

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