

READING BOROUGH COUNCIL  
REPORT BY DIRECTOR OF ENVIRONMENT

TO:	COUNCIL		
DATE:	27 JANUARY 2009	AGENDA ITEM:	7
TITLE:	ADOPTION OF THE READING CENTRAL AREA ACTION PLAN (RCAAP)		
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1. EXECUTIVE SUMMARY

- 1.1 The Reading Central Area Action Plan (RCAAP) is the planning framework for the central area of Reading. Adoption of the RCAAP will help to achieve the overall aims of the Core Strategy, adopted in 2008, in driving regeneration and change in the centre, and using key sites to help meet the Borough's development needs.
- 1.2 This report sets out the main points of the Report of the Inspector who conducted the Examination into the RCAAP. The Inspector reported to the Council during November 2008. She found the RCAAP to be sound, subject to a number of minor wording changes. Subject to making these changes, the RCAAP can now be adopted as Council planning policy. The main changes included removing maximum heights in the areas recognised as having potential for tall buildings. Discussions around flooding also resulted in changes including the removal of the allocation of the Caversham Road fire station site for a redeveloped fire station.
- 1.3 **Appendix 1** contains a full list of suggested changes. **Appendix 2** lists the Local Plan policies that will be replaced. **Appendix 3** (in the Members' Room and on the Local Development Framework (LDF) pages of the website) is the full RCAAP document incorporating changes.

2. RECOMMENDED ACTION

- 2.1 That Council note the Report of the Inspector who conducted the Examination into the Reading Central Area Action Plan (RCAAP) and that the Inspector has found the RCAAP to be sound subject to making a number of minor changes to the document;

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| <p>2.2 That the binding recommended changes to the RCAAP required by the Inspector (Appendix 1) be accepted;</p> <p>2.3 That the Reading Central Area Action Plan (Appendix 3) be adopted.</p> |
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### 3. POLICY CONTEXT

- 3.1 The RCAAP sets out the various elements of the planning framework for the Reading Central Area. It seeks to promote development and change for the area over the next 20 years. It identifies major opportunities for regeneration and redevelopment, as well as setting general policies on matters such as design, drinking establishments, tall buildings and living in the centre.
- 3.2 The RCAAP is one of the key documents required to deliver the Council's Core Strategy, adopted by Council on 29 January 2008. The Core Strategy puts significant emphasis on regeneration in the central area of Reading, as well as development to contribute to meeting the Borough's needs for uses such as housing and retail.
- 3.3 Council approved the Submission of the Draft RCAAP to the Secretary of State on 29 January 2008, and the document, along with its Sustainability Appraisal report and accompanying background evidence, was submitted on 7 March 2008.

### 4. THE PROPOSAL

#### (a) Current Position

- 4.1 Adoption of the RCAAP will be the conclusion of a process which first began in early 2006 with consultation on issues and alternative options for development in the centre.
- 4.2 Submission of the draft document in March 2008 (see paragraph 3.3) marked the beginning of a six-week period of community involvement, lasting up to 18 April 2008, which involved a press release, mailing a leaflet to around 1600 interested groups and individuals, and holding exhibitions.
- 4.3 As a result of the community involvement, the Council received a total of 215 individual representations to the RCAAP, from 36 separate parties. Around 30 of these representations suggested amendments to a site allocation, and, under Regulation 32 of the Town and Country Planning (Local Development) (England) Regulations 2004, 'site allocations representations' must be subject to a further six-week period of community involvement. This period ended on 6 June 2008, and seven individual representations from four separate parties were received. All representations since the Submission of the RCAAP were sent to the Inspector and informed her decision on the soundness of the document.
- 4.4 The hearings for the Examination into the RCAAP took place between 9 and 16 September 2008. At these hearings, the Council gave evidence, along with

other parties who had made representations on the relevant part of the RCAAP. The Inspectors final report was received on 10 November 2008, and the RCAAP was found to be sound, subject to a number of minor changes being made, most of which were suggested by the Council in the lead-up to and during the Examination. The recommendations of the Inspector are binding on the Council. A copy of the Inspector's report is available on the Council's website<sup>1</sup> and in the Members' Room.

