

Brian Conlon
Principal Planner - Planning Section
Directorate of Environment and Neighbourhood Services
Reading Borough Council
Civic Centre
Bridge Street
Reading
RG1 2LU

17127/A3/MJ
8th October 2021

Dear Brian,

**RE: READING STATION PARK/VASTERN COURT, VASTERN ROAD, READING
OUTLINE PLANNING APPLICATION FOR A COMPREHENSIVE REDEVELOPMENT PROPOSAL
SUBMISSION OF AMENDMENTS (APPLICATION REF: 200328)
ON BEHALF OF AVIVA LIFE & PENSIONS UK LTD**

Further to the submission of the outline application for the comprehensive redevelopment of Reading Station Park, Vastern Road, Reading in February 2020, on behalf of Aviva Life & Pensions UK Ltd, we write to submit revisions to the outline application.

The scheme amendments are proposed in response to our ongoing discussions and to address comments raised by statutory consultees and are summarised as follows:

- Reduction in overall maximum floorspace from 115,000 sqm to 90,850 sqm;
- Removal of land use flexibility in relation to Plots A-C. These are now proposed for residential use with activating ground floor uses only. The Plot D land use remains flexible; and
- Removal of proposed hotel use; and
- Amended illustrative masterplans.

Of particular note, in townscape and visual impact assessment (TVIA) terms the amended Development Parameters represent an improvement in terms of townscape and visual impacts due to the increased spatial separation between the development blocks.

The amended description of development is as follows:

"Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. A demolition phase and phased redevelopment (each phase being an independent act of development) comprising a flexible mix of the following uses: Residential (Class C3 and including PRS); Offices (Use Class B1(a)); development in Use Classes A1, A2, A3 (retail), A4 (public house), A5 (take away), D1 and D2 (community and leisure); car parking; provision of new plant and renewable energy equipment; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to:

demolition; earthworks; provision of attenuation infrastructure; engineering operations.”

Please find enclosed the following documentation for your consideration:

Planning Application

- Revised Planning Application Booklet comprising:
 - Amended Description of Development (as above);
 - Original Application Form
 - Application Form addenda sheet
 - Revised ownership and agricultural certificate;
 - Residential unit supplementary information form;
 - Original CIL additional information form
 - CIL additional information form addenda sheet;
 - Site Location Plan Drawing Ref: 17043-P0-000_P1;
 - Site Block Plan Drawing Ref: 17043-P0-001_P1;
 - Existing Site Elevations Sheet 1 Drawing Ref: 17043-P0-003_P1;
 - Existing Site Elevations Sheet 2 Drawing Ref: 17043-P0-004_P1;
 - Amended Development Parameters Schedule and Plans
 - o Footprint Drawing Ref: PP-100_P1
 - o Site Access & Egress Drawing Ref: PP-101_P1
 - o Building Plots Drawing Ref: PP-102_P2
 - o Plot Heights Drawing Ref: PP-103_P2
 - o Basement Footprint Drawing Ref: PP-104_P2
 - Phasing Plans
 - o Phasing Overview Plan Drawing Ref: PP-105_P1(illustrative)
 - o Phase 0 Drawing Ref: PP-110_P1
 - o Phase 1 Drawing Ref: PP-111_P1
 - o Phase 2 Drawing Ref: PP-112_P1
 - o Phase 3 Drawing Ref: PP-113_P1
 - o Phase 4 Drawing Ref: PP-114_P1

Supporting Documentation

- Revised Design & Access Statement (including illustrative masterplan and landscape principles)
- Revised Design Code
- Revised Economic Benefits Statement
- Revised Transport Assessment
- Revised Interim Travel Plan
- Environmental Statement Compliance Letter
- Environmental Statement Revised Townscape and Visual Impact Chapter and Appendices 1.1a-1.6a
- Environmental Statement Revised Heritage Chapter and Appendix 2.1a Heritage Statement
- Internal Daylight Review
- Financial Viability Report
- Draft S106 Heads of Terms

The revised documents have been updated to reflect the amendments to the Description of Development and Development Parameters, in particular in relation to the reduction in overall floorspace, greater certainty regarding the distribution of floorspace, and the removal of hotel use.

The Revised Design and Access Statement includes revised illustrative masterplan options to reflect the revised Development Parameters.

The Environmental Statement Compliance letter reports on the implications of the proposed amendments in respect of the conclusions of the Environmental Impact Assessment (EIA) that was undertaken of the 2020 scheme and concludes that due to the minor nature of the proposed amendments, it is considered that there would be no material change to the predicted likely significant environmental effects reported in the 2020 EIA. With specific regard to the ES TVIA Chapter, this has identified that the amended parameters represent an improvement in terms of townscape and visual impacts due to the increased spatial separation between the development blocks.

