

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 31 MARCH 2021

Ward: Out of Borough

App No.: [None] (West Berkshire Council ref 19/00113/OUTMAJ)

Address: Land East Of Pincents Lane Tilehurst Reading Berkshire

Proposal: A hybrid application comprising the following elements: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace in use class D1 to provide a community healthcare hub and residential above (included in the 265 dwellings); Engineering operations on the area covered by the outline application to create suitable gradients for internal site roads and development platforms for the residential development; and FUL application for change of use of the eastern part (7ha) of the site for use as public parkland, to be protected from development in perpetuity. All matters except for access to the site are to be reserved. Matters for which detailed approval are sought are: The detailed design of the vehicular access to the site from Pincents Lane and associated turning area, the location emergency vehicular access to the site and the locations of pedestrian and cycling accesses to the site.

Applicant: U and I (Pincents Lane) Ltd.

Date received: validated 15 January 2019 (by West Berkshire Council)

Major Application: West Berkshire agreed extension of time date: 30 April 2021

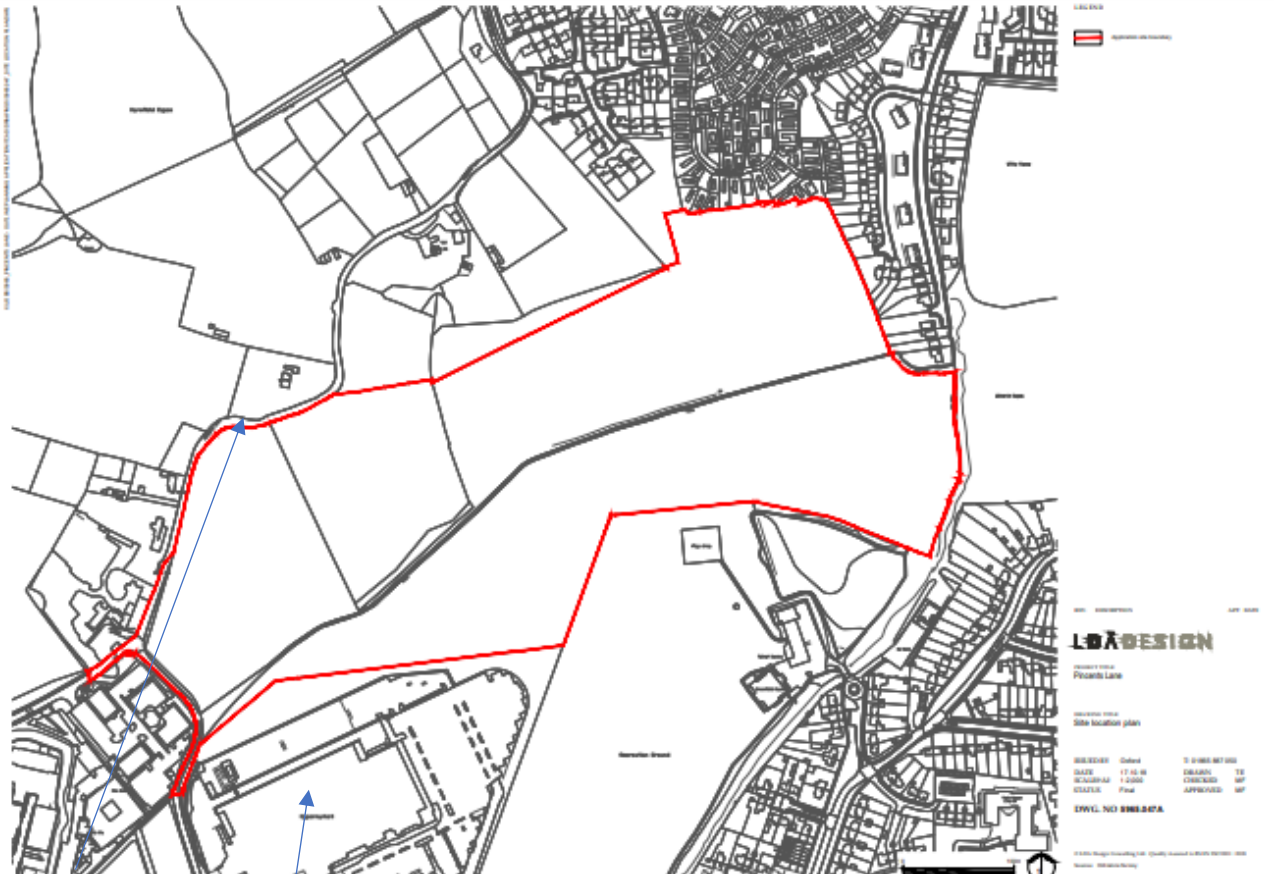
RECOMMENDATION:

That West Berkshire Council be informed that Reading Borough Council raises NO OBJECTION to the application.

That West Berkshire Council is sent a copy of this report for their information and use.