- 4.5 The changes proposed by the Council were mainly intended to bring the RCAAP up-to-date, correct inaccuracies and respond to representations with minor wording alterations. During the Examination, further changes were suggested by other parties to overcome points of disagreement. The Inspector has accepted some of these changes, and rejected others.
- 4.6 More substantial changes to the RCAAP are recommended in relation to the issues of flooding and tall buildings.
- 4.7 In terms of flooding, the Inspector has agreed with certain of the concerns of the Environment Agency. The Environment Agency had argued that, on large sites where residential or a mix of uses including residential was proposed, the policy should be explicit in directing residential to the parts of the site at lowest risk of flooding. The Inspector recommended policy wording on a number of sites to reflect this.
- 4.8 The Inspector also recommended deleting the allocation of the existing Caversham Road fire station site (RC1f) for redevelopment for a new community fire station. The Environment Agency considered that this allocation (in an area at risk of flooding) had not gone through a sufficiently rigorous sequential approach, as required by national policy in Planning Policy Statement 25.
- 4.9 The discussions at the Examination centred around the maximum building heights set out in draft policy RC13 of 30 commercial storeys for the area around the station (RC13a) and 20 commercial storeys in the Eastern Grouping, on Kings Road (RC13c). English Heritage argued that there was not adequate evidence to justify these building heights, and that developers may see them as a target rather than a maximum, resulting in a negative effect on the historic environment. The Inspector agreed that the evidence to support the choice of these heights was insufficient, and that the other requirements of the policy should be enough to ensure that there is no detrimental effect on the historic character of Reading. She therefore recommended deleting reference to specific maximum heights.
- 4.10 A full schedule of the minor changes recommended by the Inspector is set out at Appendix 1, grouped by when and by whom the changes were suggested. Those highlighted in grey are those for the Inspector specifically highlighted in her report as being essential. **It is important to note that the recommendations of the Inspector are binding.**

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[http://www.reading.gov.uk/Documents/servingyou/planning/local\\_development\\_framework/RCAAP\\_Inspectors\\_Report\\_101108.pdf](http://www.reading.gov.uk/Documents/servingyou/planning/local_development_framework/RCAAP_Inspectors_Report_101108.pdf)

4.11 At a stage where many local planning authorities are still at an early stage in producing their first Development Plan Document, the Council is now in a position to adopt its second DPD. This is a stage that only around 20 local authorities have so far reached, and it therefore shows the substantial progress made in preparing the Reading Borough Local Development Framework.

(b) Option Proposed

4.12 Council is recommended to resolve to adopt the RCAAP to form part of the development plan for the Borough, incorporating the changes recommended by the Inspector. A copy of the RCAAP highlighting the changes resulting from the Examination is available by e-mail or can be viewed in the Members' Room. As part of the development plan, the RCAAP will become one of the documents in accordance with which planning applications will be assessed and determined.

4.13 The adoption of the RCAAP will mean that a number of 'saved' policies from the 1998 Local Plan will now be superseded. The schedule at Appendix 2 shows which Local Plan policies will be replaced by policies in the RCAAP.

4.14 Under the 2004 Act, when the local planning authority adopt a development plan document they must:

- Prepare an adoption statement in accordance with Regulations;
- Advertise that it has been adopted, and where and when it can be inspected;
- Make the adopted development plan document and adoption statement available for inspection at its principal offices and place them on the authority's website; and
- Send a copy of the adoption statement to those who have asked to be notified of the adoption of the development plan document.

These tasks will be carried out as soon as practicable after adoption.

(c) Other Options Considered

4.15 The recommendations of the Inspector are binding on the Council. Therefore, the only alternative to adoption incorporating the Inspector's changes is not to adopt the RCAAP.

4.16 The option of not adopting the RCAAP is not considered appropriate, as it would fail to address the key reasons why the RCAAP was necessary, particularly the need to secure regeneration of key sites in the central area and to provide a framework for their development. The RCAAP is a key tool in implementing the approach of the adopted Core Strategy, in concentrating much of the Borough's development to 2026 in the centre and providing vital regeneration. Not adopting the RCAAP would mean that the aims of the Core Strategy would not be fulfilled.