The Revised Transport Assessment, Revised Interim Travel Plan and Revised ES Heritage Chapter confirm the technical acceptability of the amended Development Parameters.

The financial viability of the scheme means that, presently, the scheme cannot afford any affordable housing, and as such, does not allow a commitment to be made to provide 30% affordable housing at the outline planning application stage. Therefore a Financial Viability Report is submitted to support the proposition to use a viability review mechanism to determine the appropriate level of affordable housing as the proposals are progressed.

As requested, an Internal Daylight Review is provided to give additional information in support of the outline planning application for RBC consideration. The results of this review demonstrate that with careful consideration during the design process for a scheme, it will be capable to deliver accommodation that will have good access to natural light.

The draft S106 Heads of Terms is provided to expand on those provided within the Planning Statement, and to assist in progressing discussions in relation to the S106 agreement.

Phasing Strategy

Phasing Plans have been submitted with the application on the basis that a condition will be attached to the planning permission requiring the development to be carried out in accordance with the Phasing Plans or any subsequent amendment to them proposed by the applicant and approved in writing by the LPA subject to any amendment not giving rise to any additional unassessed significant impact on the environment or if any such impacts are identified they are addressed.

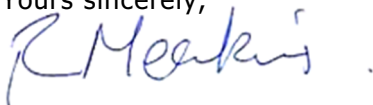
The Phasing Plans show the physical location and extent of each phase only. Whilst the commencement of the demolition phase (Phase 0) will be the first phase to be commenced, the plans allow for the commencement of each subsequent phase in any order so that there is flexibility in the order that each phase may be delivered.

- Phase 0 – This phase covers the whole of the application site and comprises the demolition of all existing buildings, excavation, site preparation and internal road works across the whole of the site. It does not contain the construction of any new floorspace pursuant to the permission (for example in the proposed basements or new buildings). Phase 0 is defined as a single phase but as noted on the Phase 0 plan these works may take place in separate stages geared to the actual timing and sequencing of the delivery of Phases 1 to 4.

- Phase 1 – Will comprise works to construct that element of the development on Plot A including basement, all necessary access works and infrastructure to allow the independent construction and occupation of the building to be constructed on Plot A.
- Phase 2 - Will comprise works to construct that element of the development on Plot B including basement, all necessary access works and infrastructure to allow the independent construction and occupation of the building to be constructed on Plot B.
- Phase 3 - Will comprise works to construct that element of the development on Plot C including basement, all necessary access works and infrastructure to allow the independent construction and occupation of the building to be constructed on Plot C.
- Phase 4 - Will comprise works to construct that element of the development on Plot D including basement, all necessary access works and infrastructure to allow the independent construction and occupation of the building to be constructed on Plot D

We trust the above is acceptable and look forward to discussing the amended proposals with you at your earliest convenience.

Yours sincerely,



ROBIN MEAKINS
Senior Planning Partner

Encs. As above
 Schedule of Documents dated 8th October 2021

17127/A3/MJ

8th October 2021

**READING STATION PARK REDEVELOPMENT – OUTLINE PLANNING APPLICATION
SCHEDULE OF DOCUMENTS**

PLANNING APPLICATION FEBRUARY 2020	AMENDED SUBMISSION OCTOBER 2021
Planning Application	
Planning Application Booklet comprising:	Revised Planning Application Booklet, comprising:
<ul style="list-style-type: none"> Description of Development 	<ul style="list-style-type: none"> Revised Description of Development
<ul style="list-style-type: none"> Application forms & ownership and agricultural certificates 	<ul style="list-style-type: none"> Supplementary addenda sheet Revised Certificate B
<ul style="list-style-type: none"> Residential unit supplementary information form 	No change
<ul style="list-style-type: none"> CIL additional information form 	<ul style="list-style-type: none"> Supplementary addenda sheet
<ul style="list-style-type: none"> Site Location Plan Drawing Ref: 17043-P0-000 	No change
<ul style="list-style-type: none"> Site Block Plan Drawing Ref: 17043-P0-001 	No change
<ul style="list-style-type: none"> Existing Site Elevations Sheet 1 Drawing Ref: 17043-P0-003 	No change
<ul style="list-style-type: none"> Existing Site Elevations Sheet 1 Drawing Ref: 17043-P0-004 	No change
<ul style="list-style-type: none"> Development Parameters Schedule and Plans: <ul style="list-style-type: none"> Footprint Drawing Ref: PP-100_P1 Site Access & Egress Drawing Ref: PP-101_P1 Building Plots Drawing Ref: PP-102_P1 Plot Heights Drawing Ref: PP-103_P1 Basement Footprint Drawing Ref: PP-104_P1 	<ul style="list-style-type: none"> Amended Development Parameter Schedule and Plans: <ul style="list-style-type: none"> Footprint Drawing Ref: PP-100_P1 Site Access & Egress Drawing Ref: PP-101_P1 Building Plots Drawing Ref: PP-102_P2 Plot Heights Drawing Ref: PP-103_P2 Basement Footprint Drawing Ref: PP-104_P2
	<ul style="list-style-type: none"> Phasing Plans Phasing Overview Plan Drawing Ref: PP-105_P1(illustrative) Phase 0 Drawing Ref: PP-110_P1 Phase 1 Drawing Ref: PP-111_P1 Phase 2 Drawing Ref: PP-112_P1 Phase 3 Drawing Ref: PP-113_P1 Phase 4 Drawing Ref: PP-114_P1
Design Code (to be controlled by condition)	Revised Design Code (to be controlled by condition)

