

## UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 11 November 2011

ITEM NO. 16

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Ward: Southcote

App No.: 151175

Address: Former Elvian School, Bath Road, Reading

**Proposal:** A Hybrid application seeking outline planning permission for a new 6 form entry secondary school with all matters other than access reserved for consideration at a later date and detailed permission for 118 dwellings, access, car parking, landscaping and amenity space, following the demolition of the existing buildings.

### RECOMMENDATION:

As on main report but with the following additional or amended conditions

Amended Conditions to include:

10. Prior to construction written evidence to be submitted to and acknowledged, demonstrating that 100% of the dwellings hereby permitted will achieve a minimum of a 9.5% improvement in the dwelling emission rate over the target emission rate.

11. Prior to occupation evidence to be submitted to and acknowledged, demonstrating that 100% of the dwellings hereby permitted have achieved a minimum of a 9.5% improvement in the dwelling emission rate over the target emission rate

15. No development of the relevant phase shall commence until details of secure, covered and lockable bicycle storage spaces using Sheffield cycle stands, to meet the required standard of 0.5 spaces per flat, has been provided to and approved by the Local Planning Authority.

17. No development of the relevant phase shall commence until a scheme has been submitted to show how the noise mitigation recommendations of the noise assessment can be followed or that alternative but equally or more effective glazing and ventilation will be used. Thereafter the approved scheme shall be used.

20. No works to Tree 855 (T855 as per the bat survey report, Keystone Environmental Ltd - September 2015) shall be undertaken until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the Local Planning Authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should the status of the site change and the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the Local Planning Authority detailing the reasons for this assessment and this report is to be approved in writing by the Local Planning Authority.

New Conditions as requested by Sport England:

- No development shall commence on any part of the site until details for the phasing of the development, including the provision of the floodlit AGP, MUGA and Sport Hall facility, have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The details shall ensure that the compensatory provision of sports facilities shall come forward as part of the development hereby permitted and be available for use within 1 month of the school being occupied. The development hereby permitted shall not be carried out other than in accordance with the approved details.
- Prior to commencement of the development details of the design and layout of the Multi Use Games Area, which shall comply with Sport England/NGB Technical Design Guidance: Multi Use Games Areas Parts 1-3, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.
- The Multi Use Games Area (MUGA) shall be constructed, completed in accordance with the approved details and brought into operation for use by the school and members of the public in accordance with the Community Use Agreement (See S106) prior to the occupation of blocks C & D.
- Prior to commencement of the development details of the Artificial Grass Pitch (AGP) design and layout, which shall comply with Sport England/NGB Technical Design Guidance, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.
- The AGP shall be constructed in accordance with the approved design and layout details and brought into operation for use by the school and members of the public in accordance with the Community Use Agreement (See S106) within 1 month of the school building being occupied.
- Prior to commencement of the development of the school, pursuant to the layout, scale and appearance reserved matters, details of the Sports Hall (to meet Sport England design guidance standards for community use) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England.
- The Sports Hall shall be constructed in accordance with the approved design and layout details and brought into operation for use by the school and members of the public in accordance with the Community Use Agreement (See S106) within 1 month of the school building being occupied.
- Before the Artificial Grass Pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the Artificial Grass Pitch. Reason:

To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport.

- No development shall commence until [or other relevant timescale] a scheme setting out the type, design, lux levels and measures to control glare and overspill light from sports lighting and measures to ensure sports lights are switched off when not in use has been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The scheme shall accord with [Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010]. After commencement of use of the [development/playing field/sports facility] the sports lighting shall be operated in accordance with the approved scheme. Reason: To balance illuminating the [playing field/sports facility] for maximum use with the interest of amenity and sustainability and to accord with Development Plan
  
- Unless otherwise agreed in advance and in writing by the Local Planning Authority after consultation with Sport England, the playing field/sports facility and its associated sports lighting shall not be used outside the hours of:
  - (a) 8 a.m. and 10 p.m. Monday to Friday;
  - (b) 8 a.m. and 10 p.m. on Saturday; and
  - (c) 8 a.m. and 8 p.m. on Sunday and public holidays.Reason: To balance illuminating the [named playing field/sports facility] for maximum use with the interest of amenity and sustainability and to accord with Development Plan Policy.

## 1. INTRODUCTION

### Sport England comments

- 1.1 Since preparing the main report Sport England have sought further reassurance that the playing field compensation in the form of the floodlit artificial pitch, MUGA and Sports Hall on the school site will come forward at an appropriate time and to an appropriate standard. The above additional conditions have been agreed with Sport England as overcoming their concerns.

### Changed conditions:

- 1.2 The changed conditions are as discussed with the applicant who sought clarification on what was intended and to agree the revised sustainable construction targets.

### Affordable housing information

- 1.3 Officers were asked to provide information on affordable housing requirements. The following information has been provided by officers in the Housing Strategy team:

Reading Borough Council has continuing high levels of demand for social housing of all sizes, but in particular family sized housing. Previous strategic approaches have had focused on the delivery of larger properties (3 and 4 bed) due to the lower number of these units available in comparison to the numbers on the housing

register requiring this number of bedrooms. However through delivering these strategic priorities via operational practice, and the dramatically changing housing market in Reading the current priority for social housing development has shifted towards a requirement for 2 bed units. It is expected that by 2017, the 2 bed need in bands A-C of the Housing register, so those in most acute need, will represent 42% of the Housing register. This will be the largest proportion of the register and is predicted to continue to increase. In addition families that require two bed accommodation is by far the largest group that are accessing homelessness services in Reading. This does not mean that there will not be a continued need for 3 bed properties, but demand for these properties has proportionately reduced (as I said before demand for all sized properties in Reading remains high and is increasing, this shift only relates to where the most acute pressure is).

Therefore, based on this information and, and knowledge of the units that will be delivered at different development in the next few years, we are more than happy with the unit mix of social housing proposed on this site.

Updates identified needed in report.

- 1.4 At Paragraph 6.14 when describing the maisonette block E and at paragraph 6.19 the relationship of the Block E with 114 Southcote Lane was discussed with the confirmation that an update would be provided. The applicant was able to provide an acceptable amendment which retains the privacy requested by the neighbour yet provides a good level of amenity for the new residents. See attached plans and amended layout for this part of the site attached.

#### **CONCLUSION**

- 1.5 Officers confirm that the recommendation is as on your main report but with the amended and additional conditions and amended plans as shown.

**Julie Williams**



Site Layout Plan showing Block E as amended



Block E - Proposed