

Planning Applications Committee

Wednesday 11th January 2017

ADDITIONAL INFORMATION

Index

	<u>Page</u>
Item No. 4 Page 8 Potential Site Visits for Committee Items	1 - 2
Item No. 8 Page 43 Kings Point, 120 Kings Road	3 - 5
Item No. 10 Page 89 199 Henley Road, Caversham	6 - 9
Item No. 12 Page 131 Land Adjacent To The Existing Green Park Business Park	10 - 11
Item No. 13 Page 155 Green Park Village, Reading	12 - 13
Item No. 14 Page 171 Land off Peppard Road, Caversham	14 - 15

Applications for Committee Determination since previous Committee Report

Printed: 06 Jan. 17

Ward: Abbey

★

Application reference: 162166

Application type: Full Planning Approval

Site address: Former Cooper Reading Bmw, Kings Meadow Road, Reading, RG1 8BN

Proposal: Erection of a part 12 storey, part 23 storey building comprising 315 apartments in a mix of studio, one-bedroom, two-bedroom and 3-bedroom units; residents' lounges, tech-hub, dining room, and cinema room; various rooftop outdoor amenity spaces; concierge/reception with coffee meeting area; residents' storage facilities; postroom; ancillary back-of-house facilities; 315 secure cycle parking spaces; 49 car parking spaces; landscaping; and associated works. Demolition of existing multi-storey car park.

Reason for Committee item: Major Development

Ward: Abbey

Application reference: 162210

Application type: Full Planning Approval

Site address: 52-55 Friar Street, Reading and 12 Greyfriars Road, RG1 1DX

Proposal: Demolition of existing building and structures (Class A1) and erection of 3 new buildings ranging between 6 - 12 (and basement) storeys in height to provide 137 (1xstudio, 60x1, 69x2 & 7x3-bed) residential units (Class C3), a flexible Class A1-A5 use at ground floor level fronting onto Friar St, a flexible Class A1-5, B1(a) or D2 (gym only) use at ground floor level fronting onto Greyfriars Rd, with associated access, parking, servicing, landscaping and engineering works.

Reason for Committee item: Major Development

Ward: Abbey

Application reference: 161927

Application type: Variation of Condition

Site address: 32-41 West Street, Reading, RG1 1TZ

Proposal: Variation of condition 2 (approved plans) of planning permission 161013 (fenestration alterations, relocated cycle storage and revised external plant granted on 27/09/16 as minor material amendments to original permission 152269, which approved various works, extensions and associated alterations to the building on 14/04/16), namely for minor material amendments including re-positioned and additional rooftop plant and provision of access gantry at roof level

Reason for Committee item: Major Development

Ward: Church

Application reference: 162219

Application type: Full Planning Approval

Site address: Engineering, University Of Reading, Shinfield Road, Reading

Proposal: Demolition of the Engineering Building and erection of a 5 storey Health and Lifesciences Building. Demolition of the Harborne Building. New entrance and external works to the Philip Lyle Building, and associated landscaping and car parking within the Whiteknights Campus of the University of Reading.

Reason for Committee item: Major Development

Ward: Park

Application reference: 162057

Application type: Full Planning Approval

Site address: Alexander House, 205-207 Kings Road, Reading, RG1 4LS

Proposal: Erection of basement and 4 - 7 storey building comprising 56 (30x1, 18x2 & 8x3-bed) residential units (Class C3) with associated parking and landscaping, following demolition of existing basement and 2 storey office building (Class B1a)

Applications for Committee Determination since previous Committee Report

Printed: 06 Jan. 17

Reason for Committee item: Major Development

Ward: Tilehurst

Application reference: 162331

Application type: Regulation 3 Planning Approval

Site address: The Avenue School, The Avenue Centre, Conwy Close, Tilehurst, Reading, RG30 4BZ

Proposal: Installation of a demountable modular double classroom unit and associated external works.

Reason for Committee item: RBC Application

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11 January 2017

ITEM NO. 8

Ward: Abbey
App No.: 162087
Address: Kings Point, 120 Kings Road, Reading
Proposal: Demolition of existing building and the erection of a part seven, part nine, part eleven, part twelve and part seventeen storey building comprising 103 residential units and 351.5 sqm GIA of commercial (A1/A3) floorspace at ground and mezzanine floor level together with parking and associated landscaping (without complying with conditions (2, 7, 8, 9, 18, 19, 28 of planning permission 150019) to allow the removal of sub-basement, enlargement of basement level and internal and external alterations at the basement, ground and mezzanine levels (amended description).

