

UPDATE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 30 May 2018

ITEM NO. 7

Ward: Abbey

Application No.: 171814/FUL

Address: Cox and Wyman Site, Cardiff Road

Proposal: Demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings (48 x 3 bed houses; height 2 to 3.5 storey and 40 x 1-2 bed flats, 8 x 3 bed flats within 2 apartment blocks; height 3 to 4 storey) including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road.

Applicant: Thames Properties Limited

GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by the 25/7/2018 (unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the legal agreement),

The legal agreement to secure the following:

- Affordable Housing:

Provision of 29 on-site residential units as affordable housing, comprising 8 social rented (6 x 3 bed houses, 2 x 3 bed flats); 12 Affordable rent (12 x 1 and 2 bed flats) and 9 Shared ownership 9 x 1 and 2 bed flats).

- A financial contribution **£30,000** to undertake formal road closures and associated legal costs

- A financial contribution of £7,500 toward a Traffic Regulation Order

- Car-club (minimum 1 vehicle) and 12 electric charging points

- Provision and Implementation of a Travel Plan

- An Employment, Skills and Training Plan (construction phase) or financial contribution

- Provision of Public Open Space and play equipment

- Financial contribution of **£150,000** towards off site leisure improvements

ADDITIONAL INFORMATION

The applicant has confirmed their agreement to the financial sums sought by officers (set out above in **bold**) in respect of road closures; and off site leisure improvements. These sums are considered to satisfactorily mitigate the impact of the development and the recommendation remains for approval subject to the updated S106 Heads of Terms above.