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EXECUTIVE SUMMARY

- This planning application has been submitted on behalf of Hermes Property Unit Trust (Hermes) in relation to their existing St. Martins Centre, Caversham (‘the Centre’). It is supported by a suite of technical documentation which should be read in conjunction with this Planning Statement.

- The proposed development provides the opportunity to strengthen Caversham District Centre, one of the largest in Reading Borough.

- Key benefits of the proposed development are:
  - Improvements in the quality of the built environment and associated public spaces, including the regeneration of the existing St. Martin’s Square and the creation of the new public square supported by substantial landscaping and public realm works.
  - An extended, refurbished and reconfigured Waitrose foodstore which will accommodate its full retail offer and two main entrances, one to Church Street in the north and one to the car park to the rear helping to create a sense of arrival from the south.
  - New leisure uses in the form of a restaurant (Use Class A3) on the approach to the Centre from the west (Block A) and further additional leisure provision above the existing Iceland unit helping to create an evening economy within the Centre, reflecting that which exists elsewhere in Caversham.
  - An uplift in car parking provision through the reconfiguration of the car park at ground floor level to improve access/egress and reduce the potential for traffic queues forming along Archway Road during peak times and the addition of a single deck on top of part the car park.
  - The provision of 40 new residential units comprising a mix of one and two bedroom apartments.
  - The installation of new, modern shopfront facades throughout the Centre at ground floor level, benefitting from floor to ceiling height glazing which will encourage active frontages and increase the propensity for natural light. It is also proposed to
relocate shop signage to ‘zones’ along the existing canopy, increasing their visibility to passing trade.

- Improved accessibility both to, and within, the Centre including new cycle parking provision, a new pedestrian route through the Waitrose store as extended; improvements to the pedestrian experience between Church Street, the refurbished St. Martins Square and new Caversham Square; and improved links to the River in the south, through a clear pedestrian route through the car park, connecting into the Council’s proposed route on the wider network.

- Substantial landscaping and public realm works throughout, including boundary planting, replacement tree planting and the provision of a green wall to the Iceland building.

- The creation of circa. 70 FTE new permanent roles as a result of the extended and new retail and leisure floorspace proposed, in addition to indirect job creation throughout the construction period.

- The proposals have been subject to detailed pre-application consultation and the scheme as presented has been developed in response to feedback received from RBC Officers, statutory consultees, key local stakeholders (including local ward members) and the local community.

- There is significant local support for the proposed development which the accompanying Statement of Community Engagement explains in detail.
1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Barton Willmore LLP on behalf of the applicant, Hermes Property Unit Trust (hereafter referred to as ‘Hermes’), in support of their full planning application made to Reading Borough Council (‘RBC’) for the following development at the existing St. Martins Centre, Caversham (‘the Centre’):

“The erection of new and extended retail (Use Class A1) floorspace, new restaurants (Use Class A3), new leisure (Use Class D2) floorspace, residential apartments (Use Class C3), car parking works (including the erection of a single storey deck and reconfiguration at ground level) and all other associated landscaping, surfacing, public realm and shopfront improvement works.”

1.2 Further details of the proposed development are set out at Section 3 of this Statement and the accompanying Design and Access Statement.

1.3 This Statement explains the purpose of the planning application and analyses its compliance with planning policy. It should be read in conjunction with the following suite of technical documentation and drawings which comprise the remainder of the planning application submission:

- Design and Access Statement (Barton Willmore);
- Planning and Architectural Drawings, including hard and soft landscaping details (Barton Willmore);
- Statement of Community Engagement (Barton Willmore);
- Transport Assessment (White Young Green);
- Travel Plan (White Young Green);
- Parking and Servicing Details (White Young Green);
- Drainage Strategy Report (Waterman);
- Flood Risk Assessment (Glanville)
- Phase 1 Habitat and Bat Surveys Report (Matthew Clarke);
- Aboricultural Impact Assessment (FLAC);
- Sustainability and Energy Statement (Cundalls);
- Statement on Construction Waste and Recycling (Workman);
- Heritage Statement (Barton Willmore);
- Air Quality Assessment (Waterman);
- Environmental Noise Report (Cundalls); and
• Economic Benefits Statement (Barton Willmore).

**Environmental Impact Assessment**

1.4 The application submission follows an Environmental Impact Assessment (EIA) Screening Opinion request (Appendix 1) submitted to RBC in May 2014. Following a request from RBC to extend the period for using the opinion, it is anticipated that it will be forthcoming by the 23rd June 2014. As per our pre-application discussions with the Council this application has been prepared on the basis that it is not EIA development.

**Pre-application Engagement**

1.5 Full details of the pre-application engagement undertaken by Hermes and their Development Team are contained within the accompanying Statement of Community Engagement (SoCE). As such, only a summary is provided below.

1.6 The main focus for the applicant’s engagement strategy has been to proactively develop the proposals for the Site in conjunction with RBC Officers, local Councillors and other relevant stakeholders and the local community. This strategy has come forward through pre-application meetings with RBC Officers since March 2013, presentations to local Councillors and a three day public engagement event with existing tenants, key local stakeholders and the local community.

1.7 The SoCE sets out how the proposed development has evolved in response to feedback received throughout the pre-application engagement process to date.

**Scope of Planning Statement**

1.8 The remainder of this Statement is structured as follows:

• A description of the Site and its surrounding area is set out at Section 2;

• Section 3 outlines the planning history of the Site;

• Section 4 describes the proposed development;

• Section 5 analyses the relevant national and local planning policy pertaining to the Site and its Proposed development;
• Section 6 appraises the proposed development against the national presumption in favour of sustainable development;

• Section 7 sets out the sequential flood risk assessment;

• Section 8 provides key planning considerations; and

• Section 9 provides overall conclusions.
2.0  THE SITE AND SURROUNDINGS

The Site

2.1 The 1.71 hectare Site comprises the existing St. Martins Centre (‘the Centre’), a mid-1960s built shopping complex which lies to south of Church Street, Caversham. A plan depicting the extent of the Site is attached at Appendix 2.

2.2 In addition to the built form of the Centre, the Site includes a public, although privately managed, car park (254 spaces) to the rear and its associated access (Archway Road), a paved area of open space (‘St Martin’s Square’) and an area of underutilised land to the west of Centre which fronts Church Street in the north.

2.3 The Centre is anchored by Waitrose and forms an integral part of the Caversham District Centre, a second tier Centre below the first tier Regional Centre of Reading when having regard to RBC’s retail hierarchy as set out within the adopted Core Strategy (2008). The car park provides free car parking for up to three hours, with some areas of parking restricted to 1.5 hours.

2.4 The Centre accommodates a mix of retail and service units at ground floor level which front onto Church Street in the north, or onto the paved ‘St. Martin’s Square’ which acts as a pedestrian link between Church Street in the north and the car park in the south. In addition to the Waitrose foodstore (currently 1,116 sqm net), further national representation exists in the form of Superdrug, Iceland, Boots and Costa Coffee. The remainder of occupants comprise of locally independent retailers and businesses.

2.5 A number of trees are located within the paved St. Martins Square. These trees have outgrown the space available for them, both above and below ground, which has caused damage to drainage and pavement distortion, the latter resulting in dangerous trip hazards. As Section 4 explains, it is proposed to remove these trees in lieu of strategic replacement planting of a scale and specimen which is more befitting of the Centre.

2.6 At first floor level, the Centre is predominantly comprised of ‘back of house’ operations associated with the retail and services uses at ground floor level, with the exception of Block E which accommodates a solicitors, gym and vacant office accommodation, Block B which accommodates existing residential uses at upper level and Block D which comprises vacant offices accommodation at upper level. A full breakdown of the existing uses throughout the Site is attached at Appendix 3.


**Statutory and Non-Statutory Designations**

2.7 The Centre constitutes an ‘in centre’ location where national planning policy seeks to direct new retail development in order to maintain and strengthen the vitality and viability of designated Centres.

2.8 The Centre does not fall within a Conservation Area although it does front the Grade II listed Caversham Free Public Library which is situated opposite the existing Costa Coffee.

2.9 Part of the rear of the Site and its north-western corner are partially within Flood Zone 2.

**The Surrounding Area**

**The Immediate Environs**

2.10 In the north, the Site is bound by the A4155 Church Street, a two way street which acts as the main thoroughfare through Caversham. Several retail and service uses are located along the northern side of Church Street, fronting the Centre in the south. This includes the Grade II listed Caversham library beyond which to the north is a long established residential development.

2.11 Residential flats and commercial buildings border the Centre in the west and south-west while in the south it is bounded by Abbotsmead Place (road), beyond which is a residential development (‘Abbotsmead Place’). The River Thames lies to the south of the Abbotsmead Place residential development, approximately 140m from the southern boundary of the car park (as the crow flies).

2.12 To the east, the Site is bounded by the unadopted Archway Road which provides vehicular access/egress, taken from Gosbrook Road in the north, to the car park at the rear of the Centre. The ‘New Directions Centre’ (a RBC Adult Learning Centre) and car park are located to the east of Archway Road, beyond which are retirement flats accessed from Abbotsmead Place.

2.13 Separate service vehicular access/egress is taken from Abbotsmead Place in the south, via Wolsey Road further east.
Caversham

2.14 Caversham is a suburb and former village on the north bank of the River Thames which separates it from the rest of Reading which lies on the opposite bank. Its retail core, which includes the Centre, is afforded District Centre status in the Council’s retail hierarchy, performing the role of a second tier centre below the regional Centre of Reading. It represents the largest of eight District Centres across Reading Borough.

2.15 Caversham Bridge, Reading Bridge and Caversham Lock provide crossing points to the Centre of Reading in the south. A further footbridge/cycle bridge across the Thames is proposed between Reading Bridge and Fry’s Island which once constructed will “…provide an important new link for pedestrians and cyclists between Caversham, the upgraded rail station and the town centre” (Design and Access Statement, Peter Brett Associates, August 2013). RBC anticipates that this will be completed by summer 2015.

2.16 Caversham spreads across from the River Thames floodplain to the east and up the foothills of the Chilterns. Aside from central Caversham, which comprises the shopping area and immediate surrounds, there are distinct residential areas known as Caversham Heights to the west, Lower Caversham to the south east and Caversham Park Village to the north east. Emmer Green, which lies to its north, is often considered to be a part of Caversham.
3.0 RELEVANT PLANNING HISTORY

3.1 The Site, originally constructed in the mid-1960s, was acquired by Hermes in 2007 who since this time, have undertaken a number of upgrade works which include:

- The refurbishment of residential properties fronting on to Church Street (£0.5m worth of investment);
- The replacement of two dead trees within the Centre (‘St Martin’s Square’) with large specimens in specialist tree pits;
- Extensive repair of drainage and surfacing within the Centre although not all areas could be attended to as a result of extensive shallow-lying tree roots; and
- Various essential maintenance items such as roof covering exercises.

3.2 A desktop review of the planning history pertaining to the Centre is set out at Appendix 4. Although extensive in scale, this history is as a result of the various components which the Centre comprises and the number of businesses it accommodates. As Appendix 4 shows, the majority of these consents are of a small-scale nature, relating to general upgrade and refurbishment works such as new shopfronts, advertisements and mechanical equipment. There is no planning history of relevance to this application.

3.3 Despite Hermes undertaking the aforementioned upgrade works at the Site, there has been no wholesale refurbishment or uplift in retail and service provision, e.g. as currently proposed, since its construction.

3.4 It is also noteworthy that an evidence base document published by RBC, and used to inform the preparation of their Sites and Detailed Policies Document, acknowledged the “...potential for improvement of St. Martins Precinct”. The document refers to concern having been expressed regarding the “...amount of A2 uses [within the District Centre] potentially becoming an issue in the future” and the “...lack of parking and evening public transport facilities, recycling, leisure and community meeting spaces...” (Source: RBC’s Town Centre Uses Background Paper, July 2011).

3.5 The Paper goes on to describe Caversham District Centre as “...one of the largest...” within the Borough and notes that its two car parks, one to the rear of Waitrose (i.e. at
the Site) and one off Chester Street, cover almost a hectare in total, and that the “loss of this parking would be likely to reduce the attractiveness of this centre”. It further identifies the potential for the “redevelopment of the St. Martin’s precinct” and states that whilst this “would be likely to improve the general environment, it is unlikely to lead to substantial net gain in floorspace for main town centre uses” (para. 4.9).
4.0 THE PROPOSED DEVELOPMENT

4.1 This planning application seeks full planning permission for the following:

- The erection of a new five storey block, on underutilised land to the east of St Martin's Centre, comprising a restaurant (Use Class A3) at ground floor level and 17 residential flats (Use Class C3) on four floors above, referred to as ‘Block A’;

- Minor refurbishments of flats 31A to 37A Church Street and the erection of a new floor above comprising 4 residential flats (Use Class C3), referred to as ‘Block B’;

- The conversion of half of the existing first floor above the existing Iceland (unit 39) to a restaurant use (Use Class A3) and the erection of a new floor above for a leisure end use (Use Class A3 or D2), referred to as ‘Block C’;

- The conversion of existing first floor offices to 8 residential units and the erection of 11 residential flats (Use Class C3) across two new floors above the existing first floor referred to as ‘Block D’;

- Demolition of existing retail unit (‘Superdrug’) to facilitate the extension of the existing Waitrose foodstore (Use Class A1) at ground floor level, referred to as ‘Block E’;

- The erection of a single deck above the existing car park to the rear of Waitrose and the reconfiguration of the existing car park at ground level;

- Environmental, landscape and surface improvements to include a new public square to the rear of the centre;

- Shopfront alterations and improvement works throughout the Site; and

- All other associated vehicular and pedestrian access works, car parking provision and landscaping.

4.2 The rationale behind the proposal is linked to the need to maintain and enhance the vitality and viability of St. Martin’s Centre, and wider Caversham District Centre, thereby ensuring both remain competitive and attractive to visitors.
4.3 In addition to the quantitative improvements proposed, such as the extended and improved retail offer within Waitrose and the intended introduction of a major national restaurant chain, the proposal will secure qualitative benefits which include:

- New employment opportunities - it is estimated the proposals will generate approximately 70 permanent Full Time Equivalent (FTE) jobs in addition temporary job creation throughout the construction period;

- Improvements to the Centre’s accessibility credentials, particularly from the south, through the creation of a pedestrian walkway through the car park; and

- The provision of a modern, attractive retail environment to the benefit of operators and customers alike.

Retail Development

4.4 The uplift in retail floorspace (Use Class A1) proposed equates to 500.8sq m (Gross External Area) which comprises the Waitrose extension (448.8sqm), the provision of a new retail kiosk to its rear (42sqm) and 10sqm of additional retail floorspace to the front of Block D.

