

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 4th March 2020

ITEM NO. 8

Ward: Abbey

Application No.: 182137/FUL

Address: "Broad Street Mall", Broad Street, Reading, RG1 7QG

Proposal: Construction of three residential buildings (Use Class C3) ranging in height from 5 to 20 storeys above Broad Street Mall (Site E to provide 42 units, Site B to provide 134 Units and Site A to provide 148 units) and provision of a podium level amenity area, Construction of a 16 storey building on South Court comprising ground and first floor retail (Use Class A1/A2/A3) and residential over upper floors (Use Class C3, Site C to provide 98 units), Creation of ground floor retail units (Use Class A1/A3/A4) fronting Dusseldorf Way and ground floor retail (Use Class A1/A2/A3) fronting Queens Walk, all necessary enabling and alteration works required within the existing Broad Street Mall basement, ground and upper floors. Associated car park alterations, provision of servicing and refuse storage, cycle parking, public realm, landscape, and other associated works.

Date valid: 14/2/2019

Application target decision date: 16/5/2019

Extension of time date: 23rd March 2020

RECOMMENDATION:

Delegate to Head of Planning, Development and Regulatory Services, subject to no new substantive consultation responses by 20th March 2020 and satisfactory wind/microclimate verification, to:

GRANT full planning permission subject to completion of a S106 legal agreement;

or to

REFUSE permission should the legal agreement not be completed by 23rd March 2020 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement).

The legal agreement to secure the following:

- Open book based deferred affordable housing review linked to a trigger threshold of a developer return of 15% profit on GDV.
- Surplus proceeds beyond 15% GDV to be split 50:50 between the Council and the Developer to provide either additional affordable housing units or a financial contribution towards the provision of additional Affordable Housing units elsewhere in the Borough.
- The deferred affordable housing contribution to be capped at the equivalent of 30% policy equivalent provision.
- Conversion of Communal Social Space to additional lettable Market Housing

- floorspace to trigger the deferred affordable housing review for the relevant building or Phase.
- The affordable housing review to be submitted to the Council within 2 months of first Occupation of Market Housing Units for each building or Phase of development.
- Not to Occupy or permit the Occupation of more than 75% of the Market Housing Units in the Development until the Affordable Housing Units have been Practically Completed and are available for Occupation.
- Details of any changes required to the Drainage and Lighting within the Multi Storey Car Park to be approved by the LPA

Additional Conditions

- Landscape in accordance with submitted details
- Replacement planting required for a period of 5 years
- Details of biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011) including details of their management and maintenance has been submitted to and approved in writing by the council. The roofs shall thereafter be installed and managed as per the approved details.
- Details of the Provision of swift boxes. The boxes shall thereafter be installed and managed as per the approved details.
- The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- Prior to occupation plan showing a satisfactory layout of the Multi Storey Car Park submitted to and been approved in writing by the Local Planning Authority. The vehicle parking spaces shall be provided in full accordance with the approved details prior to first occupation and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.
- Prior to commencement vehicular access to be provided from Queens Walk to Oxford Road.

1. Consultation Responses

The main report sets out that information was under review by officers with further comments to be provided. These consultee comments are set out below.

Natural Environment Trees:

The changes as detailed in the Landscape and Public Realm Summary of Changes document and the amended Landscape Plans, received 18 February 2020 have been assessed. It is confirmed that the revised drawing address my concerns in relation to soft landscaping matters. No objection subject to landscaping; and any replacement planting for a 5 year period being secured by condition.

RBC Ecology Consultant:

There are no objections to this application on ecology grounds subject to conditions to secure:

- Full details of the biodiverse green roofs (the locations of which are shown on Macgregor Smith Landscape Architecture - Landscape General Arrangement Plan Biodiversity Roofs - drawing number 1205-011)
- Details of biodiversity enhancements, to include a minimum of 8 swift bricks on and around the buildings and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

RBC Housing Officer:

The revised offer of 42 units within Block E at the size and mix proposed is acceptable. This is subject to the LHA limit including benefitable service charges being secured within the S106.

Valuations

Officers have agreed a ‘clawback’ mechanism based on a detailed Open book cost/value review.