PLANNING APPLICATION FEBRUARY 2020	REVISED SUBMISSION OCTOBER 2021
Supporting Documentation	
<ul style="list-style-type: none"> • Planning Statement (including draft s.106 Heads of Terms) 	<ul style="list-style-type: none"> • Further draft s.106 Heads of Terms
<ul style="list-style-type: none"> • Design & Access Statement 	<ul style="list-style-type: none"> • Revised Design & Access Statement
<ul style="list-style-type: none"> • Statement of Community Involvement 	No change
<ul style="list-style-type: none"> • Economic Benefits Statement 	<ul style="list-style-type: none"> • Revised Economic Benefits Statement
<ul style="list-style-type: none"> • Transport Assessment 	<ul style="list-style-type: none"> • Revised Transport Assessment
<ul style="list-style-type: none"> • Interim Travel Plan 	<ul style="list-style-type: none"> • Revised Interim Travel Plan
<ul style="list-style-type: none"> • Energy & Sustainability Statement Residential 	No change
<ul style="list-style-type: none"> • Energy & Sustainability Statement Non-residential 	No change
<ul style="list-style-type: none"> • BREEAM Predictive Assessment 	No change
<ul style="list-style-type: none"> • Utilities Assessment 	No change
<ul style="list-style-type: none"> • Arboriculture Impact Assessment 	No change
<ul style="list-style-type: none"> • Operational Waste Management Plan 	No change
<ul style="list-style-type: none"> • Site Waste Management Plan 	No change
	<ul style="list-style-type: none"> • Financial Viability Assessment Report
	<ul style="list-style-type: none"> • Internal Daylight Review
<ul style="list-style-type: none"> • Environmental Statement covering the following topics: 	<ul style="list-style-type: none"> • Environmental Statement Compliance Letter covering the following topics:
<ul style="list-style-type: none"> - Socio- Economics 	No change
<ul style="list-style-type: none"> - Air Quality 	No change
<ul style="list-style-type: none"> - Noise & Vibration 	No change
<ul style="list-style-type: none"> - Wind Microclimate 	No change
<ul style="list-style-type: none"> - Daylight, Sunlight, Overshadowing & Solar Glare 	No change
<ul style="list-style-type: none"> - Townscape & Visual Impact 	<ul style="list-style-type: none"> - Revised Townscape & Visual Impact
<ul style="list-style-type: none"> - Built Heritage 	<ul style="list-style-type: none"> - Revised Built Heritage
<ul style="list-style-type: none"> • Environmental Statement Appendices: 	<ul style="list-style-type: none"> • Environmental Statement Appendices:
<ul style="list-style-type: none"> - 1.1 Planning Policy 	<ul style="list-style-type: none"> - 1.1a Planning Policy
<ul style="list-style-type: none"> - 1.2 Baseline Conditions and Figures 	<ul style="list-style-type: none"> - 1.2a Baseline Conditions and Figures
<ul style="list-style-type: none"> - 1.3 Townscape Assessment 	<ul style="list-style-type: none"> - 1.3a Townscape Assessment
<ul style="list-style-type: none"> - 1.4 Visual Assessment 	<ul style="list-style-type: none"> - 1.4a Visual Assessment
<ul style="list-style-type: none"> - 1.5 Cumulative Assessment 	<ul style="list-style-type: none"> - 1.5a Cumulative Assessment
<ul style="list-style-type: none"> - 1.6 Verified View Methodology 	<ul style="list-style-type: none"> - 1.6a Verified View Methodology
<ul style="list-style-type: none"> - 2.1 Heritage Statement 	<ul style="list-style-type: none"> - 2.1a Heritage Statement
<ul style="list-style-type: none"> - All other appendices 	No change