4.5 It is proposed to demolish the existing Superdrug unit and extend the Waitrose store into this area. It is anticipated that Superdrug will take occupancy of the adjoining retail unit, thereby retaining their representation within the Centre. The extension to Waitrose will ensure the foodstore is able to stock a fuller and more varied retail offer as well as providing ancillary and complementary elements for their customers.

4.6 Shopfront improvement works are proposed throughout the Centre. To ensure the Centre retains its local character and aesthetic, these will be of a varied style to break up facades and retain individuality amongst retailers. In order to increase natural light within existing stores, whilst providing as much active frontage as possible, it is proposed to install floor to ceiling height shopfront glazing. To make shopfront signage more distinguishable and visible to passing trade, it is proposed to erect this along the shopfront canopies. Within signage zones, there will be an overall consistent theme.
Apartments

4.7 A total of 40 residential units are proposed at upper levels which will comprise a mix of one and two bedroom apartments. The units will be created by:

- Converting the existing first floor vacant offices at 43A and 43B Church Street to residential flats, and erection two new floors above to create 19 units (Block A).

- Constructing an additional floor above the existing flats at 31A-37A Church Street to create 4 units (Block B); and

- Constructing a five storey block on land to the west of the Centre which will accommodate four floors of residential apartments (17 units in total) above the proposed Use Class A3 restaurant at ground floor level (Block D).

4.8 The scheme will comprise an element of affordable housing, either on-site or as financial contributions in kind. Details regarding affordable housing will be agreed with RBC Officers during the determination of the application with regard to the viability of the overall scheme. An element of the parking provision proposed to the rear of Block C will serve the new residential development.

Leisure Uses

4.9 A restaurant (Use Class A3), extending to 291 sqm gross, is proposed to occupy the ground floor of the new five storey block (Block A) on an area of underutilised land to the west of the Site. The upper four floors will accommodate new residential apartments as explained above.

4.10 Additional leisure floorspace is proposed within Block C (Iceland) where approximately half of the existing first floor will be converted into an A3 use and an additional floor erected above which will be capable of accommodating either an A3 or D2 end use.

Landscape Improvements and Public Open Space

4.11 The proposals will deliver a refurbished St. Martin’s Square replacing the existing and dated paved square and providing an improved public space onto which the existing retail units front. It is proposed to remove the existing trees within the Square given these have outgrown the space available for them, both above and below ground.
Replacement planting will be provided of a specimen and height which will create an immediate impact while enabling the trees to develop into the space available.

4.12 The proposals involve the creation of a further new public open space which will provide a new link from the car park into both St. Martins Square and the extended Waitrose. It is intended that this new public square will become another focal point of the Centre, helping to create a distinct sense of arrival at its rear and facilitate a new second ‘main’ entrance to both Waitrose and the Centre from the south. The new public square will include substantial landscaping and street furniture and will be designed as a flexible communal space which would be capable of accommodating local markets, craft fairs etc.

Car Parking

4.13 A new single deck is proposed above the existing car park which will be reconfigured at ground level to provide greater permeability throughout, helping to prevent the existing back up of traffic along Archway Road during peak shopping times. Both measures will bring the total number of car parking spaces for the use of the public at the Site to 308 which represents an increase of 54 spaces. In addition, separate car parking to serve the additional residential development is proposed to the rear of Block C in the form of 26 spaces.

Accessibility

4.14 The proposals will improve pedestrian permeability throughout the Site by providing clearer and safer routes through the Site. The extended Waitrose will provide a clear and direct link between the car park and Church Street, in place of the existing walkway, providing access to new internal toilets within Waitrose. The proposals will also improve the Centre’s wider connectivity, particularly to the River in the south where the new Thames cycle/pedestrian footbridge, connecting Caversham to Reading Train Station and Town Centre, is proposed.

4.15 The proposals retain the existing customer vehicular access / egress arrangements from Gosbrook Road in the north via Archway Road in the east. Service vehicles will continue to take separate access/egress from Wolsey Road in the east, via Abbotsmead Place in the south, although it is proposed that vehicles servicing Blocks A, B and C will vacate the Site via a new service only exit junction along the western boundary, onto Church Street.
4.16 Delivery vehicles serving Block D will be required to take access/egress across the proposed new public square although this will be undertaken in accordance with strict delivery management procedures to ensure the safety of visitors to the Centre is not compromised.

**Sustainability**

4.17 The proposals include sustainable drainage techniques (such as SuDs) which will reduce flood risk at the Site by 30%. The accompanying Sustainability and Energy Statement also explains that the Site, once developed, will achieve an improvement over the Part L2a 2010 Target Emission Rate by approximately 16% by using improved U-values, air tightness levels and fixed building service efficiencies. With the addition of 180sqm of photovoltaic panels, the proposals will reduce CO₂ emissions by a further 4.4%. The proposals will relocate the existing recycling facilities within the site.

**Employment and wider Economic Benefits**

4.18 The proposed uplift in uses and floorspace at the Site will generate approximately 70 new Full-Time Equivalent jobs. Temporary jobs will also be created throughout the construction period.

4.19 As the accompanying Economic Benefits Statement estimates, the proposed development will deliver:

- Residential flats capable of accommodating 53 economically active residents, helping to contribute to meeting future local and wider area growth aspirations;

- £4.6m Gross Value Added (GVA) per annum, based on currently values to the local economy;

- An additional annual convenience goods expenditure of £0.4m, comparison goods expenditure of £0.4m and leisure goods expenditure of £0.7m; and

- An additional £100,000 per annum in Council Tax.
Summary

4.20 In summary, the proposed suite of works seek to secure the long-term prosperity of the Centre by ensuring it better serves the needs of its catchment and remains an attractive, accessible and competitive retail destination to the benefit of both the Centre and wider Caversham District Centre.
5.0 PLANNING POLICY FRAMEWORK

5.1 This Section outlines the key planning policy considerations relevant to the proposed development at both a local and national level.

5.2 It follows Section 54(a) of the Town and Country Planning Act (1990), as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004, which states that Local Planning Authorities (LPAs) should determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.

5.3 At a national level, relevant policy and guidance is set out within the National Planning Policy Framework (‘the NPPF’) published in 2012 and its recent Planning Practice Guidance (‘the PPG’) published this year.

5.4 The Development Plan for Reading Borough comprises:

- The adopted Core Strategy (January 2008) (‘the CS’); and
- The adopted Sites and Detailed Policies Document (October 2012) (‘the SDPD’).

5.5 Both the CS and SDPD are accompanied by the adopted Proposals Map which indicates the spatial extent of the policies within the CS and the SDPD.

5.6 The Proposals Map identifies the Site as being within the District Centre of Caversham; the existing units forming part of its Key Frontage. Designated cycle routes run along the western end of Church Street (opposite the proposed A3 restaurant) and onwards north along Hemdean Road.

National Planning Policy

5.7 The NPPF sets out the Government’s economic, environmental and social planning policies for England and requires the planning system to “…play an active role in guiding development to sustainable solutions” (para. 8). It places a strong presumption in favour of sustainable development and states that without economic growth, a sustainable future cannot be achieved.

5.8 In addition to its presumption in favour of sustainable development, the NPPF identifies 12 core planning principles, at paragraph 17, which require planning to:

- Be genuinely plan led, empowering local people and providing a practical framework within which planning decisions can be made;
- Not simply be about scrutiny, but be a creative exercise in finding ways to improve and enhance the places within which people live their lives;
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take account of the different roles and character of different areas, promoting the vitality of main urban areas, protecting the Green Belt, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- Support the transition to a low carbon future in a changing climate;
- Contribute to conserving and enhancing the natural environment and reducing pollution;
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value;
- Promote mixed use developments and encourage multiple benefits from the use of land in urban and rural areas;
- Conserve heritage assets in a manner appropriate to their significance;
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling; and
- Take account of and support local strategies to improve health, social and cultural well being for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5.9 Section 2 of the NPPF promotes the vitality of town centres and requires LPAs to achieve this through positively worded policies which promote competitive town centre environments, providing “…customer choice and a diverse retail offer and which reflect the individuality of town centres”. The glossary provided at Annex 2 of the NPPF recognises that reference to town centres or centres applies to “…city centres, town centres, district centres and local centres” [Barton Willmore emphasis].

5.10 The proposed development is located within an established Centre (Caversham District Centre) where the NPPF seeks to direct new and improved retail development in the first instance. As such, a sequential approach, as prescribed at paragraph 24 of the NPPF, to the proposed development is not required.

5.11 Paragraph 11 of the NPPF reinforces the fact that LPAs should determine planning applications in accordance with the Development Plan unless material considerations
indicate otherwise. In terms of decision taking, the NPPF requires LPAs to look for “...solutions rather than problems...” and proactively work with applicants to “...secure developments that improve the economic, social and environmental conditions of the area” (para. 187). The NPPF also highlights the importance of early engagement, finding good quality pre-application discussion to facilitate “...better coordination between public and private resources and improved outcomes for the community” (para. 188).

5.12 The following extracts from the NPPF are also of relevance to the Proposed Development:

- The proposed development constitutes planned private investment in a town centre location. Paragraph 26 seeks to ensure that out of centre retail and leisure development, or that which fails to accord with a Development Plan, fully assesses the impact upon development such as proposed, given the positive impact it will have upon role and function of established and protected town centres, i.e. Caversham District Centre in this instance.

- Paragraph 37 which requires planning policies to encourage a balance of land uses in order to encourage people to “...minimise journey lengths for employment, shopping, leisure, education and other activities”.

- Paragraph 40 which requires LPAs to improve the quality of town centre parking, ensuring it is convenient and safe and secure. To avoid town centres becoming undermined, it advocates appropriate parking charges.

- Paragraph 47 which requires LPAs to ‘boost significantly’ their supply of housing while paragraph 49 states that housing applications should be considered within the context of the presumption in favour of sustainable development.

- Paragraph 56 which explains that good design is key to sustainable development. It states it should be indivisible from good planning, helping to make places better for people. Paragraph 57 further highlights the importance of “...planning positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes” while paragraph 66 expects Applicants to “...work closely with those directly affected by their proposals to evolve designs which take account of the views of the community”.

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• Paragraph 70 which explains that to meet the social, recreational and cultural facilities and services the community needs, planning decisions should ensure that “...established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community”. It further encourages an “...integrated approach to considering the location of housing, economic uses and community facilities and services”.

• Paragraph 99 which explains that new development should be planned to “...avoid increased vulnerability to the range of impacts arising from climate change”.

• Paragraph 100 requires LPAs throughout their Local Plans to apply a sequential, risk-based approach (‘the Sequential Test’) to the location of development in order to avoid possible flood risk to people and property. Paragraph 102 acknowledges that the Sequential Test approach is predicated upon “wider sustainability objectives” as a whole. Specific considerations for the Sequential Test are identified below while Section 6 sets out the Test itself.

• Paragraph 111 which states that both planning policies and decisions should encourage the effective re-use of previously developed land. Paragraph 121 also requires policies and decisions to ensure land is suitable for its new use taking into account ground conditions and land stability.

• Paragraph 123 which explains that both planning policies and decisions should avoid significant adverse impacts upon health and quality of life from noise while paragraph 125 acknowledges, that through good design, proposals should limit lighting pollution impact upon local amenity.

• Paragraph 126 which requires LPAs to positively plan for the conservation and enjoyment of their historic environments. Paragraph 128 requires applicants to asset the impact of proposals upon any heritage assets affected, including any contribution made by their setting. It acknowledges that the level of detail should be proportionate to the assets’ importance and “...no more than is sufficient to understand the potential impact of the proposal upon their significance”. Paragraph 134 explains that where proposals are considered to have ‘less than substantial harm’ upon an asset’s significance, such harm should be weighed against the benefits of the proposed development which includes “...securing its optimum viable use”.

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• Paragraph 204 states that planning obligations should only be sought when these are necessary to make the development acceptable in planning terms; directly related to the development; and fair and reasonably related in scale and kind.

The Development Plan

5.13 The Development Plan contains numerous policies which are of relevance to the consideration of this application. This section focuses on those policies which relate to the principle of the development, including residential and to the retail role and function of the site and surrounding area. Other policies of relevance to the application are considered below, and the compliance of the proposals with the policies are discussed at Appendix 5.

5.14 Policy SD1 (Presumption in Favour of Sustainable Development) of the SDPD confirms that RBC will adopt a positive approach to considering development proposals that reflect the presumption in favour of development contained within the NPPF. It explains that RBC will work positively with Applicants to jointly find solutions that mean proposals can be approved where possible, and to secure a development that improves the economic, social and environmental conditions in the area.

5.15 As described at Section 4, the Centre forms part of the Caversham District Centre which comprises a second tier centre within the Borough’s retail hierarchy (as set out at Policy CS26 of the CS) below the Regional Centre of Reading.

5.16 Policy CS26 (Network of Hierarchy of Centres) of the CS seeks to maintain and enhance the vitality and viability of established centres within the Borough’s retail hierarchy being supportive of appropriately scaled retail development and works such as “…widening the range of uses, environmental enhancements and improvements to access”, which reflects those permitted under Policy SA15 (District and Local Centres) of the SDPD.

5.17 Policy CS27 of the CS seeks to ensure established Centres retain their overarching retail role and function by restricting “…significant groupings of non-retail uses in one part of a Centre”.

5.18 Specifically relating to District Centres, the CS recognises that these are “…capable of acting as alternatives to the Centre of Reading…” (para. 8.13). It further highlights the importance of “…accessible facilities, services, employment and housing in local centres around Reading” at paragraph 3.22, and in referring to the findings of several district
and local centre surveys, concludes that many of these are “…in need of enhancement and/or regeneration” before stating that principal centres are “…relatively well-served by public transport, and may have the potential to be redeveloped to provide a higher density and mix of homes, shops and other services offering limited local employment that can bring wider benefits such as environmental improvements and community facilities” [Barton Willmore emphasis]. It goes on to state that higher density residential accommodation in these more sustainable locations “…would also help address local housing need by widening the choice of housing in what are predominantly low density suburban areas.”

5.19 It is also noteworthy that an evidence base document published by RBC, and used to inform the preparation of their now adopted SDPD, acknowledged the “…potential for improvement of St. Martins Precinct”. The document refers to concern having been expressed regarding the “…amount of A2 uses [within the District Centre] potentially becoming an issue in the future” and the “…lack of parking and evening public transport facilities, recycling, leisure and community meeting spaces…” (Source: RBC’s Town Centre Uses Background Paper, July 2011).

5.20 Policy CS16 (Affordable Housing) requires development proposals of 15 or more dwellings to provide 50% affordable housing provision. As this Section goes on to explain, RBC, within their emerging Local Plan alteration, recognises that such provision is not achievable across the Borough. Policy DM6 of the SDPD further advises that a tenure split of 70% social rented and 30% intermediate affordable units will be sought by the Council, with the affordable units integrated into the development.

