

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 8

PLANNING APPLICATIONS COMMITTEE: 6th October 2021

App No.: 191496/**OUT**

Site Address: Meadway Precinct, Honey End Lane, RG30 4AB

Proposal: Outline planning application (Access only. Appearance, Landscaping, Layout and Scale Reserved for future consideration) for the redevelopment of the Meadway precinct including partial demolition, refurbishment and extension of existing retail units and creation of new retail premises within Use Classes A1, A2, A3, A4, A5, D1 and D2, 258 new residential dwellings (Use Class C3), new car park and servicing arrangements, bin stores, engineering operations including re-profiling of embankment and associated landscaping, re-location of public toilets within precinct (amended description).

Applicant: Chillingham Limited

Date valid: 28 January 2020

Target Decision Date: 30 November 2021 (agreed extension)

RECOMMENDATION:

As per main report with further detail to S106 obligation (zero carbon) corrections to type of permission and condition 7 as follows:

GRANT Outline Planning Permission

S106 legal agreement to secure...

... Amended Heads of Terms no. 8 - Zero Carbon Homes: As per Sustainable Design and Construction SPD 2019, all dwellings to achieve 'Zero Carbon' with a minimum 35% improvement in regulated emissions over the 2013 Building Regulations Target Emissions Rate plus a Section 106 contribution of £1,800 per remaining tonne (to reach the 100% improvement level in respect of any shortfall above 35% but below 100% improvement) towards carbon offsetting within the Borough (calculated as £60/tonne over a 30-year period).

Sustainability Statement and Energy Statement to be submitted with Reserved Matters Application to include projected SAP calculations and including confirmation of carbon off-setting approach that will be taken and, if necessary, a calculation of S106 payment amount required should the development fail to achieve 100% off-set on-site to be submitted

As-built SAP calculation for all dwellings within each approved phase to be submitted for approval within 3 months following first occupation of that phase.

Contribution based on SPD formula below towards carbon-saving projects calculated for all dwellings based on approved SAP calculation to be paid to the

Council within 6 months following first occupation:

TER CO2 m2/yr less 35% CO2 m2/yr) = 65% of TER

65% of TER x total square metres = total excess CO2 emissions annually

Total excess CO2 emissions annually x £1800 = S106 contribution.

Corrected Condition 7: Subject always to the overall maximum floorspace set by Condition 6 and the maximum parameters set by Condition 5, the maximum amount of development for each use shall not exceed: i) Residential Dwellings (Class C3): 258 no. **[two hundred and fifty eight]** dwellings occupying 20,860 [twenty thousand eight hundred and sixty] square metres floorspace GEA. ii) etc. as per main agenda

All other parts of recommendation as per the main agenda.

1. Correction

- 1.1 The Recommendation incorrectly refers to granting Full Planning Permission. The Application is in Outline and as such it is Outline permission being recommended. The suffix on the application number should read "OUT" i.e. 191496/OUT.
- 1.2 Condition 7 correctly refers to 258 proposed dwellings written numerically but incorrectly refers to "[seven hundred and fifty]" dwellings as the written version of this number. The recommended condition above corrects this.

2. Zero Carbon Homes

- 2.1 Policy H5 requires that all new dwellings should be Zero Carbon. The Council's adopted Sustainable Design and Construction SPD (2019) defines a Zero Carbon Home as a dwelling which "*Achieves at least 35 per cent reduction in regulated carbon emissions (beyond Part L 2013) on-site. The remaining carbon emissions (to 100 per cent) are to be offset through a cash in lieu contribution to be ring-fenced for carbon savings elsewhere*"
- 2.2 The Layout, Scale, Landscaping and Appearance of the development are all Reserved Matters which makes it difficult to predict the energy performance of the development at Outline Application stage. It is therefore necessary to secure a process within the S106 legal agreement to allow for this to be assessed more appropriately at detailed design stage (i.e. Reserved Matters application stage) and ultimately determined most accurately once the dwellings have been built and a SAP assessment of the finished structure carried out. This secures the approach taken in the adopted SPD at the most appropriate point in the design process. A more detailed version of the proposed S106 heads of terms are set out in the recommendation above.

Case Officer: Steve Vigar