

## COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 29<sup>TH</sup> March 2023

**Ward:** Emmer Green

**App No:** 221312/VAR

**Address:** Reading Golf Club, 17 Kidmore End Road, Emmer Green

**Proposal:** Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), 29 (CMS), 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy

**Applicant:** Vistry Thames Valley

**13 Week Target Decision Date:** 27/01/2023

### RECOMMENDATION:

Delegate to the Assistant Director of Planning, Transport and Public Protection Services (ADPTPPS) to i) **GRANT** full planning permission, subject to the satisfactory completion of a s106 legal agreement or ii) Refuse full planning permission if the legal agreement is not completed by 28/04/2023 (unless officers on behalf of the Assistant Director of Planning, Transport and Public Protection Services agree to a later date for completion of the legal agreement)

**S106 Obligations (As per the original outline planning permission - proposed changes shown ~~crossed through~~ and underlined):**

1. Provision of 30% on-site Affordable Housing at a tenure split of 62:38 (Affordable Rent / Shared Ownership) in line with the current Affordable Housing SPD 2020. Provision of an equivalent financial contribution towards provision of off-site affordable housing should the on-site units not be provided.
2. A contribution of £550,000 towards local healthcare provision
3. A contribution of ~~£135,000~~ £334,449 towards carbon off-setting or other contribution agreed with the LPA as part of the detailed SAP energy performance review of the development. Sustainability Statement and Energy Statement to be submitted 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
4. A contribution of £557,500 towards open space and leisure facilities in Emmer Green (including £250,000 towards provision of a 3G sports pitch)
5. Provision of a Construction Phase Employment, Skills and Training Plan and monitoring of this or equivalent financial contribution towards local skills and labour training.

6. Provision of a car club and spaces for a minimum period of 5 years and a contribution of £10,000 to assist funding of a local Car Club provider

7. A contribution of £25,000 towards public art

8. A contribution of £50,000 a year (for a minimum of 3 years and a maximum of 5 years) to support bus services serving the site within the Caversham area.

9. A contribution of £100, 000 to facilitate the appropriate changes at the junction of Peppard Road / Prospect Street / Henley Road / Westfield Road signalised control junction to increase capacity at the junction.

10. To enter into a highway agreement for junction improvements to the Peppard Road / Kiln Road / Caversham Park Road to mitigate the predicted increases, in accordance with the proposed mitigation scheme illustrated on Drawing 45675/5511/005 and Figure 7.1 of the TA.

11. To enter into a highway agreement to secure off-site highway works for pedestrians' improvements within the vicinity of the site as shown on concept drawing 45675/5511/004 and relocation of bus stop on Kidmore End Road as shown on concept drawing 45675/5510/001

12. To provide and manage all areas of on-site open space. Submission, approval and adherence to a maintenance and management strategy.

13. Submission, approval and adherence to a Travel Plan (including timetable for ongoing review and re-surveys)

14. A contribution towards off-site biodiversity enhancements within the local area to provide for a minimal overall 10% net gain in biodiversity

All contributions index linked from date of planning permission.

**Conditions (As per the original outline planning permission - proposed changes show ~~crossed through~~ and underlined):**

1. Outline Time Limit - Reserved Matters to be submitted within 3 years of the date of the original outline planning permission ref 211843 (31/03/2022)

2. Outline Time Limit - Development to commence within 3 years of the date of the original outline planning permission ref 211843 (31/03/2022) or 2 years from date of approval of reserved matters

3. Outline Reserved Matters - Prior to commencement of development reserved matters in respect of external appearance to be submitted and approved

4. Outline Principles - Reserved Matters in respect of appearance to accord with principles shown in approved plans and documents

5. Approved Plans - Development not to be carried out other than in accordance with the approved plans

6. Phasing - Prior to commencement of development submission and approval of development phasing plans and details

7. Materials - Prior to commencement of development of any dwellings details of all external materials to be used on dwellings to be submitted and approved
8. SAP Assessment Design Stage - ~~Prior to commencement of development a design stage SAP Assessment to be submitted and approved~~ Development not to be carried out other than in accordance with the submitted Energy Statement
9. SAP Assessment As Built - Prior to first occupation of the penultimate dwelling within each phase an as built SAP Assessment to be submitted and approved demonstrating compliance with that approved at design stage under condition no. 8 above
10. SuDS - Prior to commencement of development (excluding demolition) details of SuDS strategy, ~~design,~~ management, maintenance and timetable for implementation to be submitted and approved
11. SuDS - Implementation of SuDS in accordance with timetable and details approved under condition no. 10
12. Finished Floor Levels - ~~Prior to commencement of development details of finished floor level compared to existing ground levels to be submitted and approved~~ Development not to be carried out other than in accordance with the submitted floor level details and plans
13. Dwelling Mix - No change to proposed dwelling without written prior approval from the LPA
14. Hard and Soft Landscaping Scheme - Prior to commencement of development full details of hard and soft landscaping to be submitted and approved
15. Boundary Treatments - Prior to commencement of development of any dwellings full details of boundary treatments to be submitted and approved
16. Landscape Management - Prior to commencement of development full details of management and maintenance of all landscaped areas
17. Arboricultural Method Statement - ~~Prior to commencement of development a detailed arboricultural method statement and tree protection plan to be submitted and approved~~ Development not to be carried out other than in accordance with the submitted Arboricultural Method Statement
18. Removal of Permitted Development Rights - Class A & E for all new dwellings
19. Habitat Enhancement Scheme - Prior to commencement of development a habitat enhancement scheme and timetable for implementation to be submitted and approved
20. Construction Environment Management Plan (CEMP) - ~~Prior to commencement of development a CEMP to be submitted and approved~~ Development not to be carried out other than in accordance with the approved CEMP
21. External Lighting - Prior to commencement of development of any dwellings an external lighting scheme to be submitted and approved
22. Biodiversity Impact Calculation (BIC) - Prior to commencement of development a biodiversity enhancement scheme demonstrating compliance with the approved BIC to be submitted and approved

23. Mechanical Plant - No mechanical plant to be installed until a noise assessment as been submitted and approved

24. Dwelling noise mitigation - Prior to occupation of any dwelling noise, glazing, ventilation and any other mitigation measures to be provided in full in accordance with the approved details

25. Contaminated Land Assessment - ~~Prior to commencement of development a contaminated land assessment to be submitted and approved~~ Development not to be carried out other than in accordance with the approved contamination assessment

26. Contaminated Land Remediation - ~~Prior to commencement of development a contaminated land remediation scheme to be submitted and approved~~ Development not to be carried out other than in accordance with the approved contamination remediation scheme

27. Contaminated Land Remediation Implementation - To be implanted in accordance with approved timetable of works under condition no.26

28. Unidentified Contamination - Development to cease and investigations to take place if identified.

29. Construction Method statement (CMS) - Prior to commencement of development a CMS to be submitted and approved

30. Hours of Construction - To be as per the Council's standard hours only: 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays

31. No Burning of Waste on Site

32. Use of Roof Restricted - Flat roof areas of any new dwellings not be used as balcony, terrace or roof garden areas

33. Vehicular Access - No dwelling to be occupied until the access serving it has been provided in accordance with the approved details

34. Cycle Parking - ~~Prior to commencement of development of any dwellings details of cycle parking for all dwellings to be submitted and approved~~ Prior to occupation of any dwelling cycle parking spaces to be provided in accordance with the approved plans

35. Refuse Collection - ~~Prior to commencement of development of any dwellings details of refuse collection arrangements for all dwellings to be submitted and approved~~ Prior to occupation of any dwelling refuse storage facilities to be provided in accordance with the approved plans

36. Existing Access Closure - Existing accesses to be stopped up and abandoned when new accesses are brought into use

37. Maintenance of Visibility Splays - Area to be kept clear above a sightline height of 0.6m at all times

38. Electric Vehicle (EV) Charging - No dwelling to be occupied until details of EV charging scheme have been submitted and approved and active charging point provided in full on site

39. Vehicle Parking - ~~Prior to commencement of development of any dwellings details of all vehicle parking spaces to be submitted and approved~~ Prior to occupation of any dwelling vehicle parking spaces to be provided in accordance with the approved plans

40. Garages - All proposed garages to be kept available for parking of vehicles at all times

41. On-site Traffic Calming - ~~Prior to commencement of development of any dwellings details of all on-site traffic calming to be submitted and approved~~ No dwelling within an approved phase of the development to be occupied until traffic calming measures for that phase have been provided in accordance with the approved plans

42. Roads to be Provided - No dwelling to be occupied until the roads/driveway serving it have been provided in accordance with the approved plans

43. Security Strategy - Prior to commencement of development of any dwellings details of a security strategy to be submitted and approved.

44. Archaeology - ~~Prior to commencement of development implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted and approved~~ Development not to be carried out other than in accordance with the approved archaeological written scheme of investigation

45. Play Facilities - Prior to commencement of development of any dwellings details of all on site play facilities and equipment to be submitted and approved

46. Photovoltaic Panels - Prior to commencement of development of any dwellings details of photovoltaic panels to be submitted and approved.

47. Thames Water - Foul Water - Prior to commencement details confirming either foul water network upgrades have been undertaken or that a development and infrastructure phasing plan has been agreed with Thames Water to be submitted and approved.

48. Thames Water - Water Network - Prior to first occupation details confirming all water network upgrades to accommodate the development have been carried out or that a development and infrastructure phasing plan has been agreed with Thames Water to be submitted and approved.

49. Thames Water - Groundwater Abstraction Source Protection Strategy - Prior to commencement of development details of a Groundwater Abstraction Source Protection Strategy detailing how the water abstraction source would not be detrimentally affected by the proposed development both during and after its construction has been agreed with Thames Water to be submitted to and approved by the Local Planning Authority.