CS Policies

- Policy CS4 (Accessibility and the Intensity of Development) of the CS states that sites will be “…assessed in terms of their level of accessibility to a defined district or local centre with a good range of facilities by pedestrian routes, and to a bus stop served by a strategic bus service”. Its justification, set out at paragraph 4.29, highlights the importance of development being accessible by a choice of modes of transport.

- Policy CS5 (Inclusive Access) seeks to ensure developments and buildings are sited and designed to provide suitable access to, into and within for all potential uses.
Policy CS7 (Design and the Public Realm) requires all development to be of a high design quality which “...maintains and enhances the character and appearance of the area of Reading in which it is located”. It states that development will be assessed to ensure it meets a number of criteria which include responding positively to local context and reinforcing local character and distinctiveness and creating safe and accessible environments which are “...visually attractive as a result of good high quality built forms and spaces...” and which include “...appropriate materials and landscaping”.

Policy CS9 (Infrastructure, Services, Resources and Amenities) recognises that RBC will enter into agreements with applicants to ensure the “...replacement and enhancement of additional physical and social infrastructure, services, resources, amenities or other assets”.

Section 5 of the adopted CS concerns economic development and whilst its actual policies are not applicable to the proposed development, its pre-amble text recognises that the role of the LDF is to ensure the sufficient provision of locations, premises and infrastructure to “...enable smart economic growth, and to promote high quality sustainable development” [Barton Willmore emphasis].

Section 6 of the adopted CS covers housing, and in terms of its delivery, it broadly acknowledges that Reading is in a healthy position. It states at paragraph 6.8 that subject to favourable market conditions “...the Borough will supply, and continue to supply, mostly brownfield housing opportunities at above the required rate until 2016 arising out of existing commitments with an allowance for continuing small and large scale commitments”. RBC expects a significant proportion of new homes to come forward throughout the built up area, through infill and backland development and through the development of existing accommodation (para. 3.29).

Policy CS16 (Affordable Housing) requires development proposals of 15 or more dwellings to provide 50% affordable housing provision. As this Section goes on to explain, RBC, within their emerging Local Plan alteration, recognises that provision of this scale is not achievable across the Borough.

Policy CS18 (Residential Conversions) seeks to ensure proposals for the conversion of existing properties into flats is assessed against the impact upon local amenity and character, having regard to intensification of use, loss of privacy, the provision and local of adequate on-site car parking and the treatment of bin stores.
• Policy CS22 (Transport Assessments) makes clear that development proposals will not be supported unless it has been demonstrated that adequate provision for works and contributions are proposed which will ensure “...an adequate level of accessibility and safety by all modes of transport from all parts of a development particularly by public transport, walking and cycling”.

• Policy CS23 (Sustainable Travel and Travel Plans) is restrictive of development which fails to be supported by measures which “...promote and improve sustainable transport facilities”.

• Policy CS24 (Car/Cycle Parking) states RBC will apply maximum car and cycle parking standards.

• Policy CS25 (Protection and Enhancement of the Historic Environment) requires features of historic importance to be protected and where appropriate enhanced. It is permissive of development providing it has no adverse impact upon heritage assets and their setting.

• Policy CS34 (Pollution and Water Resources) is permissive of development providing it causes no damage to the environment through air, land, noise or light pollution.

• Policy CS35 (Flooding) is restrictive of development within locations at high risk of flooding, when the development would “...reduce the capacity of the flood plan to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding”.

• Policy CS36 (Biodiversity and Geology) requires development proposals to retain, protect or incorporate features of biodiversity or geological interest.

• Policy CS38 (Trees, Hedges and Woodlands) seeks to protect existing trees and hedges from removal.

SDPD Policies

• Policy DM1 (Adaption to Climate Change) aims to ensure appropriate measures to adapt to climate change are incorporated within development. Under the policy, all developments will be expected to demonstrate how they have been designed to incorporate measures to adapt to climate change.
• Policy DM2 (Decentralised Energy) requires development proposals of 20 or more dwellings, or non-residential developments of over 1,000sqm to consider the inclusion of decentralised energy provision such as a CHP plant, unless it can be demonstrated that the scheme is not suitable or feasible for such.

• Policy DM6 (Affordable Housing) sets out the proportions of affordable housing that will be sought on sites of less than 15 dwellings. It also sets out that RBC will seek a tenure split of 70% social rented and 30% intermediate affordable housing, and the integration of these units into the development.

• Policy DM10 (Private and Communal Outdoor Space) requires dwellings to be provided with private or communal open space.

• Policy DM12 (Access, Traffic and Highway related Matters). Under this policy, in determining proposals involving a new or altered access on to the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.

• Policy DM13 (Vitality and Viability of Smaller Centres). The Policy states that within the Key Frontages (as depicted on the proposals map), development involving a net loss of A1 retail to other ‘centre uses’ will only be permitted where (a) there would be no more than 3 consecutive units which are not in A1 retail use and (b) the proportion of the total length of the Key Frontage within the centre than is in A1 use would exceed, in the case of Caversham District Centre, 50%.

• Policy DM13 goes on to state that within district, major local and local centres, development will be permitted provided that (a) there would be no more than 2 consecutive A5 takeaways, and no more than 30% of the length of the Key Frontage would be in takeaway use; and (b) there would be no net loss of ‘centre uses’ for ‘non centre uses’ at the ground floor (apart from entrances to upper floors) except in exceptional circumstances. On upper floors, other uses including residential (‘living over shops’) will be acceptable. Within and adjacent to district, major local and local centres, all new development should provide some ‘centre uses’ at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate.
• Policy DM16 (Provision of Open Space) advises that the amount and type will be provided in the Council’s most up to date Open Space Strategy.

• Policy DM18 (Tree Planting) requires new development to make provision for tree planting within the application site, or off-site in appropriate situations, to inter alia, maintain and enhance the character and appearance of the area in which a site is located.

• Policy DP19 (Air Quality) requires development proposals to have regard to the need to improve air quality and reduce the effects of poor air quality.

• Policy DM22 (Advertisements) requires building signage to respect the buildings on which they are sited and in terms of their size, location, design, materials, colour, noise, lettering, amount and type of text, illumination, cause no detrimental impact upon visual amenity and public safety.

• Policy DM23 (Shopfronts and Cash Machines) requires shopfronts and their individual features to respect the character of the buildings on which they are sited, in addition to the wider street scene.

• Policy SA14 (Cycle Routes) requires the cycle routes identified in the most up to date Cycling Strategy will be maintained and enhanced. A cycle route passes through part of the site opposite the proposed A3 restaurant site (‘Block A’).

**Flood Risk - Considerations for the Sequential Test for Flood Risk**

5.21 Environment Agency maps confirm that the site is located mainly within Flood Zone 1, with parts of the north-west corner and southern section in Flood Zone 2. The site is therefore considered at medium to low risk of fluvial flooding. The Site is almost 100% impermeable and consists of an existing district shopping centre.

5.22 Published guidance relating to the NPPF confirms that; “*the area to apply the sequential test across will be defined by local circumstances relating to the catchment area for the type of development proposed*”. This guidance further confirms that; “*it may be identified from other local plan policies, such as the need for affordable housing or specific areas identified for regeneration*”. 
5.23 In terms of regeneration sites, local planning policy (Core Strategy Policy CS35) confirms that; “appropriate weight will be given to developing previously developed sites on land considered at risk of flooding”.

5.24 The SFRA for the Borough of Reading also considers regeneration sites and confirms that the National Planning Policy Framework ‘advocates a sequential approach that will guide the planning decision making process (i.e. the allocation of sites).’ The document also identifies that; ‘flood risk should be considered alongside other spatial planning issues such as transport, housing, economic growth and regeneration.’

5.25 The SFRA further cites a letter from government minister Yvette Cooper to Portsmouth City Council addressing the application of the sequential test to regeneration sites. This letter confirms the government’s interpretation of the sequential test in this context where the letter states that; “applying the sequential test in the case of regeneration sites would be likely to conclude that there are no reasonably available sites where the proposal was for the regeneration of that site…..seeking alternatives is often not an option. In this case development can take place there, subject to the Flood Risk Assessment indicating that the necessary reduction measures will reduce risk to an acceptable level over its lifetime.”

5.26 As written departmental guidance from central government is potentially a material consideration, which local planning authorities must take into account when assessing planning applications, this is considered as highly applicable in this particular instance.

5.27 This clarification of National Planning Policy by a government minister therefore clearly outlines how the sequential test should be applied when considering regeneration sites. In the wider Reading Borough, the SFRA has already used this when considering the town centre in isolation, where it states that; ‘such principles can be applied in Reading Borough where there are key regeneration sites within the central area for example, which lie within high flood risk areas, which for reasons of regeneration and economic development and development being in the most accessible locations will need to be considered.

5.28 The St. Martin’s Centre site is another similar example of a site located in a similarly highly sustainable commercially central location, adjacent to a major commercial street with major transport connections and therefore also highly accessible. Similar conditions to central Reading therefore apply to this particular part of the Caversham and North Reading district. Therefore in the context of government clarification of the application of the sequential test in relation to regeneration sites and also the SFRA’s example
application in terms of sites within Reading town centre, it is considered that St Martin’s Centre in Caversham district centre, constitutes suitably similar conditions.

5.29 It is therefore considered that if applying the sequential test to this particular site, for sustainability and key regeneration reasons, the sequential test would likely conclude that there are no reasonable alternative sites for a mixed use scheme of this nature.

5.30 As residential development is a critical component to the financial viability of the scheme as set out at Chapter 7.0 of this statement.

5.31 In conclusion, this regeneration site is considered to meet the requirements of the sequential test as clarified by government minister Yvette Cooper, given the fact that it is a regeneration site in an extremely sustainable district centre location.

Exception Test

5.32 Table 3 of the Technical Guidance to the National Planning Policy Framework confirms that less vulnerable and more vulnerable development are both considered appropriate in Flood Zones 1 and 2. National Planning Policy Framework guidance also concludes that weight should be given to wider sustainability benefits and brownfield sites when applying the exception test.

5.33 In relation to this site, proposals incorporate either more vulnerable or less vulnerable development to flooding. These types of development are therefore considered as appropriate in Flood Zones 1 and 2.

Site Specific Flood Risk Considerations

5.34 In terms of site specific flood risk, further information provided within this Flood Risk Assessment will ensure that necessary mitigation measures will be incorporated within the scheme to reduce flood risk to an acceptable level in line with government guidance and local policy.

5.35 An initial assessment has demonstrated that the redevelopment of this site will not affect the functional storage of the flood plain and indeed measures can be taken to enhance the resilience of the site against other forms of potential flood risk. This is discussed in greater detail in Section 7 of this report.
5.36 Much consideration has gone into the site layout, and ground floor development has been moved from the southern section of the site in favour of increased development above existing buildings in the north of the site to avoid development in this section of Flood Zone 2. It is considered that development of the north-west corner of the site is critical to the success of this regeneration project. This part of the site fronts directly on to Church Street, which is a major commercial road and public transport route and regeneration in this location will greatly enhance the street scene on the frontage of this district centre. In this location, more vulnerable development to flooding is located at first floor level with less vulnerable development at ground floor level, therefore giving due consideration for spatial flood risk planning objectives. Alternative access and egress will be provided to all residential units outside of the flood zone area, as described in full in the submitted Flood Risk Assessment.

Other Planning Considerations

Planning Obligations SPD (adopted November 2013)

5.37 RBC adopted their Revised Section 106 Planning Obligations SPD in November 2013 which is a revision to their previous 2004 SPD. It sets out the type of infrastructure for which planning obligations will be sought. RBC has more recently consulted upon a draft revised SPD (March 2014) which is supported by updated evidence base and guidance. The latest draft version seeks to operate alongside the Community Infrastructure Levy once in effect.

Affordable Housing SPD (adopted July 2013)

5.38 This SPD sits alongside Policy CS16 (Affordable Housing) of the CS and Policy DM6 (Affordable Housing) of the SDPD and provides a framework for determining the size, type, form and content of affordable housing which RBC will seek.

5.39 RBC is in the process of updating their existing Local Plan where it relates to affordable housing (i.e. at Policies CS16 of the CS and Policy DM6 of the SDPD), having found it unsustainable to continue to request 50% affordable housing provision across the Borough. RBC is proposing a reduced figure of 30% within a Local Plan Alteration which reached its pre-submission consultation stage in March 2014.
Employment, Skills and Training SPD (adopted April 2013)

5.40 The above SPD sits alongside the Planning Obligations SPD and provides detailed guidance for securing planning obligations from developers towards local labour market initiatives.

Community Infrastructure Levy (CIL) – Draft Charging Schedule (March 2014)

5.41 RBC recently consulted upon their CIL Draft Charging Schedule which is expected to come into effect by April 2015. The Draft Charging Schedule (March 2014) seeks CIL from retail developments of 2,000sqm or above at a rate of £150 per sqm outside of the Central and Core Charging Zones. It proposes a Borough-wide levy of £120 per sqm from residential developments. Hermes submitted representations in response to this formal consultation recommending that RBC:

- Includes Caversham District Centre within the Central and Core Charging Zones of Reading at Map 1 to the DCS to remove or reduce CIL liability and the potential for negative economic effects upon potential development and regeneration of this very important part of the Borough; and

- Introduces provisions for Exceptional Circumstances Relief and payments in kind to support development proposals throughout changing circumstances and market conditions, and incentivise sustainable economic development across the Borough.

Summary

5.42 Both national and local planning policy establish the principle of the development proposed at the Centre, being supportive of additional and appropriately scaled retail development, leisure facilities and additional car parking within established District Centres and upgrade works such as proposed which will serve to enhance its vitality, viability and accessibility. The Development Plan supports the presumption in favour of sustainable development, consistent with the NPPF. The following Section of this Statement specifically responds to the definition of sustainable development, as set out within the NPPF, within the context of the proposed development.
6.0 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

6.1 The Government is committed to ensuring the planning system secures the delivery of sustainable economic development. The NPPF, at paragraph 14, introduced a presumption in favour of sustainable development which means:

- Approving proposals that accord with the Development Plan without delay; and

- Where the Development Plan is absent, silent or relevant policies are out of date, granting permission unless:
  - Adverse impacts demonstrably outweigh the benefits;
  - Specific policies in the NPPF indicate development should be restricted.

