**Statement of Common Ground**

**Appendix G**

List of Core Documents

**List of Core Documents (as at 17/09/21)**

**CD1 Application Documents and Plans the application was determined against**

* 1. 448.PL.SP.003 Existing Block Plan, as received 04/02/2020
	2. RT3190463P0001 Existing Ground Floor Plan, as received 04/02/2020
	3. RT3190463P0002 Existing First Floor Plan, as received 04/02/2020
	4. RT3190463P0003 Existing Second Floor Plan, as received 04/02/2020
	5. RT3190463P0004 Rev A South, East and North 1 Elevations, as received 05/03/2020
	6. RT3190463P0005 North 2 and West Elevations, as received 04/02/2020
	7. RT3190463P0006 Street Scene South and West, as received 04/02/2020
	8. RT3190463P0007 Street Scene North, as received 04/02/2020
	9. 448.PL.SL.001 Rev B Site Location Plan Application Boundary, as received 10/06/2020
	10. 448.PL.SL.001 Rev C Site Location Plan S106 Boundary, as received 10/06/2020
	11. 448.PL.A.100 Rev B Block A \_Ground - Third Floor, as received 01/06/2020
	12. 448.PL.A.101 Rev B Block A\_Fourth - Roof Floor, as received 01/06/2020
	13. 448.PL.A.200 Rev B Block A\_Elevations, as received 01/06/2020
	14. 448.PL.A.300 Rev B Block A\_Section A-A, B-B and C-C, as received 01/06/2020
	15. 448.PL.BC.100 Rev D Block BC\_Ground Floor Plan, as received 12/11/2020
	16. 448.PL.BC.101 Rev A Block BC\_First Floor Plan, as received 01/06/2020
	17. 448.PL.BC.102 Rev A Block BC\_Second Floor Plan, as received 01/06/2020
	18. 448.PL.BC.103 Rev B Block BC\_Third Floor Plan, as received 07/10/2020
	19. 448.PL.BC.104 Rev B Block BC\_Fourth Floor Plan, as received 07/10/2020
	20. 448.PL.BC.105 Rev A Block BC\_Fifth Floor Plan, as received 01/06/2020
	21. 448.PL.BC.106 Rev A Block BC\_Sixth Floor Plan, as received 01/06/2020
	22. 448.PL.BC.107 Rev A Block BC\_Seventh Floor Plan, as received 01/06/2020
	23. 448.PL.BC.108 Rev A Block BC\_Eighth Floor Plan, as received 01/06/2020
	24. 448.PL.BC.109 Rev A Block BC\_Ninth Floor Plan, as received 01/06/2020
	25. 448.PL.BC.110 Rev A Block BC\_Tenth Floor Plan, as received 01/06/2020
	26. 448.PL.BC.111 Rev A Block BC\_Roof Plan, as received 01/06/2020
	27. 448.PL.BC.200 Rev B Block BC\_Southwest Elevation, as received 01/06/2020
	28. 448.PL.BC.201 Rev C Block BC\_Southeast Elevation, as received 07/10/2020
	29. 448.PL.BC.202 Rev D Block BC\_Northeast Elevation, as received 07/10/2020
	30. 448.PL.BC.203 Rev B Block BC\_Northwest Elevation, as received 01/06/2020
	31. 448.PL.BC.300 Rev B Block BC\_Section A-A and B-B, as received 01/06/2020
	32. 448.PL.BC.301 Rev B Block BC Section C-C, as received 01/06/2020
	33. 448.PL.D.100 Rev C Block D\_Ground Floor Plan, as received 10/12/2020
	34. 448.PL.D.101 Rev C Block D\_First Floor Plan, as received 10/12/2020
	35. 448.PL.D.102 Rev B Block D\_Second Floor Plan, as received 10/12/2020
	36. 448.PL.D.103 Rev B Block D\_Third Floor Plan, as received 10/12/2020
	37. 448.PL.D.104 Rev B Block D\_Fourth Floor Plan, as received 10/12/2020
	38. 448.PL.D.105 Rev B Block D\_Fifth Floor Plan, as received 10/12/2020
	39. 448.PL.D.106 Rev B Block D\_Sixth Floor Plan, as received 10/12/2020
	40. 448.PL.D.107 Rev B Block D\_Seventh Floor Plan, as received 10/12/2020
	41. 448.PL.D.108 Rev B Block D\_Eighth Floor Plan, as received 10/12/2020
	42. 448.PL.D.109 Rev B Block D\_Ninth Floor Plan, as received 10/12/2020
	43. 448.PL.D.110 Rev B Block D\_Roof Floor, as received 10/12/2020
	44. 448.PL.D.200 Rev C Block D\_Southeast Elevation, as received 10/12/2020
	45. 448.PL.D.201 Rev C Block D\_Northeast and Southwest Elevation, as received 10/12/2020
	46. 448.PL.D.202 Rev B Block D\_Northwest Elevation, as received 10/12/2020
