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Dear Mr Conlon

Date 07/11/2022

## **DEVELOPMENT PARAMETERS AND DESIGN CODE AMENDMENTS FOR READING STATION PARK**

### **Introduction**

We write to you on behalf of Aviva Life & Pensions UK Limited (the 'Applicant') regarding the proposed amendments in respect of the Reading Station Park outline planning application.

The outline planning application for the Reading Station Park project was submitted to Reading Borough Council (RBC) in February 2020 (Planning Ref 200328/OUT) for the proposed re-development of the Reading Station Park site (the '2020 proposed development'). The Applicant subsequently amended the application in October 2021 (the '2021 amended proposed development').

Following this, the Applicant has now proposed additional amendments during the on-going Public Inquiry, specifically to refine the degree of flexibility being sought in the development parameters to give greater certainty as to what the proposed development will comprise.

### **Project Background**

In February 2020, an outline planning application (Planning Ref 200328/OUT) was submitted by the Applicant to RBC for the intended re-development of the Reading Station Park site, Reading (the 'application site'). The planning application was accompanied by the 2020 Environmental Statement (2020 ES).

The Applicant subsequently amended the application in October 2021. This was supported an Environmental Statement of Compliance (SoC) letter, which reported on the implications of the proposed amendments and of the amended proposed development as a whole (the '2021 amended proposed development')

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in respect of the conclusions of the Environmental Impact Assessment (EIA) that was undertaken of the 2020 proposed development (2020 EIA). This provided RBC with relevant environmental information on the 2021 amended proposed development's environmental effects.

During the ongoing planning inquiry the scheme has been further amended (the '2022 proposed amendments') The accompanying note (prepared by Barton Willmore) identifies the documents and drawings and explains how the amended proposals respond to comments raised during the inquiry.

## Proposed Amendments

The 2022 proposed amendments are as follows:

- Reduction in the total maximum floorspace within the proposed development from 90,850 m<sup>2</sup> gross external area (GEA) to 87,002 m<sup>2</sup> GEA;
- Reduction in the maximum C3 residential floorspace from 80,000 m<sup>2</sup> to 79,257 m<sup>2</sup>;
- Reduction in the maximum B1a office floorspace from 24,500 m<sup>2</sup> to 24,494 m<sup>2</sup>;
- Increase in the minimum B1a office floorspace from 0 to 4,350 m<sup>2</sup>;
- Adoption of either site access & egress option 1-Hermes first plan (PP-115\_P1) or option 2-Aviva first plan (PP-116\_P1); and
- Adoption of site access and egress plan (PP-101\_P2).

## Summary and Conclusions

The proposed amendments reduce the scale of the proposed development parameters. As such the 2020 Environmental Impact Assessment (EIA), and October 2021 Environmental Statement of Compliance, presents a 'worst case' assessment.

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 ES. It is not considered that any new or amended significant effects would arise as a result of the 2022 proposed amendments, and therefore the 2020 EIA, and information presented in the 2021 SoC letter, remains valid.

Yours sincerely



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