6.2 The NPPF defines sustainable development, at paragraph 7, as having the following three interrelated roles:

**“an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

**a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing requirement to meet the needs of present and future generations; and by creating high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

**an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including move to a low carbon economy” (para. 7, the NPPF).

6.3 Each strand to sustainable development is considered in detail below within the context of the proposed development.
<table>
<thead>
<tr>
<th>NPPF Sustainable Development Criteria</th>
<th>Assessment against proposed development</th>
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<tbody>
<tr>
<td>An economic role</td>
<td>The fundamental objective of the NPPF is to promote economic prosperity. The proposals will contribute to this by significantly improving and enhancing the appearance, role and function of St. Martin’s Centre, and wider Caversham District Centre, contributing to its already strong retail and social role and function within the Borough’s retail hierarchy, and delivering improved and extended ‘town centre’ uses, i.e. ‘economic development,’ within an sustainable and accessible ‘town centre’ location. The proposed development will enable Waitrose to stock a fuller and more varied retail offer, reducing the need for visitors to the Centre to travel elsewhere (and potentially beyond the Reading Borough) to carry out their bulk and top-up shopping needs. The introduction of new restaurants and leisure uses will add to the evening economy and overall vitality of the Centre, increasing pedestrian footfall and natural surveillance as a result. The introduction of a major restaurant chain will also encourage healthy competition.</td>
</tr>
<tr>
<td>Contributing to building a strong, responsive and competitive economy</td>
<td>The accompanying Economic Benefits Statement provides evidence of estimated contributions which the proposed development will make towards job creation, population growth and associated economic activity rates, commercial expenditure and annual GVA. Job creation as a result of the proposed development will be in the form of approximately 70 FTE permanent roles in addition to temporary positions throughout the construction period.</td>
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<tr>
<td>Support growth and innovation</td>
<td>The proposed development is an acceptable use for the location proposed. It will deliver new and improved public realm to the benefit of residents at the Site and</td>
</tr>
<tr>
<td>Identifying and coordinating development</td>
<td></td>
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requirements | visitors to the Centre. As this Planning Statement explains, the applicant will enter into a Section 106 Agreement to secure deliver affordable housing either on site or as financial contributions in kind, and off-site provision and infrastructure related to transport, open space and education.

<table>
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<tr>
<th>A social role</th>
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| Supporting strong, vibrant and healthy communities | As the accompanying Transport Assessment (and this Planning Statement at paragraphs 7.13 and 7.14) explain, the Site itself occupies an accessible and sustainable location, and is within walking distance of a sizable residential catchment.

The proposed development will enhance the appearance of the Centre, improving its attractiveness to visitors and thereby strengthening its retail role and function, improving facilities and services which the local community need. This in itself will contribute to a more vibrant Centre, facilitated by an improved and extended retail offer, improved accessibility (including additional car parking and cycle parking provision) and new evening economy.

The proposal will provide new temporary and permanent jobs and investment in the local area which in turn will be of benefit to economic growth.

<table>
<thead>
<tr>
<th>Providing the supply of housing requirements to meet present and future needs</th>
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| The proposed development will provide 40 new residential apartments within an accessible, and well sought after, suburb of Reading which benefits from close proximity to Reading Town Centre and its associated strong rail and bus links. Additional residential parking, and secure cycle parking, will be provided.

<table>
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<tr>
<th>Creating a high quality</th>
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<tbody>
<tr>
<td>In addition to improvements to the quality of retail and leisure offer within the Centre, the proposed</td>
</tr>
<tr>
<td><strong>Planning Statement</strong></td>
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<tr>
<td>built environment</td>
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<tr>
<td>Delivering accessible local services that reflect community needs</td>
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<tr>
<td>Support the health, social and cultural well-being of the community</td>
</tr>
<tr>
<td><strong>An environmental role</strong></td>
</tr>
<tr>
<td>Protecting and enhancing our natural, built and historic environment</td>
</tr>
<tr>
<td>Helping to improve biodiversity</td>
</tr>
</tbody>
</table>
proposals and that the Site as it exists has limited ecological merit. It recommends that improvements to biodiversity are secured through native species planting, including mature trees and hedgerows.

The accompanying Arboricultural Survey and Report explains that a total of 33 new trees of proposed, of which 30 will be planned within the car park and new public square to the rear of the Centre.

The existing trees within the St. Martin’s Square will be removed and replaced, and it is recommended that these comprise semi-mature pagoda trees (Sophora japonica), which currently exist to the north of the Site, adjacent to the public library.

<table>
<thead>
<tr>
<th>Use natural resources prudently</th>
<th>The proposed development will utilise recycled and sustainable materials where possible.</th>
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<tbody>
<tr>
<td>Minimise waste and pollution</td>
<td>The application is supported by a Statement on construction waste and recycling which explains what management systems will be introduced and regularly monitored. It also explains that a detailed Site Waste Management Plan will be provided to minimise the production of waste during the development and when operational.</td>
</tr>
<tr>
<td>Mitigate and adapt to climate change</td>
<td>The application is supported by a Sustainability and Energy Statement which confirms that once developed; the Site will achieve an improvement over the Part L2a 2010 Target Emission Rate by approximately 16% by using improved U-values, air tightness levels and fixed building service efficiencies. With the addition of 180sqm of photovoltaic panels, the proposals will reduce CO₂ emissions by a further 4.4%.</td>
</tr>
</tbody>
</table>
Summary

6.4 As evidenced above, the proposed development fully satisfies all three limbs to sustainable development as identified by the NPPF at paragraph 7. As such, and given the strong presumption in favour of sustainable development, this is a proposal that attracts significant national policy support.
7.0 THE SEQUENTIAL FLOOD RISK ASSESSMENT

7.1 Two small areas of the site (the south west and north west corners) are designated by the Environment Agency as being at risk of flooding from rivers, falling within Flood Zone 2.

7.2 In respect of built form within the areas identified as having the potential to flood, only the north western part of the site lying within Flood Zone 2 is proposed for development, with the addition of a new building containing an A3 restaurant on the ground floor with 17 residential units above. Given the nature of this development it is considered that the Sequential Test should be applied, as set out in the NPPF and associated Technical Guidance.

7.3 The search area for a Sequential Test relating to proposals for new residential development has been established by RBC to be the whole Borough. NPPF paragraph 101 establishes that it would be necessary for an assessment of the existence of reasonably available sites (that would be appropriate for the proposed development), within areas at lower risk of flooding within Reading Borough, to be submitted by the applicant. If such sites were found to exist, which is highly likely given the small number of units being proposed on this part of the site, it is unlikely that the proposals would pass the Sequential Test.

7.4 However this should be balanced against Paragraph 102 of the NPPF which indicates that the Sequential Test approach is predicated upon the “wider sustainability objectives” of the NPPF as a whole, meaning that the wider socio economic benefits, (and environmental benefits other than flooding) of a site and the proposals for that site should be considered.

7.5 Policy CS35 of the adopted Core Strategy deals with flooding and seeks to direct new development away from areas at high risk of flooding. However, the explanatory text to the policy (paragraph 11.20) is clear that:

“Appropriate weight will be given to the redevelopment of land at risk of flooding that provides significant regeneration benefits on previously developed land”.

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7.6 It is considered that this applies to St. Martin’s Centre in Caversham which as a whole fails to contribute as positively as it could, through its built form quality, to the appearance and attractiveness of the District Centre of Caversham and the surrounding built environment to a much greater extent than other buildings in the immediate area.

7.7 In particular the north-west portion of the Site is a prominent and visually important location, being the first view of the centre when approaching from the west, i.e. from Caversham Bridge and the A4074. At present it comprises a vacant open space which is used for informal parking on an ad hoc basis, beyond which the service yard and rear of retail units within the centre can be seen. This part of the Site fronts the main vehicle and pedestrian route through Caversham, in addition to a well used pedestrian and cycle route connecting the district centre with the river to the south.

7.8 St. Martin’s Centre is a traditional 1960’s shopping precinct which has changed little since it was originally conceived and built. Whilst the current owners have undertaken some regeneration and refurbishment works since 2007, the centre requires further investment and improvements to bring it up to modern standards and to ensure that it remains an attractive place for people to shop and socialise, contributing positively to the vibrancy and viability of Caversham as a whole. On this basis it is considered that there is a particular and justifiable need to secure opportunities for this District Centre site as a whole to be regenerated, including additional built form on the area of vacant land.

7.9 In order to ensure an economically viable development for the centre as a whole, additional residential uses are required to increase land values and secure a return on the overall investment proposed by the owners. If a suitable scheme for repair and refurbishment is not secured there is a risk that the Centre would suffer further decline due to environmental matters such as the further growth of trees, with the knock on effects in relation to drainage and surfacing as well as in vitality terms with increased competition from Reading town centre and other retail offerings within the surrounding area, with resultant harm to the role and function of the District Centre as a whole, (contrary to the aims of the adopted Core Strategy and national planning policy).

7.10 Whilst it may not be possible for the current proposal for residential development to pass the Sequential Test, however it is considered that, in this particular case, there is sufficient justification contained within Development Plan Policies to support regeneration of this prominent District Centre site and outweigh the broad aims of the Sequential Test. This is also supported by paragraph 10 of the Reading Borough Strategic Flood Risk Assessment (2009) (SFRA) which states that “flood risk should be
considered alongside other spatial planning issues such as transport, housing, economic growth, and regeneration...” and that “a balance needs to be maintained between consideration of flood risk and other matters and SFRA para. 12 which refers to a more flexible approach to regeneration sites within the central area which, for reasons of regeneration and economic development, and the accessible location, will need to be considered for development despite their location in a flood zone. The supporting Economic Benefits Statement provides further evidence of the estimated and tangible benefits which the proposed development will have upon the local economy and community in terms of population growth (and associated economic activity, Council Tax, GVA and commercial expenditure uplift), employment opportunities and housing provision.

7.11 The other element of flood risk policy, and entirely separate from the Sequential Test (which is predominantly a higher level spatial planning policy), is the assessment of the actual flood risk that would result from the development. This needs to address both the risk of flooding to the development itself and the degree to which the development would increase flood risk beyond the site. Policy CS35 of the Reading Borough Core Strategy 2008 states that “Planning permission will not be permitted for development in an area identified as being at high risk of flooding, where development would reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater, or in any way increase the risks to life and property arising from flooding. The Flood Risk Assessment submitted with this application deals with this element and demonstrates that there will in fact be betterment over the existing situation in relation to flood risk and that dry access and egress from all buildings on the site can be obtained.

Summary

7.12 In summary, it has been demonstrated that the economic, social and environmental benefits of the proposed development, and the resultant regeneration of the Centre, surpass the requirements to fully apply the sequential flood risk assessment. The supporting and separate Flood Risk Assessment also explains that the Centre is not within the flood plan, nor was it affected by the recent flooding. The proposed development will not be at risk of flooding and the introduction of sustainable urban drainage measures will reduce run-off rates at the Site by 30% providing a betterment to the existing situation.
8.0 KEY PLANNING CONSIDERATIONS

8.1 This Section of the Planning Statement identifies the key planning considerations pertaining to the proposed development. It is set against the planning policy context identified at Section 5 and refers to the findings of technical reports submitted in support of the enclosed application. It should be read in conjunction with Appendix 5 to this Statement which appraises the individual policies of the Development Plan against the proposed development.

Principle of Development

8.2 The Site comprises an existing shopping centre which forms part of the designated Caversham District Centre, a second tier centre within the Borough’s retail hierarchy and a ‘town centre’ having regard to NPPF definitions. As such, the Site is the most appropriate location for the development proposed given both the NPPF (at paragraph 24) and the Development Plan (at Policy CS35), through advocating the sequential approach, seek to direct applications for town centre uses to town centre locations in the first instance. Furthermore, both national and local policy are supportive of proposals which enhance the vitality and viability of established retail destinations such as St. Martin’s Centre given it forms an integral part of the Caversham District Centre.

8.3 The development falls within the Government’s definition of economic development (as set out at Annex 2 of the NPPF) and will provide additional new jobs (circa. 70 FTE) to the benefit of the local community and economy.

8.4 The scale and type of development proposed is in keeping with the role and function of Caversham District Centre and in accordance with local planning policies CS26 of the CS and SDPD Policy SA15 given it will:

- Widen the range of uses at the Centre by providing an extended Waitrose offer and introducing new uses, such as restaurants and leisure uses to add to the evening economy of the Centre, increasing pedestrian footfall and natural surveillance as a result. The additional residential development proposed will also meet local policy objectives by providing higher density accommodation within a sustainable location, helping to “…address local housing need by widening the choice of housing in what are predominantly low density suburban areas” (Core Strategy para. 3.23).
- Secure environmental enhancements through the significant refurbishment and upgrade works, both to shopfronts and public spaces within the Centre (‘St. Martins Square’, a new public square and the car park) and through the introduction of new modern buildings and an extended and reconfigured Waitrose.

- Improve access both to and within the Centre by providing more defined pedestrian routes and an extended and reconfigured car park to reduce the potential for traffic to form along Archway Road during peak visiting times.

8.5 The proposed development will modernise the now outdated Centre, improving not only the quality of its retail environment and accessibility but also that of the wider District Centre. An improved and extended retail and leisure offer will strengthen the vitality and viability of the Centre and wider District Centre by delivering an enhanced consumer choice and promoting healthy competition. Improvements to Centre’s accessibility will equally be of benefit to the wider District Centre, helping to enhance its overall attractiveness and appeal.

8.6 In summary, the proposed development is considered to fully accord with the definition of sustainable development which the NPPF requires LPAs to positively determine without delay.

**Design Evolution and Quality**

8.7 The accompanying Design and Access Statement (DAS) provides a detailed description of the proposed scheme and includes a review of local context and character, a comprehensive site analysis, the various design concepts that have been considered during the evolution of the scheme and illustrative elevations of the scheme now proposed.

8.8 Changes to the proposed development, as a result of the collaborative engagement process which Hermes has embarked upon both with RBC Officers and the local community, are as follows:

- The omission of a previously proposed new build element on land within the south-western corner of the Site due to the perceived, associated flood risk in this part of the Centre.
• Increases to the height of Block A and Block D (Costa building) to provide a scheme which better responds to the height of existing buildings fronting Church Street and provides variation along the street scene.

• Alterations to the appearance of the new Waitrose entrance along Church Street.

• The creation of a new public square to the north of the car park, displacing car parking spaces.

• The provision of additional landscaping along the site boundaries to soften the development.

• The provision of a pedestrian walkway through the car park so that it adjoins the edge of the decked car park which provides a clear and safe edge to this route.

• Changes to the type of external materials proposed. The use of timber panelling received mixed views locally. Whilst some respondents to the consultation supported its inclusion, finding this a good way to help modernise the appearance of the Centre, others raised concern over its potential to look weathered if not properly maintained. In response to this, it was agreed that the timber would be removed and more brick and panelling would be incorporated.

8.9 In accordance with national policy (the NPPF at paragraph 66), the aforementioned changes demonstrate the applicant’s clear willingness to work closely with RBC, key stakeholders and the local community in order to evolve and develop the scheme in response to feedback received throughout the pre-application engagement process.

8.10 The scheme design reflects a high quality in accordance with local policy objectives, providing safe and inclusive access in accordance with Core Strategy Policy CS5 and delivering a high quality design and improved public realm in accordance with Core Strategy Policy CS7.

