**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