier Street area, the old civic offices have now been demolished, and the need for replacement of the Hexagon theatre has been recognised for some time. The Hexagon is not suited to modern theatre requirements and is expensive to maintain. The policy proposes <u>requires</u> replacement within the same area. <u>There will need to be liaison with The Theatres Trust on any proposed replacement.</u> "	To respond to a comment by the Theatres Trust
65	6: Central Reading Policy CR13: East Side Major Opportunity Area	"Maintain, improve and create new access along the north side of the River Kennet <u>to the Kennet Mouth</u> ; and"	To respond to a comment by SGN and Danescroft
66	6: Central Reading Policy CR13: East Side Major Opportunity Area CR13a, Reading Prison	"The building would be used for residential or student accommodation, commercial offices or a hotel, and sh <u>ould</u> include some cultural or heritage element or related retail and leisure that draws on its significance."	To reflect the opportunity for the site to contribute to the wider heritage and cultural approach
67	6: Central Reading Policy CR13: East Side Major Opportunity Area CR13b, Forbury Retail Park	"It should include a new area of open space and enhance the frontage to the canal, including a buffer zone to <u>the top of</u> the canal bank to reflect its wildlife significance."	To respond to a comment by the Environment Agency
68	6: Central Reading Policy CR13: East Side Major Opportunity Area CR13d, Gas Holder	"Development should enhance the character of the mouth of the Kennet and should maximise the potential of the site to be a river gateway to Reading. Public access along the river to the Kennet Mouth will be sought."	To respond to a comment by SGN and Danescroft
69	6: Central Reading Policy CR13: East Side Major Opportunity Area CR13d, Gas Holder	"Development should be set back at least ten metres from the <u>top of the bank of the</u> river and allow for a wildlife corridor along the river. Development should take account of potential contamination on the site."	To respond to a comment by the Environment Agency
70	5: Central Reading Paragraph 5.4.22	"Other aspects which distinguish the East Side from the two other Major Opportunity Areas include the presence of the River Kennet, a more urbanised <u>waterway watercourse</u> than the Thames, along the length of the area, and a cluster of historically significant sites, including the Abbey ruins, Forbury Gardens and the Prison, at the western end of the area."	To respond to a comment by the Environment Agency
71	6: Central Reading Policy CR14: Other Sites for Development in Central Reading CR13m, Caversham Lock Island and Caversham Weir, Thames Side	"Development should: ... <ul style="list-style-type: none"> • <u>Avoid a detrimental impact on the biodiversity value of the River Thames, and set buildings back at least ten metres from the top of the bank of the river; and</u> • <u>Retain public access across the site; and</u> • <u>Not impact on the operation of the lock and weir.</u>" 	To respond to a comment by the Environment Agency

72	5: Central Reading Paragraph 5.4.39	Add new row to the table as follows:		To keep the document up to date with new permissions	
		<u>3-4 Wesley Gate, Queens Road</u>	<u>170314</u>		<u>Change of use of offices to 14 dwellings</u>
		<u>Clarendon House, 59-75 Queens Road</u>	<u>170905</u>		<u>Change of use of offices to 49 dwellings</u>
73	5: Central Reading Policy CR16: Area to the North of Friar Street and East of Station Road	<p><i>" The area east of Station Road and north of Friar Street, as shown on the Proposals Map, makes a positive contribution to the character of the town centre. The character of the <u>retail units in the Harris Arcade and the buildings fronting the streets overall Station Road and Friar Street frontages will be conserved-maintained and, where possible, enhanced. Whilst there will be potential for some conversion of buildings and, potentially, some development within the site that does not detrimentally affect its overall character. However, proposals for wholesale redevelopment that would detrimentally affect the overall character will not be supported."</u></i></p>		To respond to a comment by LaSalle Investment Management	
74	6: South Reading Paragraph 6.1.4	<p><i>"This area has seen significant amounts of development in recent years. The Madejski Stadium, Green Park business park and the relief road all date from around 2000. More recently, new developments have included a new water treatment works and a household waste recycling centre. New communities have broken the traditional divide between residential and employment along Basingstoke Road, with the new community of Kennet Island on the former sewage treatment works nearing completion, and development of the new residential community at Green Park underway since 2016. <u>Plans to develop more than 600 dwellings, along with a convention centre, ice rink and hotel, adjacent to the Madejski Stadium have also been approved subject to the completion of a legal agreement."</u></i></p>		To respond to a comment by Reading Football Club	
75	6: South Reading Policy SR1: Island Road Major Opportunity Area	<p><i>"v. <u>Protect and where possible enhance biodiversity, particularly related to any development in close proximity to the watercourses, based on taking the findings of an ecological assessment into account;</u>"</i></p>		To respond to a comment by the Environment Agency	
76	6: South Reading Policy SR1: Island Road Major Opportunity Area	<p><i>"vii. <u>Safeguard land which is needed for proposed mass rapid transit routes and stops;</u>"</i></p>		To respond to a comment by Roxhill Developments Ltd	
77	6: South Reading Policy SR1: Island Road Major Opportunity Area SR1a, Former Landfill, Island Road	<p><i>" The noisiest elements of the development should be located away from any existing or planned residential, in particular residential at Green Park to the south, and development should include an adequate landscaped buffer to residential to ensure that there are no significant adverse effects through noise and disturbance, and a 10m undeveloped buffer to the <u>top of the bank of the</u> watercourse to the east."</i></p>		To respond to a comment by the Environment Agency	
78	6: South Reading Policy SR1: Island Road Major Opportunity Area SR1a, Former Landfill, Island Road	<p><i>"Development should <u>have regard to the development of the whole site and access should be considered as a comprehensive whole."</u></i></p>		To respond to a comment by Roxhill Developments Ltd	