**Residential Development**

8.11 The residential element of the proposed development is supported by core planning principles within the NPPF which seek to “…drive and support economic development to deliver homes…” in addition to paragraph 47 which sets out that the Government’s intention for planning is to “boost significantly” the supply of housing.
8.12 It also supports local planning policy which recognises that higher density residential accommodation within sustainable locations such as District Centres helps to “...address local housing need by widening the choice of housing in what are predominantly low density suburban areas” (para. 3.23, Core Strategy).

8.13 In addition to the provision of additional housing, the proposed development will result in a number of economic benefits to the wider community which are identified within the Economic Benefits Statement (EBS). In summary, these associated benefits include:

(i) local job creation associated with the construction phase of the proposed development;

(ii) an uplift in residents of economically active age range, i.e. a growing workforce which will deliver economic output (potentially up to £4.6m GVA per annum, based on current values to the local economy);

(iii) an uplift in commercial expenditure of benefit to the local area, contributing towards the increased vitality and viability of Caversham District Centre;

(iv) a New Homes Bonus, the exact sum of which will be dependent upon the level of affordable homes delivered and to be negotiated with RBC Officers during the determination of the application;

(v) an annual council tax generation of approximately £100,000.

8.14 The Site comprises an accessible and sustainable location, and given its diverse retail and service offer, established evening economy and proximity and accessibility to Reading Centre via sustainable transport modes, it represents an attractive residential suburb of Reading where additional high density residential development, such as proposed, is entirely appropriate.

Transport and Accessibility Considerations

8.15 As the accompanying Transport Assessment explains, the Centre occupies an accessible and sustainable location, being situated along the main Caversham high street (‘Church Street’) where buses run frequently between Reading Town Centre and Caversham (Reading bus route nos. 27) and Emmer Green and Caversham (Reading bus route no. 24). The closest bus stop to the Site is located immediately adjacent to Waitrose on
Church Street and is served by the aforementioned bus routes in addition to those extending beyond the Reading Borough which run between High Wycombe and Reading, via Marlow, Henley, Shiplake and Caversham (Arriva bus no. 800) and Caversham Heights and Henley on Thames (White coaches bus no. 145C).

8.16 The Centre is extremely accessible on foot, being within 500m walking distance of 1,919 households and within 1km of 5,022 households (Source: 2011 Census) of which 27% and 24% of the households respectively have no means of private transport. The Centre and its facilities serve an extensive residential catchment and the measures proposed to improve and enhance its overall accessibility and attractiveness will further encourage sustainable trips to the Centre.

8.17 As described at Section 3 and explained in detail within the TA, the proposals will enhance pedestrian permeability throughout the Site by providing clearer and safer routes through both the Centre and its car park, the latter in the form of a clearly defined pedestrian route as shown on the accompanying plans which will connect with Abbotsmead Place in the south.

8.18 A reconfiguration and extension (upwards) of the car park is proposed which will help to alleviate traffic which currently forms along Archway Road during peak shopping times which currently form as a result of the existing car park configuration. By widening the aisles and making the flow of the car parking and circulation clearer cars will move more easily through the space, reducing stoppages and queues. The additional 54 car parking spaces available for the public will be of benefit of visitors to the Centre and wider District Centre. Further car parking and secure cycle parking is also proposed to serve future occupants of the new residential apartments and is located to the rear of Blocks A and C. A number of cycle stands (20) are proposed throughout the Centre to serve its visitors with a further 26 secure cycle spaces for the residential element.

8.19 As Section 3 explains, there are no changes to the existing customer and service vehicle access/egress arrangements with the exception of those vehicles servicing Blocks A and C who will vacate the Site via a new service only exit junction along the western boundary. This is to reduce the number of service vehicles vacating through the customer car park via Abbotsmead Place and negates the need for turning movements within the current service yard.

8.20 As the TA explains, the proposed development is expected to generate a trip increase of 41 (26 in, 15 out) in the AM peak (07:30-08:30), 146 trips (76 in and 70 out) in the PM peak (16:30-17:30) and 132 trips (67 in and 66 out) on a weekend peak (Saturday
12:30-13:30, Sunday 12:45-13:45). These represent increases of 27%, 34% and 25% respectively on Archway Road and are not considered to have any detrimental impact upon the local highway network.

8.21 In light of the above, it is considered that the proposed development complies with the NPPF and with relevant policies within Development Plan, namely Core Strategy Policies CS26 and CS23 respectively, which seek to improve the accessibility of established shopping centres and promote sustainable transport modes.

**Landscape and Visual Impact**

8.22 The proposed measures will deliver significant public realm improvements throughout the Centre, creating attractive public spaces in the form of a new public square and an upgraded ‘St. Martins Square’ which will include new and replacement planting and street furniture. These works are intrinsically linked to the measures proposed to improve the Centre’s accessibility and will help to create clearly defined pedestrian routes throughout the Centre. The application is accompanied by a landscaping scheme which explains these measures in greater detail.

8.23 The application is also accompanied by an Aboricultural report and survey which has assessed the existing trees at the Site, proposed for replacement, and which concludes that these are of limited aboricultural merit, and are in fact, a detriment to the appearance and of the Centre, causing drainage issues (underground) and hazardous pavement distortion. The replacement trees will be of a specimen which is more befitting the Centre and could include semi-mature pagoda trees (Sophora japonica), as recommended by the applicant’s appointed Aboricultural consultants, which currently exist to the north of the Site, adjacent to the public library.

8.24 In terms of visual impact, extensive works are proposed which will secure the much needed refurbishment of the now outdated Centre. These measures include:

- The provision of new, modern shopfront facades which will include floor to ceiling glazing, increasing the propensity for natural light into the shops whilst delivering a greater active street frontage;

- New and extended entrances to Waitrose, both from Church Street in the north and the car park in the south;
• New and more prominent shopfront signage;

• A reconfigured and levelled car park supported by a clear pedestrian through-route and widened vehicular access and egress to improve fluidity throughout;

• Significant boundary planting to the Site and decked car park, and the provision of a green wall to the eastern elevation of Block C; and

• Replacement planting within St. Martins Square and new planting within the proposed public square.

8.25 Based on the above and enclosed supporting information, it is considered that the proposed development is in accordance with Section 7 of the NPPF and the Development Plan at Policy CS7 (of the CS) and Policy DM16 (of the SDPD).

Other Material Considerations

Affordable Housing

8.26 RBC, within their proposed Local Plan Alterations (March 2014), is seeking 30% on site affordable housing provision.

8.27 The applicant will enter into a Section 106 Agreement in relation to affordable housing, the exact details of which will be agreed with RBC.

Air Quality

8.28 The accompanying Air Quality Assessment, prepared by Waterman, has assessed the likely effects of the proposed development on the environment with respect to air quality. Its initial findings suggest that the Site is suitable for the proposed development, causing no adverse impacts upon ambient air quality for existing and proposed residential properties within its vicinity. The proposed development therefore meets the objectives of Policy DM19 of the SDPD.

Heritage Matters

8.29 The built form of the Centre is very much of its time, having been constructed in the mid-1960s.
8.30 The applicant and design team have ensured that they fully understand the significance of the built heritage around the Centre; in particular the Grade II listed Caversham Library on Church Street which has directly influenced their emerging designs. Consequently the applicant is confident that the proposals will sustain the heritage assets and their settings. A comprehensive Heritage Statement has been prepared and accompanies the application.

8.31 In view of the above, it is considered that the proposed development complies with prevailing national and local policy where it seeks to protect and conserve the historic environment.

Noise

8.32 The NPPF, at paragraph 109, seeks to prevent both new and existing development from contributing to, or being put at risk from, unacceptable noise levels. A Noise Survey Report accompanies the application and explains the findings of a survey undertaken at the Site in order to measure the impacts of the proposed development on the existing surroundings and the proposed future residential apartments at the Centre. It confirms that there are no significant increases in noise levels anticipated that would adversely affect existing nearby residential dwellings.

Flood Risk and Drainage

8.33 The requirement to assess the risk of flooding arising from a proposed development is set out in national policy in the form of the NPPF and the Development Plan. The Flood Risk Assessment (FRA) prepared in support of the enclosed application confirms that the majority of the Site is not within the flood plain and that it was not affected by the recent flooding. The redevelopment will not be at risk of flooding and will reduce the overall flood risk off-site through the inclusion of sustainable drainage techniques which will reduce run-off rates by circa. 30%.

8.34 Consideration has also been given, within this Statement at Section 7, to the application of the Sequential Test with regards to flood risk, and whilst it may not be possible for the current proposal for residential development to pass the sequential test, it is considered that, in this particular case, there is sufficient justification contained within Development Plan Policies to support regeneration of this prominent District Centre site and outweigh the broad aims of the Sequential Test.
Energy Efficiency

8.35 The Government is moving to embed energy efficiency targets within Building Regulations, in lieu of the Code for Sustainable Homes, and streamlined draft Regulations and technical standards are expected to be published in the summer of 2014, with the updated Regulations and supporting documents coming later this year (2014).

8.36 The applicant is committed to ensuring the proposed development meets national requirements prevailing at the construction stage. The Energy and Sustainability Statement which supports the enclosed application explains that a series of measures can be implemented to reduce emissions and utilise low and zero carbon energy options and that such options would achieve an improvement over the Part L2a 2010 Target Emission Rate by approximately 16%.

8.37 In light of the above comments and the matters addressed by the Energy and Sustainability Statement, it is considered that the Proposed development is in accordance with relevant parts of the NPPF, in particular paragraph 17 which requires that planning should support the transition to a low carbon future and encourage the use of renewable resources, and Policies DM1 and DM2 of the SDPD.

Ecology

8.38 The application is supported by a Phase 1 Habitat Survey and Report which confirms that there are no sites of ecological value on site, or directly affected by the proposals and that the Site as it exists has limited ecological merit. It recommends that improvements to biodiversity are secured through native species planting, including mature trees and hedgerows. The accompanying Arboricultural Survey and Report explains that a total of 33 new trees are proposed, of which 30 will be planned within the car park and new public square to the rear of the Centre.

Job Creation and Economic Benefits

8.39 The proposals will generate circa. 70 FTE jobs within the extended Waitrose, new restaurants and additional new leisure uses. In addition, temporary jobs will be created throughout the construction period. The employment benefits associated with the proposed development are explained in further detail within the accompanying Economic Benefits Statement.
Planning Obligations

8.40 As required by both national and local planning policy, Hermes will enter into planning obligations (subject to viability), where the obligation, including the provision of financial contributions would be justified in accordance with the three requirements of regulation 122(2) of the Community Infrastructure Levy (CIL) Regulations 2010 (reflected by paragraph 204 of the NPPF) and should therefore be:

1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.

8.41 It is anticipated that the Section 106 Agreement will secure contributions (financial or in kind) towards the following:

- Transport;
- Affordable Housing
- Open Space; and
- Education.

Summary

8.42 This Section has confirmed the proposals compliance with all prevailing Development Plan policies in addition to national policy set out within the NPPF.
9.0 CONCLUSION

9.1 The proposed development seeks to deliver a refurbished and regenerated St. Martin’s Centre which forms an integral part of the established Caversham District Centre.

9.2 The measures proposed will significantly improve the quality of built form and public spaces within the Centre in addition to its accessibility, helping to increase trade and vibrancy during the daytime through enhancements to consumer choice and competition and throughout the evening through the addition of new leisure uses. The extended and improved retail offer will reduce the need for visitors to the Centre to travel elsewhere and potentially beyond the Reading Borough, to undertake their bulk shopping needs.

9.3 In turn, these measures will serve to strengthen the role and function of Caversham District Centre in accordance with national and local planning policy objectives which promote the vitality and viability of established centres.

9.4 The applicant has shown a clear willingness to engage with RBC, key stakeholders and the local community, making changes where possible to the scheme as proposed in response to feedback received throughout the pre-application engagement process.

9.5 As evidenced within the supporting documentation, and summarised within this Statement, the proposed development:

- complies with prevailing national and local planning policy by proposing new and improved retail and leisure facilities within an existing ‘town centre’ location (NPPF definition) and enhancements to its overall accessibility which promote the use of sustainable transport modes;

- is in keeping with the character, scale and role of Caversham District Centre;

- will have no detrimental impact upon the local highway network;

- respects the significant of the Grade II listed Caversham Library;

- results in no detrimental impact upon air quality;
• causes no risk to flooding at the Centre or within its locality, and in fact, will reduce off-site flood risk by reducing overall run-off rates;

• causes no adverse impact upon future occupants and those within its vicinity in terms of noise; and

• has no impact upon the biodiversity interests

9.6 There are no other material considerations which indicate that permission should not be granted. Accordingly, it is considered that the enclosed planning application should be granted planning permission.
Appendix 1

EIA Screening Opinion Request Report
St Martin’s Centre Caversham

Environmental Impact Assessment (EIA) Screening Report

Prepared on behalf of Hermes Real Estate Investment Management Ltd

May 2014
St Martin’s Centre Caversham

Environmental Impact Assessment (EIA)
Screening Report

Prepared on behalf of Hermes Real Estate Investment Management Ltd

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<tr>
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<td>Elizabeth Davies</td>
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Date: May 2014

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APPENDIX 1: Site Location Plan
APPENDIX 2: EIA Screening Checklist
**1.0 INTRODUCTION**

1.1. This report has been prepared to support a request to Reading Borough Council (RBC) to adopt a screening opinion to determine whether the proposed development at the St Martins Centre, Caversham (refer to site location plan at Appendix 1), constitutes formal Environmental Impact Assessment (EIA) development.

1.2. This report includes a Screening Checklist (Appendix 3) that reflects the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the “EIA Regulations”). The Screening Checklist contains a comprehensive review of the likely significant effects of the proposals on the environment and should be read in conjunction with the main body of this report.

1.3. In accordance with Regulation 5 of the EIA Regulations, this report contains:

- A plan sufficient to identify the land; and
- A brief description of the nature and purpose of the development and of its possible effects on the environment.

**Requirement for EIA**

1.4. In order to determine whether the proposed development is ‘EIA development’, regard must be had for the EIA Regulations and Planning Practice Guidance (PPG) (DCLG, 2014).

1.5. EIA development is defined by the EIA Regulations as development:

   "likely to have significant effects on the environment by virtue of factors such as its nature, size or location".

1.6. EIA development falls into two Schedules of the EIA Regulations. EIA is mandatory for developments listed within Schedule 1. Schedule 2 developments require EIA if they would lead to likely significant effects on the environment.

1.7. In deciding whether a Schedule 2 development is EIA development, Regulation 4(6) states:
"Where a local planning authority ... has to decide under these Regulations whether Schedule 2 development is EIA development ... the authority ... shall take into account in making that decision such of the selection criteria set out in Schedule 3 as are relevant to the development."

