

55 Vastern Road, Reading, RG1 8QT

Statement of Common Ground
between
Berkeley Homes (Oxford and Chiltern) Ltd and Reading Borough Council
Application Reference: 200188
Appeal Reference: APP/E0345/W/21/3276463

Second Addendum

Appellant Reference: 28876/A5/P11d
LPA Reference: 200188

October 2021

1.0 Introduction

- 1.1 This Second Addendum to the Statement of Common Ground (SASoCG) has been prepared by Barton Willmore LLP on behalf of Berkeley Homes (Oxford & Chiltern) Ltd (hereafter referred to as 'the Appellant') and was submitted to the Local Planning Authority Reading Borough Council ('RBC') on 12th October 2021. The SASoCG (signed by both the Appellant and RBC) is submitted to the Planning Inspectorate on 15th October 2021. It is to be read in parallel with the SoCG signed on 17th September 2021 and Addendum to the SoCG signed on 28th September 2021 in respect of the planning appeal at 55 Vastern Road, Reading (APP/E0345/W/21/3276463).
- 1.2 The Appellant and RBC have continued to engage following the agreement of the main SoCG and have agreed further matters of common ground and, where relevant, uncommon ground, in respect of housing need and supply, transport and noise matters.
- 1.3 This SASoCG does not repeat the content of the previously agreed SoCG and ASoCG and instead only provides amended and additional text. It should be read in parallel with the previously agreed documents.

2.0 Housing Need and Supply

- 2.1 It is agreed that Reading Borough Council currently has a housing land supply in excess of five years, based on the latest Annual Monitoring Report published by RBC in December 2020.
- 2.2 It is agreed that based on the latest affordability data, use of the local housing need methodology set out in Planning Practice Guidance would result in a figure for the Borough of 872 dwellings per annum.
- 2.3 Further matters of uncommon ground are agreed as follows:

The degree to which the standard methodology for local housing need in Planning Practice Guidance is of relevance to this appeal.

Whether the appeal scheme is necessary for the totality of housing land supply across the wider plan period (up to 2036) to be realised and whether this should weigh in favour of the appeal proposal.

3.0 Transport

- 3.1 The Appellant's Transport Proof of Evidence (PoE) includes updated vehicle tracking (Appendix G) and confirmation at paragraph 7.2.2 that the turning head will include appropriate enforcement to prohibit loading / unloading from occurring within the turning head.
- 3.2 The Highway Authority are therefore now satisfied, following the receipt of this further information from the Appellant, that the development will not result in any further reversing movements over the footway / cycleway over and above those previously agreed associated with refuse collection.
- 3.3 Following receipt of this latest information it is agreed that, subject to appropriate parking enforcement measures being secured via a suitable mechanism, the proposed servicing facilities are acceptable. In this regard, RBC withdraws all its' objections raised within Section 4.5 of Mr Cook's PoE 'Servicing/vehicle movements and pedestrian/cycle safety'.
- 3.4 It is agreed that the condition below would enable appropriate parking enforcement measures to be secured:

CAR PARKING MANAGEMENT PLAN

Prior to first occupation of the development hereby approved, a Car Parking Management Plan (CPMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include full details of how the allocation of the car parking spaces for residents will be distributed and details of the proposed on-site parking enforcement to restrict overspill parking and obstructive servicing operations. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR5 of the Reading Borough Local Plan 2019.

4.0 NOISE

- 4.1 It is agreed that, on the basis of the enhanced glazing system shown in Mr Peckham's PoE, the appeal scheme will comply with the requirements of NANR45, when the room is completely sealed and air tight and there is no ventilation system in place.
- 4.2 It is agreed that paragraph 7.123 of the SoCG agreed on 17th September 2021 should be amended as follows (amended text in bold):

NANR45 entitled "Procedure for the assessment of low frequency noise disturbance" is **the an** appropriate means of assessing internal noise from the SSE substation **(which it is agreed is dominated by a low level, 100 Hz low frequency tone).**

- 4.3 It is agreed that it is appropriate and acceptable for traffic noise and the noise from the SSE substation to be assessed internally with windows closed.

5.0 DECLARATIONS

5.1 The above matters have been agreed by RBC and the Appellant.

Signed and dated on behalf of Reading Borough Council

Jonathan Markwell

Date 15/10/2021

Jonathan Markwell, Principal Planning Officer, Reading Borough Council

Signed and dated on behalf of the Appellant



Date 15/10/2021

Kim Cohen, Partner, Barton Willmore