	47. 448.PL.D.203 Rev A Block D\_Southwest Elevation, as received 10/12/2020
	48. 448.PL.D.300 Rev B Block D\_Section A-A and B-B, as received 10/12/2020
	49. 448.PL.EFG.100 Rev A Block EFG\_Ground Floor Plan, as received 01/06/2020
	50. 448.PL.EFG.101 Rev A Block EFG\_First Floor Plan, as received 01/06/2020
	51. 448.PL.EFG.102 Rev A Block EFG\_Second Floor Plan, as received 01/06/2020
	52. 448.PL.EFG.103 Rev A Block EFG\_Third Floor Plan, as received 01/06/2020
	53. 448.PL.EFG.104 Rev A Block EFG\_Fourth Floor Plan, as received 01/06/2020
	54. 448.PL.EFG.105 Rev A Block EFG\_Fifth Floor Plan, as received 01/06/2020
	55. 448.PL.EFG.106 Rev A Block EFG\_Sixth Floor Plan, as received 01/06/2020
	56. 448.PL.EFG.107 Rev A Block EFG\_Seventh Floor Plan, as received 01/06/2020
	57. 448.PL.EFG.108 Rev A Block EFG\_Roof Plan, as received 01/06/2020
	58. 448.PL.EFG.200 Rev B Block E\_Southeast and Southwest Elevation, as received 01/06/2020
	59. 448.PL.EFG.201 Rev B Block E\_Northwest and Northeast Elevation, as received 01/06/2020
	60. 448.PL.EFG.202 Rev C Block FG\_Southwest, Southeast and Northwest Elevation, as received 01/06/2020
	61. 448.PL.EFG.300 Rev B Block EFG\_Section A-A, B-B and C-C, as received 01/06/2020
	62. 448.PL.H.100 Rev A Cafe\_Floor Plans, as received 28/02/2020
	63. 448.PL.H.200 Rev A Cafe\_Elevations, as received 28/02/2020
	64. 448.PL.200 Rev A Context Site Elevation\_River Front, as received 28/02/2020
	65. 448.PL.201 Rev A Context Site Elevation\_Vastern Road, as received 28/02/2020
	66. 448.PL.202 Rev A Context Site Elevation\_Street Section, as received 28/02/2020
	67. 448.PL.203 Context Site Elevation\_Street Section, as received 28/02/2020
	68. 448.PL.204 Context Site Elevation\_Lynmouth Road, as received 28/02/2020
	69. 448.PL.SS.300 Rev A Site Sections\_Section A-A, E-E, as received 28/02/2020
	70. 448.PL.SS.301 Rev A Site Sections\_Section B-B, C-C, D-D, as received 28/02/2020
	71. 448.PL.SL.002 Rev E Illustrative Masterplan, as received 07/10/2020
	72. 448.PL.SL.003 Enclosure Plan, as received 28/02/2020
	73. 448.300.LAND.001 Christchurch Bridge Connection Section, as received 28/02/2020
	74. BHOC.448.LA.101 Rev E Landscape General Arrangement, as received 07/10/2020
	75. BHOC.448.LA.102 Rev F Planting Framework Plan, as received 14/01/2021
	76. BHOC.448.LA.103 Tree Rooting Volume Plan, as received 07/10/2020
	77. 448.LAND.TN.001 Tree Rooting Volume Table, as received 07/10/2020
	78. 448.PL.SI.500 Affordable Housing Location Plan, as received 12/11/2020
	79. 448.PL.BC.500 Block B and C Ground Floor Plan Affordable Mark-up, as received 12/11/2020
	80. 448.PL.BC.501 Block B and C First Floor Plan Affordable Mark-up, as received 12/11/2020
	81. 448.PL.BC.502 Block B and C Second Floor Plan Affordable Mark-up, as received 12/11/2020
	82. 448.PL.BC.503 Block B and C Third Floor Plan Affordable Mark-up, as received 12/11/2020
	83. 448.PL.BC.504 Block B and C Fourth Floor Plan Affordable Mark-up, as received 12/11/2020
	84. 448.PL.BC.505 Block B and C Fifth Floor Plan Affordable Mark-up, as received 12/11/2020
	85. 448.PL.BC.506 Block B and C Sixth Floor Plan Affordable Mark-up, as received 12/11/2020
	86. 448.PL.BC.507 Block B and C Seventh Floor Plan Affordable Mark-up, as received 12/11/2020
	87. 448.PL.BC.508 Block B and C Eighth Floor Plan Affordable Mark-up, as received 12/11/2020
	88. 448.PL.A.200 Block A\_Elevations Coloured, as received 04/02/2020
	89. 448.PL.BC.200 Block BC\_Southwest Elevation Coloured, as received 04/02/2020
	90. 448.PL.BC.203 Block BC\_Northwest Elevation Coloured, as received 04/02/2020
	91. 448.PL.D.201 Rev A Block D\_Northeast and Southwest Elevation Coloured, as received 05/03/2020