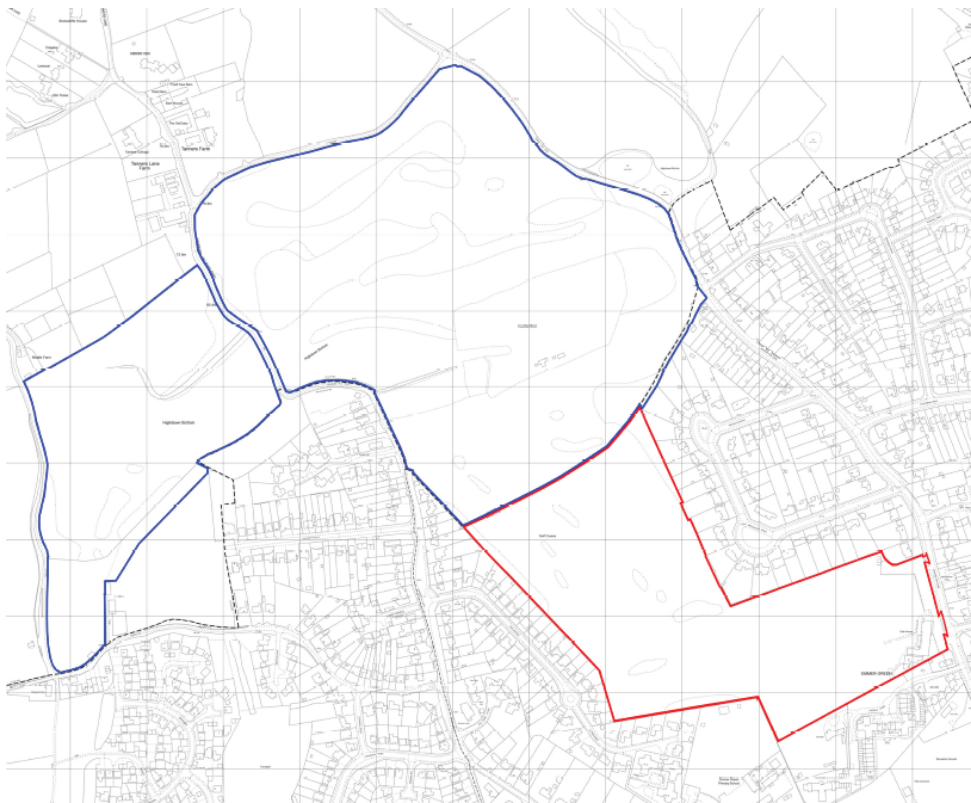
#### **Informatives**

1. Positive and Proactive Working - approval
2. Pre-commencement conditions information confirming agreement by applicant
3. Highways Act information
4. S106/S278 agreements relate to this application
5. Terms and conditions information
6. Building Control
7. Construction working information
8. No encroachment
9. Contaminated land information
10. CIL liable development
11. Protection of road verges information

12. Ongoing compliance conditions information
13. Access constriction information
14. Thames Water Information
15. Only works to trees included within the approved arboricultural method statement are approved by virtue of this permission

## 1. INTRODUCTION

- 1.1 The application site, delineated by the red line boundary, is 12.5ha in size and forms part of the former Reading Golf Club playing course. The site is currently vacant but consists of former holes 1 and 18 and part of holes 2, 3, 4 and 17 of the former course and facilities including clubhouse; storage; access and car parking. The land ownership of Reading Golf Club in its entirety consists of 42ha of land that spans the administrative boundary between Reading Borough and South Oxfordshire District. The 'redline' boundary of the application site is contained wholly within the Borough of Reading as illustrated on the Site Location Plan below:



*Location Plan - Red Line Area - Application Site and Land within Reading Borough. Blue Line Area - Land under the Applicants Control within South Oxfordshire District*

- 1.2 The application site is irregular in shape with the site frontage on Kidmore End Road where the site access, clubhouse and car parking area located.
- 1.3 The lower southern part of the application site is bounded to the south by the rear boundary line of the playing fields at Emmer Green Primary School; and the road access to Lyfield Court and The Conifers a retirement complex of 2-

storey accommodation; and the boundary of a large residential dwelling at The Brindles.

- 1.4 The upper northern part of the application site to the east and west is bounded respectively by the rear gardens of the two storey detached dwellings on Brooklyn Drive; and various styles of dwellings on Gorselands, Eric Avenue and Highdown Hill Road. Many of these dwelling plots contain gated access directly onto the Golf Course. The surrounding area within Reading Borough has a sylvan, low to medium density, suburban character. The northern alignment of the site has no physical boundary at present as it adjoins the remainder of the playing course located within South Oxfordshire District.
- 1.5 Reading Golf Club is no longer operating at the site having relocated to The Caversham course, however the application site is still laid out as a golf course, with records of a golf course existing in this location for over 100 years. A shorter form family golf facility called 'The Fairways' has been set up on land to the north of the application site on part of the former course land located within South Oxfordshire District. This facility offers fun-orientated short game golf, foot golf and disc golf activities.
- 1.6 The application site currently consists of extensive areas of open managed grassland with existing mature trees and hedgerows. Due to the extent of existing trees, of varying categories, the site is subject to an Area Tree Preservation Order (ref Area TPO 4/18) and TPO 96/02 which includes 23 individual trees and 9 groups of trees.
- 1.7 Areas within the site are subject to Reading Borough planning designations as set out on the adopted proposals map as a 'Site for development in Caversham and Emmer Green'; an area of identified biodiversity interest, and existing or proposed Green Link. The site is also located within an Area of Archaeological potential. To the north of the application site within the Applicant's ownership but within South Oxfordshire District is an Area of Ancient Woodland known as 'Cucumber Wood' whilst the Chilterns Area of Outstanding Natural Beauty (AONB) also lies approximately 1km to the north of the site.
- 1.8 Kidmore End Road is a single carriageway local distributor road operating a speed limit of 30mph. A footway is provided on the western side of Kidmore End Road and is segregated from the main carriageway by means of a 2.5m-wide grass verge.
- 1.9 Emmer Green Local Centre is located within 350m from the site boundary and provides amenities such as a Post Office; Convenience Store; Express Supermarket; Pharmacy and Take-aways, Cafes. Emmer Green Primary School is the closest primary school to the site, located approximately 850m away by foot. The nearest secondary school and sixth form is Highdown School and Sixth Form, this is located 1.1km west of the site, by foot.
- 1.10 Bus stops are located on Kidmore End Road in close proximity to the site access and egress, providing services into Reading Town centre and Reading Station (Premier Routes 23 and 24). The station is 3.3km from the site and can be reached in approximately 15-minutes by bicycle. Reading Borough Council (RBC) branded cycle routes R40 and R41 provide a connection to Reading Station and Town Centre.
- 1.2 Outline Planning Permission ref. 211843OUT was granted at the site on 31<sup>st</sup> March 2022 for demolition of the existing clubhouse and the erection of a new

residential scheme (c3 use) to include affordable housing and public open space at the former reading golf club with the ‘appearance’ of the development being the only reserved matter. In summary the development granted outline planning permission included:

- 223 residential dwellings including 67 (30%) affordable houses.
- 442 vehicle parking spaces
- A development layout set around a central spine road providing access from Kidmore End Road and a series of circular cul de sacs leading off from this central access road.
- 3.89ha of public open space and 0.74ha of public green space (total 4.63ha)
- A 0.16ha Local Equipped Area of Play (LEAP)
- Removal of 112 trees and planting of 196 new trees (net gain of 84 trees)
- Biodiversity enhancements (10% biodiversity net gain to be provided, on and off-site)



Approved Development Site Layout

## 2. PROPOSAL

2.1 The submitted application seeks to vary conditions, including amending the approved plans, attached to the original outline planning permission ref. 211843OUT (under section 73 of the Town and Country Planning Act) also known as an application for *minor material amendments* to a planning permission.

2.2 Fairfax Properties along with Reading Golf Club were the joint applicant for the outline permission. Since consent was granted, Vistry Thames Valley has acquired the site and propose a number of amendments in order for them to deliver the development.





*Proposed Amended Development Site Layout*

2.3 The proposed variations to the approved outline planning permission include:

- Amended unit mix as shown in table below (total number of proposed dwellings remains 223):

	Consented Mix	Proposed Mix
<b>Affordable Housing</b>	10 x 1-bed flat/maisonette	10 x 1-bed flat/maisonette
	6 x 2-bed flat	6 x 2-bed flat
	18 x 2-bed house	14 x 2-bed house
	13 x 3-bed house	17 x 3-bed house
	20 x 4-bed house	20 x 4-bed house
<b>Market Housing</b>		
	47 x 2-bed house	41 x 2-bed house
	50 x 3-bed house	57 x 3-bed house
	51 x 4-bed house	48 x 4-bed house
	8 x 5-bed house	10 x 5-bed house

- Approved unit mix provided 63.7% of dwellings as 3 bed or larger, proposed amended mix would provide increased 68.2% of dwellings as 3 bed or larger. 30% of dwellings to be provided as affordable housing as per the approved development.
- Minor layout and siting changes to every dwelling including changes to house types and widening of car spaces to ensure compliance with building regulation requirements for wheelchair user adaptability and needs of housebuilder.

- Increase in number visitor and car club parking spaces from 4 to 13
- The grass verge to northern edge of spine road between access and first northern junction has been removed to allow footway/cycleway to be moved out of Root Protection Areas and the grass verge to remainder of spine road made wider to improve soft landscaping along spine road.



*Approved layout with verge to all of spine road*



*Proposed layout without verge to first section of spine road and wider verge to rest of spine road*

- Garages removed from plots (using new plot numbering) 24, 26, 27, 29, 30, 33, 34, 43, 44, 46, 47, 48, 49, 50, 55, 56, 72, 73, 82, 83, 99, 100, 113, 126, 127, 128, 130, 131, 139, 144, 145, 194, 195, 197, 198, 207, 209 and replaced with 2nd on plot parking space to encourage use and discourage on street parking. These plots will be provided with sheds for bike parking.
- On plots where garages are to be retained, garages pushed back in the plot to allow for 2 driveway parking spaces in addition to garage space.
- Drainage attenuation basins and swales have been re-designed, and locations adjusted within the site to accommodate site flows and to re-

locate them from higher areas of the site A proposed attenuation basin in the south west corner of the site has been removed. The proposed swale within the main area of open space in the north east of the site (opposite plots 146-160 and adjacent to the rear gardens of existing properties to Brooklyn Drive) is proposed to be relocated closer to the road, to avoid retained trees / excavation within root protection area (RPA).

- A series of culverted crossing points are proposed to be provided over swale which spans the length of the area of public open space to maintain accessibility to this area from the to the northwest part of the development.
- Position of central attenuation basin and Locally Equipped Area of Play (LEAP) changed within the centre of the site. Second LEAP added in south west corner of the site in replace of attenuation basin that is to be removed.



*Approved location of central attenuation basin and LEAP*



*Proposed location of central attenuation basin and LEAP*

- Changes to the overall amount, layout and composition of open space to be provided within the development. Shown in table below with proposed change in provision compared to that approved shown in brackets:

<b><u>Public Open Space</u></b>	Equipped/Designated Play Area	0.16ha
	Parks and Gardens	1.03ha (+0.02ha)
	Amenity Green Space	1.01ha (-0.32ha)
	Natural and Semi-Natural	1.77ha (+0.6ha)
<b>TOTAL PUBLIC OPEN SPACE</b>		<b>3.97ha (+0.08ha)</b>
<b><u>Public Green Space</u></b>	SuDS	0.24ha (-0.26ha)
	Street Planting	0.34ha (+0.1ha)
<b>TOTAL PUBLIC GREEN SPACE</b>		<b>0.58ha (-0.16ha)</b>
<b>TOTAL UNDESIGNATED OPEN SPACE:</b>		<b>4.55ha (-0.08ha)</b>
<b><u>Private Green Space</u></b>	Front Garden	0.43ha (+0.06ha)
	Rear Garden	2.46ha (-0.34ha)
<b>TOTAL PRIVATE GREEN SPACE</b>		<b>2.89ha (-0.28ha)</b>
<b>TOTAL PUBLIC &amp; PRIVATE GREEN SPACE</b>		<b>7.44ha (-0.36ha)</b>

- The proposed re-design of the layout of attenuation basins and swales across the site allows for retention of 6 trees previously proposed for removal (trees with references G165, T166, T167, T168, T169 and T170 from tree survey considered when outline planning permission was granted). The outline permission secured planting of 196 new native trees resulting in an overall net gain of 84 trees. The variation application proposes that an additional 13 trees would be planted making a total of 209 new native trees across the site which is an overall net gain of 104 trees.
- Turning head inserted to parking court to front of plots 215-223 for access

- Changes to the energy strategy for the development including reduction in the number of dwellings to be served by ASHP's from all dwellings to 81.