5. **CONTRIBUTION TO STRATEGIC AIMS**

5.1 The Reading Central Area Action Plan will contribute to achieving the following strategic aims, through using mixed-use development to regenerate key sites in a highly accessible location:

- The development of Reading as a Green City with a sustainable environment and economy at the heart of the Thames Valley;
- Establishing Reading as a learning City and a stimulating and rewarding place to live and visit;
- Promoting equality, social inclusion and a safe and healthy environment for all.

5.2 The Local Development Framework, of which the RCAAP is part, should be the spatial expression of the Sustainable Community Strategy (SCS), meaning that the RCAAP will assist in meeting many of the aims of the SCS. Documents in the LDF are key delivery mechanisms in the SCS for the following themes:

- Decent and Affordable Housing
- Cleaner and Greener Environments
- Transport and Accessible Spaces

## **6. COMMUNITY ENGAGEMENT AND INFORMATION**

6.1 The RCAAP was the subject of wide consultation with government departments, adjoining local authorities, users of the planning system and local interest groups and others with an interest in planning in Reading in line with the Statement of Community Involvement (SCI) adopted by Council in June 2006. A range of methods and techniques for contacting and involving the community were used. Responses made as a result of the consultation on the Submission RCAAP were taken forward to the examination in public. Those making representations had an opportunity to appear at the Examination and had their representations considered by the Inspector. No further community engagement is required.

## **7. LEGAL IMPLICATIONS**

7.1 Adoption of the RCAAP confers on it the status of a development plan document. By law, planning applications have to be determined in accordance with the development plan unless other material considerations indicate otherwise. Following adoption, the RCAAP will therefore play a key role in determining planning applications in the central area.

7.2 Under the Planning and Compulsory Purchase Act 2004, any person aggrieved by the DPD may make an application to challenge the document, providing the application is made within three months of the date of adoption. Potentially, there could therefore be a challenge to the adoption of the RCAAP.

## **8 FINANCIAL IMPLICATIONS**

8.1 None arising from this report.

## **BACKGROUND PAPERS**

The Planning and Compulsory Purchase Act 2004  
The Town and Country Planning (Local Development) (England) Regulations  
2004  
PPS 12  
Creating Local Development Frameworks  
Submission Draft Reading Central Area Action Plan  
Inspector's Report on the Reading Central Area Action Plan

## APPENDIX 1: INSPECTOR'S BINDING RECOMMENDATIONS FOR CHANGE

NB: Those in grey are the essential changes discussed individually in the Inspector's report. The rest provide greater clarity. The Inspector considers that all listed changes should be made.

*A: Changes required to wording to reflect the change from a Submission document to an adopted document.*

	LOCATION IN DOCUMENT	SUGGESTED CHANGE	RELATED RESPONSE/ REASON FOR CHANGE
0.	Foreword	<i>New foreword by Lead Councillor for Planning and Transport at adoption stage.</i>	Take account of political changes.
1	1: Introduction How does the Area Action Plan relate to other plans? 1.7	"In preparing the Area Action Plan, the Council must have regard to a number of documents, including national planning policy and guidance, the South East Plan, the <u>Sustainable</u> Community Strategy, <del>the forthcoming Sustainable Communities Strategy</del> and Local Area Agreement, and any of the Council's other Local Development Documents (LDDs). In particular, the Area Action Plan must be in conformity with the South East Plan, <u>proposed modifications to which have been consulted on during 2008</u> <del>the Panel Report on which has now been received, with consultation on proposed changes ongoing.</del> The Plan is expected to be adopted <u>at the end of</u> <del>during</del> 2008."	To keep document up-to-date
2	1: Introduction Figure 1.1	<i>Update to reflect status of Reading Central Area Action Plan, South East Plan, Sustainable Communities Strategy, Local Area Agreement, Guidance on Implementation of Design and Development Policies, Section 106 Document and Station Area Development Framework at point of adoption of RCAAP.</i>	To keep document up-to-date
3	1: Introduction What have we done so far? 1.13	"The Reading Central Area Action Plan has been through <del>two</del> <u>three</u> periods of community involvement, which were carried out in line with the Council's guidelines in its Statement of Community Involvement (SCI), which was adopted in 2006."	To keep document up-to-date
4	1: Introduction What have we done so far? 1.18	"The document also <del>takes</del> <u>took</u> on board any developments since the publication of Preferred Options, such as the funding announcement on the Reading station project."	To keep document up-to-date