	92. 448.PL.D.202 Block D\_Northwest Elevation Coloured, as received 04/02/2020
	93. 448.PL.EFG.203 Block EFG\_Southeast Elevation Coloured, as received 04/02/2020
	94. 448.PL.EFG.204 Block E\_Northeast Elevation Coloured, as received 04/02/2020
	95. 448.PL.H.200 Cafe\_Elevations Coloured, as received 04/02/2020
	96. Summary of Areas 38682-Schedule-A by Plowman Craven, as received 04/02/2020
	97. 38682-A2 Rev A – Area Plan 55 Vastern Road Reading, RG1 Second Floor, as received 04/02/2020
	98. 38682-A1 Rev A – Area Plan 55 Vastern Road Reading, RG1 First Floor, as received 04/02/2020
	99. 38682-AG Rev A – Area Plan 55 Vastern Road Reading, RG1 Ground Floor, as received 04/02/2020
	100. 448.GIA.A.100 GIA Schedule and Area Proof Block A, as received 04/02/2020
	101. 448.GIA.BC.100 GIA Schedule and Area Proof Block BC, as received 04/02/2020
	102. 448.GIA.D.100 GIA Schedule and Area Proof Block D, as received 04/02/2020
	103. 448.GIA.EFG.100 GIA Schedule and Area Proof Block EFG, as received 04/02/2020
	104. Vastern Road - Schedule of Accommodation dated 28/02/2020, as received 02/03/2020
	105. 100.LA.001 Overall Landscape General Arrangement Plan, as received 19/05/2020
	106. 47500/5500/005 Rev A – Internal Turning Head Swept Path Analysis, as received 25/09/2020
	107. 47500/5500/SK030 – Proposed Crossing, as received 25/09/2020
	108. 448.300.LAND.002 Vastern Road Towpath Proposal Section, as received 12/11/2020
	109. 448.300.LAND.003 River Thames Mark Up, as received 12/11/2020
	110. 448.PL.1001 RBC Proposed Route Overlay, as received 10/12/2020
	111. Photographs of Marginal Vegetation document (4 pages), as received 14/01/2021
	112. Proposed Coil Roll Mitigation Areas (annotations reference possible, not proposed), as received 14/01/2021
	113. CGIs x7, Photographs x5 and illustrative masterplan graphics x2, as received 29/03/2021 (included in Document 10.271)
	114. HM Land Registry title number BK464841 register and title plan, as received 29/03/2021 (included in Document 10.271)
	115. Air Quality Assessment by Peter Brett Associates / Stantec Ref Issued Rev Issued, dated December 2019, as received 04/02/2020
	116. Archaeological Desk-Based Assessment by CgMs Consulting Ref 25311/CC dated March 2019, as received 04/02/2020
	117. Bat Activity Survey Report by EcoConsult Ref 221019\_1 dated October 2019, as received 04/02/2020
	118. Daylight & Sunlight Report by eb7 dated December 2019, as received 04/02/2020
	119. Design and Access Statement by Berkeley Homes Ref 448.LAND.RP.001, dated 23/01/2020, as received 04/02/2020
	120. Design and Access Statement Addendum by Berkeley Homes Ref 448.LAND.RP.001, dated April 2020, as received 15/04/2020
	121. Ecological Assessment by EcoConsult Ref 121219\_1 dated December 2019, as received 04/02/2020
	122. Energy Statement by Hodkinson, v3 dated and received 10/12/2020
	123. Extended Phase 1 Habitat Survey Report by EcoConsult Ref 280219 dated 27/04/2018, as received 04/02/2020
	124. Flood Risk Assessment by Peter Brett Associates/ Stantec Ref – Rev A, dated 22/01/2020, as received 04/02/2020
	125. Heritage Statement by Built Heritage Consultancy dated December 2019, as received 04/02/2020
	126. Lighting Assessment by Peter Brett Associates/ Stantec Ref V2.0 dated 13/12/2019, as received 04/02/2020
	127. Noise Impact Assessment by 24 Acoustics R8220-2 Rev 0 (draft), dated 10/01/2020, as received 04/02/2020
	128. Open Space Statement by Berkeley Homes Ref 448.LAND.RP.001 dated December 2019, as received 04/02/2020
	129. Pedestrian Level Wind Microclimate Assessment by RWDI Ref 1901994 Rev I dated 13/10/2020 and 6x visuals png files, as received 14/10/2020