1.8. The selection criteria specified in paragraphs 1 to 3 of Schedule 3 of the EIA Regulations refer respectively to the characteristics of the development, the location of the development and the characteristics of the potential impact. Paragraph 1 provides that the characteristics of the development must be considered having regard, in particular, to:

- The size of the development;
- The cumulation with other development;
- The use of natural resources;
- The production of waste;
- Pollution and nuisances; and
- The risk of accidents, having regard in particular to substances or technologies used.

1.9. Paragraph 2, dealing with the location of the development, specifies a number of matters which have to be considered in relation to the environmental sensitivity of geographical areas likely to be affected by the development, including:

- The existing land use;
- The relative abundance, quality and regenerative capacity of natural resources in the area; and
- The absorption capacity of the natural environment.

1.10. Paragraph 3, dealing with the characteristics of the potential impact, provides that the potential significant effects of the development must be considered having regard to:

- The extent of the impact (geographical area and size of the affected population);
- The transfrontier nature of the impact;
- The magnitude and complexity of the impact;
- The probability of the impact; and
• The duration, frequency and reversibility of the impact.

Consideration of Cumulative Effects

1.11. Paragraph 024 of PPG states that "each application (or request for a screening opinion) should be considered on its own merits. There are occasions where other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. Local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development".
2.0 SITE DESCRIPTION AND CONTEXT

Site Context

2.1 The site (Appendix 1) is located in the centre of Caversham. The site is bounded to the north by the A4155 Church Street, to the west by residential flats and commercial buildings, to the south by Abbotsmead Place, beyond which lies residential dwellings and to the east by the ‘New Directions Centre’ (a RBC Adult Learning centre) and car park, beyond which are retirement flats.

Site Description

2.2 The site extends to approximately 1.68 hectares (ha) and is within the administrative boundary of RBC. The site comprises a number of existing retail units, including a Waitrose foodstore and an associated car park.

Proposed Development

2.3 The proposed development comprises a detailed planning application for:

- New five storey block on the vacant land to the east of St Martins Centre comprising a commercial (A3) use on the ground floor and four storeys of residential development on the upper floors.
- Conversion of the first floor offices to residential above units 39a - 45 Church Street with an additional two storeys of residential above.
- Additional storey of residential units above units 31 – 37.
- Conversion of part of the existing first floor above Iceland (unit 39) into commercial uses (potentially A3) with an additional storey above to include a cinema or other leisure uses.
- Extension of Waitrose.
- New single deck car park.
- Environmental / landscape improvements to include a new public square “Caversham Square” to the rear of the centre.
- Changes to the shop fronts within the whole site.
2.4 The existing total floorspace of the current uses on the site is 8527.69 m² the proposed total floorspace will be circa 9,341 m². Table 1 below shows the existing and proposed heights of the buildings on the site in metres Above Ordnance Datum (mAOD). The existing ground level of the site is 35mAOD.

**Table 1: Existing and Proposed Building Heights**

<table>
<thead>
<tr>
<th>Building</th>
<th>Existing no. Storeys</th>
<th>Existing Height (mAOD)</th>
<th>Proposed no. Storeys</th>
<th>Proposed Height (mAOD)</th>
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<tr>
<td>Block A (proposed A3 and Residential use)</td>
<td>0</td>
<td>No building currently present.</td>
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<td>Block B (existing shops &amp; Res. Above)</td>
<td>3</td>
<td>49.85</td>
<td>3</td>
<td>53.35</td>
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<td>47.06</td>
<td>3</td>
<td>52.06</td>
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<tr>
<td>Block D (existing St Martin’s Centre)</td>
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<td>46.00</td>
<td>4</td>
<td>51.93</td>
</tr>
<tr>
<td>Block E (Waitrose)</td>
<td>3</td>
<td>53.74</td>
<td>3</td>
<td>53.74</td>
</tr>
<tr>
<td>Waitrose new extension (existing Superdrug/ Block D)</td>
<td>2</td>
<td>46.00</td>
<td>1 (Double Height)</td>
<td>47.42</td>
</tr>
</tbody>
</table>
Committed Developments

2.5 RBC’s planning registers have been checked and no existing or approved developments which are likely to have a significant cumulative impact, in combination with this proposed development have presently been identified.
3.0 SCREENING ASSESSMENT

Introduction

3.1 In determining whether the proposed development constitutes EIA development, considerations should be had for the following:

- If the proposed development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- If so, whether it is of more than local significance, located in an environmentally sensitive area or likely to give rise to unusually complex and potentially hazardous effects; and/or
- It meets any of the relevant thresholds and criteria set out in Schedule 2.

3.2 These points are explored further in this section of the Screening Report with reference to the EIA Regulations and supporting PPG.

Schedule 1 Projects

3.1 The proposed development is not of a type listed in Schedule 1.

Schedule 2 Projects

3.3 The EIA Regulations state that the proposed development may be considered to be Schedule 2 Development under Category 10, ‘Infrastructure Projects’, of the EIA Regulations. More specifically the proposed development would be considered to fall under Sub-section 10(b) ‘Urban Development Projects’, where the area of development exceeds 0.5 hectare.

3.4 The proposed development covers an area of approximately 1.68 hectares and therefore exceeds the 0.5 hectare threshold set out in Schedule 2 10 (b) of the EIA Regulations.

Schedule 3

3.2 Schedule 3 of the EIA Regulations sets out selection criteria which relate to specific matters including the characteristics of development (Appendix 2), the location of development and characteristics of potential impact. These factors should be taken into account when deciding whether or not a proposed development would lead to
likely significant effects on the environment and therefore should be subject to EIA.

3.3 The Screening Checklist at Appendix 3 identifies the following key issues:

- The nearest 'sensitive area' to the site is the Reading Abbey Scheduled Ancient Monument (SAM) which is located approximately 1km to the south east of the site;
- The south of the site, which is currently in use as a service area and car park, lies within Flood Zone 2, which is defined by the Environment Agency as land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year;
- The site is located within the Reading Air Quality Management Area (AQMA) declared for an increase in nitrogen dioxide associated with road traffic sources; and
- Residential properties, commercial properties, community facilities and a number of Grade II listed buildings lie in the vicinity of the site which may experience changes in views and effects from construction noise, dust and traffic movements during the construction of the proposed development.

Planning Practice Guidance

3.4 In addition to the considerations previously discussed, the PPG provides further guidance on determining whether an application would require a formal EIA. Paragraph 058 (section 4 ‘Environmental Impact Assessment’) of the Guidance states that the key issues to consider with regard to Schedule 2 10(b) projects, are the physical scale of such developments and the potential increase in traffic, emissions and noise.

Traffic

3.5 The proposed construction works would involve temporary changes to traffic movements (e.g. use of Heavy Goods Vehicles). However, this effect would be temporary in nature and appropriately controlled, e.g. via the use of a Traffic Management Plan.

3.6 The proposed development is for a mixed use scheme including an extension to the existing Waitrose store, commercial uses and residential units which is likely to
result in an increase in traffic on the local road network.

Emissions

3.7 The site is located within the Reading AQMA. The AQMA covers Reading Town Centre and areas along the major radial road routes into Reading (including the A4155 Bridge Street). The AQMA has been declared for exceedance of the annual mean threshold for nitrogen dioxide (NO₂) associated with road traffic. There are residential properties located in the vicinity of the site. Residential uses are considered as sensitive receptors with respect to air quality.

3.8 There would be some emissions associated with plant and vehicles during the proposed construction works but best practice mitigation measures would be implemented throughout the works to minimise adverse effects of dust and vehicle emissions.

3.9 The operation of the proposed development is likely to lead to an increase in traffic on the local road network.

Noise

3.10 The potential exists for temporary noise and vibration effects from the proposed construction works. These potential effects would be managed in accordance with standard best practice measures and are not anticipated to generate significant adverse effects.

3.11 The proposed development includes an extension to the existing Waitrose store and other commercial development and residential units. Noise effects from the completed development are therefore anticipated to be associated with the increase in vehicle movements.

Scale of development compared to the previous/ existing use

3.12 The site comprises existing retail uses and a car park. It is considered that the proposed development is not of a significantly greater scale than the current use, and as set out above the commercial element proposed is under 10,000m². Although there will be an increase in the height of existing buildings on the site and a new five storey block (as demonstrated in Table 1) the development is considered to be
a suitable scale for the site’s urban setting and not out of scale with existing uses or surrounding built development.

Whether the types of impact are of a markedly different nature

3.13 The site comprises existing retail uses and a car park. As set out above, the proposed development is not of a significantly greater scale then the current use and the proposed uses include retail, commercial and residential uses. It is therefore considered that and the types of impact would not be markedly different in nature.

Potential for high level of contamination to exist

3.14 Desk based and initial ground contamination surveys (Phase 1) have been undertaken. The initial results of the investigations have shown that the potential for high levels of contamination at the site are unlikely. The ground conditions report will be submitted with the planning application.

Development in Environmentally Sensitive Locations

3.5 The relationship between a proposed development and its location is a crucial consideration. For any given development proposal, the more environmentally sensitive the location, the more likely it is that the effects will be significant and will require EIA. Certain designated sites are identified in Regulation 2(1) as ‘sensitive areas’ and the criteria in the second column of Schedule 2 do not apply there.

3.6 Paragraph 032 (section 4 ‘Environmental Impact Assessment’) of the Planning Practice Guidance states that for any Schedule 2 development, EIA is more likely to be required if it would be likely to have significant effects on a 'sensitive area'.

3.7 The site is not located within any sensitive areas. The nearest ‘sensitive area’ to the site is the Reading Abbey SAM which is located approximately 1km to the south east of the site. However, it is considered that given the distance from the site and the presence of intervening built development any significant adverse effects on the SAM are unlikely.
Discussion

3.8 Principal environmental effects of the proposed development relate to construction and operational increases in traffic movements and associated visual, noise and air quality emissions.

3.9 The effect of the proposal on air quality would require consideration, discussions are currently being held with RBC in relation to the assessment of air quality effects. Likely significant effects are not anticipated.

3.10 The visual effect of the proposed development would also require consideration as an increase in height and massing is proposed. The final design of the development and in particular building height will be informed by visual analysis.

3.11 It is considered, however, that due to the location of the site within the urban area of Caversham, its development for the same type of uses (with the addition of residential uses) would not give rise to likely significant effects on the environment as defined by the EIA Regulations and EIA would not be required to support a forthcoming planning application.

3.12 The following technical reports would be submitted in support of the planning application:

- Design and Access Statement;
- Ecological Report (Bat Surveys);
- Arboricultural Impact Assessment and Tree Survey Report;
- Transport Assessment;
- Flood Risk Assessment;
- Surface Water Drainage Strategy;
- Ground Conditions Report;
- Statement of Community Involvement;
- Sustainability and Energy Report;
- Surface Water Drainage Strategy; and
- Heritage Statement
APPENDIX 2
EIA SCREENING CHECKLIST
### SUMMARY OF SELECTION CRITERIA FOR SCREENING SCHEDULE 2 DEVELOPMENT  
(BASED ON SCHEDULE 3 OF THE EIA REGULATIONS 2011)

The following selection criteria for screening Schedule 2 development (based on Schedule 3 of the Town & Country Planning (Environmental Impact Assessment) Regulations 2011) have been reviewed with regard to the proposed development at the St Martins Centre, Caversham (Appendix 1),

<table>
<thead>
<tr>
<th>DESCRIPTION OF DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is it a Schedule 1 case?</td>
</tr>
<tr>
<td>Is it a Schedule 2 case?</td>
</tr>
</tbody>
</table>

#### 1. CHARACTERISTICS OF THE DEVELOPMENT

**(a) Size of the development**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the development be out of scale with the existing environment?</td>
<td>The site is located in the centre of Caversham and comprises existing retail uses and a car park. Although there will be an increase in the height of buildings as a result of the proposed development, the scale of development is considered suitable for the site’s urban setting and not out of scale with existing uses on and in the vicinity of the site.</td>
</tr>
<tr>
<td>Will it lead to further consequential development or works?</td>
<td>No. The proposed development is a discrete proposal and includes all necessary works.</td>
</tr>
</tbody>
</table>

**(b) Accumulation with other development**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?</td>
<td>RBC’s planning registers have been checked and no existing or approved developments which are likely to have a significant cumulative impact, in combination with this proposed development have presently been identified.</td>
</tr>
<tr>
<td>Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?</td>
<td>No. The proposed development is a discrete project and could proceed independently.</td>
</tr>
</tbody>
</table>

**(c) Use of natural resources**

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will construction or operation of the development use natural resources such as land, water, material or energy, especially any resources which are non-renewable or in short supply?</td>
<td>The proposed construction and operation of the development will use resources in terms of land, water and energy as would be expected for a mixed use development. The Code for Sustainable Homes standards and other applicable standards will be used to inform and guide the design and outline application, with the aim of reducing the use of natural</td>
</tr>
</tbody>
</table>
(d) Production of waste

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the development produce wastes during construction or operation or decommissioning?</td>
<td>A site waste management plan would be implemented during construction of the proposed development in accordance with relevant legislation. Construction waste would be reused and recycled where possible. Operational waste would be disposed of in line with RBC requirements and managed in accordance with all applicable legislation.</td>
</tr>
</tbody>
</table>

(e) Pollution and nuisances

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the development release any pollutants or any hazardous, toxic or noxious substances to air?</td>
<td>During site preparation works and construction of the proposed development, dust would be generated. Dust generation would be managed in accordance with standard best practice measures, enforced through a construction environmental management plan (CEMP) and is not anticipated to generate significant adverse effects. The proposed development is for commercial and residential units, which is not a land use associated with hazardous substances or toxic emissions to air. There is not anticipated to be a requirement to store large volumes of hazardous materials. Any such materials would be stored and handled in accordance with relevant legislation.</td>
</tr>
<tr>
<td>Is there a potential risk from leachates or escape of wastes of other products/by-products that may constitute a contaminant in the environment?</td>
<td>Appropriate measures, in accordance with all relevant legislation would be used to prevent accidental spillages of contaminants during the construction or operational phases of the proposed development. The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment.</td>
</tr>
<tr>
<td>Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?</td>
<td>The potential exists for noise and vibration effects to result from the site preparation, demolition and construction processes associated with the proposed development. These effects will be managed in accordance with best practice measures, implemented through the CEMP and are not anticipated to generate significant adverse effects. Light from the proposed development will be managed using carefully designed lighting in</td>
</tr>
</tbody>
</table>

No electromagnetic radiation, heat or energy releases are expected other than those associated with mixed use development.