RECOMMENDATION AMENDED TO:

Delegate to the Head of Planning, Development and Regulatory services to **GRANT**, subject to:

1. an amended ecological plan in relation to swift brick locations; and
2. no substantive objections being received from the Environment Agency prior to your meeting.

Delegated authority is also sought for officers to attend to any minor changes to the s73 decision notice, as may be required.

Conditions as set out in main report, with alterations as follows:

Condition 19 (landscaping scheme): updated to now approve the following scheme plans:

D2990.L.200.H Hard Landscape General Arrangement [insofar as it relates to hard landscaping only]; D2290.L.300.H, Soft Landscaping Planting Plan; D2290.L.430.C, Illustrative Sections: Section through Plaza; D2290.L.431.C, Illustrative Sections: Section and elevation through plaza planter and sign; 16012-WP01/C1060-P1 drainage drawings; D2290 L.400 C Illustrative Long Section A-A; D2290 L.410 B Illustrative Sections Terraced Planter & Steps; D2290 L.411 E Illustrative Sections Terraced Planter & Steps to Riverside; D2290 L.420 B Illustrative Steps to Riverside.

Approved plans in relation to ecology, to be submitted (see delegation above).

Condition 28 (cycle storage spaces) adjust to confirm cycle stands to be 'Josta' or similar type space-saving stands (as well as referencing the amended ground floor plan)

Informative to advise that Clause 17 of permission 150019 allows s73 variations with no requirement for a Deed of Variation.

1. DESIGN/LANDSCAPING

1.1 The main agenda report from paragraph 6.9 advises that further details were awaited with respect to landscaping. Amended details have now been received and approved by the Council's Natural Environment Team. In summary:

- Following officer recommendations, the trees proposed to the front of the site (5 in total) have been amended to Amelanchier Arborea ('Robin Hill')
- The tree pits in the ground now have suitable root barriers
- Underground servicing - in relation to the service pipe located to the front of the site, the tree in the eastern planting bed has been shifted slightly to the west and the applicant has also introduced a 1200mm root barrier between the tree and the services pipe.

1.2 The above amendments now satisfy all the outstanding queries from the Natural Environment Team (tree officer) and design/landscaping policies CS7, CS38, RC14 and DM18 are satisfied.

1.3 With regard to ecology, an amended plan has been received and the Ecologist is now satisfied that in terms of habitats for Peregrines, the landscaping roof plan is now acceptable. However, the location of Swift bricks is not, as the location on the south side of the building will cause overheating and it is too close to an outdoor terrace amenity area, which will disturb the birds. The Ecologist advises that Swift boxes will need to be located in an alternative (shaded and quieter) location (probably on the west elevation) and delegated authority is sought for officers to conclude this design detail with the applicant and secure compliance with Policy CS36.

2. PARKING, SERVICING AND WASTE ARRANGEMENTS

2.1 Section iii of the main agenda report (paragraph 6.14) advises that further input from the Waste Manager is required. The applicant has offered that concierge staff would be on hand to 'present' the bins on the square/pavement edge on Bembridge Place on bin day, thus allowing the RBC bin lorry quick access to the bins. This is considered to be a satisfactory arrangement in terms of bin collection and this collection strategy should be added as a condition. Bin and other service vehicles should try to avoid the situation of reversing out of Bembridge Place into Kings Road, but the servicing bay would still allow vehicles to turn in the servicing bay. Original Condition 29 already requires all service and refuse vehicle arrangements to be submitted, prior to occupation. Officers are therefore content that this condition can be complied with (with no alterations needed) and the variations at ground level do not therefore cause any conflict with Policy DM12.

2.2 The applicant has confirmed that the altered cycle store will use the compact 'Josta' style cycle stands and original Condition 28 can be further updated accordingly.

3. ENVIRONMENT AGENCY RESPONSE

3.1 Paragraph 6.16 of the main report does not anticipate any concerns/objections to this variation application from the Environment Agency, however, at the time of writing, it has not been possible for the EA to provide their written response. This is expected this afternoon and therefore your meeting will be updated on this issue.

4. SUSTAINABILITY

- 4.1 Officers have discussed the approach of the applicant with the Council's Sustainability Team and at the time of writing, there is no indication that the original planning condition cannot be complied with and therefore, officers are not advising that there is a conflict with policies CS1, DM1 or DM2.