#### 2.4 Other plot specific changes to the approved development include:

- Plot 3 parking handed to increase separation between plot 2 and 3.
- Plot 6 parking moved alongside dwelling
- Plot 24 parking moved adjacent to dwelling Substation inserted opposite plot 26 to allow for additional load due to requirements for electric vehicle charging points and ASHP's.
- Plots 35-37 frontage parking moved to sides of plots to allow for increased soft landscaping to spine road.
- Parking to plots 39-40 handed to allow for traffic calming measures to be inserted.
- Plot 46/47 now semi-detached.
- Plot 48 now detached.
- Road junction near plot 58 amended to remove majority of road and footpath from RPA on opposite side of road.
- Plot 59 made narrower to accommodate new road layout.
- Plot 60 changed to bungalow.
- Plot 63-64 amended from 1 bed maisonettes to 1 bed houses to allow for M(4)2 compliance and remove need for windows facing boundary
- Plot 71 now detached.
- Plot 73 frontage parking moved to side to increase soft landscaping.
- Plots 84-85 re-orientated to address new road layout and avoid close rear to side relationship.
- Plots 89 & 90 detached with parking alongside dwelling.
- Plots 93-94 parking moved adjacent to dwellings with garages provided.
- Plot 97 now two storey to match other house in semi-pair.
- Plot 98 wider plot added.
- Plot 99 amended so frontage faces open space instead of boundary. Parking moved alongside dwelling to remove approved parking and garage layout from fouling open space.
- Plot 100-101 now semi with frontage parking.
- Plot 102 now detached.
- Plot 107 parking handed to make more convenient.
- Plot 108 parking handed.
- Plots 116 & 117 re-arranged to face open space. Plot 118 moved to avoid clash with RPA's and avoid overshadowing into garden.
- Plots 132 to 139 order revised.
- Plots 135-136 moved forward with driveway parking to reduce pressure on RPA within rear garden and limit overshadowing to gardens.
- Plots 144-145 rotated to provide dual aspect and passive surveillance onto open spaces
- Parking rearranged for plots 159-160.
- Plots 176-179 stepped back from street to facilitate parking requirements of M4(2).
- Plot 180 changed to smaller plot to allow for re-configured parking to still fit between RPAs of retained trees.
- Plots 181-191 rearranged to allow for larger area of public open space around tree between plots 181/182. 1 bed maisonettes in run amended to 1 bed houses to allow for M(4)2 compliance.
- Plots 192, 193, 212 and 213 amended to allow for M(4)2 compliance.
- Plot 198 parking moved to improve relationship with dwelling
- Plots 215-216 parking removed from rear gardens

2.5 The application also seeks to vary a number of conditions attached to the extant outline planning permission by way of either amended wording of the conditions or by seeking approval of details reserved by the conditions. This includes for the following conditions:

- Condition no. 5, (approved plans)
- Condition no. 8 (dwelling emission rate - design stage)
- Condition no. 10 (SuDS Strategy)
- Condition no. 11 (implementation of SuDS Strategy)
- Condition no. 13 (housing mix)
- Condition no. 12 (Site Levels)
- Condition no. 17 (arboricultural method statement)
- Condition no. 19 (Habitat Enhancement Scheme)
- Condition no. 20 (Construction Environmental Management Plan)
- Condition no. 22 (Biodiversity Net Gain),
- Condition no. 25 (Contamination Assessment),
- Condition no. 26 (Contamination Remediation)
- Condition no. 29 (Construction Method Statement)
- Condition no. 34 (Cycle Parking Spaces)
- Condition no. 35 (Refuse and Recycling)
- Condition no. 39 (Car Parking Spaces)
- Condition no. 41 (Traffic Calming Features)
- Condition no. 44 (Archaeological Works)

#### Environmental Impact Assessment Matters

2.6 The planning outline application which was approved (ref. 211843) was accompanied by an Environment Statement (ES), as the development was considered to be an EIA Development (Environmental Impact Assessment Development) The EIA process is used to assess the likely significant effects of a proposed development upon all aspects of the environment. The EIA is also relevant to the current application which seeks to vary the existing outline planning permission. The current application is accompanied by an addendum statement to the original ES, setting out the impacts of the proposed changes to the development. The ES is required to provide the LPA with sufficient information about the potential effects of the development prior to a decision being made on the variation planning application. The information provided as part of the ES addendum and original ES to which it relates have been considered in the determination of the application and were consulted on in accordance with the EIA Regulations 2017.

#### 2.7 Submitted Drawings and Documents

- Presentation Site Layout (dwg no. 6960-PL054 REV J);
- Site Layout (B+W) (dwg. no. 6960-PL053 REV Q);
- Details Site Layout - Sheet 1 (dwg no. 6960-PL059 REV O);
- Site Block Plan (dwg no. 6960-PL-051D)
- Details Site Layout - Sheet 2 (dwg no. 6960-PL060 REV M);
- Details Site Layout - Sheet 3 (dwg no. 6960-PL061 REV M);
- Parking Plan (dwg no. 6960-PL057 REV I);
- Site Layout Affordable Dwelling Locations (dwg no. 6960-PL064 REV B);
- Schedule of Accommodation ref. 6960-D.06
- Green Space Provision on Site (dwg no. 6960-PL063 REV h);
- Garages - Proposed Plans and Elevations (dwg no. 6960-PL154 REV C);

- Sub Station & Cycle Stores (dwg no. 6960-PL157);
- Landscape Masterplan (dwg no. VYH23781 10)
- Proposed Site Sections (dwg no. VYH23781 16)
- Tree Planting Plan (dwg no. VYH23781 17 Rev C)
- Arboricultural Method Statement ref. D2218AMS v4
- Foundation Zoning Plan 47313-ECE-XX-XX-DR-S-001 P04
- Construction Environmental Management Plan ref. P3063
- Technical Species note to support CEMP
- AES Energy Statement Rev 3
- AES Full SAP Calculations
- Biodiversity Impact Calculation report and spreadsheet
- Levels & Drainage Sheet 1 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-001-P9);
- Levels & Drainage Sheet 2 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-002-P10);
- Levels & Drainage Sheet 3 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-003-P9);
- Levels & Drainage Sheet 4 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-004-P10);
- Levels & Drainage Sheet 5 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-005-P9);
- External Works Sheet 1 of 4 (dwg. 6452-MJA-SW-XX-DR-C-400-P3)
- External Works Sheet 2 of 4 (dwg. 6452-MJA-SW-XX-DR-C-401-P4)
- External Works Sheet 1 of 4 (dwg. 6452-MJA-SW-XX-DR-C-402-P4)
- External Works Sheet 1 of 4 (dwg. 6452-MJA-SW-XX-DR-C-403-P3)
- Pond A Sections (dwg no. 6452-MJA-SW-XX-DR-C-025-P1)
- Pond B Sections (dwg no. 6452-MJA-SW-XX-DR-C-026-P1)
- Drainage GA Sheet 1 (dwg no. 6452-MJA-SW-XX-DR-C-020-P2);
- Drainage GA Sheet 2 (dwg no. 6452-MJA-SW-XX-DR-C-021-P2);
- Long Section Sheet 1 of 3 (dwg. no. 6452-MJA-SW-XX-DR-C-101-P1);
- Long Section Sheet 2 of 3 (dwg. no. 6452-MJA-SW-XX-DR-C-102-P2);
- Long Section Sheet 3 of 3 (dwg. no. 6452-MJA-SW-XX-DR-C-103-P1);
- Central Basin Details (dwg. no. 6452-MJA-SW-XX-DR-C-151-P1);
- Northern Swale Details (dwg. no. 6452-MJA-SW-XX-DR-C-152-P1);
- Adoptable Sewer Construction Details (dwg. no. 6452-MJA-SW-XX-DR-C-201-P1)
- Proposed Swale Crossings (dwg. no 6452-MJ-SW-XX-DR-C-204 Rev P1)
- SUDS Technical Note;
- EIA Addendum Note (P22-1156)

### 3. PLANNING HISTORY

- 3.1 161871: Re-pollard 2 lime trees (T1 and T2). Granted on 11th October 2016.
- 3.2 181992: Cut back one oak overhanging 3 Gorselands from the Golf Course to give 6.5m clearance from property. Granted on 9th January 2019.
- 3.3 200229: Request for an EIA Scoping Opinion in accordance with Regulation 15 (2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) with regard to the proposed development at Reading Golf Course to develop a scheme for a mixed-use residential led development to incorporate up to 275 new homes; medical space; associated open space and landscaping; vehicle parking, pedestrian, cycle and vehicular accesses, associated highway works; and associated infrastructure. Advice provided between April and May 2020.
- 3.4 200713: Outline planning application, with matters reserved in respect of

Appearance, for demolition of the existing clubhouse and the erection of a new residential-led scheme (C3 use to include affordable housing) and the provision of community infrastructure at Reading Golf Club. This scheme was based on a development of 260 dwellings. Withdrawn on 25<sup>th</sup> November 2020.

- 3.5 211843: Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential scheme (C3 use to include affordable housing) and public open space at the former Reading Golf Club. Granted on 31<sup>st</sup> March 2022 (linked to a S106).
- 3.6 220738: Application for approval of details reserved by conditions 19 (Habitat Enhancement Scheme), 20 (Construction Environmental Management Plan) and 44 (Archaeology) of planning permission ref. 211843. Split Decision on 4<sup>th</sup> November 2022 (details under condition 44 approved but details under condition 19 and 20 not approved)
- 3.7 220930: Application for approval of reserved matters (appearance) submitted pursuant to outline planning application ref. 221312/VAR. Under Consideration
- 3.8 220958: Application for approval of details reserved by conditions 25, 26 (Contamination) and 29 (Construction Method Statement) of planning permission ref. 211843. Split Decision on 4<sup>th</sup> January 2023 (details under conditions 25 and 26 approved but details under condition 29 not approved)
- 3.9 220960: Application for approval of details reserved by conditions 21 (External Lighting) 35 (Refuse) and 39 (Vehicle Parking) of planning permission ref. 211843. Withdrawn on 30<sup>th</sup> August 2022
- 3.10 221713: Application for approval of details reserved by conditions 47 (water infrastructure phasing plan) and 48 (water network upgrades) of outline planning application ref. 221312/VAR. Under Consideration
- 3.11 221762: Application for approval of details reserved by condition 6 (Phasing) of planning permission ref. 211843. Under Consideration
- 3.12 221764: Application for approval of details reserved by condition 7 (Materials) of outline planning application ref. 221312/VAR. Under Consideration
- 3.13 221765: Application for approval of details reserved by condition 21 (external lighting scheme) of outline planning application ref. 221312/VAR. Under Consideration
- 3.14 230024: Application for approval of details reserved by condition 29 (Construction Method Statement) of planning permission ref. 211843. Under Consideration
- 3.15 230073: Application for Approval of details reserved by condition 14 (hard and soft landscaping) of planning permission ref. 211843. Under Consideration

#### 4 CONSULTATIONS

##### *Statutory*

- 4.1 Environment Agency: No objection to the proposed changes.



- 4.2 Natural England: Does not wish to comment on the proposed changes - advises that the application should be determined in accordance with the relevant National and Local Policies and Guidance.
- 4.3 SuDS (Local Flood Authority): No objection to the proposed changes, subject to retention of condition no. 11 to require details of the management and maintenance strategy for the SuDS to be submitted and agreed by the Local Planning Authority

#### RBC Environmental Protection

- 4.4 No objection to the proposed changes, subject to the conditions attached to the original permission being re-applied. (To secure implementation of the submitted glazing and ventilation scheme, submission approval and implementation of details of bin store details including pest control measures and a construction method statement and to control hours of construction to standard working hours - 0800 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturdays only).