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?</td>
<td>Hydrocarbons will be used as part of the construction of the proposed development. This will involve plant and vehicle fuel and lubricants. Surface water run-off and foul water drainage will be managed on the site during the demolition, construction and operational phases. Sustainable drainage options will be considered and appropriate drainage information will accompany the planning application.</td>
</tr>
<tr>
<td>(f) Risk of accidents, having regard in particular to substances or technologies used</td>
<td>Risk of accidents during construction would relate to poor construction management. During the construction phases the contractor/s would implement measures in accordance with Health and Safety legislation/requirements, and best practice to minimise the risks of accidents that would have effects on people or the environment. All such measures would form part of the CEMP. There are no anticipated significant risks of accidents during operation as the proposed development does not involve uses dealing with hazardous substances.</td>
</tr>
<tr>
<td>Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?</td>
<td>During the construction phases certain materials may be present on the site which may be harmful to the environment. However, it is considered that through the implementation of appropriate environmental control measures in line with the relevant legislation there will be no significant environmental effects. The completed development is not expected to involve the use, transport or production of substances or materials which could be harmful to the environment.</td>
</tr>
<tr>
<td>Other characteristics</td>
<td>No significant changes in topography are anticipated. No water bodies would be affected.</td>
</tr>
</tbody>
</table>
the development?

## 2. LOCATION OF THE DEVELOPMENT

### (a) Existing land use

<table>
<thead>
<tr>
<th>Are there existing land uses on or around the location which could be affected by the development, e.g. residential, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site comprises existing retail units and a car park. Residential properties, commercial and community uses and a number of Grade II listed buildings are located in the vicinity of the site (further information on the listed buildings is provided below). All these uses have views into the site that would alter during construction of the proposed development. Although the height of buildings on site will increase as a result of the proposed development, there design and height will be informed by visual analysis and it is considered that effects on surrounding uses will not be significant. Construction traffic, noise and dust effects would also be likely in these locations but through the implementation of mitigation measures through a CEMP are not expected to be significant.</td>
</tr>
</tbody>
</table>

### Is the development located in a previously undeveloped area where there will be loss of greenfield land?

| No. The site is brownfield and currently occupied by retail units and a car park. There would be no loss of Greenfield land. |

### (b) Relative abundance, quality and regenerative capacity of natural resources in the area*

<table>
<thead>
<tr>
<th>Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?</th>
</tr>
</thead>
<tbody>
<tr>
<td>The site is not located within an area identified as within a Groundwater Source Protection Zone by the Environment Agency.</td>
</tr>
</tbody>
</table>

### (c) Absorption capacity of the natural environment

<table>
<thead>
<tr>
<th>Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no areas with statutory designations within the site. The nearest ‘sensitive area’ to the site is the Reading Abbey Scheduled Ancient Monument</td>
</tr>
</tbody>
</table>
be affected by the development?

(SAM) which is located approximately 1km to the south east of the site. However, it is considered that given the distance from the site and the presence of intervening built form any significant adverse effects on the SAM are unlikely.

There are a number of listed buildings located in the vicinity of the site. Caversham Free Public Library, a Grade II listed building is located on Church Road (opposite the site to the north), Caversham Baptist Church, also Grade II listed is located to the north east of the site (approximately 30m from the site) on South Street and the Grade II listed West Memorial Hall is located approximately 25m to the east of the site. There is also a cluster of listed buildings located on Church Street, approximately 85m to the north west of the site.

The site is not located within a Conservation Area, however the St Peter’s Conservation Area is located further along Church Road as it moves northwards through Caversham up towards St. Peter’s Hill (the boundary of the Conservation Area is approximately 100m from the site to the west).

Are there any other areas on or around the location which are important or sensitive for reasons of their ecology:

- wetlands, watercourses or other waterbodies
- the coastal zone
- mountains, forests or woodlands
- nature reserves and parks

There are no identified areas on or around the site which are important or sensitive for ecology.

Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?

There are some mature trees located on the site which may provide habitat for nesting birds /bats. A number of trees will be retained as part of the proposals, although some will be removed.

An Ecology Report (including bat surveys) and Arboricultural Impact Assessment and Tree Survey Report will be prepared and submitted with the planning application.

Are there any inland, coastal, marine or underground waters on or around the location which could be affected?

According to the Environment Agency website, the site is not located within a groundwater SPZ.

The River Thames is located approximately 150m to the south of the site. All surface water will be appropriately managed during the construction phase and effects are not considered to be likely.
<table>
<thead>
<tr>
<th>Question</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?</td>
</tr>
<tr>
<td>Are there any areas or features of high landscape or scenic value on or around the location which could be affected?</td>
</tr>
<tr>
<td>Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?</td>
</tr>
<tr>
<td>Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?</td>
</tr>
<tr>
<td>Is the development in a location where it is likely to be highly visible to many people?</td>
</tr>
<tr>
<td>Are there any areas or features of historic or cultural importance on or around the location which could be affected?</td>
</tr>
<tr>
<td>Are there any areas on or around the location which are densely populated or built up, which</td>
</tr>
<tr>
<td>Question</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Could be affected?</td>
</tr>
<tr>
<td>Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected?</td>
</tr>
<tr>
<td>Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?</td>
</tr>
</tbody>
</table>

**Characteristics of the Potential Impact**

<p>| <strong>(a) Extent of the impact</strong> |  |
|-----------------------------|  |
| Will the effect extend over a large area? | No.  |
| Will many people be affected? | No. Residents/occupiers of surrounding properties and buildings have the potential to be affected by the proposed development. |</p>
<table>
<thead>
<tr>
<th>(b) Transboundary nature of the impact</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Will there be any potential for transboundary impact? (n.b. Development which has a significant effect on the environment in another Member State is likely to be very rare. It is for the Secretary of State to check Environmental Statements to decide whether there is likely to be such an effect in each case).</td>
<td>No.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(c) Magnitude and complexity of the impact</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Will there be a large change in environmental conditions?</td>
<td>No.</td>
</tr>
<tr>
<td>Will the effect be unusual in the area or particularly complex?</td>
<td>No.</td>
</tr>
<tr>
<td>Will many receptors other than people (fauna and flora, businesses, facilities) be affected?</td>
<td>No.</td>
</tr>
<tr>
<td>Will valuable or scarce features or resources be affected?</td>
<td>No.</td>
</tr>
<tr>
<td>Is there a risk that environmental standards will be breached?</td>
<td>The site lies within the Reading AQMA designated for exceedance of the national air quality objective for NO₂. Discussions are currently being held with RBC in relation to the assessment of air quality effects.</td>
</tr>
<tr>
<td>Is there a risk that protected sites, areas, features will be affected?</td>
<td>No.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(d) Probability of the impact</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is there a high probability of the effect occurring?</td>
<td>The effects of the development can be clearly established and the probability of any effects determined with reasonable confidence.</td>
</tr>
<tr>
<td>Is there a low probability of a potentially highly significant effect?</td>
<td>No significant effects are anticipated.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(e) Duration, frequency and reversibility of the impact</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Will the effect continue for a long time?</td>
<td>Construction effects would be short-term in duration and the operational effects would be long-term.</td>
</tr>
<tr>
<td>Will the effect be permanent rather than temporary?</td>
<td>Construction effects would be temporary and the operational effects would be permanent.</td>
</tr>
<tr>
<td>Will the impact be continuous rather than intermittent?</td>
<td>Construction – intermittent</td>
</tr>
<tr>
<td></td>
<td>Operation – continuous</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>If intermittent, will it be frequent rather than rare?</td>
<td>Frequent</td>
</tr>
</tbody>
</table>
| Will the impact be irreversible? | Construction – No      
                                 | Operation - Yes        |
| Will it be difficult to avoid or reduce or repair or compensate for the effect? | No.                    |
Appendix 2

Site Location Plan
Appendix 3

Schedule of Existing Uses within St. Martins Centre
### Waitrose, Caversham
Area Schedules

<table>
<thead>
<tr>
<th>BLOCK/UNIT NAME</th>
<th>GROUND FLOOR</th>
<th>FIRST FLOOR</th>
<th>SECOND FLOOR</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AREA</td>
<td>USE</td>
<td>AREA</td>
<td>USE</td>
</tr>
<tr>
<td><strong>BLOCK C</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Iceland</td>
<td>652.1sqm (7017sqft)</td>
<td>Retail, office, store deliveries</td>
<td>560.9sqm (6035sqft)</td>
<td>Storage, staff, plant</td>
</tr>
<tr>
<td>Unit 39</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BLOCK B</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>House of Cards</td>
<td>83.19sqm (895sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 29</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cara</td>
<td>80.5sqm (866.8sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 27</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oak Furniture</td>
<td>74.2sqm (798.9sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sweet Nails</td>
<td>75.1sqm (809sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 23</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caversham</td>
<td>75.6sqm (813.7sqft)</td>
<td>Sui generis</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Launderama</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 21</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Marc Antoni</td>
<td>70.7sqm (761.3sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 19</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Help the Aged</td>
<td>68.3sqm (735.1sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 31</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Dyscount Shop</td>
<td>69.3sqm (745.6sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 33</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Helen &amp; Douglas House</td>
<td>69.1sqm (743.8sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 35</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foresters4Hair.com</td>
<td>68.1sqm (733.4sqft)</td>
<td>Retail</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 37</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BLOCK D</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Costa</td>
<td>203.6sqm (2191sqft)</td>
<td>A3 café</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unit 43</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Superdrug</td>
<td>293.2sqm (3155sqft)</td>
<td>Retail</td>
<td>246.5sqm (2652.7sqft)</td>
<td>Storage, office,</td>
</tr>
<tr>
<td>Units 45, 49 &amp; 49a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boots</td>
<td>144.19sqm (1551.4sqft)</td>
<td>Retail</td>
<td>87.9sqm (946sqft)</td>
<td>Storage, office,</td>
</tr>
<tr>
<td>Units 45 &amp; 45a</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>QS Fashion</td>
<td>195.72sqm (2105sqft)</td>
<td>Retail</td>
<td>81.9sqm (881.2sqft)</td>
<td>Storage, office,</td>
</tr>
<tr>
<td>Units 45a &amp; 47</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18511/A5/Sj/cm/24Mar14 1/2
## WAITROSE, CAVERSHAM
### Area Schedules

<table>
<thead>
<tr>
<th>BLOCK/UNIT NAME</th>
<th>GROUND FLOOR</th>
<th>FIRST FLOOR</th>
<th>SECOND FLOOR</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AREA</td>
<td>USE</td>
<td>AREA</td>
<td>USE</td>
</tr>
<tr>
<td>Mail Order Operation? Unit 43a</td>
<td>18.9sqm (204sqft)</td>
<td>B1 Office (entrance)</td>
<td>654sqm (7042.4sqft)</td>
<td>Storage, office,</td>
</tr>
<tr>
<td>Caversham Eyecare Unit 41a</td>
<td>58.3sqm (627sqft)</td>
<td>D1 dispensing optician</td>
<td>654sqm (7042.4sqft)</td>
<td></td>
</tr>
<tr>
<td>Caversham Café Unit 41</td>
<td>79.7sqm (858sqft)</td>
<td>A3 café</td>
<td>654sqm (7042.4sqft)</td>
<td></td>
</tr>
<tr>
<td>Jennings of Caversham (Butchers) Unit 32a</td>
<td>81.4sqm (876.7sqft)</td>
<td>Retail</td>
<td>654sqm (7042.4sqft)</td>
<td></td>
</tr>
</tbody>
</table>

### BLOCK E

<table>
<thead>
<tr>
<th>Existing Waitrose</th>
<th>1947sqm (20957sqft)</th>
<th>Retail</th>
<th>509.1sqm (5479sqft)</th>
<th>Storage, admin, staff,</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caversham Solicitors</td>
<td>B2 office</td>
<td>481.8sqm (5186sqft)</td>
<td>Office</td>
<td></td>
</tr>
<tr>
<td>Gym</td>
<td>D2 Fitness Centre</td>
<td>611.7sqm (6584sqft)</td>
<td>Leisure</td>
<td>589.5sqm (6345sqft)</td>
</tr>
<tr>
<td>Vacant Offices</td>
<td>14.2sqm (152.8sqft)</td>
<td>B1 Office</td>
<td>132.5sqm (1426sqft)</td>
<td>Office</td>
</tr>
</tbody>
</table>
Appendix 4

Schedule of Planning History
Appendix 4: Schedule of Planning History

St Martin’s Centre:

- 10/02181/ FUL - 19 Church Street Caversham Reading RG4 8BA - New shop front and removal of side window - Permitted (19/01/2011) - (Applicant: Marc Antoni)
- 10/02183/ ADV - 19 Church Street Caversham Reading RG4 8BA - New fascia sign with panel and display images to the side - Permitted (09/04/2011) - (Applicant: Marc Antoni)
- 90/00997/ FUL - 23 Church Street Caversham Reading RG4 8BA - New shopfront - Permitted (27/12/1990) – (Applicant: A Lavell)
- 01/00510/ FUL - 23 St. Martins Precinct Church Street Caversham Reading RG4 8BA - Change of use from A1 (retail) to A2 (estate agents) – Withdrawn.
- 00/00303/ FUL - 29 St. Martins Precinct Church Street Caversham Reading RG4 8BA - Rear Extension to Store Area of Retail Shop – Permitted (26/04/2011) – (Applicant: Miles Robinson)
- 07/00779/ FUL - 29 Church Street Caversham Reading Berkshire RG4 8BA - Single storey storage room – Permitted (05/12/2007) – (Applicant: House of Cards)
- 11/00123/ FUL - 29A Church Street Caversham Reading RG4 8BA - Replacement of existing single glazed metal and timber framed windows with double glazed dark Grey Upvc framed windows. – Permitted (13/04/2011) – (Applicant: HSBC Bank Plc As Trustee Of Hermes Property Unit Trust)
- 89/00172/ ADV - 35 Church Street Caversham Reading RG4 8BA - PROJECTING PERSPEX BOX SIGN, HANGING FROM CANOPY – Permitted (03/04/1989) – (Applicant: SUPASNAPS LTD)
- 06/00966/ FUL - 37 Church Street Caversham Reading Berkshire RG4 8BA - New Shopfront – Permitted (19/10/2006) – (Applicant: John Forrester)
- 06/00967/ ADV - 37 Church Street Caversham Reading Berkshire RG4 8BA - Fascia Sign – Permitted (09/10/2006) – (Applicant: John Forrester)

Iceland:

- 93/00220/ FUL - 39 Church Street Caversham Reading RG4 8BA - New shopfront – Permitted (27/04/1993) – (Applicant: Supasnaps Limited)
Appendix 4: Schedule of Planning History