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<p>1: Introduction What have we done so far? 1.19 &amp; 1.20</p>	<p><del>“What are the next steps?</del></p> <p>The submission of the RCAAP document to the Government <del>marks marked</del> the beginning of a final six-week period of community involvement. <del>36 responses were received. Responses at this stage have been summarised and responded to in a report available separately (Statement of Consultation on Community Involvement carried out during January, February and March 2007).</del> An inspector appointed by the Government will then <del>hold held</del> an examination into the plan to assess its soundness <del>during 2008</del>, before issuing binding recommendations to the Council. <del>This examination is expected to take place in autumn 2008. It is anticipated that t</del>The RCAAP <del>will then bewas then</del> adopted in <del>early 2009x</del>.</p> <p>The examination <del>will assessed</del> whether the RCAAP document <del>is-was</del> ‘sound’, meaning showing good judgement, able to be trusted and fulfilling the expectations of the legislation. There are nine tests of soundness set out by PPS12. <del>If you consider the RCAAP to be unsound, your response should make reference to which test of soundness you believe it fails.</del>The tests of soundness are set out in Appendix 1. <del>A draft replacement for PPS12 proposes amending the tests against which soundness is judged, but you should continue to use the existing tests for the purposes of this consultation.”</del></p>	<p>To keep document up-to-date</p>
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<p>1: Introduction Sustainability Appraisal 1.30</p>	<p>“The Submission Draft RCAAP document <del>is-was</del> therefore accompanied by a Sustainability Appraisal Report<sup>7</sup>, available separately. This <del>has beenwas</del> produced by planning officers working in conjunction with those officers producing the RCAAP, ensuring that the sustainability appraisal is a part of the production of the document itself. <del>Comments on the appraisal should be submitted in the same way as on the RCAAP.”</del></p>	<p>To keep document up-to-date</p>
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<p>2: Context Policy Context 2.4</p>	<p>“The <u>Sustainable</u> Community Strategy reflects these twin roles for Reading - to continue to develop the centre’s national and regional significance whilst also maintaining and enhancing the quality of life within the Borough, and ensuring access to services and facilities for all. The centre of Reading is well placed to assist in meeting the aims of the <u>Sustainable</u> Community Strategy, and the RCAAP should provide the planning policy tool to do so. <del>The emerging Sustainable Communities Strategy, with the related Local Area Agreement, will replace the Community Strategy.”</del></p>	<p>To keep document up-to-date</p>
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8	2: Context Transport Context 2.16	"In 2007, The Council set up a wide-ranging commission with an independent chair to examine the traffic problems of Central Reading. This <del>will</del> examined a range of issues, including changes to the IDR, and <del>it is anticipated that its finding will be reported in summer 2008</del> it reported its findings in July 2008. Among its recommendations were to examine road-pricing, promote a third Thames crossing, review access from the east, discourage car access to Reading station, park and ride and to abandon the one-way IDR scheme."	To keep document up-to-date
9	5: Spatial and Design Strategy Transport Improvements 5.22	"However, a wide-ranging public commission with an independent chair <del>has been</del> was set up to examine the current and future traffic problems in central Reading and any proposals for the further development of the Traffic and Access Strategy for Reading, and this reported in July 2008. More information is included at paragraph 2.16, but one recommendation was that the one-way IDR scheme be abandoned, and this will include examining the proposals for the IDR and other issues that have been mentioned here."	To keep document up-to-date
10	7: Other Opportunity Sites 7.7	"However, no sites were put forward at earlier community involvement stages that are not included within the <del>Submission Draft</del> RCAAP."	To keep document up-to-date
11	9: Implementation 9.3 (first bullet point)	"Decisions on applications in the centre will be made in line with the Reading Central Area Action Plan <del>once adopted</del> , along with other Development Plan Documents, the Regional Spatial Strategy and any saved policies."	To keep document up-to-date
12	9: Implementation 9.3 (fourth bullet point)	"The main strategy for the Borough, developed through the Local Strategic Partnership, is the Sustainable Community Strategy <del>and its</del> Action Plan, the Local Area Agreement, <del>and a new Sustainable Communities Strategy are under development.</del> "	To keep document up-to-date