#### RBC Transport

- 4.5 No objection to the proposed changes, subject to the conditions and section 106 obligations for off-site highway improvement works attached to the original outline planning permission being re-applied. (Conditions To secure submission, approval and implementation of a construction method statement, a scheme of electric vehicle charging and a condition to notify future occupants that they would not be automatically entitled to a parking permit). The submitted vehicle parking, cycle parking and refuse collection details are acceptable and therefore these conditions can be changes to compliance conditions to require the development to be carried out in accordance with the approved details).

#### RBC Planning Natural Environment Team (Trees)

- 4.6 No objection to the proposed changes. The submitted arboricultural method statement (AM) adequately demonstrates suitable mitigation measures to ensure that the development can be carried out without adversely impacting upon retained trees. This satisfies the details required under condition no. 17 of the extant outline planning permission and therefore this condition should be changed to a compliance condition to require the development to be carried out in accordance with the approved details.
- 4.7 It is recommended that informatives are added to any new planning permission noting that the site is covered by an area TPO and therefore any works to trees not included with the AMS could not take place without separate consent that would need to be obtained under a Tree Works Application. Informatives to advise that storage of materials within future landscaped areas not set out within the AMS should not be carried out without appropriate ground protection measures and that a record of ongoing adherence to the AMS should be maintained to allow the discharge of condition no. 17 at the end of the development construction process.

#### RBC Ecological Consultant

- 4.8 Comments to follow in update report.

Berkshire Archaeology

- 4.9 No objection to the proposed changes. Condition no. 44 of the original permission required submission and approval of an Archaeological Written Scheme of Investigation (WSI). An acceptable WSI was approved under approval of details reserved by condition application ref. 220739APC. A condition should be attached to any variation permission to require the development to be undertaken in full accordance with the WSI.

Thames Water

- 4.10 No comments received regarding the proposed changes. Conditions 47, 48 and 49 attached to the original permission to require submission and approval of infrastructure phasing plans for the water and foul water networks to serve the development and a Groundwater Abstraction Source Protection Strategy would be re-applied.

Thames Valley Police Crime Prevention Design Adviser (CPDA)

- 4.11 No comments received regarding the proposed changes. Condition no. 43 attached to the original permission to require submission and approval of a site security strategy would be re-applied.

Conservation Area Advisory Committee (CAAC)

- 4.12 No comments received regarding the proposed changes.

RBC Waste

- 4.13 No objection to the proposed changes, refuse storage and collection arrangements for the development are acceptable.

RBC Leisure/Parks

- 4.14 No comments received regarding the proposed changes.

RBC Housing

- 4.15 The Officer would prefer if one of the five-bedroom houses formed part of the affordable offer but acknowledges that this goes beyond what was agreed under the original permission.

RBC Licensing

- 4.16 No objections to the proposed changes.

Chilterns Conservation Board

- 4.17 No comments received regarding the proposed changes.

Forestry Commission

- 4.18 The application should be determined in accordance with the relevant National and Local Policies and Guidance

Oxfordshire County Council

- 4.19 No comments received regarding the proposed changes.  
Sport England
- 4.20 Does not wish to comment on the proposed changes.  
Berkshire, Buckingham and Oxfordshire Wildlife Trust (BBOWT)
- 4.21 No comments received regarding the proposed changes.  
NHS CCG (Clinical Commissioning Group)
- 4.22 Does not wish to comment on the proposed changes.  
Historic England
- 4.23 Does not wish to comment on the proposed changes.  
Member of Parliament for Reading East - Matt Rodda MP
- 4.24 I am writing to ask the council to oppose some of the proposed changes to plans to develop the Reading Golf Course site. I opposed this development, but I realise that the site now has planning permission for development. It is important that the impact of any development is reduced, and that the development meets local housing needs and that it protects the environment as far as possible. This letter follows the discussion between Reading Borough Council and the developer, and I would like to add that I appreciate the council's work on this, including its work to ensure that houses developed on the golf course site use environmentally friendly heating. I would like to make the following points:
- *Reducing the impact of the development on neighbours*  
Neighbours have been concerned about the visual impact of the development and I share their concerns. I would encourage the council to maintain a significant and clear gap, planted with trees and bushes, between the end of neighbouring gardens and the new houses. I would also encourage the council to press for strict controls on noise, working hours, site traffic and other disturbance once building work starts on the site and for compensation to be offered to residents for any breaches.
  - *Trying to reduce some of the impact on local roads*  
In addition, I support other measures, such as the support for public transport and funding of improvements to road safety to help reduce the impact of additional traffic from the development. For example, I hope that developer contributions can be used to improve the crossing at the junction of Peppard Road and Henley Road by the Last Crumb pub. I would be interested in other improvements to public transport, crossings or road safety measures funded by the development.
  - *Housing need*  
There is a need for more affordable housing in Reading, both to buy and to rent, and many first-time buyers are struggling to get on the housing ladder. I hope this will be taken into account as the council discusses changes to the application and I understand that fewer five-bedroom

homes are now due to be built on the site, with more three and four bedroom homes.

I would encourage the council to press the developer to offer a mixtures of homes so that the site provides an opportunity for local residents and families to buy or rent homes in Reading.

- *Green energy*

I support the council's work to encourage the use of green energy at new homes at the site. I would encourage the council to press for homes to be built to the highest standards and to have solar panels and heat pumps. New developments should be built to comply with the UK's commitments to reduce carbon dioxide and greenhouse gas emissions and it is important that developers support this work.

- *Supporting biodiversity*

The golf course site contains a wide range of native mature trees and woodland, which are important habitats for wildlife. I understand that the woodlands are due to be protected and I would like the developer to also ensure that trees which stand in what was part of the golf course are also protected. I would like to see the developer go further and introduce some rewilding at the site. Given the size of the development and the nature of the site there should be opportunities to turn land which would not be part of gardens into meadows or new woodland.

*Public Consultation*

4.25 Site notices were erected at five locations surrounding the site on 27<sup>th</sup> October 2022. Adjoining occupiers were formally consulted by letter - this consultation period ceased on 6<sup>th</sup> December 2022.

4.26 Five objections have been received which are summarised below:

4.27 Caversham and District Residents Association (CADRA)

- Concern that the variations sought include removing 19 of the 49 conditions imposed at outline approval stage in March 2022. Each condition had a reason attached to it in the notice letter which still need to be addressed in the final proposals.
- Note that Conditions 19 - Habitat Enhancement Plan (HEP) and Condition 20 - Construction Environmental Management Plan (CEMP) that were refused under approval of details reserved by condition application ref. 220738 are now included within this variation application with revised proposals submitted. Consider that the previous version 1.1 of the HEP did not include specific measures to ensure the green links across the site are retained as per the requirement in Condition 19. This was raised with Vistry at a meeting held on 2nd November 2022. Vistry stated that the green links are included. However, CADRA would like to see these shown clearer on the plan.
- Note that the updated CEMP that has been submitted includes for additional surveys during and the deployment of an Ecological Clerk of Works during the construction phase on site.

- The application seeks to remove a large number of garages and replace them with parking spaces. If permitted development rights allow future construction of car ports, it will be important to limit this to an agreed standard design.
- The proposal to split the on-site play space into two areas within the development is welcomed.
- The proposed abandoning of the provision of heat pumps to all dwellings, on the grounds that the utility company says it doesn't have the network capacity is contrary to condition 5. The condition states that the development shall only be carried out in accordance with the approved documents and drawings, which include the Energy and Sustainability Strategy, and the use of heat pumps is a key part of Reading's Climate Emergency Strategy. CADRA urges RBC to ensure that the network capacity for heat pumps can be provided and not to accept the proposed amendment.

#### 4.28 Keep Emmer Green (KEG)

- Each of the conditions attached to the approved planning permission ref. 211843 should be considered material and the request to remove should be refused. It is noted that two conditions (19, & 20) were included in a separate application number 220738, were refused and are now included in this application.
- Regardless of its efficacy and the individual changes being of varying importance, taken together, this application represents a major step away from the original proposal.
- For example, condition 5 relates to the provision of air source heat pumps (ASHP) in all houses. SSE have advised the developer that they are unable to service the 223 homes included in this development. The application is therefore reduced to 81 with the rest of the houses being supplied with the normal gas alternative. The RBC Sustainable Design and Construction SPD states that combustion based combined heat and power (CHP) should be avoided as it is a significant contributor to poor air quality. The document further states that ASHP as an alternative to gas fired CHP should be avoided and ground source heat pumps should be adopted as they enable greater seasonal efficiencies and are longer lasting than ASHP. The installation of heat pumps was a cornerstone of the planning proposal approved by the Council. We consider that any development on the site should be limited to those properties which can be provided with heat pumps. The failure of the developer to establish that heat pumps can now be fitted has led to this situation and the original application for heat pumps to be fitted to all homes should be strictly enforced.
- Condition 9 relates back to the emissions in Condition 8 and requires satisfaction before construction. In the rebuttal the developer talks of each phase of houses taking two years to build and uses this argument to suggest it is unreasonable to require compliance until the last, but one house is complete. Our understanding from the very start was that the entire site would be built out in 4/5 years so it is unlikely one phase will take half of that time.

- Approval of details relating to condition 10 (SuDS) and 17 (Arboricultural Method Statement) should take place before the development gets underway.
- Condition 22 requires that the developer achieves a 10% gain in habitat biodiversity units. This apparently, cannot be achieved on site and requires additional contributions, monetary or otherwise, either on site or elsewhere. The details supplied with the application do not make clear what percentage is represented by 3,589 habitat units.
- The application identifies 34 garages to be removed and be replaced with 2nd on plot parking spaces. It is accepted that garages are often used for storage of items other than vehicles and it is to be hoped that the car port replacements will be of good quality and enhance rather than detract from appearance.
- For the above reasons the request by the applicant not to comply with the various conditions imposed when the application was approved should be declined.

#### 4.29 Other public comments:

- Concern about changes to SuDS strategy and removal of the attenuation basin in the northwest corner of the site and its replacement with additional play area space. This area is prone to becoming extremely boggy during wet weather. What provisions/assurances are in place that the existing waterlogging won't be exacerbated by the development and relocation of this attenuation basin to the detriment of Eric Avenue residents, whose homes and gardens back onto this part of the development.
- Reading has been named as a Climate Action Leader and In this context, it is worrying that instead of all 223 houses being heated by air-sourced heat pumps, as envisaged, only 81 will be and the remaining 142 will be supplied with gas boilers. This is blamed on the local electricity network operator.
- I do not see a major change in these applications to the original but there is a lot of detail to compare.
- Concern that details for the plans for the construction holding yard and on-site offices is not detailed in the new application. In the previous application these areas were set very close to my house which suggests to me that I will be disturbed by deliver lorries and movement of materials and staff for the long term of the build for the whole site.