79	6: South Reading Policy SR1: Island Road Major Opportunity Area SR1b, North of Island Road	"Development should include a strong undeveloped ecological buffer to the River Kennet, as well as an ecological buffer to the brook to the west, to ensure that there are no adverse impacts on the biodiversity value of the <u>waterway/watercourse</u> ."	To respond to a comment by the Environment Agency			
80	6: South Reading Figure 6.2 Key	"Potential alternative Mass Rapid Transit route <u>(indicative)</u> "	To respond to a comment by Roxhill Developments Ltd			
81	6: South Reading Figure 6.2 Key	"Nearby sensitive location—wildlife- and , landscape <u>and water feature</u> "	To respond to a comment by Roxhill Developments Ltd			
82	6: South Reading Policy SR4: Other Sites for Development in South Reading SR4e, Part of former Berkshire Brewery Site	"Include a landscaped buffer to the watercourses around the site, with development set back at least 10m from the <u>top of the bank of the river wherever possible;</u> "	To respond to a comment by the Environment Agency			
83	6: South Reading Policy SR4: Other Sites for Development in South Reading SR4f, Land South West of Junction 11 of the M4	"Any development will take account of potential archaeological significance and will need to ensure a 10m ecological buffer to the <u>top of the bank of the watercourse</u> ."	To respond to a comment by the Environment Agency			
84	6: South Reading Paragraph 6.3.18	Add new row to the table as follows: <table border="1" data-bbox="419 1355 1321 1545"> <tr> <td><u>Land at the Madejski Stadium</u></td> <td><u>160199</u></td> <td><u>Development for up to 626 dwellings, convention centre and ice rink, 246 bedroom hotel, up to 102 serviced apartments, decked car parking, ancillary retail, open space, transport interchange¹¹³</u></td> </tr> </table>	<u>Land at the Madejski Stadium</u>	<u>160199</u>	<u>Development for up to 626 dwellings, convention centre and ice rink, 246 bedroom hotel, up to 102 serviced apartments, decked car parking, ancillary retail, open space, transport interchange¹¹³</u>	To keep the document up to date with new permissions and respond to a comment by Reading Football Club
<u>Land at the Madejski Stadium</u>	<u>160199</u>	<u>Development for up to 626 dwellings, convention centre and ice rink, 246 bedroom hotel, up to 102 serviced apartments, decked car parking, ancillary retail, open space, transport interchange¹¹³</u>				
85	6: South Reading Policy SR5: Leisure and Recreation Use of the Kennetside Areas	"Any proposals will need to demonstrate that there will be no adverse impacts on biodiversity, flood risk, landscape, public foot and cycle access along the river- and , the operation and condition of the river <u>and the operation of the adjacent Water Treatment Works</u> ."	To respond to a comment by Thames Water			
86	6: South Reading Paragraph 6.3.20	"Such uses would not be in line with national policy were they to be located within the functional flood plain, and additionally would need to pass other policy tests such as the sequential test for main town centre uses. <u>Thames Water should be contacted at the earliest opportunity to discuss any potential proposal that would affect the Water Treatment Works</u> ."	To respond to a comment by Thames Water			