1. INTRODUCTION

- 1.1 The Council is aware that West Berkshire Council is considering a planning application for a major residential-led development of the land at Pincents Hill, Calcot. Although the Council has not been formally consulted on this application, officers consider it important for the views of RBC as the nearby local planning authority, to provide its views on this application.
- 1.2 At its nearest point (Park Lane, Tilehurst) the nearest part of the application site is approximately 0.61 km from the Borough/District Boundary. The application site is 17.48 hectares in total. The site is currently undeveloped and largely used for informal public access (footpaths cross the site).



Pincents Hill Sainsbury's (Savacentre)

Site Location Plan

2. PROPOSAL

- 2.1 The proposal is for a residential-led development of 265 dwellings, with a community facility, with a large proportion of the site for public open space.
- 2.2 Vehicular access would be taken from Pincents Lane, near to the Turnhams Green Business Park and would involve moving the current 'no entry' bollards slightly north. There would continue to be no through-access north on Pincents Lane towards Tilehurst.

3. RELEVANT PLANNING HISTORY

No relevant planning history on this site dealt with by Reading Borough Council.

4. CONSULTATIONS

- 4.1 WBC has carried out its own consultations. RBC's consultation responses are outlined below.

RBC Transport Development Control:

- 4.2 The Transport Development Control Manager has reviewed the information on the West Berkshire website and comments as follows:
- 4.3 This proposal is a hybrid application comprising the following elements: Outline application for up to 265 dwellings on the western part of the site and a mixed use building comprising 450sqm (GIA) of floorspace in use class D1 to provide a community healthcare hub and residential above (included in the 265 dwellings).
- 4.4 The applicant has submitted a Transport Assessment to accompany the planning application which has assessed the junctions within West Berkshire District. It is noted that the scheme would generate 174 trips (53 arrive/121 depart) in the AM peak and 171 trips (102 arrive/69 depart) in the PM Peak. A further 68 trips (34 arrive/34 depart) would be generated during the Saturday peak. The distribution of traffic has been assessed using the census travel to work data and is deemed an acceptable methodology and this estimates that the traffic flow towards Reading would be as follows: 56 trips in the AM Peak, 32 trips in the PM Peak and 16 during the Saturday Peak.
- 4.5 The levels of trips identified above would not be detrimental to the traffic flow within Reading which would further be diluted with trips using both the A4 Bath Road or Langley Hill. As such the Highway Authority has no objection to the proposal.

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) - among them the 'presumption in favour of sustainable development'.
- 5.2 The following local and national planning policy and guidance is relevant to this application:

National Planning Guidance

National Planning Policy Framework (2019)

West Berkshire Local Development Framework

- 5.3 The statutory Development Plan for West Berkshire comprises:
 - West Berkshire District Local Plan 1991 -2006 (Saved Policies 2007)
 - West Berkshire Core Strategy (2006-2026) (2012)
 - West Berkshire Housing Site Allocations Development Plan Document (2017)
- 5.4 The application site is not allocated in the Housing Site Allocations DPD.

6. APPRAISAL

6.1 The main issues of potential significance to Reading Borough are in terms of transport, impact on local infrastructure and visual effects.

(i) Transport Implications

6.2 As set out above, RBC Transport Development Control (the Highway Authority) has considered the proposal and consider that there are unlikely to be significant effects on the highway network within Reading Borough. Therefore, no objection on these grounds is necessary.

(ii) Local Infrastructure

6.3 The location of the development near to the Borough boundary means that it is possible that there may be some use of health and/or education facilities in Reading Borough as a result of this development, although the closest primary schools are in West Berkshire. However, West Berkshire currently operates the Community Infrastructure Levy. General contributions towards primary and secondary education and towards healthcare are listed on their Regulation 123 list, i.e. the schemes towards which CIL contributes. These will therefore be covered by CIL rather than Section 10/6, and there are no specific contributions to be sought from this scheme towards infrastructure provision in Reading. However, it is worth commenting to West Berkshire Council that there are substantial cross-boundary demands on local infrastructure, and emphasising the importance of joint working on identifying infrastructure pressures in the local area and directing new provision accordingly. The on-site community use is described as a 'community healthcare hub'.

6.4 In terms of open space, the development includes 10.27 hectares of open space to serve the development, to comply with West Berkshire's policy requirements. The site is situated to the immediate north of Calcot Recreation Ground and Linear Park some 0.8km to the south. Both of these are substantial open spaces within Calcot and some distance from the nearest large public open space in Reading Borough (Prospect Park). It is not therefore considered that there will be any significant impact on Reading's open spaces.

(iii) Visual Effects

6.5 The application is accompanied by an Environmental Statement which includes a views study. The A4 Bath Road in this area of Calcot may allow some glimpsed views of the proposal and an increase in urbanisation of the western fringe of Greater Reading, but there are no direct impacts in terms of views on Reading Borough.

7. CONCLUSION

7.1 As there are not expected to be any significant impacts on RBC in terms of transport, infrastructure or visual effects, it is recommended that RBC raise no objections to this application proposal.

Case Officer: Richard Eatough

Indicative Layout