## 5 RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Procedural Guidance: The submitted application is to vary conditions attached to the original outline planning permission (under section 73 of the Town and Country Planning Act) also known as an application for *minor material amendments* to a planning permission. The National Planning Practice Guide on such applications sets out that:

*Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the extant permission, which remains intact*

*and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted.*

*A decision notice describing the new permission should be issued, setting out all the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the extant planning permission unless they have already been discharged.*

*As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the extant permission.*

*If the original permission was subject to a planning obligation, then this may need to be the subject of a deed of variation.*

*There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.*

*Section 73 applications are considered against the Development plan and material considerations, under section 38(6) of the 2004 Act, and conditions attached to the existing permission. Local planning authorities should, in making their decisions, focus their attention on national and development plan policies, and other material considerations which may have changed significantly since the original grant of permission.*

*If a section 73 application is granted a new decision notice referring to the permission as being granted under s73 should be issued, including the conditions attached to the new permission and restating the conditions imposed on earlier permissions that continue to have effect.*

- 5.2 In addition to the above, 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) which states at Paragraph 11 “Plans and decisions should apply a presumption in favour of sustainable development”.

#### National Policy

- 5.3 National Planning Policy Framework (2021). The following chapters are the most relevant (others apply to a lesser extent):
2. Achieving sustainable development
  4. Decision-making
  5. Delivering a sufficient supply of homes
  8. Promoting healthy and safe communities
  9. Promoting sustainable transport
  11. Making effective use of land
  12. Achieving well-designed places
  14. Meeting the challenge of climate change, flooding and coastal change
  15. Conserving and enhancing the historic environment

- 16. Conserving and enhancing the historic environment
- 17. Facilitating the sustainable use of minerals

Local Policy

- 5.4 Central and Eastern Berkshire Minerals and Waste Plan (2023)
- 5.5 Reading Borough Local Plan (November 2019).

The relevant policies are:

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC4: Decentralised Energy
- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- CC9: Securing Infrastructure

- EN1: Protection and Enhancement of the Historic Environment
- EN2: Areas of Archaeological Significance
- EN7: Local Green Space and Public Open Space
- EN8: Undesignated Open Space
- EN9: Provision of Open Space
- EN10: Access to Open Space
- EN12: Biodiversity and the Green Network
- EN13: Major Landscape Feature
- EN14: Trees, Hedges and Woodland
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN17: Noise generating equipment
- EN18: Flooding and Drainage

- H1: Provision of Housing
- H2: Density and Mix
- H3: Affordable Housing
- H5: Standards for New Housing
- H10: Private and Communal Outdoor Space

- TR1: Achieving the Transport Strategy
- TR3: Access, Traffic and Highway-Related Matters
- TR4: Cycle Routes and Facilities
- TR5: Car and Cycle Parking and Electric Vehicle Charging

- RL6: Protection of Leisure Facilities and Public Houses
- OU1: New and Existing Community Facilities

CA1: SITES FOR DEVELOPMENT IN CAVERSHAM AND EMMER GREEN



**CA1b PART OF READING GOLF COURSE, KIDMORE END ROAD**

*Development for residential and replacement clubhouse, subject to the future provision of golf on the remainder of the Golf Club site, which fulfils an important sports and leisure function for Reading, being secured. On-site facilities should be provided to mitigate impacts on community infrastructure, including for healthcare. On-site public open space will be provided.*

*Development should:*

- *Avoid adverse effects on important trees including those protected by TPO;*
- *Provide a green link across the site from Kidmore End Road to the remainder of the golf course, rich in plant species and habitat opportunities;*
- *Ensure that vehicular access is provided from suitable roads to the area to be retained for golf;*
- *Take measures to mitigate impacts on the highway network, particularly on Kidmore End Road and Tanners Lane;*
- *Include all parking requirements within the site to avoid exacerbating parking issues on existing streets;*
- *Take account of potential archaeological significance; and*
- *Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required.*

*Site size: 3.75 ha 90-130 dwellings, community provision including healthcare and replacement clubhouse*



**5.6 Relevant Supplementary Planning Documents (SPD) are:**

- Affordable Housing (March 2021)
- Employment, Skills and Training (2013)
- Revised Parking Standards and Design (2011)
- Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction (2019)

**5.7 Other relevant documents include:**

- Reading Borough Council Tree Strategy (March 2021)
- Reading Biodiversity Action Plan (March 2021)
- Reading Open Space Strategy Update Note (2018)
- Reading Open Space Strategy (2007)
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- National Design Guide
- National Design Codes

- The Community Infrastructure Levy (CIL) Regulations (Amended 2015)
- Berkshire (including South Bucks) Strategic Housing Market Assessment
- BRE Site Layout Planning for Daylight and Sunlight - A guide to good practice, 2<sup>nd</sup> edition (2011)
- DCLG Technical housing standards - nationally described space standard (2015)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking (Historic England, 2015a)
- Natural Environment and Rural Communities (NERC) Act 2006
- Local Transport Note 1/20 Cycle Infrastructure Design dated July 2020 (Department for Transport)
- Manual For Streets 2007 (Department for Transport)
- CD 195 - Designing for cycle traffic (Standards for Highways 2020)
- Local Cycling and Walking Improvement Plan 2020-2030 (LCWIP) (November 2019)
- The Reading Climate Change Partnership's (RCCP) Reading Climate Emergency Strategy 2020-25 (November 2020)

5.8 To set the site in the context of the adjoining land this portion of the Reading Golf Course land ownership contains designations with the South Oxfordshire Local Plan 2035. As set out in the plan extracts below designations include an Area of Ancient Woodland (known as Cucumber Wood) and Conservation Target Areas. The application site is also set approximately 1km from the edge of the Chilterns Area of Outstanding Natural Beauty (AONB).



*Extract from South Oxford Local Plan Proposals Map and key*



## 6 APPRAISAL

- 6.1 In granting outline planning permission ref. 211843 last year, it was established that the proposals did not represent the form of development envisaged under Policy CA1b and that the application satisfactorily demonstrated that the specific form of development outlined under Policy CA1b was not able to be delivered. Therefore, the application was determined based on the other relevant policies in the Local Plan, as set out above and other material planning considerations.
- 6.2 In summary, the primary reasons for this were that the development encompasses an area significantly larger than the allocated land under the policy which removed any potential for an 18-hole golf course to be provided on the remainder of the site. Reading Golf Club (RGC) had also already vacated the site at the time when the application was considered and made the move to Caversham Heath Golf Club. A reduced short form family golf facility was also already operating on the remaining part of the golf course within South Oxfordshire.
- 6.3 The proposed variations to the outline planning permission do not change the above assessment with the application site area remaining the same, Reading Golf Club have now fully relocated elsewhere and the short form family golf facility in South Oxfordshire still in operation. The current proposals should therefore again not be assessed against Policy CA1b but against the other relevant policies within the Local Plan and other material planning considerations.
- 6.4 As set out in the Section 5 of this report under 'Relevant Planning Policy and Guidance' an application submitted under section 73 allows the Local Planning Authority to only consider the proposed amendments to the conditions and any other changes in circumstances or policies since the original grant of planning permission. If permission to amend the plans is granted, this has the effect of granting a new outline planning permission for the development.
- 6.5 Therefore, this report will consider the proposed changes and variations to the approved development as outlined in Section 3 of this report. The main points to consider are the impact of the proposed changes on:
- Loss of Undesignated Open Space
  - Unit Mix and Affordable Housing
  - Layout / Scale / Landscaping

- Protected Trees, Ecology and Biodiversity
- Transport Matters
- Sustainability
- Impact on Residential Amenity
- Pollution / Water Resources and SUDS
- Archaeological Significance
- Community Facilities
- S106 / CIL

#### Loss of Undesignated Open Space

- 6.6 In granting outline planning permission for the approved development, it was established that the undeveloped land that would be lost from building on the golf course was, in the context of the Local Plan and the Council's Open Spaces Strategy, considered to be 'undesignated open space' and therefore Policy EN8 (Undesignated Open space) was engaged. Where a development results in a loss of undesignated space the relevant assessment under Policy EN8 is:

*'Development may be permitted where it is clearly demonstrated that replacement open space, of a similar standard and function, can be provided at an accessible location close by, or that improvements to recreational facilities on remaining open space can be provided to a level sufficient to outweigh the loss of the open space'.*

- 6.7 The application site is 12.15ha. in size and once ancillary structures associated with the former golf course use of the site have been accounted for there is currently 11.44ha. of undesignated space on site. For the approved development, 7.80ha. of the identified undesignated open space was to be provided in a mixture of private and public areas of green space with 3.64ha. lost to built form and associated infrastructure. Private garden areas do not count towards undesignated open space and make up 3.17ha. of the development and therefore the total loss of undesignated space approved under the extant outline permission is 6.81ha., with a total of 4.63ha. of the undesignated open space to be re-provided within the development. Of the 4.63ha., 3.89ha. is to be provided as public open space, including play areas, public parks and gardens, amenity green space and natural and semi-natural spaces and 0.74ha. as public green spaces which includes street planting and SuDS.
- 6.8 In granting outline planning permission for the outline scheme it was concluded that the development satisfied the second criteria of Policy EN8 (i.e. by providing '*improvements to recreational facilities on remaining open space can be provided to a level sufficient to outweigh the loss of the open space*'). This conclusion was reached primarily on the basis of granting public access to the remaining 4.63ha. of undesignated open space which was considered to be a significant improvement/benefit given there was no public access permitted to the former private golf course use of the site.
- 6.9 Other improvements to the remaining open space within the approved development included provision of recreational facilities in the form of a Locally Equipped Area of Play (LEAP) and filling in one of the few remaining gaps in access to recreational public open space in the Borough as recognised in the Open Spaces Strategy (2007) and subsequent Update Note to support the Local Plan (2018).

- 6.10 The layout of the proposed areas of public open space within the approved development was also considered be a benefit of the development with the main areas located centrally and along the northeast boundary being connected and providing a significant area of continuous publicly accessible public open space. The approved development also incorporates a net gain in tree planting on the site, focused around the areas of open space to be retained, as well as a number of biodiversity mitigation measures.
- 6.11 The proposed changes to the layout, as described in section 3 of this report, result in changes to the green and open space provision within the development. The make-up of these spaces within the amended development layout proposed and comparison with the approved development is shown in the table below :

		<b>APPROVED DEVELOPMENT</b>	<b>PROPOSED DEVELOPMENT</b>
<b><u>PUBLIC OPEN SPACE</u></b>	Equipped/Designated Play Area	0.16ha	0.16ha
	Parks and Gardens	1.01ha	1.03ha (+0.02ha)
	Amenity Green Space	1.33ha	1.01ha (-0.32ha)
	Natural and Semi-Natural	1.39ha	1.77ha (+0.6ha)
	<b>TOTAL PUBLIC OPEN SPACE</b>	<b>3.89ha</b>	<b>3.97ha (+0.08ha)</b>
<b><u>PUBLIC GREEN SPACE</u></b>	SuDS	0.50ha	0.24ha (-0.26ha)
	Street Planting	0.24ha	0.34ha (+0.1ha)
	<b>TOTAL PUBLIC GREEN SPACE</b>	<b>0.74ha</b>	<b>0.58ha (-0.16ha)</b>
	<b>TOTAL UNDESIGNATED OPEN SPACE:</b>	<b>4.63ha</b>	<b>4.55ha (-0.08ha)</b>
<b><u>PRIVATE GREEN SPACE</u></b>	Front Garden	0.37ha	0.43ha (+0.06ha)
	Rear Garden		2.46ha (-0.34ha)
	<b>TOTAL PRIVATE GREEN SPACE</b>	<b>2.80ha</b>	<b>2.89ha (-0.28ha)</b>
	<b>TOTAL PUBLIC &amp; PRIVATE GREEN SPACE</b>	<b>7.80ha</b>	<b>7.44ha (-0.36ha)</b>

*Table 1 - Approved and Proposed Green Space Provision (with proposed change in provision compared to that approved shown in brackets)*

- 6.12 The proposed amended layout results in a reduction in the overall quantum of undesignated space to be retained as part of the proposed development from 4.63ha to 4.55ha. As can be seen from the table above this is primarily as a result of a reduction in site area required for SuDS as a result of the proposed consolidation of the drainage strategy for the development, which includes removal of two of the four previously approved attenuation basins. The changes to the drainage strategy are discussed later in this report. The reduction in site area required for SuDS results in a 0.16ha. reduction in the overall provision of public green space (which includes areas of SuDS and Street Planting) compared to the approved development.
- 6.13 However, the revised layout, in part as a result of the reduction in quantum of space require for SuDS, does result in an overall increase of 0.08ha. in the total areas of Public Open Space to be provided within the development from

3.89ha. to 3.97ha. The areas of Public Open Space include Play Areas, Park and Public Garden areas, areas of Amenity Green Space and areas of Natural and Semi-Natural Space. Natural and Semi-Natural Areas are less maintained areas where grasses, wildflowers and trees are left to develop more naturally and are of most biodiversity benefit. Park and Garden areas are more manicured and maintained areas for informal recreation activities, whilst Amenity Green Space areas are characterised as 'in between areas' with characteristics of both Natural and Semi-Natural Area and Park and Garden areas. All areas of Public Open Space contain new tree planting.