87	7: West Reading Paragraph 7.2.1	"g. Areas of landscape and heritage importance will be preserved <u>conserved</u> , including the edge of the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty;"	To respond to a comment by Historic England			
88	7: West Reading Policy WR2: Park Lane Primary School, The Laurels and Downing Road	" <i>The existing Park Lane Primary School and associated playing fields, hard play areas, car parking and associated facilities will be reprovided on a single extended site at The Laurels, School Road, Tilehurst, which will include a replacement <u>early years provision, library and health clinic.</u></i> "	To respond to a comment by Jenny Cottee			
89	7: West Reading Paragraph 7.3.18	Add new row to the table as follows: <table border="1" data-bbox="422 616 1321 683"> <tr> <td><u>72 Bath Road</u></td> <td><u>170614</u></td> <td><u>Conversion of 7 serviced apartments to 13 dwellings</u></td> </tr> </table>	<u>72 Bath Road</u>	<u>170614</u>	<u>Conversion of 7 serviced apartments to 13 dwellings</u>	To keep the document up to date with new permissions
<u>72 Bath Road</u>	<u>170614</u>	<u>Conversion of 7 serviced apartments to 13 dwellings</u>				
90	7: West Reading Policy WR4: Potential Traveller Transit Site at Cow Lane	" <i>Take account of the potential for flooding, <u>including avoiding any location of caravans within the small areas of the site in Flood Zone 3; and</u></i> "	To respond to a comment by the Environment Agency			
91	8: Caversham and Emmer Green Paragraph 8.2.1	"a. There will be enhanced pedestrian <u>and cycle</u> links between central Caversham and Reading town centre;"	To respond to a comment by Dr Simon Rowe			
92	8: Caversham and Emmer Green Policy CA1: Sites for Development and Change of Use in Caversham and Emmer Green CA1a: Reading University Boat Club, Thames Promenade	" <i>Development for residential, subject to relocation of the boat club <u>or clear demonstration that its loss is justified in line with policy RL6 or national policy.</u></i> "	To respond to a comment by University of Reading			
93	8: Caversham and Emmer Green Policy CA1: Sites for Development and Change of Use in Caversham and Emmer Green CA1d: Rear of 200-214 Henley Rd, 12-24 All Hallows Rd and 4, 7 & 8 Copse Avenue	" <i>Development should:</i> ... • <i>Address air quality impacts on residential use <u>relating to the southern portion of the site;</u></i> "	To respond to a comment by TA Fisher			
94	8: Caversham and Emmer Green Policy CA1: Sites for Development and Change of Use in Caversham and Emmer Green CA1f: Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill	" <i>Development should:</i> ... • <i>Take account of the high potential archaeological significance and be supported by assessment work <u>which should inform the development;</u></i> "	To respond to a comment by Historic England			

95	8: Caversham and Emmer Green Policy CA2: Caversham Park	"Conversion of the house from offices to residential and/or a cultural, community or heritage use, <u>or other suitable use compatible with its heritage</u> , will be acceptable if it sustains the significance of the listed building. It is <u>currently</u> estimated that up to 40-45 dwellings could be accommodated, but the figure will be dependent on more detailed historic assessment of the building and the precise mix of uses."	To respond to a comment by the BBC		
96	8: Caversham and Emmer Green Policy CA2: Caversham Park	"Such development must comply with the criteria below: <ul style="list-style-type: none"> No development will <u>harm-negatively affect the significance of the historic interest or the important landscape value of the site.</u> Development will not detrimentally affect <u>protected significant trees or areas of biodiversity importance.</u>" 	To respond to a comment by the BBC		
97	9: East Reading Paragraph 9.2.1	"d. Areas of heritage and landscape importance will be conserved <u>and enhanced</u> :"	To respond to a comment by Historic England		
98	9: East Reading Paragraph 9.3.6	Add new row to the table as follows:	To keep the document up to date with new permissions		
		<u>Aspen House, 300 Kings Road</u>		<u>170512</u>	<u>Change of use of office to 78 dwellings</u>
		<u>79 Silver Street</u>		<u>170685</u>	<u>Development of building for 56 student rooms</u>
99	10: Implementation Figure 10.1	<u>SR12a</u>	Former Landfill, Island Road	To respond to a comment by Highways England	
		<u>SR12b</u>	North of Island Road		
		<u>SR12c</u>	Island Road A33 Frontage		
		<u>SR23</u>	Land North of Manor Farm Road		
		<u>SR34</u>	South of Elgar Road		
		<u>SR45a</u>	Pulleyn Park, Rose Kiln Lane		
		<u>SR45b</u>	Rear of 3-29 Newcastle Road		
		<u>SR45c</u>	169-173 Basingstoke Road		
		<u>SR45d</u>	16-18 Bennet Road		
		<u>SR45e</u>	Park of Former Berkshire Brewery Site		
<u>SR45f</u>	Land South West of Junction 11 of the M4				
100	10: Implementation Figure 10.2 Third Thames Crossing	"Approx. <u>£100,000,000-£109-165,000,000, depending on option</u> —LGF"	To respond to a comment by Oxfordshire County Council		
101	10: Implementation Figure 10.2 Biodiversity Plan	"To protect, enhance and increase biodiversity in parks, open spaces, allotments, cemeteries, woodland, <u>waterwayswatercourses</u> , riparian corridors and wetland areas"	To respond to a comment by the Environment Agency		
102	12: Glossary	Add new entry as follows: <u>Green infrastructure</u> <u>A network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities (Source of definition: Natural England)</u>	To respond to a comment by Natural England		

103	Proposals Map	<p><i>Amend the boundary of site CA1d as follows</i></p> 	To respond to a comment by TA Fisher
104	Proposals Map	<p><i>Amend the label for sites WR3s and WR3t as follows</i></p> 	To respond to a comment by Julie Hicks