	130. Phase I-II Geo-Environmental Site Assessment by Omnia Ref A11220/1.0 FINAL dated November 2019, as received 04/02/2020
	131. Planning and Affordable Housing Statement by Barton Willmore LLP Ref 28876/P1d/A5/CP/dw, Rev P1d, dated 29/01/2020, as received 04/02/2020
	132. Proposed Drainage Strategy by Peter Brett Associates/ Stantec Ref R0001 Rev A dated 22/01/2020, as received 04/02/2020
	133. Consultation Report by Pegasus Group dated December 2019, as received 06/02/2020
	134. Sustainability Statement by Peter Brett Associates/ Stantec Ref V3 Rev V3 dated January 2020, as received 04/02/2020
	135. Superfast Broadband Energy Statement by Peter Brett Associates/ Stantec Ref 2001/R002Rev 02 dated 12/12/2019, as received 04/02/2020
	136. Townscape and Visual Impact Assessment by Barton Willmore LLP Ref 28876 Issue/Rev 2, dated January 2020, as received 04/02/2020
	137. Townscape and Visual Impact Assessment Addendum by Barton Willmore LLP Ref 28876 Issue/Rev 4 dated May 2020, as received 21/05/2020
	138. Transport Statement by Peter Brett Associates/ Stantec Ref 001 Rev 3.0 dated January 2020, as received 04/02/2020
	139. Residential Travel Plan by Peter Brett Associates/ Stantec Ref 002 Rev 3.0 dated January 2020, as received 04/02/2020
	140. Tree Survey and Arboricultural Impact Assessment by Greengage Ref 551216jrNov19FV01\_AIA.docx, dated November 2019, as received 04/02/2020
	141. Utilities Appraisal Report by Peter Brett Associates/ Stantec Ref 2001/R001 Rev 4 dated 17/01/2020, as received 04/02/2020
	142. Letter from Barton Willmore ‘Re: Detailed Planning Application for 53 -55 Vastern Road, Reading, RG1, 8BU’ Ref 28876/A3/CP/slh/dw dated 03/02/2020, as received 04/02/2020
	143. 53 – 55 Vastern Road, Reading A Report of the Financial Viability of the proposed application for residential development including retail floorspace at Vastern Road, Reading, by Berkeley Homes, dated March 2020, as received 09/03/2020
	144. Email from Berkeley Homes ‘FW: 53-55 Vastern Rd, Reading (200188)’, dated and received 21/04/2020 (Document 10.127)
	145. Email from Berkeley Homes ‘Vastern Road - EA response 200188’, dated and received 19/05/2020 (Document 10.135)
	146. Letter from 24 Acoustics Ref R8220-3 Rev 0, dated 22/04/2020, as received 20/05/2020
	147. Technical Note Responses to Reading Borough Council Comments - Air Quality Ref TN001\_AQ by Stantec dated April 2020, as received 20/05/2020
	148. Planning Applicant Number: 200188 55 Vastern Road, Reading, RG1 8BU – Applicant responses to consultee comments,Version 1 dated 19/05/2020, as received 20/05/2020 (included in Document 10.136)
	149. Memorandum ’Peer Review Responses Vastern Road Reading UK’ by RWDI Ref 1901994 dated 24/04/2020, as received 20/05/2020
	150. Letter from eb7 ltd ‘Re: Vastern Road - Daylight and Sunlight’, dated and received 20/05/2020
	151. Letter from eb7 ltd ‘Re: 53-55 Vastern Road - Daylight and Sunlight review response’, dated and received 20/05/2020
	152. Letter from Barton Willmore ‘ 55 Vastern Road, Reading (RBC Application Reference 200188)’ Ref 28876/A3/EF/CP/KC/slh, dated and received 10/06/2020
	153. RBC Highway Response Technical Note Ref TN004 by Stantec dated 09/06/2020, as received 10/06/2020
	154. Memorandum ’Peer Review Responses Vastern Road Reading UK’ by RWDI Ref 1901994 dated 16/06/2020, as received 23/06/2020
	155. Memorandum ’RBC Responses Vastern Road Reading UK’ by RWDI Ref 1901994 dated and received 09/07/2020
	156. Email from Berkeley Homes ‘FW: 55 Vastern Rd, Reading (200188)’ dated and received 10/07/2020, including an attached email dated 29/11/2019 ‘RE: Vastern Road – Lighting Assessment Baseline Survey Methodology’ from RBC Environmental Protection & Nuisance (Document 10.154)