- 6.14 Whilst the revised proposals result in a reduction in the amount of undesignated open space to be provided within the development, the relevant part of Policy EN8 requires an assessment of the 'improvements' to retained undesignated space. In this respect it is considered that providing 0.08ha. more Public Open Space would present greater public benefit and improvements to the retained undesignated open space, in terms of providing more usable areas of open space for occupiers of the development and the local community, when compared to the loss of 0.16ha of Public Green Space (SuDS and areas of street planting) which by their nature are less usable. In addition, it should be noted that the amount of street planting within the areas of Public Green Space is proposed to increase by 0.01ha compared to the approved development and that that is land required for SuDS only that is being reduced.
- 6.15 Within the increased amount of on-site Public Open Space to be provided as part of the development, the composition of the different types of open space is also proposed to be amended. Notably this includes a 0.6ha. increase in the amount of Natural and Semi-Natural Open Space and a 0.32ha. reduction in Amenity Green Space. . This change can be seen within the main strip of Public Open Space along the northeast boundary of the site, adjacent to the rear gardens of the existing properties along Brooklyn Drive. A 0.2ha. increase in Park and Garden Areas is also proposed. Total play area provision (Locally Equipped Area of Play - LEAP) remains the same at 0.16ha., but this provision is now spread across two play areas. A second play area is now proposed in the southwest corner of the site where one the SuDS basins has been removed, in addition to the play area located centrally within the site which was proposed under the approved development.



**Legend:**

	Site Boundary
	Equipped Play Area
	Park and Garden
	Amenity Green Space
	Natural and Semi-natural Open Space
	SUDs
	Incidental Areas - Planting
	Front Gardens
	Private Rear Gardens

Above - Proposed Open Space Layout

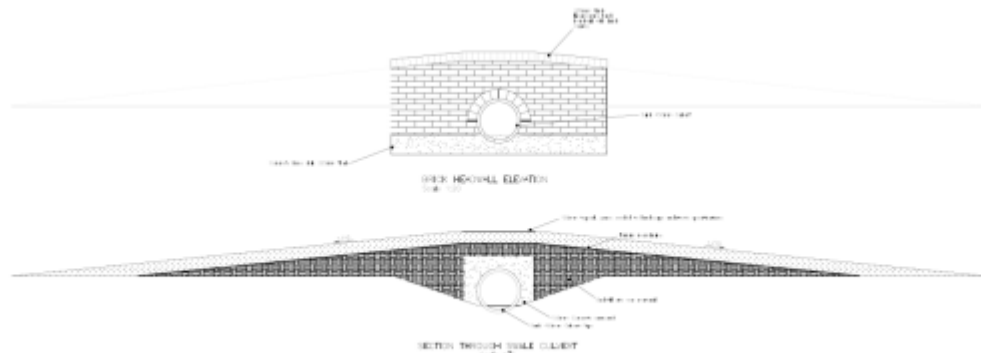
Below - Approved Open Space Layout



- 6.16 The Applicant has advised that the changes to the SuDS layout for the development is again the main driver behind the change in composition of the areas of Public Open Space. Notably the drainage swale (a longitudinal reed bed) connecting the attenuation basin in the northeast corner of the site with the basin located centrally with the site, is proposed to be relocated from a position running along the site boundary with the rear gardens of existing properties to Brooklyn Drive, to a position further west within the open space, closer to the proposed northern cul de sac within the development.
- 6.17 The re-location of the swale is considered to be an improvement to the quality of this area of open space and means that an uninterrupted area of open space along the site boundary can be provided. Given no works would now be required here to provide or maintain the swale in this location this land is now proposed to be provided as Natural and Semi Natural Open Space as opposed to Amenity Green Space. This provides for a more natural green buffer along the northeast of the site with the rear gardens of the Brooklyn Drive properties and greater potential for ecological enhancements in this part of the site. This part of the site is also where many of the retained trees are located and therefore designating this part of the site as Natural and Semi-Natural Open

space is welcomed and will ensure greater protection to the root protection areas (RPAs) of retained trees in this part of the site.

- 6.18 A consequence of relocating the swale is that it potentially creates a barrier to access to the main area of public open space to future occupiers of the dwellings in the northern part of the site. To address this it is proposed to provide a series of five culverted crossing points over the swale, which spans the length of the northeast part of the public open space. Officers are satisfied that the five crossing points ensure accessibility to this area of public open space is maintained from the northwest part of the development whilst also adding a degree of visual interest to the swale channel and area of open space.



*Section drawings of proposed swale crossings*



*Approved location of attenuation swale in northeast corner of site*



*Proposed location of attenuation swale, in northeast corner of site, including crossing points*

- 6.19 As per the approved development, the other proposed areas of Natural and Semi-Natural Open space would wrap around the north boundary of the site with the remainder of the golf course in South Oxfordshire, and around the



northwest boundary of the site with the rear gardens of existing dwellings on Eric Avenue where the other significant grouping of retained trees within the site is located.

6.20 The other notable change proposed within the Public Open Space provision is the addition of 0.2ha. of Park and Garden. Within the approved development, this space was located centrally within the site as a focal point around the central play area from where footpaths lead off and connect with the other areas of Public Open and Green Space within the development. A similar approach is proposed for the revised development but based around a larger area of Park and Garden which, similar to the enlarged area of Natural and Semi-Natural Space, replaces areas previously proposed as Amenity Green Space under the approved development. Officers welcome the enlarged area of Park and Garden space which provides greater opportunities for informal recreation and community activities in this central part of the site. In addition to the enlarged areas of Natural and Semi-Natural Spaces discussed above, which have benefits in terms of retained trees and ecology, this is considered to strike an appropriate balance between the mix of Public Open Spaces within the development.

6.21 The proposed additional play area (LEAP) in the southwest corner of the site is also considered to present a further ‘improvement’ to the retained areas of public open space within the development in the context of Policy EN8 in terms of approval accessibility to play areas for future occupiers in the northern part of the site.



*Approved location of attenuation basin in northwest corner of the site*



*Proposed additional play space in northwest corner of site in place of previously proposed attenuation basin*

- 6.22 Officers advise that the composition of public and green spaces within the overall general layout of these areas of open space remains broadly as per the approved development with the principal areas located along the northeast boundary of the site extending down and connecting to central part of the site, ensuring that a significant area of continuous usable public open space is provided. It is considered that the changes proposed under the variation application would still provide for an overarching green, verdant and open character to the residential development.
- 6.23 A further key aspect of the layout of green and open spaces within the development was provision of a green link connecting the northwest boundary with the remainder of the golf course land site in South Oxfordshire through the site to the eastern boundary with Kidmore End Road. The green link is required to satisfy Policy EN12 (Biodiversity and the Green Network) which states that opportunities should be sought in conjunction with development proposals to enhance the quality and integrity of the green network and that the green network.
- 6.24 The green link secured under the approved development runs along the main area of Public Open space in the northwest corner of the site through the central area of Park and Garden and then along the tree planting and verge of Amenity Green Space which spans the length of the spine road towards the site entrance with Kidmore End Road. The proposed revised layout would ensure this green link through the site is maintained. Furthermore, the revised layout is considered to enhance the green link through provision of a wider grass verge along the spine road.
- 6.25 The application explains that other layout changes to the built aspects of the proposals have also been required which have used up some of the space previously occupied by SuDS. These changes are largely related to vehicle parking provision for all the dwellings with all spaces having to be made 50cm wider to ensure they are fully accessible and adaptable for wheelchair users in accordance with section M4(2) of The Building Regulations and as required by Policy H5 (Standards for New Housing). Visitor Parking spaces within the

development have also been increased significantly, from 4 to 13. The merits of the parking changes are discussed later in this report.

- 6.26 Furthermore, under the approved development a number of dwellings that were proposed to be served by two parking spaces were served by a driveway space and a garage. The variation application proposes that the garages to a number of the larger dwellings would be pushed back in the individual plots to allow two driveway parking spaces and a garage to be provided to facilitate an additional parking space. This change also contributes to the changes to open space within the development. As noted in table 1 above, there would be an overall 0.34ha. reduction in private rear garden spaces within the development from 2.8ha. to 2.64ha. Notwithstanding this, the layout changes have resulted in a greater overall proportion of the site being taken up by private front garden areas, from 0.37ha. to 0.43ha. (an increase of 0.06ha.).
- 6.27 Officers consider that the proposed changes to the open space provision would still result in a development whereby the proposed improvements to the quality and layout of the remaining on-site open space would, on balance, outweigh the overall proposed loss of open space, and therefore demonstrate compliance with Policy EN8.
- 6.28 In addition, the development proposed by the variation application would continue to secure the s106 contributions of £250,000 towards provision of an off-site MUGA (multi-use games area) within the local area and £307,500 towards improvements to play equipment at Emmer Green Playing Fields, which together with the on-site provision of recreational facilities in the form of two play areas, is considered to ensure compliance with Policy EN9 (Provision of Open Space) is maintained.
- 6.29 The amended proposals would also, as per the approved development, incorporate improvements to retained undesignated space in the form of a net gain in on-site tree planting and biodiversity mitigation measures. The requirement for the developer to provide and management of all areas of proposed on-site open space within the development would continue to be secured by way of section 106 obligations, as per the approved outline planning permission.