4. SUDS

- 4.1 At the time of writing, the Council's SUDS officer has not advised that there are concerns raised by the application and the SUDS condition in relation to the original planning permission has already been discharged.

5. CLARIFICATIONS

- 5.1 Members will note that this Update Report no longer requires a Deed of Variation to be entered into and agreed. This is because a clause in the original agreement (Clause 17) allows a Section 73 variation to be covered by the original Section 106 legal agreement. The Recommendation has been updated accordingly and an informative advising of this is set out above.
- 5.2 Section 2 of the main report sets out the supporting documents and should have included that drainage details and foundation designs were also supplied.

6. CONCLUSION

- 6.1 This variation application remains supportable, subject to the EA's response having been received in time for your meeting.
- 6.2 Officers also seek a minor delegation to allow any slight alteration to the confirmations above in order to be able to issue an accurate decision notice, given the complexities involved in cross-referencing the original planning permission, conditions which have/are to be discharged and this Section 73 application.

Case Officer: Richard Eatough

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th January 2017

ITEM NO. 10

Ward: Peppard
App No.: 161842
Address: 199-207 Henley Road, Caversham, Reading
Proposal: Demolition of nos 199-203 Henley Road and erection of 60 dwellings at 199-203 Henley Road and to the rear of 205-207 Henley Road with associated access from Henley Road and landscaping

RECOMMENDATION (AMENDED):

Reasons for Refusal :

Amended:

9. Inadequate useable amenity space would be provided on the site for the occupants of plots 56-59. The proposal is therefore considered to be contrary to Sites and Detailed Policies Document Policy DM10 and Policy DM11.

13. In the absence of a completed legal agreement to secure an Employment and Skills Plan, an appropriate mix of Affordable Housing, and **Open Space** the proposal will not mitigate its impact on the social and economic infrastructure of the borough, contrary to Policies CS3, CS9 and CS29 of the Reading Borough LDF Core Strategy 2008 (Altered 2015), Policy DM3 of the Reading Borough LDF Sites and Detailed Policies Document 2012 (Altered 2015) and the Council's Adopted Supplementary Planning Documents on Employment, Skills & Training (2013) and Planning Obligations under Section 106 (2015).

Additional:

14. The submitted Flood Risk Assessment (Three Counties Flood Risk Assessment, dated September 2016) fails to demonstrate that the development is acceptable on the basis there is no assessment of the impact of climate change using appropriate climate change allowances; the loss of flood plain storage within the 1 in 100 flood extent (with an appropriate allowance for climate change) caused by the proposed development is not demonstrated to be mitigated; and the proposed development has finished floor levels above the 1 in 100 flood level (with an appropriate allowance for climate change). Therefore it is considered that the development would increase the risks to life and property arising from flooding contrary to the NPPF paragraph 103 and Core Strategy Policy CS35.

15. The cumulative impact of the number, height and location of habitable room windows within each floor of the 3-4 storey flank elevation of Blocks B and C orientated toward No 205 Henley Road is considered to result in a significantly detrimental impact in terms of loss of privacy and overlooking to No 205 and its garden area. The proposal is therefore contrary to Policy DM4 and Policy DM11.

1. ADDITIONAL INFORMATION

- 1.1 The applicant has submitted a letter directly to Planning Committee Members (dated 10th January 2017). Members are advised that revised information in relation to highway and arboricultural matters has been submitted since the main report was finalised. Officers advise that this material was submitted too late in the consideration process for technical officers to review the alterations; and the applicant was made aware that the application was being considered on the basis of the plans considered in the main report. Officers also do not consider that 'minor revisions' to the scheme would make the scheme acceptable. Therefore the officer recommendation remains to refuse planning permission for the reasons set out in the main report as adjusted by this update report.
- 1.2 A list of the submitted plans assessed is set out at the end of this report as it was omitted from the main agenda.

2. CONSULTATIONS

Environment Agency - Object as the submitted Flood Risk Assessment fails to demonstrate that the development is 'safe' for its lifetime.

Leisure - New provision is required in this instance as there is in excess of 50 residential units. In the current era of high density developments the need for proper open space provision, and safe and easy access to such spaces, is even more imperative. It is disappointing that the proposal does not provide any formal play provision on site.

Housing - Officers would seek the 30% requirement for affordable units to be made up of a mix of flats and houses.