	157. Letter from eb7 ltd ‘Re: 53-55 Vastern Road - Daylight and Sunlight additional review response (Version 2)’, dated and received 10/07/2020
	158. Letter from eb7 ltd ‘Re: 53-55 Vastern Road – Response to Environment Agency’ dated 14/07/2020, as received 15/07/2020
	159. Email from Berkeley Homes ‘RE: 55 Vastern Road, Reading 181724/PREAPP (CPDA input)’, dated and received 20/07/2020 (Document 10.161)
	160. Email from Barton Willmore ‘55 Vastern Rd, Reading (200188) - Agenda and attachments for meeting on Monday 14th September’, dated and received 10/09/2020 (Document 10.186)
	161. RBC Highway 2nd Response Technical Note Ref TN005 by Stantec dated 09/09/2020, as received 10/09/2020
	162. Figure 1 and Figure 2 visuals png files, as received 10/09/2020 (included in Document 10.186)
	163. Policy Assessment Note: North/South Shared Pedestrian Cycle Route by Barton Willmore dated 24/09/2020, as received 25/09/2020
	164. RBC Highway 3rd Response & Vastern Road Crossing Technical Note Ref TN006 by Stantec dated 24/09/2020, as received 25/09/2020
	165. Email from Berkeley Homes ‘FW: 55 Vastern Rd, Reading (200188)’, dated and received 05/10/2020 (Document 10.203)
	166. Letter from 24 Acoustics Ref R8220-4 Rev 0, dated 01/10/2020, as received 05/10/2020
	167. Email from Berkeley Homes ‘FW: 55 Vastern Rd, Reading (200188)’, dated and received 07/10/2020 (Document 10.206)
	168. Email from Berkeley Homes ‘CONFIDENTIAL - 53-55 Vastern Road, Reading (200188)’, dated and received 19/10/2020 (Document 10.215)
	169. Letter from Berkeley Homes ‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’, dated and received 12/11/2020
	170. The Old Power Station, Design Addendum by Berkeley Homes dated and received 12/11/2020
	171. Email from Berkeley Homes ‘Vastern Road, Reading (200188)’, dated and received 10/12/2020 (Document 10.232)
	172. 448.LAND.RP.001 RevA Our Vision for The Old Power Station Vastern Road, Reading Strategic Shared Cycle Footway by Berkeley Homes, as received 25/09/2020 (also received 10/12/2020)
	173. Letter from Berkeley Homes ‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’ dated and received 14/01/2021
	174. 53 – 55 Vastern Road, Reading An updated Report of the Financial Viability of the proposed application for residential development including retail floorspace at Vastern Road, Reading, by Berkeley Homes, dated January 2021, as received 14/01/2021
	175. Email from Berkeley Homes ‘RE: Vastern Road, Reading (200188)’, dated and received 19/01/2021 (Document 10.246)
	176. Appendix XXX – Planning Obligations, as received 16/03/2021 (included in Document 10.262)
	177. Email from Berkeley Homes ‘RE: 55 Vastern Rd (200188) - Energy review’, dated and received 22/03/2021 (Document 10.266)
	178. Letter from Barton Willmore ‘200188 Committee Report – errors and inaccuracies’ Ref 28876/A3/EF/KC, dated and received 29/03/2021
	179. Viability Assessment by Berkeley Homes Ref VR/Planning Rev R1, as received 03/02/2020
	180. Email from Berkeley Homes ‘RE: 55 Vastern Road ref 200188’ dated and received 02/09/2020 (Document 10.275)
	181. Vastern Road, Reading Summary of Appraisal Inputs dated and received 02/09/2020
	182. Letter from Berkeley Homes, 55 Vastern Road. Ref 200188, dated and received 12/10/2020
	183. Vastern Road, Reading, Summary of Appraisal Inputs dated 09/10/2020, as received 12/10/2020
	184. Letter from Berkeley Homes ‘Former SSE Offices, 53 – 55 Vastern Road, Reading (200188)’ dated and received 14/10/2020
	185. The Old Power Station Vastern Road, Reading Updated Appraisal Jan 21 Development Appraisal Licensed Copy 13 January 2021, as received 14/01/2021