DC Transport

No objection - subject to conditions and S106 matters.

Further information submitted by the applicant has been reviewed to address technical concerns raised in previous comments.

Further assessment is set out in the Appraisal section below.

Emergency Planning Officer

Locations within the Inner Distribution Road are classified as a crowded place. Crowded places are attractive targets for terrorists (Reading is not at risk of specific terrorist threat, but its town centre is a crowded place). Most injuries in a bomb type terror attack come from flying glass. Therefore, suitable glazing is required to mitigate this. However, blasts tend to go “up and outwards” and the effect dissipates the further away you are. It is reasonable to ask developers to install laminated glass and frames to the appropriate British Standard below 5 stories in height (i.e. include laminated glass in the first 4 stories); in this instance it is suggested 4 stories above the car park level.

One further third party objection on the grounds that:

This proposal is a poor design solution in terms of its layout, height, bulk and massing and I feel it would have a significant detrimental impact on the surrounding conservation areas of St Mary's Butts/Castle Street and Russell Street/Castle Hill and on the many nearby Listed Buildings. It would fail to preserve or enhance views in this part of the town centre and will produce a development which is not sympathetic to the character of the area.

2. Further Appraisal

Affordable Housing

As set out in the main report a detailed financial viability assessment has been submitted and independently reviewed and has been found to justify the provision of 10% affordable housing for this scheme. The mix of units is also considered to be acceptable. However, should market conditions alter in the future or in the event of a change in tenure; or phasing of delivery of

the scheme; officers have sought a mechanism to re-evaluate the viability of the scheme and negotiate additional overage payments. To secure this within the S106 Legal Agreement additional heads of terms are now set out in the Recommendation section above.

Landscape and Ecology

The further information submitted (18th February 2020) has been considered by relevant consultees. The proposed tree species at the northern end of Queens Walk which is over natural ground have been amended from smaller scale *Amelanchier canadensis* to larger scale *Betula pendula* and the associated tree pit detail has been increased to provide a continuous pit to support the long success of the trees. The proposed smaller scale *Amelanchier canadensis* at the southern end of Queens Walk cannot be increased into large scale trees due to the loading restrictions of the existing structure.

In relation to ecology matters artificial turf has been replaced with composite timber decking, in response to comments regarding micro plastics, within the amenity areas and areas of biodiversity green roofs have been added.

These matters are therefore considered to be acceptable, subject to the conditions set out in the recommendation section above.

Transport

Amended plans have been submitted in relation to a number of technical matters.

- On the location of pillars to support Block E and the impact on existing car parking spaces, the amended layout is considered to be acceptable.
- For Block C clarity has now been provided for dealing with refuse in the form of the Proposed Refuse Strategy Plan 0340-P-00, management of the services can be dealt with by way of the Waste / Service Management Plan. Revised drawing 16428 0342 P-00 Site C - Retail Servicing Plan shows that servicing will be via the existing service corridor and goods lift. The submitted drawing identifies this as an existing goods lift and this is now identified on the existing and proposed plans so is acceptable.
- An area is provided surrounding the core of Tower B which has been confirmed as being an 'area of limited head room due to chamfered structure of proposed tower above'. However, given that this would only alter the car parking spaces of the existing car park minimally I am happy that this can be dealt with by way of a condition.

It is now stated that 82 parking spaces would be lost with a further 22 spaces allocated to the residential development resulting in a reduction of 104 public parking spaces from the multi-storey car park. It is possible that additional car parking spaces may be lost as a result of the updated layouts specified above. However, in principle, this level of loss of car parking from the multi storey car park is deemed acceptable from a planning point of view.

Highway matters are therefore considered to be acceptable, subject to the conditions set out in the recommendation section above.