3. APPRAISAL UPDATE

- 3.1 Flooding Matters - The Environment Agency have objected to the submitted Flood Risk Assessment as set out in the recommended reason for refusal. Additionally the proposal shows that some of the built development falls just outside the very edge of the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change year (plus a 20% increase in flow) flood extent. This is likely to mean that when the appropriate climate change allowances have been assessed, areas of the proposed built development will fall within the new climate change flood extent. Any built development or areas of raised ground taking place within the 1% annual probability (1 in 100) flood level with an appropriate allowance for climate change extent will need to be mitigated for. As such, it is considered that the development could increase the risk of flooding on-site and in the wider area, and is contrary to national guidance and CS Policy 35.
- 3.2 Amenity /Open Space - In relation to the provision of new open space (required as the development is in excess of 50 residential units) the amount of communal open space indicated adjacent to the southern boundary of the site is considered to be acceptable. Due to the function of this area as an ecology buffer the provision of formal play equipment is not required in this instance. As set out in the main report this area of the site falls within the flood plain (Zone 2 and 3A) however the Inspectorate has previously accepted (Land to the rear of 241-251 Henley Road appeal ref APP/E0345/A/07/2052398) that land within the floodplain

can be considered as usable amenity space. The open space provision is therefore considered on balance to be acceptable. This area would have to be secured in perpetuity by a S106 Legal agreement but no legal agreement is in place as the proposal is recommended for refusal.

- 3.3 In relation to individual amenity space for the proposed flats it is considered this can be met by the communal open spaces within the site in line with Policy DM10. Reason for refusal 9 is amended above to reflect this.
- 3.4 Affordable Housing - Housing officers have confirmed there is a huge need for rented accommodation of all sizes including houses and so a mix of the proposed developed units should be provided as part of the affordable unit offer. Therefore the affordable units secured within this development should not only be in the form of 1 and 2 bed flats but should include a significant number of the proposed houses on the site. The affordable houses should be 3 beds as affordable rented 4 beds are not currently in such high demand up to financial year 2019/20, but may be after that year. Tenure across the affordable units would need to be agreed prior to completion of the s106 agreement but should be as close as possible to 70% rent and 30% shared ownership in line with policy DM6.

4.0 CONCLUSION

- 4.1 The original reasons for refusal in the main report have not been overcome and 2 additional reasons for refusal are set out above.

Case Officer: Susanna Bedford

List of plans:

Plan name	Drawing Ref dated 01/08/2016 unless otherwise stated :
Location Plan	PL-101 B
Existing Block Plan	PL-102
Proposed Block Plan	PL-103 A
Information Layout	PL-104 B 18/11/2016
Street Scenes	PL-105 A 18/11/2016
Plots 1-41 Ground Floor Plan	PL-01 A 18/11/2016
Plot 1-41 First Floor Plan	PL-02
Plots 1-41 Second Floor Plan	PL-03
Plots 1-41 Third Floor Plan	PL-04
Plots 1-41 Front and Rear elevations	PL- 05 A 18/11/2016
Plots 1-41 Side Elevations	PL-06 A 18/11/2016
Plots 1-41 Roof Plan	PL-07
Plots 42-46 ground floor plan	PL-09
Plots 42-46 first floor plans	PL-10
Plots 42-46 Second floor plans	PL-11
Plots 42-46 Roof Plans	PL-12
Plots 42-46 Front Elevation	PL-13
Plots 42-46 Rear elevation	PL14
Plots 42-46 Side elevations	PL-15

Plots 47-54 Ground and First Floor Plans	PL-16 A	18/11/2016
Plots 47-54 Second Floor and roof	PL-17 A	18/11/2016
Plots 47-54 Elevations	PL-18 A	18/11/2016
Plots 55-57 Ground and First Floor	PL-19 A	18/11/2016
Plots 55-57 Second Floor and roof	PL-20 A	18/11/2016
Plots 55-57 Elevation 1 of 2	PL-21 A	18/11/2016
Plots 55-57 Elevation 2 of 2	PL-22 A	18/11/2016
Plots 58-60 Ground and FF plan	PL-23 A	18/11/2016
Plots 58 -60 Second Floor and Roof	PL-24 A	18/11/2016
Plots 58 -60 Elevation 1 of 2	PL-25 A	18/11/2016
Plots 58-60 Elevations 2 of 2	PL-26 A	18/11/2016
Colour Plan	21617/01	Sept 16
General Arrangement	21617/02	Sept 16
Planting Strategy	21617/03	Sept 16

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th JANUARY 2017

ITEM NO. 12
Page: 131

Ward: Whitley

App No.: 161893

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 5 for 83 dwellings (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 11th October 2016

Major Application: 13 week target decision date: 10th January 2017

Extended date: 31st January 2017

Planning Guarantee: 26 week date: 11th April 2017

RECOMMENDATIONS

GRANT approval of Access (not approved by the original outline), Appearance, Layout, Scale and Landscape Reserved Matters

Conditions and informatives as in the main report.

