

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

PLANNING APPLICATIONS COMMITTEE: 1 DECEMBER 2021

Ward: Out of Borough

App No.: 211757/ADJ (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 165 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 165 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 (8ha) 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

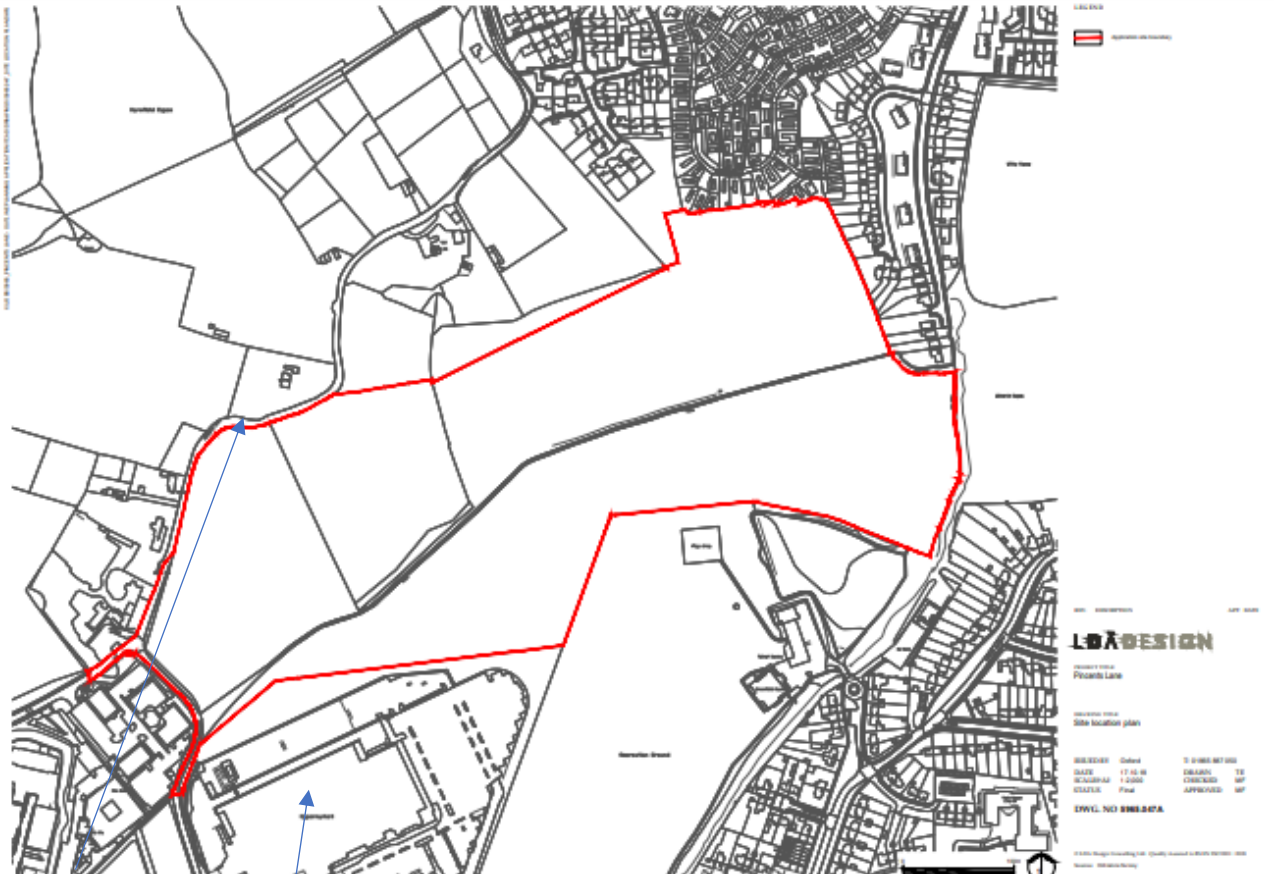
RECOMMENDATION:

That West Berkshire Council be informed that Reading Borough Council continues to raise 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 On 26 October, West Berkshire Council (WBC) wrote to Reading Borough Council (RBC) as the neighbouring Local Planning Authority to advise that additional drawings/amended plans have been received in relation to the above outline planning application, currently pending consideration by WBC. The proposal is an outline planning application for a major residential-led development of the land at Pincents Hill, Calcot. 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 revised proposal is for a residential-led development of 165 dwellings (previously 265 dwellings), with a community facility, with a large proportion of the site for public open space, now 8 hectares (previously 7 hectares).
- 2.2 Vehicular access would continue to 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 be no through-access north on Pincents Lane towards Tilehurst.
- 2.3 For clarity, the full extent of the changes to the original proposal are summarised in the consultation letter to RBC as follows:

“Main primary changes to the development proposed are: 165 dwellings (previously 265 dwellings) and 8 hectares public parkland (previously 7 hectares)

The additional documents are listed below and can be viewed at <http://planning/westberks.gov.uk/rpp/index.asp?caseref=19/00113/OUTMAJ>

Amended Plans:

Framework Travel Plan, Development Framework, Detailed Open Space Strategy, Illustrative Block Plan / Masterplan, Parameter Plan Land Use, Parameter Plan Access & Movement, Parameter Plan Green Infrastructure, Parameter Plan Development Densities, Parameter Plan Building Form and Building Heights, Parameter Plan Development Height Landscape and Green Infrastructure Strategy
Phasing Plan, Proposed Site Access Site Arrangement, Proposed Site Access Swept Path Analysis

Further Documents:

Addendum Transport Assessment, Addendum Environmental Statement Addendum Statement of Community Involvement, Addendum Planning Statement, Revised Section 106 Heads of Terms, Addendum Design and Access Statement Amended Flood Risk Assessment & Drainage Strategy”.

3. RELEVANT PLANNING HISTORY

3.1 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 No response received at the time of writing. The previous plans at up to 265 dwellings was not considered to be detrimental to the traffic flow within Reading Borough and no objection was raised. Officers anticipate a similar response on these amended plans and if any response is received this will be reported to you.

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 (2021)

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 Following the previous response (no objection), there are unlikely to be significant effects on the highway network within Reading Borough and an objection from the Highway Authority is not anticipated. Therefore, no objection on these grounds is considered to be 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 its own 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 106, 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 an increased area 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). The layout includes further open space areas. It is not therefore considered that there will be any significant impact on Reading's open spaces. Officers welcome the additional one hectare of on-site parkland/public open space, which will be a benefit to residents of Tilehurst/Calcot.

(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.

6.6 Formal comments have not been sought from the Planning Natural Environment Team on the impacts on landscape, trees, environmental sensitivities, etc, as these are considered to be matters to consider by the determining authority and for members' information, these are not issues which this Council raised previously either.

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.

7.2 WBC have confirmed that they are likely to report this matter to the next meeting of WBC's Eastern Area Planning Committee which is on 8 December 2021 and it is recommended that the contents of this report be supplied to WBC in time for this meeting. In summary, RBC did not raise objection to the original proposal; nor is objection raised now.

Case Officer: Richard Eatough

Original Indicative Layout



Revised Indicative layout