#### Unit Mix and Affordable Housing

- 6.30 The proposed variation application seeks to amend the housing mix of the proposed development. The proposed changes are shown in table 3 below:

	Consented Mix	Proposed Mix
<b>Affordable Housing</b>	10 x 1-bed flat/maisonette	10 x 1-bed flat/maisonette
	6 x 2-bed flat	6 x 2-bed flat
	18 x 2-bed house	14 x 2-bed house
	13 x 3-bed house	17 x 3-bed house
	20 x 4-bed house	20 x 4-bed house
<b>Market Housing</b>	47 x 2-bed house	41 x 2-bed house
	50 x 3-bed house	57 x 3-bed house
	51 x 4-bed house	48 x 4-bed house
	8 x 5-bed house	10 x 5-bed house

*Table 3 - Approved and Proposed Unit Mix*

- 6.31 Policy H2 (Density and Mix) requires that at least 50% of the homes outside centres will be three-bed or larger. The approved development includes 63.7% of 3-bed or larger dwellings. The amendments proposed to the housing mix reduce the number of 1 and 2-bed flats/houses and provide a greater number of 3, 4 and 5 bed houses. The proposals result in an increased proportion (68.2%) of 3-bed or larger dwellings within the development. This revised unit mix is further in excess of the Policy H2 requirements that the approved development and is considered to be beneficial change in terms of providing a greater proportion of much-needed family sized housing.
- 6.32 Condition no. 13 of the outline planning permission secured the approved unit mix and would therefore need to be amended to reflect the revised mix now proposed.
- 6.33 Policy H3 (Affordable Housing) seeks residential development to make an appropriate contribution towards affordable housing to meet the needs of Reading. For developments of 10 or more dwellings, the required level of provision is 30% of units on site to be provided as affordable homes. The approved development is policy compliant in this respect and would provide 67 (30%) of the proposed dwellings as affordable housing. This would also be at a policy compliant tenure split of 62% Affordable rented accommodation at 'Reading affordable rent' levels - at and 38% Affordable home ownership (shared ownership or another product) in accordance with the adopted Affordable Housing SPD (2021).
- 6.34 The proposed variation application does not seek to amend the number of affordable units which would remain at 67 and a Policy H3 compliant level of 30% of the total number of proposed dwellings. However, the proposals do incorporate fewer two-bedroom houses and more three-bed houses within the affordable housing mix which is considered to be a beneficial change in terms of providing a greater proportion of larger family sized affordable housing units.
- 6.35 RBC Housing have suggested that a five-bedroom house is incorporated as part of the affordable housing offer. However, the developer maintains that the affordable offer already provides for a wide range of dwellings including a significant number of 2, 3 and 4 bedroom family sized dwellings and has confirmed that it is not proposed to include a 5 bedroom unit in the affordable housing mix. Whilst this is disappointing, officers acknowledge that the proposals provide for a good range of family sized units which is still considered to comply with Policy H3 which outlines the need for family size units as being for 2+ bedroom houses. In addition, given the approved development, which the developer could still implement, does not incorporate any 5-bedroom dwellings, it is not considered that the lack of a 5-bedroom dwelling within the affordable housing mix could be justified as a reason for refusal of the application.
- 6.36 The plan below shows the location of the affordable dwellings within the revised development layout. Officers welcome the location of the units which are considered to be spread out throughout the development. Notably many of the affordable units would be provided within the first phases of the development to be built, which would be located within the eastern part of the site closest to Kidmore End Road. The provision of the revised on-site affordable housing mix would also be secured by way of variation of the section 106 legal agreement.

**Affordable - 67 Dwellings**

- Shared Ownership
- Affordable Rent



*Plan Showing Proposed Location of Affordable Housing Within the Development*

Layout and Scale

*Within the Development*

- 6.37 The golf course has an open, verdant, sylvan character at present when viewed from within the site itself. However, due to the combination of topography, vegetation, but primarily built form, views of the site are limited to those in residential receptors which abut the site boundaries; individuals who pass the site on Kidmore End Road; and those receptors at work; at school, visiting the community facilities; or the public open space at Emmer Green Playing Fields
- 6.38 Section 12 of the NPPF, 'Achieving well-designed places', reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high-quality places. Paragraph 130 of the NPPF includes the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 6.39 NPPF Paragraph 134. sets out that 'Significant weight should be given to:  
a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. The NPPF therefore makes it clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

- 6.40 Local Plan Policy CC7 'Design and the Public Realm' sets out the local requirements with regard to design of new development and requires that all developments must be of high design quality that maintains and enhances the character and appearance of the area in which it is located. The aspects of design include: layout; urban structure and urban grain; landscape; density and mix; scale: height and massing; and architectural detail and materials.
- 6.41 Notwithstanding the proposed changes to the layout of open spaces within the development discussed above, the layout of the proposals in terms of pattern of built development such as location of dwellings and roads and separation distances of built form to site boundaries remains largely the same as under the approved development. As set out in section 3 of this report there are a variety of minor tweaks proposed to the layout of each dwelling including changes to layout of driveways and garages, changes to orientation and introduction of a greater proportion of larger dwellings within the unit mix. Other minor changes include addition of a substation opposite plot no. 26 to help with energy load requirements for electric vehicle charging points and air source heat pumps and inclusion of three glass bottle recycling banks for use by future occupiers of the development and the local community. The bottle banks are proposed to be located to the north of proposed crescent of townhouses close to the Kidmore End Road frontage of the development.
- 6.42 These minor alterations are not considered to result in a form of development which differs significantly to that subject of the existing outline planning permission. Details of the appearance of the substation would be secured under the reserved matter of Appearance.
- 6.43 The proposed variation application also does not seek to amend the proposed development in terms of scale, with dwellings proposed as 2 and 2½ storeys and the inclusion of the two locations for three storey buildings to accommodate the crescent of townhouses towards the Kidmore End Road frontage and central flatted block. Condition no. 12 of the extant permission requires that details of the finished floor level of the development are submitted to and approved by the Local Planning Authority. Details of the proposed finished floor levels have been submitted part of this variation of condition application. The submitted plans are considered to be acceptable and demonstrate that the finished floor levels of the dwellings would be reflective of existing site levels and the levels of the land and existing dwellings that surrounding the site. Therefore, it is recommended that condition 12 is converted to a compliance condition to require that the development is undertaken in accordance with the submitted finished floor level plans.
- 6.44 As per the extant outline permission, matters of Appearance are sought as a reserved matter so are not under consideration as part of this application. However, a separate reserved matters application which seeks approval of the appearance matters of the development is on the committee agenda for consideration, under Item 14.

- 6.45 Subject to this application satisfactorily demonstrating that the proposed changes are acceptable in terms of trees, ecology and biodiversity matters (considered separately in this report) it is considered that the proposals would continue to result in a layout that would provide a high quality and attractive place to live and is sympathetic to the landscape setting of the site whilst also providing good quality, appropriate areas of usable open space and public realm.
- 6.46 The proposed variations to the approved development, in terms of layout within the site are not considered to alter the conclusions reached in the assessment of the development that is subject of the extant permission and no conflict with Section 12 and paragraphs 130 and 134 of the NPPF or Policy CC7 as set out above is identified.

#### *Wider Area of Landscape*

- 6.47 The site, as existing, is bounded on two sides by residential and community uses but the northern boundary is open to the remainder of the Golf Course land within South Oxfordshire, with the boundary of the Chilterns Area of Outstanding Natural Beauty set between 1km and 2km to the North. Policy EN13 (Major Landscape Areas) requires that the impact of development upon the setting of the AONB is assessed. Although they have not responded to the consultation on this variation planning application, The Chilterns Conservation Board (CCB) advised in relation to the outline application that the south and south-east of the AONB boundary around Kidmore End, is sensitive and falls within the wider setting of the AONB and that much of this landscape would justify the status of a 'valued landscape', consistent with the guidance in the NPPF at 174.
- 6.48 In granting outline permission for the approved development, officers concluded that (subject to the recommended conditions and section 106 obligations) the proposals would satisfactorily protect both local and longer-range landscape views of the site. The Applicant provided a Landscape and Visual Impact Assessment (LVIA) which was assessed as part of the application.
- 6.49 This conclusion was on the basis that if the application site is considered to form part of the wider setting of the AONB and wider valued landscape area then the overall impact on these areas would be negligible, given the distance and topography between the site and the edge of the AONB. In addition, separation distances and natural green buffers to the site boundaries, including that proposed to the northern boundary with the remainder of the former golf course land, the scale of buildings proposed, as well as the overall level of tree planting and quantum of open space provision within the development was considered to contribute towards providing an appropriate form of development within the wider landscape setting of the site.
- 6.50 It was also concluded that the given the proposed development would infill the parcel of former golf course land that is surrounded by established residential streets to three of its boundaries and the extent of development is not considered to appear out of context with the character of edge of settlement residential areas in this part of Caversham, particularly in terms of lighting impacts on night-time character. The proposals would not project beyond the general edge of settlement line of this part of Caversham closer to the AONB.
- 6.51 The proposed amendments to the development do not significantly alter the overall pattern of the development, number of dwellings proposed or their

scale. separation distances to boundaries and overall levels of landscaping and tree planting remain reflective of the approved development and therefore the proposed changes are not considered to materially alter how the development would appear or relate when viewed from the surrounding area. No additional impacts upon locally or nationally designated landscapes surrounded the site are identified.

- 6.52 The proposed variation to the approved development in terms of layout within the site are not considered to alter the conclusions reached in the assessment of the development that is subject of the extant permission and no conflict with Paragraph 174 of the NPPF and Policies EN13 and CC7 is identified.
- 6.53 In terms of heritage impacts, Policy EN1 (Protection and Enhancement of the Historic Environment) seeks that the development should protect and where possible enhance the significance of heritage assets including their setting. There are a series of Listed Buildings scattered throughout the wider townscape. Old Grove House (Grade II\*) and The Barn (Grade II) at Highdown Hill Road are the closest to the Site but are located over 125m from the application site with existing built form of a residential street in between. As per the approved development the variation proposals are not considered to materially impact on the setting of these listed buildings. Surley Row Conservation Area is located over 400m from the application site and similarly separate by built form and residential streets such that there is not considered to be any impact of the setting of this Conservation Area.

#### Impact on residential amenity

##### *Existing Residential Properties*

- 6.54 The proposed layout and scale of the development are for consideration at this stage. The existing properties to be impacted by the proposed built form of the development are the dwellings that adjoin the site. As set out above the overall pattern of built development siting of dwellings reflects that approved under the existing permission. The layout allows predominately back-to-back relationships with adjoining residential plots and these back-to-back distances meet a minimum of 20 metres to ensure that adequate levels of privacy are provided between existing and the new development. Due to this relationship between the proposed dwellings and neighbouring properties it is not considered that the proposed minor changes to layout of individual dwellings within the development would have an adverse impact on neighbours in terms of loss of light and privacy in accordance with Policy CC8 (Safeguarding Amenity). Similarly, outlook for existing residents who look out on to the application site is not considered to be materially altered when compared to the approved development and the proposed changes are not considered to result in any significant detriment to these existing occupiers. It should be reiterated that right to a view is not a material planning consideration.

##### *Future residents*

- 6.55 Policy H5 provides a series of standards which all new build housing should be built to with Policy H10 requiring dwellings to be provided with functional private or communal outdoor space. Policy CC8 also stipulates a number of factors that new residential developments should be considered against. As indicated by the site plans provided Officers are satisfied that the minor layout changes to the dwellings would not prevent the proposed dwellings from



achieving the minimum areas for different sizes and types of dwellings proposed, as set out in nationally described space standard, referred to in Policy H5. Amenity space sizes are also provided in line with Policy H10 for flatted units where communal space is accepted. As per the extant outline permission the final appearance of each individual dwellings is to be determined at the reserved matters stage (reserved matters are under consideration as item 14 on the agenda). In relation to the individual houses proposed these would all be served by private garden amenity space, the quantum of which for each is considered to be acceptable.