1. ADDITIONAL INFORMATION

Landscaping

1.1 Further to the receipt of amended information the Natural Environment Team requested one point of clarification relating to the hedging between the gardens of the lakeside properties (as indicated on Phase 5 Lakeside Gardens Typical Sections drawing 3067-LP-5540 C). The Applicant confirmed that this would in fact be fencing as this was considered to be a "*more permanent and secure treatment to these edges.*" An amended plan was provided which satisfied the Officer. This would be included within the recommended plans list in condition 1.

Transport

1.2 Refuse vehicle tracking plans were provided by the Applicant and Transport has confirmed that these are acceptable. These would be included in the recommended plans list in condition 1.

Leisure

1.3 Leisure requested a revised layout plan of the play equipment. Amended plans have been provided and it has been confirmed by Leisure that these are acceptable. These would be included in the recommended plans list in condition 1.

Amended Plans

1.4 The following amended plans have been received:

On 6th January 2017:

- Location Plan Extent of Phase 5 - Drawing no: PL-P5-001 Rev P2
- Block Plan Extent of Phase 5 - Drawing no: PL-P5-003 Rev P2
- Phase 5 Streetscenes - Drawing no: PL-P5-003 Rev P9

On 10th January 2017:

- Refuse Truck Swept Path Analysis Sheet 2 of 2 - Drawing no: 4160578-SK1301 Rev P1

On 11th January 2017:

- Phase 5 Lakeside Gardens Typical Sections - Drawing no: 3067-LP-S540 Rev D
- Amendments to DAS - page 13 and to landscaping pages
- Detailed Hard Landscape Plan Sheet 1 of 4 - Drawing no: D2307 L230 Rev A
- Detailed Hard Landscape Plan Sheet 2 of 4 - Drawing no: D2307 L231 Rev A
- Detailed Soft Landscape Plan Sheet 1 of 4 - Drawing no: D2307 L331 Rev A
- Detailed Soft Landscape Plan Sheet 2 of 4 - Drawing no: D2307 L332 Rev A
- Schedule and Specification - Drawing no: D2307 L330 Rev A
- Refuse Truck Swept Path Analysis Sheet 1 of 2 - Drawing no: 4160578-SK1300 Rev P2

Case Officer: Alison Amoah

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 8th JANUARY 2017

ITEM NO.13
Page: 155

Ward: Whitley

App No.: 162050

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 2C for 30 dwellings and A class retail uses (ground floor) (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 31st October 2016

Major Application: 13 week target decision date: 30th January 2017

Planning Guarantee: 26 week date: 14th April 2017

RECOMMENDATIONS

GRANT approval of Access (not approved by the original outline), Appearance, Layout, Scale and Landscape Reserved Matters

ADDITIONAL CONDITION:

2. The loading bay as shown on the approved plan, and as referred to in the Amended Design and Access Statement is to be provided prior to the occupation of the retail units and apartments.

1. ADDITIONAL INFORMATION

Landscaping

- 1.1 The Natural Environment Officer provided a number of comments on the original submission. Further clarification and details have been provided by the Applicant along with amended plans. The Natural Environment Officer has confirmed that the approach is acceptable. Amended plans, as listed below, will be included in the plans list in recommended condition 1 as on the main report.

Transport

- 1.2 The applicant has provided a visibility splay and tracking plan and has confirmed within an amended Design and Access Statement that the loading bay will be provided prior to the occupation of the retail units and apartments. As the proposed loading bay is partially within the red line for this reserved matters application, but also within the Phase 1c (station road) area a condition is also recommended and included as additional condition 2 above.
- 1.3 Transport has confirmed that the scheme is acceptable.