DATE OF ISSUE	DAY	30	13	23	01	07	15	10	19	28	
	MONTH	11	12	01	02	11	01	02	02	02	
	YEAR	18	18	19	19	19	20	20	20	20	
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site A - 4th - 21st Floor Plan	A1	0406	P-00	P-01	P-02	P-03	P-04			P-05	
Site A - 24th Floor Plan	A1	0407	P-00	P-01		P-02	P-03			P-04	
Site A - Roof Plan	A1	0408	P-00	P-01		P-02	P-03			P-04	
Site A - Proposed Elevations Sheet 1 of 2	A1	0409	P-00				P-01	P-02		P-03	
Site A - Proposed Elevations Sheet 2 of 2	A1	0410	P-00				P-01			P-02	
Site A - Typical Bay Elevation	A1	0411	P-00				P-01			P-02	
Site A - 22nd Floor Plan	A1	0412					P-00			P-01	
Site A - 23rd Floor Plan	A1	0413					P-00			P-01	
Site B - Basement Plan	A1	0500	P-00				P-01		P-02		
Site B - Ground Floor Plan	A1	0501	P-00			P-01	P-02	P-03		P-03	
Site B - 1st Floor Plan	A1	0502	P-00		P-01	P-02	P-03				
Site B - Podium Floor Plan	A1	0503	P-00			P-01	P-02				
Site B - 2nd Floor Plan	A1	0504	P-00			P-01	P-02		P-03		
Site B - 3rd Floor Plan (Amenity Level)	A1	0505	P-00	P-01		P-02	P-03				
Site B - 4th - 18th Floor Plan	A1	0506	P-00	P-01	P-02	P-03	P-04				
Site B - 20th Floor Plan	A1	0507	P-00	P-01			P-02				
Site B - Roof Plan	A1	0508	P-00	P-01		P-02	P-03			P-04	
Site B - Proposed Elevations Sheet 1 of 2	A1	0509	P-00				P-01	P-02		P-03	
Site B - Proposed Elevations Sheet 2 of 2	A1	0510	P-00				P-01			P-02	
Site B - Typical Bay Elevation	A1	0511	P-00				P-01			P-02	
Site B - 19th Floor Plan	A1	0512					P-00				
Site C - Basement Plan	A1	0600	P-00				P-01		P-02	P-03	
Site C - Ground Floor Plan	A1	0601	P-00			P-01	P-02	P-03	P-04		
Site C - First Floor Plan	A1	0602	P-00			P-01	P-02				
Site C - 2nd Floor Plan	A1	0603	P-00			P-01	P-02		P-03		
Site C - 3rd Floor Plan (Amenity Level)	A1	0604	P-00	P-01		P-02	P-03				
Site C - 4th - 7th Floor Plan	A1	0605	P-00	P-01	P-02	P-03	P-04				
Site C - 8th - 15th Floor Plan	A1	0606	P-00	P-01	P-02	P-03	P-04				
Site C - 17th Floor Plan	A1	0607	P-00	P-01		P-02	P-03				
Site C - Roof Plan	A1	0608	P-00	P-01		P-02	P-03				
Site C - Proposed Elevations Sheet 1 of 2	A1	0609	P-00				P-01	P-02			
Site C - Proposed Elevations Sheet 2 of 2	A1	0610	P-00				P-01				
Site C - Typical Bay Elevation	A1	0611	P-00				P-01				
Site C - 16th Floor Plan	A1	0612					P-00				