**CD2 Committee Report and Decision Notice**

2.1 Officer’s Report

2.2 Officer’s Update Report

2.3 Minute of committee meeting

2.4 Decision Notice

**CD3 The Development Plan**

Reading Borough Local Plan Adopted November 2019

* 1. Policy CC1: Presumption in Favour of Sustainable Development
	2. Policy CC2: Sustainable Design and Construction
	3. Policy CC3: Adaption to Climate Change
	4. Policy CC4: Decentralised Energy
	5. Policy CC5: Waste Minimisation and Storage
	6. Policy CC6: Accessibility and the Intensity of Development
	7. Policy CC7: Design and the Public Realm
	8. Policy CC8: Safeguarding Amenity
	9. Policy CC9: Securing Infrastructure
	10. Policy EN1: Protection and Enhancement of the Historic Environment
	11. Policy EN2: Areas of Archaeological Significance
	12. Policy EN4: Locally Important Heritage Assets
	13. Policy EN6: New Development in a Historic Context
	14. Policy EN7: Local Green Space and Public Open Space
	15. Policy EN9: Provision of Open Space
	16. Policy EN10: Access to Open Space
	17. Policy EN11: Waterspaces
	18. Policy EN12: Biodiversity and the Green Network
	19. Policy EN13: Major Landscape Features and Areas of Outstanding Natural Beauty
	20. Policy EN14: Trees, Hedges and Woodland
	21. Policy EN15: Air Quality
	22. Policy EN16: Pollution and Water Resources
	23. Policy EN18: Flooding and Drainage
	24. Policy EM3: Loss of Employment Land
	25. Policy H1: Provision of Housing
	26. Policy H2: Density and Mix
	27. Policy H3: Affordable Housing
	28. Policy H5: Standards for New Housing
	29. Policy H10: Private and Communal Outdoor Space
	30. Policy TR1: Achieving the Transport Strategy
	31. Policy TR3: Access, Traffic and Highway-related Matters
	32. Policy TR4: Cycle Routes and Facilities
	33. Policy TR5: Car and Cycle Parking and Electric Vehicle Charging
	34. Policy RL1: Network and Hierarchy of Centres
	35. Policy RL2: Scale and Location of Retail, Leisure and Culture Development
	36. Policy OU5: Shopfronts and Cash Machines
	37. Policy CR1: Definition of Central Reading
	38. Policy CR2: Design in Central Reading
	39. Policy CR3: Public Realm in Central Reading
	40. Policy CR4: Leisure, Culture and Tourism in Central Reading
	41. Policy CR6: Living in Central Reading
	42. Policy CR10: Tall Buildings
	43. Policy CR11: Station/River Major Opportunity Area