- **94/00450/FUL** - 39 St. Martins Precinct Church Street Caversham Reading RG4 8BA - Installation of a roof mounted 1.2m satellite antenna for the purpose of two way data communications. – Permitted (04/07/1994) – (Applicant: Argyll Group T/A Low-cost)
- **97/00287/ADV** - 39 St. Martins Precinct Church Street Caversham Reading RG4 8BA - Shop signs. – Permitted (28/10/1997) – (Applicant: Iceland Frozen Food)
- **97/00311/FUL** - 39 St. Martins Precinct Church Street Caversham Reading RG4 8BA - Alterations and shop fitting works. – Permitted (29/10/1997) – (Applicant: Iceland Frozen Food)
- **06/00288/ADV** - 39 Church Street Caversham Reading Berkshire RG4 8BA - Removal of existing Iceland signs and erection of 5 new Marks and Spencers signs – Permitted (17/05/2006) – (Applicant: Marks And Spencer Plc)
- **06/00320/FUL** - 39 Church Street Caversham Reading Berkshire RG4 8BA - New trolley shelter and shopfront – Permitted (21/06/2006) – (Applicant: Marks And Spencer Plc)
- **06/00421/FUL** - 39 Church Street Caversham Reading Berkshire RG4 8BA - Installation of refrigeration and air conditioning units on the roof – Permitted (05/06/2006) – (Applicant: Marks And Spencer)
- **09/01528/ADV** - 39 Church Street Caversham Reading Berkshire RG4 8BA - 2 Fascia signs and 1 high-level sign – Permitted (27/10/2009) – (Applicant: Iceland Foods Ltd)

Costa Coffee:

- **00/01212/ADV** - 43 St. Martins Precinct Church Street Caversham Reading RG4 8BA - Provision of internally illuminated wall unit – Permitted (22/11/2000) – (Applicant: Primesight Advertising Limited)
- **06/01253/ADV** - 43 Church Street Caversham Reading Berkshire RG4 8BA - Internally illuminated fascia sign and projecting sign – Permitted (12/12/2006) – (Applicant: WY And SF Ltd)
- **06/01268/FUL** - 43 Church Street Caversham Reading Berkshire RG4 8BA - Change of use from A1 use (retail) to mixed A1/A3 use (retail and restaurants and cafes) for use as coffee shop with external seating – Permitted (27/12/2006) – (Applicant: Costa Coffee)
- **06/01364/FUL** - 43 Church Street Caversham Reading Berkshire RG4 8BA - Change of use from retail to mixed retail (A1) plus coffee shop (A3) with associated shopfront – Withdrawn.
- **97/00261/ADV** - 45 Church Street Caversham Reading RG4 8BA - New shop front fascia – Permitted (02/06/1997) – (Applicant: Boots the Chemist Ltd)
Appendix 4: Schedule of Planning History

45 – 47 Church Street (Boots/ Superdrug):

- **09/01873/ADV** - 45 Church Street Caversham Reading Berkshire RG4 8BA - 2 x non illuminated folded aluminium fascia signs with one internally illuminated Boots Lozenge projecting cross sign – Permitted (07/01/2010) – (Applicant: The Boots Company)

- **90/00652/FUL** - 47 - 49 Church Street Caversham Reading Berkshire RG4 8BA - Dividing existing store to create sub-let unit and refurbish remainder of store – Permitted (30/07/1990) – (Applicant: Superdrug Store Plc)

- **90/00653/ADV** - 47 - 49 Church Street Caversham Reading Berkshire RG4 8BA - Proposed fascia sign – Permitted (30/07/1990) – (Applicant: MR B LOWLES)

- **98/01136/ADV** - 47-49 Church Street Caversham Reading Berkshire RG4 8BA - METAL FASCIA PANEL AND PROJECTING SIGN – Permitted (17/06/1999) – (Applicant: Superdrug Store)

- **04/01337/ADV** - 47 - 49 Church Street Caversham Reading Berkshire RG4 8BA - Removal of existing signage and replacement with 2 X fascia 1 X projecting and window vinyl – Permitted (22/12/2004) – (Applicant: Superdrug Stores PLC)

Waitrose:

- **89/00140/WOKADJ** - 51 Church Street Caversham Reading RG4 8AY - Erection of ten dwelling houses – Withdrawn (12/11/2008) – (Applicant: Crossfields School Trust Ltd)

- **89/00140/FUL** - 51 Church Street Caversham Reading RG4 8AY - INTRODUCTION OF DRAUGHT LOBBY UNDER EXISTING CANOPY – Permitted (24/02/1989) – (Applicant: Waitrose Ltd)

- **01/01184/ADV** - 51 Church Street Caversham Reading RG4 8AY - Seasonal decorative banners from Waitrose mounted on existing lampposts – Permitted (31/10/2001) – (Applicant: Waitrose Ltd)

- **04/00373/ADV** - 51 Church Street Caversham Reading RG4 8AY - Signage for Waitrose foodstore and car park – Permitted (20/05/2004) – (Applicant: Waitrose)

- **07/01121/FUL** - 51 Church Street Caversham Reading Berkshire RG4 8AY - New plant units to existing flat roof, with handrails – Permitted (21/01/2008) – (Applicant: Waitrose Ltd)

- **07/01191/FUL** - 51 Church Street Caversham Reading Berkshire RG4 8AY - Installation of freestanding ATM – Refused (21/01/2008) – (Applicant: Waitrose Ltd)

- **07/00562/FUL** - 51 Church Street Caversham Reading Berkshire RG4 8AY - New plants to existing flat roof – Withdrawn (30/07/2007)
Appendix 4: Schedule of Planning History

- **12/01005/ADV** - 51A Church Street Caversham Reading Berkshire RG4 8AX - 3 fascia signs and 1 display cabinet - Permitted (11/10/2012) - (Applicant: Caversham Solicitors Limited)

- **90/00310/FUL** - 53-55 Church Street Caversham Reading RG4 8AX - Redevelopment behind existing facade to create retail extension to adjacent supermarket at ground floor with offices on first and second floors - Permitted (14/06/1990) - (Applicant: Waitrose Ltd)

- **90/00311/ADV** - 53-55 Church Street Caversham Reading RG4 8AX - Non illuminated fascia sign - Permitted (21/08/1991) - (Applicant: Waitrose Ltd)

- **91/00968/ADV** - 53-55 Church Street Caversham Reading RG4 8AX - Non-illuminated display comprising of 2 sets of built up metal letters. Stove enamelled in white. - Permitted (05/12/1991) - (Applicant: Waitrose Ltd)

- **05/00339/FUL** - 53-55 Church Street Caversham Reading RG4 8AX - Addition of refrigeration plant on the roof - Permitted (07/06/2005) - (Applicant: Waitrose Ltd)

Land adjacent to Proposed Pizza Express:

- **92/00152/REG3** - Land at Church Street Church Street Caversham Reading - Site to be used to accommodate mobile street trader. REGULATION 5 - Permitted (02/04/1992) - (Applicant: Mr Kenworthy)

- **03/00577/FUL** - Land Adjacent Telephone Exchange 15 Church Street Caversham Reading RG4 8AZ - Use of van and land below it as a mobile trading site for the sale of hot foods - Permitted (03/07/2003) - (Applicant: Muhammet Alpar)

- **93/00593/FUL** - Land Adjacent to Telephone Exchange 15 Church Street Caversham Reading RG4 8AZ - Land for use as a mobile street trading site. - Permitted (21/10/1993) - (Applicant: Mr M Sakandar)

- **95/00655/FUL** - Land Adjacent to Telephone Exchange Church Street Caversham Reading - Land for use of mobile trading site. - Permitted (19/10/1995) - (Applicant: M Sakandar)

Applications for works to trees:

- **09/01469/WTPPO** - 32B Church Street Caversham Reading RG4 8AU - Pollard one Horse Chestnut at 4.5m above ground level. - Permitted (21/09/2009)

- **10/01509/WTPPO** - St Martins Precinct Church Street Caversham Reading Berkshire RG4 8BA - Crown reduce 3 Horse Chestnut trees by 15% - Permitted (22/02/2011) - (Applicant: Mr B Tolhurst)
Appendix 4: Schedule of Planning History

- **10/01510/WTPO** - St Martins Precinct Church Street Caversham Reading Berkshire RG4 8BA - Crown reduce one Holm Oak by 50% - Split Decision (17/05/2011) - (Applicant: Mr B Tolhurst)

Rear of Waitrose:

- **89/00543/REG3** - Public Toilets St. Martins Precinct Church Street Caversham Reading - DEMOLITION OF EXISTING TOILET BLOCK AND ERECTION OF PRE-FAB TOILET UNIT AS A REPLACEMENT. - Decision Not Available (07/12/1995) - (Applicant: RBC ENVIRONMENT COMMITTEE)
Appendix 5

Development Plan Compliance
## Development Plan Compliance

### Adopted Core Strategy (2008)

<table>
<thead>
<tr>
<th>Policy CS4</th>
<th>(Accessibility and Intensity of Development)</th>
<th>Both the Planning Statement (at paragraphs 8.13-8.15) and accompanying Transport Statement describe the accessible and sustainable location which the Site occupies, and which renders it a suitable location for development having regard to the requirements of Policy CS4.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy CS5</td>
<td>(Inclusive Access)</td>
<td>Compliance with this Policy is evidenced within the Planning Statement (at paragraphs 8.13-8.15) and accompanying Transport Statement.</td>
</tr>
<tr>
<td>Policy CS7</td>
<td>(Design and Public Realm)</td>
<td>The accompanying Design and Access Statement explains how the proposals have been designed to meet a high standard of quality which maintains and enhances the character and appearance of the local area.</td>
</tr>
<tr>
<td>Policy CS9</td>
<td>(Infrastructure, Services, Resources and Amenities)</td>
<td>As paragraph 7.38 of this Planning Statement, the applicant will enter into a Section 106 Agreement which secures contributions (financial or in kind) towards transport, open space and education.</td>
</tr>
<tr>
<td>Policy CS16</td>
<td>(Affordable Housing)</td>
<td>As the Planning Statement explains (at paragraph 4.8), the proposed development will deliver an element of affordable housing, the exact proportion of which will be agreed with RBC Officers during the determination of the application.</td>
</tr>
<tr>
<td>Policy CS18</td>
<td>(Residential Conversions)</td>
<td>The proposed development involves the conversion of existing (although vacant) office accommodation into four flats, bringing them into beneficial re-use which is compatible with the local area and remainder of existing and additional proposed residential development.</td>
</tr>
<tr>
<td>Policy CS22</td>
<td>(Transport Assessments)</td>
<td>A detailed Transport Assessment forms part of this application and demonstrates compliance with this Policy.</td>
</tr>
<tr>
<td>Policy CS23</td>
<td>(Sustainable Travel and Travel Plans)</td>
<td>A Travel Plan forms part of this application and demonstrates compliance with this Policy.</td>
</tr>
<tr>
<td>Policy CS24</td>
<td>(Car / Cycle Parking)</td>
<td>The accompanying Transport Assessment explains how the proposed development meets local parking and cycle parking standards.</td>
</tr>
<tr>
<td>Policy CS26</td>
<td>(Network of Hierarchy of Centres)</td>
<td>The Site forms part of Caversham District Centre, a second tier centre within the Borough’s retail hierarchy, as explained at paragraphs 2.7 and 8.2 of this Planning Statement.</td>
</tr>
<tr>
<td>Policy CS27</td>
<td>(Maintaining the Retail Character of Centres)</td>
<td>Compliance with this Policy is evidenced at paragraph 7.4 of this Planning Statement.</td>
</tr>
<tr>
<td>Policy CS34</td>
<td>(Pollution and Water Resources)</td>
<td>The accompanying Noise Report demonstrates that based on anticipated increases in traffic flows for the year 2019, there are no significant increases in noise levels anticipated that would adversely affect existing nearby residential dwellings.</td>
</tr>
<tr>
<td>Policy CS35</td>
<td>(Flooding)</td>
<td>As the Planning Statement explains, at paragraphs 5.34 - 5.36, necessary mitigation measures (as explained within the accompanying Flood Risk Assessment) will be employed to reduce flood risk to an acceptable level in line with Government guidance</td>
</tr>
</tbody>
</table>
Development Plan Compliance

| Policy CS36  
(Biodiversity and Geology) | The accompanying Phase 1 Habitat Survey and Report confirms that there are no sites of ecological value on site, or directly affected by the proposals and that the Site as it exists has limited ecological merit. It recommends that improvements to biodiversity are secured through native species planting, including mature trees and hedgerows. |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy CS38  
(Trees, Hedges and Woodlands) | The accompanying Aboricultural Survey and Report explains that a total of 33 new trees are proposed, of which 30 will be planned within the car park and new public square to the rear of the Centre.  
The existing trees within the St. Martin’s Square will be removed and replaced, and it is recommended that these comprise semi-mature pagoda trees (Sophora japonica), which currently exist to the north of the Site, adjacent to the public library. |


| Policy SD1  
(Presumption in Favour of Sustainable Development) | As Section 8 of this Planning Statement concludes, the proposed development constitutes sustainable development for which there is both a national and local presumption in favour. |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy SA15  
(District and Local Centres) | As paragraph 8.4 of this Statement explains the proposed development is in keeping with the role and function of Caversham District Centre, and accords with the type and scale of development permitted under Policy SA15 in such locations. |
| Policy DM1  
(Adaption to Climate Change) | The accompanying Energy and Sustainability Statement explains how the proposed development seeks to reduce the Site's contribution to the causes of climate change by minimising the emissions of CO₂. |
| Policy DM2  
(Decentralised Energy) | Section 3.3 of the accompanying Energy and Sustainability Statement explains how the potential for decentralised energy provision has been considered at the Site, thereby complying with the objectives of Policy DM2. It explains that the Site is not suitable for CHP due to the limited number of residential units resulting in a 39% CHP utilisation which is below the minimum of 50% to qualify as a good quality CHP. |
| Policy DM6  
(Affordable Housing) | The applicant will enter into discussions with RBC during the determination of the application to agree the scale and type of affordable housing proposed. |
| Policy DM10  
(Private and Communal Outdoor Space) | Given the existing use of the Site and the type of residential development proposed (i.e. flats), no private and communal outdoor space is proposed. Future residents will however have access, like visits to the Centre, to the public squares within the development. |
| Policy DM12  
(Access, Traffic and Highway related) | The additional trip generation envisaged as a result of the proposed development is assessed in detail within the accompanying Transport Assessment, thereby |
<table>
<thead>
<tr>
<th>Development Plan Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy DM13 (Vitality and Viability of Smaller Centres)</strong></td>
</tr>
<tr>
<td><strong>Policy DM16 (Provision of Open Space)</strong></td>
</tr>
<tr>
<td><strong>Policy DM18 (Tree Planting)</strong></td>
</tr>
<tr>
<td><strong>Policy DM19 (Air Quality)</strong></td>
</tr>
<tr>
<td><strong>Policy DM22 (Advertisements)</strong></td>
</tr>
<tr>
<td><strong>Policy DM23 (Shopfronts and Cash Machines)</strong></td>
</tr>
<tr>
<td><strong>Policy SA14 (Cycle Routes)</strong></td>
</tr>
</tbody>
</table>