DATE OF ISSUE	DAY	30	23	01	07	10	12	14	19	28	03
	MONTH	11	01	02	11	02	02	02	02	02	03
	YEAR	18	19	19	19	20	20	20	20	20	20
DRAWING TITLE	SIZE	DWG No.	REVISION								
Site D - Quadrant House - Basement Level Plan	A3	0700	P-00								
Site D - Quadrant House - Ground Floor Plan	A3	0701	P-00								
Site D - Quadrant House - First Floor Plan	A3	0702	P-00								
Site D - Quadrant House - Second Floor Plan	A3	0703	P-00								
Site D - Quadrant House - Third Floor Plan	A3	0704	P-00								
Site D - Quadrant House - Fourth Floor Plan	A3	0705	P-00								
Site D - Quadrant House - Roof Plan	A3	0706	P-00								
Site D - Quadrant House - Proposed Elevations	A3	0707	P-00								
Site D - Typical Bay Elevation	A3	0708	P-00								
Site E - Oxford Road - Basement Plan	A1	0800	P-00			P-01					
Site E - Oxford Road - Ground Floor Plan	A1	0801	P-00			P-01	P-02				
Site E - Oxford Road - 1st Floor Plan	A1	0802	P-00			P-01	P-02				
Site E - Oxford Road - 2nd Floor Plan	A1	0803	P-00			P-01	P-02	P-03		P-04	P-05
Site E - Oxford Road - 3rd - 6th Floor Plan	A1	0804	P-00	P-01	P-02	P-03				P-04	
Site E - Oxford Road - Roof Plan	A1	0805	P-00		P-01	P-02					
Site E - Oxford Road - Proposed Elevations	A1	0806	P-00			P-01	P-02			P-03	
Site E - Oxford Road - Bay Elevation Details	A1	0807	P-00			P-01				P-02	
Proposed Refuse Strategy Plan	A1	0340					P-00			P-01	P-02
Phasing Plan	A1	0341						P-00			
Site C Retail Servicing Plan	A1	0342								P-00	
Site B Undercroft Section Level 2	A3	0343									P-00
PURPOSE OF ISSUE		3		3	3	3		3	3	3	

List of submitted documents including :

Original Submission (December 2018)

Design and Access Statement, prepared by Corstorphine + Wright; Planning Statement prepared by DP9 Ltd;

Affordable Housing Statement, prepared by DS2 Ltd;

Transport Statement, Travel Plan and Servicing & Waste Management Plan, prepared by Connect;

Landscape Strategy (inc. Lighting Assessment) & Proposed Drawings, prepared by McGregor Smith;

Sustainability Statement, prepared by Hoare Lea;

Energy Strategy incl. BREEAM Pre-Assessment prepared by Hoare Lea;

Utilities Statement, prepared by Hoare Lea;

Ventilation and Extraction Statement. prepared by BJB;

Foul Water Statement, prepared by BJB;

Flood Risk Assessment and Drainage Strategy, prepared by BJB.

Internal Daylight Assessment, prepared by GVA;

Draft Demolition/Construction Environmental Management Plan, prepared by Stace;

Fire Strategy, prepared by Hoare Lea; and

Statement of Community Involvement, prepared by Four Communications.

Financial Viability Appraisal (FVA) prepared by DS2 Ltd Executive Summary (and detailed Confidential Report)

The planning application is accompanied by an Environment Statement (ES). This document has been prepared and coordinated by Trium, comprises the following:

- Non-Technical Summary
- Volume I: Main Text;
- Volume II: Townscape, Heritage and Visual Amenity; and
- Volume III: Appendices.

Amended Submission November 2019 :

Design and Access Statement Addendum (November 2019), prepared by Corstorphine + Wright;

Amended Landscape Strategy & Proposed Drawings (November 2019), prepared by McGregor Smith;

Planning Statement Addendum (November 2019), prepared by DP9 Ltd;

Amended Transport Assessment (November 2019), prepared by Connect;

Amended Travel Plan (November 2019), prepared by Connect;

Amended Sustainability Statement (inc. BREEAM Pre-Assessment) (November 2019), prepared by Hoare Lea;

Amended Energy Strategy (November 2019), prepared by Hoare Lea;

Amended Ventilation and Extraction Statement (November 2019), prepared by Hoare Lea;

Amended Utilities Statement (November 2019), prepared by Hoare Lea;

Amended Foul Water Statement (November 2019), prepared by BJB;

Amended Fire Strategy (November 2019), prepared by Hoare Lea;

Amended Flood Risk Assessment and Drainage Strategy (November 2019), prepared by BJB.

The application is accompanied by a Financial Viability Appraisal (FVA) prepared by DS2 Ltd

The planning application addendum is accompanied by an amended Environment Statement (ES). This document has been prepared and coordinated by Trium, with input from a number of specialist consultants to assess the environmental effects of the proposed development. The ES comprises the following:

- Non-Technical Summary
 - Volume I: Main Text;
 - Volume II: Townscape, Built Heritage and Visual Impact Assessment;
- and
- Volume III: Appendices.

Additional Information January 2020:

Broad Street Mall - Heritage & Townscape Response - January 2020
produced by KM Heritage