*B: Changes in response to representations received on the Submission RCAAP and to make corrections*

	LOCATION IN DOCUMENT	SUGGESTED CHANGE	RELATED RESPONSE
1	1. Introduction Background Evidence 1.26	Add following footnote 6 at end of second sentence and re-number subsequent footnotes:  " <a href="#">Submission RCAAP Background Paper, available on Council's website</a> "	002634/00004/010
2	1. Introduction Sustainability Appraisal 1.31	"In addition, an Appropriate Assessment is required under Article 6 of the 'Habitats Directive' 92/43/EEC where plans may have a significant effect on a Natura 2000 site. <del>However, there are no Natura 2000 sites within Reading Borough, and therefore no such assessment is required.</del> <a href="#">A Screening Appropriate Assessment (available on the Council's website) found that no significant effects on these sites were likely as a result of the RCAAP.</a> "	002634/00004/011 002264/00003/002
3	1. Introduction Development of the Submission Draft 1.33	Add following footnote 7 at end of sentence and re-number subsequent footnotes:  " <a href="#">Submission RCAAP Background Paper, available on Council's website</a> "	002634/00004/010
4	3. Vision 3.1	" <i>The centre will be promoted and maintained as a top-class location for business, retail, leisure, <del>and</del> <b>and learning</b>. It will be the focus for continued high quality mixed use development, building on its regional status.</i> "	003234/00007/002 and to bring Vision in line with Community Strategy
5	4. Key Principles 4.1	"The proposals and policies in the Reading Central Area Action Plan have been informed not only by the vision for the centre, but also by a set of key principles. As well as underpinning planning policy documents in the centre, these principles should also inform any development proposals in the RCAAP area. <a href="#">Since these principles have directly informed policies and proposals, the monitoring systems for those provisions should pick up on whether the principles are being achieved.</a> "	002634/00004/001
6	4. Key Principles 4.1	" <del>The future of the areas</del> <a href="#">Areas and features</a> that positively contribute to the unique and historic character of central Reading will be protected <del>and, where appropriate, enhanced.</del> "	000017/00004/005
7	5. Spatial and Design Strategy Main Land Uses 5.18	"There are also a number of existing community facilities, such as police and fire stations, which should be retained or improved where they are still needed, <del>or potentially relocated where there are needs that cannot be met on site.</del> "	002609/00001/006

8	5. Spatial and Design Strategy Transport Improvements 5.19	"The interchange will incorporate facilities for disabled people, buses, coaches, taxis, cycles, kiss and ride/short-stay car parking and flexibility for a future Mass Rapid Transit system. <u>Details on implementation are set out in section 9.</u> "	002634/00004/012
9	5. Spatial and Design Strategy Transport Improvements 5.20	"The preferred route for MRT is shown on maps and diagrams throughout this document. <u>Details on implementation are set out in section 9.</u> "	002634/00004/012
10	6. Major Opportunity Areas Station/River Major Opportunity Area 6.9	"The station area will be the main focus for new office development in the centre, to capitalise on its high accessibility by rail and other public transport. <u>There is also potential for future community uses within the area, including police facilities and infrastructure.</u> "	002609/00001/009
11	6. Major Opportunity Areas Station/River Major Opportunity Area 6.14	"The Station Area Development Framework or any Planning Briefs which are produced to cover these areas will give more detail on the principles in policy RC1, and, where appropriate, the sub-area aspects of the policy. <u>More details on implementation of RC1 are set out in section 9.</u> "	002634/00004/013
12	6. Major Opportunity Areas Station/River Major Opportunity Area Figure 6.2	<i>Change lettering on key to sub-areas to make more legible.</i>	002634/00004/017
13	6. Major Opportunity Areas West Side Major Opportunity Area Policy RC2	<i>"v) Give careful consideration to the areas of transition to low and medium density residential and conservation areas <u>and protect and, where appropriate, enhance the setting of listed buildings.</u>"</i>	002634/00004/015
14	6. Major Opportunity Areas West Side Major Opportunity Area 6.24	"Any Planning Briefs which are produced to cover these areas will expand on policy RC2, and, if appropriate the sub-area aspects of the policy. <u>More details on implementation of RC2 are set out in section 9.</u> "	002634/00004/014
15	6. Major Opportunity Areas West Side Major Opportunity Area Figure 6.3	<i>Change lettering on key to sub-areas to make more legible.</i>	002634/00004/017
16	6. Major Opportunity Areas East Side Major Opportunity Area Figure 6.4	<i>Change lettering on key to sub-areas to make more legible.</i>	002634/00004/017
17	6. Major Opportunity Areas East Side Major Opportunity Area 6.33	"In addition, permission has already been granted for some substantial elements within the area. <u>More details on implementation of RC3 are set out in section 9.</u> "	002634/00004/015
18	7. Other Opportunity Sites Policy RC4, RC4s	<i>"Development should address the following issues: relationship to conservation area and nearby listed buildings, <u>the status of part of the site as a Scheduled Ancient Monument</u>, noise impacts on residential use."</i>	003225/00002/005