**CD4 Relevant Appeal Decisions**

4.1

4.2

**CD5 Relevant Judgements**

5.1

**CD6 Other**

6.1 National Design Guide (Amended January 2021)

6.2 National Model Design Code (January 2021)

6.3 RBC Reading Station Area Framework SPD (adopted December 2010);

* 1. RBC Affordable Housing SPD (March 2021);
	2. RBC Employment, Skills and Training SPD (April 2013);
	3. RBC Revised Parking Standards and Design SPD (October 2011);
	4. RBC Planning Obligations under Section 106 SPD (April 2015);
	5. RBC Sustainable Design and Construction SPD (December 2019);
	6. Reading Borough Council Tree Strategy (March 2021)
	7. Reading Biodiversity Action Plan (March 2021)
	8. BRE Site Layout Planning for Daylight and Sunlight – A guide to good practice, 2nd edition (2011)
	9. DCLG Technical housing standards – nationally described space standard (2015)
	10. Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
	11. Historic England Advice Note 7 (2nd edition) Local Heritage Listing: Conservation Principles, Identifying and Conserving Local Heritage (Historic England, 2021)
	12. Natural Environment and Rural Communities (NERC) Act 2006
	13. Local Transport Note 1/20 Cycle Infrastructure Design dated July 2020 (Department for Transport)
	14. Manual For Streets 2007 (Department for Transport)
	15. CD 195 - Designing for cycle traffic (Standards for Highways Version 1.0.1 2021)
	16. Local Cycling and Walking Improvement Plan 2020-2030 (LCWIP) (November 2019)
	17. Inclusive Mobility (Department for Transport) 2005
	18. The Reading Climate Change Partnership’s (RCCP) Reading Climate Emergency Strategy 2020-25 (November 2020)
	19. Reading Tall Building Strategy (Entec for RBC) 2008
	20. Reading Tall Buildings Strategy Update Note 2018
	21. British Standard 4142: 2014 + A1: 2019 Methods for rating and assessing industrial and commercial sound – BSI Standards Publication
	22. British Standard 8233: 2014 Guidance on Sound Insulation and Noise Reduction for Buildings – BSI Standards Publication
	23. NANR45 Procedure for the assessment of low frequency noise disturbance Revision 1 2011
	24. Pro PG Planning and Noise dated May 2017 (Association of Noise Consultants, Institute of Acoustics, Chartered Institute of Environmental Health)
	25. Acoustics, Ventilation and Overheating – Residential Design Guide dated January 2020 (Association of Noise Consultants & Institute of Acoustics)
	26. Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) Landscape Institute and Institute of Environmental Management & Assessment 2013
	27. Design methodology for the assessment of overheating risk in homes (CIBSE TM59: 2017)
	28. Overheating in New Homes – Tool and guidance for identifying and mitigating early stage overheating risks in new homes (Good Homes Alliance 2019)
	29. British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – BSI Standards Publication