Amended Plans

- 1.4 *Received 4th January 2017:*
 - Location Plan- Extent of Phase 2C - Drawing no: PL-P2C-001 Rev P1
 - Phase 2 C Site Layout Plan - Drawing no: PL-P2C-002 Rev P1
 - Block Plan - Extent of Phase 2C - Drawing no: PL-P2C-003 Rev P1

Received 5th January 2017:

- Detailed Hard Landscape Plan - Drawing no: D2307 L.230 Rev C
- Detailed Soft Landscape Plan - Drawing no: D2307 L.330 Rev C
- Phase 2C Landscape Maintenance and Management Plan, prepared by Fabrik - D2307-SP001-P2C (Rev C)

Received 10th January 2017:

- Phase 2C Lakeside Apartments Visibility Splay and Service Vehicle Tracking - Drawing no: 4160533 SK1300 Rev P1

Received 11th January 2017:

- Design and Access Statement, Rev P3, prepared by Broadway Malyan

Case Officer: Alison Amoah

UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th January 2017

ITEM NO. 14

Ward: Out of Borough
App No.: 162174 (South Oxfordshire ref P16/S3630/O)
Address: Peppard Road, Caversham, Reading
Proposal: Residential development of up to 245 residential dwellings (including up to 40% affordable housing), structural planning and landscaping, informal public open space and children's play areas, vehicular access from Peppard Road and Kiln Road and associated ancillary works. All matters reserved with the exception of the main vehicular access

RECOMMENDATION (AMENDED):

a) The proposal would have a significant impact on the surrounding infrastructure in Reading Borough including highways, education, open space/leisure facilities (encompassing the use of Clayfield Copse and Blackhouse Wood), **air quality** and the provision of affordable housing. No clear plan or mechanism to secure appropriate mitigation to these impacts has been secured without which the scheme is considered unsustainable and contrary to para 203 of the National Planning Policy Framework.

1. ADDITIONAL INFORMATION

Members are advised that revised information in relation to highway matters has been submitted (dated 22.12.2016). It has not been possible for technical officers to review the amended data. Therefore the officer recommendation remains to object to the proposal for the reasons set out in the main report, as adjusted by this update report.

2. CONSULTATIONS

Environmental Health - Raised concerns in relation to air quality impact (increased emissions); contaminated land; and construction and demolition phase. See appraisal section below.

Affordable Housing - Given the lack of affordable housing and the tight geographical boundaries of Reading, all individual areas of Reading have a demonstrably high demand for affordable housing.

3. PUBLIC CONSULTATION: FURTHER OBJECTIONS

3.1 36 further objections have been received since the publication of the main Agenda report, reiterating the grounds previously listed and additionally that this development may set a precedent for future development on the open land between Reading and Sonning Common. Representations include objections from local interest groups; Emmer Green Residents Association (which surveyed

members regarding the development of which 169 replied), Caversham and District Residents Association and Caversham GLOBE.

4. APPRAISAL UPDATE

- 4.1 Environmental Health - A significant area of Reading Borough falls within a designated Air Quality Management Area (AQMA). An air quality action plan has been implemented to try and reduce levels of NO₂ in the area of the application site within Reading Borough. It is considered that the proposed development may lead to a significant increase in NO₂ levels / vehicle movements directly conflicting with the Reading Borough air quality action plan. Mitigation measures to offset any increase in local pollutant emissions as a consequence of the proposed development, for example a contribution to the costs of the monitoring network and / or air quality action plan may be required. Reading Borough Council would therefore object if air quality could not be adequately mitigated.
- 4.2 In relation to land contamination, the developer is responsible for ensuring that development is safe and suitable for use for the intended purpose or can be made so by remedial action. Subject to suitable remedial action no objection to the proposed development. There are also concerns about potential noise, dust and bonfires associated with the construction of the proposed development and possible adverse impact on nearby residents (and businesses) however these matters can be dealt with by a suitable construction method statement.
- 4.3 Affordable Housing - Evidence for the size and tenure of affordable housing need in Reading as a whole is contained in the most recent Strategic Housing Market Assessment (SHMA) and the RBC Housing Register. There is currently a shortfall in the supply of all tenures of affordable housing, up to 2020, throughout the Borough including Emmer Green and therefore a contribution to meet this demand is sought from the proposed development. Tenure across the affordable units would need to be agreed prior to completion of any s106 agreement but should be as close as possible to 70% rent and 30% shared ownership.

5.0 CONCLUSION

The officer recommendation remains to object to the proposal.

Case Officer: Susanna Bedford