19	7. Other Opportunity Sites 7.3	"The development of these sites will need to be in accordance with policies in other DPD's, the South East Plan and national planning guidance. <u>More details on the implementation of these sites are set out in section 9.</u> "	002634/00004/016
20	8. General Central Area Policies Design in the Central Area Policy RC5	" <i>b. Development will provide appropriate well designed public squares and other public realm, including squares, open spaces, streetscape, <del>etc.</del>, utilising high quality and well-maintained hard and soft landscape, public art, <del>etc.</del>, that provide suitable functions and interest, sense of place and safe and convenient linkages to adjoining areas;</i> "	002634/00004/008
21	8. General Central Area Policies Leisure, Culture and Tourism in the Centre 8.18	"Such issues may be best resolved through the application of planning conditions <u>or, where this is not possible, through planning obligations.</u> "	002609/00001/011 002609/00001/013
22	8. General Central Area Policies Tall Buildings Policy RC13	" <i>Tall buildings will <del>be favourably considered where they</del> meet all the requirements below.</i> "	002634/00004/008
24	8. General Central Area Policies Tall Buildings Policy RC13, RC13b	" <i>Tall buildings in this area should:</i>  • <i>Be generally lower in height than the tallest buildings <del>around</del> <u>appropriate for the station cluster</u>, as well as slimmer and spaced further apart"</i>	002634/00004/007
26	9. Implementation Figure 9.1	<i>Amend map to show short and medium term development on RC1c (Station Hill).</i>	002959/00004/002
27	9. Implementation Figure 9.1	<i>Amend map to show medium term and aspirational development on RC2b (Great Knollys Street and Weldale Street).</i>	004036/00001/002
29	11. Proposals Map	<i>Amend map to show location of Major Accident Hazard at the gas holder site on Kenavon Drive, and route of hazardous pipeline (Reading/Reading Tee) in RCAAP area.</i>	000004/00001/003
30	11. Proposals Map Page G	<i>Amend map to change the label that currently says RC4d to RC4c (5-21 Tudor Road) and RC4e to RC4d (9-27 Greyfriars Road).</i>	To correct an error on the Proposals Map

*C: Changes arising from Statements of Common Ground and answers to Inspector's questions.*

	LOCATION IN DOCUMENT	SUGGESTED CHANGE	RELATED RESPONSE/ REASON FOR CHANGE
1	6. Major Opportunity Areas West Side Major Opportunity Area Policy RC2, RC2a	" This site will be developed for a mix of edge-of-centre retail uses, which may include bulky goods, and residential development, along with public car parking. <u>The residential should be located on the parts of the site that are at lower risk from flooding.</u> The retail must be designed to mesh into the urban fabric and a single storey retail warehouse will not be permitted."	002645/00005/004 and to reflect recommendations of SFRA stage 2 and Statement of Common Ground with Environment Agency.
2	6. Major Opportunity Areas East Side Major Opportunity Area Policy RC3, RC3c	" This site would be the focus of the new residential community, and, alongside residential, <del>would include some additional</del> retail, leisure and community uses at a scale to serve the Kenavon Drive area <u>would be appropriate.</u> It should include a new area of open space. <u>Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area.</u> "	002979/00003/003 and as a result of answers to Inspectors questions.
3	7. Other Opportunity Sites 7.4	"The fact that a site is allocated in RC4 does not preclude the need to comply with all other policies in the LDF. <u>There may be scope to include other ancillary uses in addition to the development specified in the allocations, which will need to be assessed against relevant policy tests.</u> "	Statement of Common Ground with Mapeley (STEPS) Ltd

*D: Changes suggested by the Council arising from discussions at the hearings.*

0.	LOCATION IN DOCUMENT	SUGGESTED CHANGE	RELATED RESPONSE/ REASON FOR CHANGE
1	6. Major Opportunity Areas Station/River Major Opportunity Area Policy RC1, RC1e	<i>" An area of civic open space will be provided at the northern entrance to the station, and a green link provided to the Thames. <u>An acceptable dry access scheme from across the site must be part of any development.</u>"</i>	Discussion on Topic 2a at hearings.
2	6. Major Opportunity Areas Station/River Major Opportunity Area Figure 6.2	Swap the letters 'A' and 'B' on the diagram.	To correct an error noticed during discussions on Topic 4.

*E: Changes suggested by other parties arising from discussions at the hearings.*

D.	LOCATION IN DOCUMENT	SUGGESTED CHANGE	SUGGESTED BY
1	6. Major Opportunity Areas West Side Major Opportunity Area Policy RC2, RC1b	<i>" This area will be developed primarily for residential, although development resulting in the loss of small business units should seek to replace some of those units, preferably on site. <u>Residential development should be located on the parts of the site at lower flood risk.</u>"</i>	Environment Agency (see Exa013)
2	6. Major Opportunity Areas East Side Major Opportunity Area Policy RC3, RC3d	"Pedestrian access under the railway using an existing route will be sought. <u>Residential development should be located on the parts of the site at lower flood risk.</u> "	Environment Agency (see Exa013)

*EC: Further changes recommended by the Inspector*

	LOCATION IN DOCUMENT	SUGGESTED CHANGE	REASON FOR CHANGE
C1	Various	<ol style="list-style-type: none"> <li>1. Policy RC1 - remove sub-area RC1f</li> <li>2. Figure 6.2 - remove site RC1f</li> <li>3. Figure 9.1 - remove site RC1f</li> <li>4. Implementation Framework - remove RC1f</li> <li>5. Proposals Map G - remove site RC1f</li> <li>6. Paragraph 5.18: "There are also a number of existing community facilities, such as police and fire stations, which should be retained or <u>where appropriate</u> improved where they are still needed."</li> </ol>	See paragraph 3.8 of Council report.
C2	8. General Central Area Policies Tall Buildings Policy RC13	<ol style="list-style-type: none"> <li>1. RC13a, bullet point 1: "<del>Not be significantly higher than 30 storeys in</del> <u>Be located at the centre of the cluster, close to the station, and step down in height from that point to the lower buildings at the fringes;</u>"</li> <li>2. RC13c, bullet point 1: "<del>Not be significantly higher than 20 storeys, and therefore be</del> <u>Be of a smaller scale than the tallest buildings around the station;</u>"</li> </ol>	See paragraph 3.9 of Council report.

## APPENDIX 2: 'SAVED' LOCAL PLAN POLICIES TO BE REPLACED BY THE RCAAP

Local Plan Policy Ref	Policy Name	Policy Replacement in the RCAAP
RET 2	Food Superstores and Retail Warehouse	RC2: West Side Opportunity Area
CEN 2	Housing in the Town Centre	RC9: Living in the Centre RC12: Terraced Housing in the Centre
CEN 4	Town Centre Shopping Area	RC6: Definition of the Centre
CEN 5	Small Retail Units	RC11: Small Retail Units
CEN 8	Public Open Space	RC14: Public Realm
CEN 9	Children's Play Facilities	RC7: Leisure, Culture and Tourism in the Centre
CEN 10	Recreation, Entertainment and Leisure Facilities	RC7: Leisure, Culture and Tourism in the Centre
CEN 11	Town Centre Hotels and Visitor Accommodation	RC7: Leisure, Culture and Tourism in the Centre
CEN 12	Businesses Development in Residential in Residential Areas	RC6: Definition of the Centre
CEN 13	Major Development in the Town Centre	RC1: Station/River Major Opportunity Area RC2: West Side Major Opportunity Area RC3: East Side Major Opportunity Area RC4: Other Opportunity Sites