- 6.56 The proposed layout also demonstrates that the relationship of dwellings within the site to each other is satisfactory to ensure that dwellings have adequate privacy, little visual dominance, or harm to outlook. Crime and the fear of crime also have a major impact on quality of life and the wellbeing of building occupants. Enabling occupants to feel safe and secure is therefore essential to successful, sustainable communities and is supported by Policy CC7 'Design and the public realm'. Relationships between buildings and open space in the site are largely reflective of those approved under the extant permission and the condition (condition no. 43) recommended by Thames Valley Police Crime Prevention Design Advisor to secure submission and approval of a Security Strategy for the development would be re-applied should the variation application be granted.

#### Sustainable Drainage Systems (SuDS)

- 6.57 Policy EN18 (Flooding and Sustainable Drainage Systems) requires all major category developments incorporate SuDS. As discussed above the variation proposals seek to reconfigure the SuDS strategy for the development that was approved under the extant permission by way of removal of two of the four drainage attenuation basins proposed under the approved development and re-siting the swale within the main area of public open space in the northeast corner of the site. The principal driver behind the SuDS layout change is to align with natural gradients across the site to encourage drainage flows.
- 6.58 Whilst the surface water drainage scheme has been revised to remove some of the previously proposed attenuation basins the scheme now includes other water storage methods across the site including the provision of permeable paving as compensation.
- 6.59 Permeable paving had not been initially proposed given that detailed and extensive ground investigations had not been undertaken at the time outline planning permission was granted. The applicant, having now undertaken this exercise, has established that percolation into the ground is achievable in some areas across the site, in particular at the eastern boundary of the site and therefore this has allowed for the reduction in the number of basins required. The proposal also includes for the provision of other surface water storage under parking areas and driveways with these being lined areas with water discharging to the wider drainage network, however the underground water storage will slow down surface run-off from those developed areas.
- 6.60 The previously proposed attenuation basin in the southwestern corner of the site was located on the high side of the development and as a result only limited run-off could be taken to this basin without it being overly deep in an area where there are numerous retained trees. Therefore, by adjusting the central and northern attenuation basins this has allowed for the removal of this feature.

- 6.61 The main the drainage strategy for the site would see drained water travel to the central attenuation basin where it will be stored and released at a rate of 3 litres per second into the swale that connects to the northern basin and will then discharge into the ground. The proposed surface water network includes sufficient surface water storage in which to facilitate a slowing down of the discharge into the ground creating a betterment of attenuation across the site.
- 6.62 The revised drainage strategy has been reviewed by the RBC Lead Local Flood Authority Officer (LLFA) who considers the revised proposals to be acceptable. It is recommended that condition no.10 of extant outline permission be re-applied should the variation application be approved, to require details of the maintenance and management strategy for the SuDs to be submitted to and agreed by the LPA prior to commencement of the development.

#### Protected Trees, Landscaping, Ecology and Biodiversity

- 6.63 Policy CC7 (Design and Public Realm) states that all new development should be of high design quality that maintains and enhances the character and appearance of the area including by way of landscaping. Policy EN12 (Biodiversity and the Green Network) states that planning permission will not be granted for developments which would negatively impact on the 'green network' including 'Green Links' and that on all sites development should not result in a net loss of biodiversity and provide for a net gain in biodiversity where possible.
- 6.64 Policy EN14 (Trees, Hedges and Woodlands) seeks that individual trees, groups of trees and hedges will be protected from damage or removal where they are of importance, that Reading's vegetation cover is extended, and that the quality of waterside vegetation is maintained or enhanced. New development shall make provision for tree retention and planting to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change.

#### *Trees*

- 6.65 The site is subject to Area TPO 4/18. When outline planning permission for the development was granted, it was established that the site and Area TPO contained 320 trees or groups of trees on or near the site. Of these existing trees 11 are high quality (category A) and comprise English oak and Scots pine; 119 are moderate quality (category B); 174 are low quality (category C) and 16 are unsuitable for retention quality (category U). The approved development requires that 112 trees are removed (35% of existing on-site tree stock) (223 to be retained) to allow the construction of the dwellings, parking spaces and associated infrastructure. Of the trees to be removed 15 are considered to be of moderate quality (category B), 73 are low quality (category C) and 9 are considered unsuitable for retention quality (category U).
- 6.66 The supporting information submitted with the variation application includes an addendum to the tree survey submitted with the original application and confirms that based on the revised layout, 7 trees previously shown to be removed can now be retained, meaning the total number of trees to be removed has been reduced to 105. The 7 trees which can now be retained are located in the main area of Natural and Semi-Natural Open space along the north-east boundary of the site and can be retained following the amendments to the position of the drainage swale discussed earlier in the report. The

addendum also states that since the outline application was approved, unfortunately 5 trees on the site have been lost in recent storms.

- 6.67 The information submitted with the variation application includes an arboricultural method statement (AMS) to demonstrate how all retained trees will be protected during the demolition and construction of the development. Under the extant outline permission, submission and approval of this document by the LPA is required prior to commencement of development under condition no. 17.
- 6.68 The Council's Natural Environment Officer has reviewed the submitted AMS and is satisfied that this report satisfactorily demonstrates suitable mitigation measures to ensure that the revised development can be carried out without adversely impacting upon retained trees. This satisfies the details required under condition no. 17 of the extant outline planning permission and therefore, should the proposed variation application be granted, this condition should be changed to a compliance condition to require the development to be carried out in accordance with the approved details. It should be noted that all trees on the site are protected by an area TPO and therefore any work to retained trees not set out in the AMS could not be carried out unless separate consent is obtained under a Tree Works application.
- 6.69 In terms of new trees, the outline permission secured planting of 196 new native trees across the site, resulting in an overall net gain of 84 trees. The variation application proposes that an additional 13 trees would be planted making a total of 209 new native trees across the site which is an overall net gain of 104 trees. This increase in tree planting is welcomed and is considered to be an additional benefit of the proposals when compared to the approved development.
- 6.70 The overall landscaping principles for the development remain aligned with that under the approved consent. As per the approved permission, the exact specifications of the tree planting as well as details of maintenance and management would continue to be secured by way of the recommended conditions (condition no. 14 - Hard and Soft Landscaping, condition no. 15 - Boundary Treatment and condition no. 16 - Landscape Management) and section 106 obligations should the variation permission be granted. It is considered that the revised development would continue to comply with Policies EN14 and CC7.

#### *Ecology*

- 6.71 The variation application is accompanied by an updated protected species survey which does not identify any significant changes in the ecological character of the site. The Council's Ecological Adviser has confirmed that this survey has been carried out to an appropriate standard and recommends that the conditions attached to the extant permission which secure submission and approval by the LPA of details of wildlife friendly landscaping, and that a scheme of ecological enhancements are carried across and re-applied if the variation application is approved.
- 6.72 The ecological enhancement principles set out in the variation application reflect those under the approved permission and include native tree and landscaping planted across the site, ecologically sensitive lighting to avoid impacts on bats, a minimum of 20 bat boxes on trees, a minimum of 20 bat roosting features on new buildings, a minimum of 20 bird boxes on trees, a

minimum of 10 swift boxes and 10 house sparrow boxes to be integrated in new buildings, a minimum of 5 large log piles, provision of a minimum of 10 hedgehog houses and creation of hedgehog highways through the site.

- 6.73 Condition no. 20 of the outline permission requires that a Construction Environmental Management Plan (CEMP) is provided to demonstrate how the development would be constructed whilst minimising impacts on biodiversity. The submitted CEMP has been reviewed by the Council's Ecological Adviser who consider the document to be acceptable. Therefore, it is recommended that condition no. 20 be amended to a compliance condition to require the demolition and construction works to be undertaken in accordance with the CEMP.

#### *Biodiversity*

- 6.74 The proposed variation application includes information submitted to satisfy condition no. 22 of the existing outline permission which requires submission and approval of a scheme to demonstrate that the development would provide a 10% net gain in biodiversity units to include proposals for both on-site and off-site mitigation.
- 6.75 The submitted information in respect of condition no. 22 is under review by Officers and the LPA's Ecology adviser. Further information on this matter will be provided in an update report. At this stage, for the purposes of this report the recommendation shows condition no. 22 unchanged as per the extant outline permission and still requires the biodiversity net gain details to be submitted and agreed with the LPA prior to commencement of the development.

#### Transport

##### *Traffic/Access Matters*

- 6.76 RBC Transport Officers have reviewed the proposed variations to the approved plans and have advised that the proposed change to the housing mix, with a small increase in number of three and five bed dwellings, would not have a material impact on the character of the traffic associated with the development within the vicinity of the site. On this basis, Transport Officers advise that additional transport assessments and surveys beyond those carried out in support of original application and upon which outline planning permission was granted, are not required.
- 6.77 The means of accessing the site also remains unchanged from the original outline permission. The transport and highway-related improvements secured under the extant permission would continue to be secured under any new planning permission granted under this variation of condition application. The obligations are as follows:
- Provision of a car club and spaces for a minimum period of 5 years and a contribution of £10,000 to assist funding of a local Car Club provider
  - A contribution of £50,000 a year (for a minimum of 3 years and a maximum of 5 years) to support bus services serving the site within the Caversham area.

- A contribution of £100,000 to facilitate the appropriate changes at the junction of Peppard Road / Prospect Street / Henley Road / Westfield Road signalised control junction to increase capacity at the junction.
- To enter into a highway agreement for junction improvements to the Peppard Road / Kiln Road / Caversham Park Road to mitigate the predicted increases, in accordance with the proposed mitigation scheme illustrated on Drawing 45675/5511/005 and Figure 7.1 of the TA.
- To enter into a highway agreement to secure off-site highway works for pedestrians' improvements within the vicinity of the site as shown on concept drawing 45675/5511/004 and relocation of bus stop on Kidmore End Road as shown on concept drawing 45675/5510/001
- Submission, approval and adherence to a Travel Plan (including timetable for ongoing review and re-surveys)

### *Cycle Parking*

6.78 The proposed variation application includes additional details beyond that provided with the approved outline permission in relation to the cycle parking arrangements for the development. This includes provision of 2 cycle parking spaces for each 1, 2, 3, 4 or 5 bedroom dwelling which would be located either in sheds/stores located in the rear gardens of the dwellings or within garages. For the proposed flats (1 and 2 bedroom), 1 cycle parking space would be provided per flat in a secure cycle store located on the ground floor of the building. The cycle parking provision proposed would exceed the minimum requirements set out in the Revised Parking Standards and Design SPD. See table below:

Type of Dwelling	SPD Minimum Requirement (spaces per dwelling type)	Proposed (spaces per dwelling type)
C3 Flat - 1 and 2 bed	0.5	1
C3 House - 1 bed	1	2
C3 House - 2 and 3 bed	2	2
C3 House - 4 + bed	2	2

*Table showing Cycle Parking Provision*

6.79 RBC Transport Officers are satisfied with the details of cycle parking provided. Condition no. 34 of the extant outline planning permission required details of how the cycle parking for the development would be provided on site to be submitted and approved by the Local Planning Authority prior to commencement of the development. Therefore, it is now recommended that condition no. 34 be amended to require the development to be carried out in accordance with the plans showing the cycle parking arrangements, with the cycle parking for each dwelling to be provided prior to its occupation.

### *Vehicle Parking*

6.80 The proposed variation application also seeks to revise the vehicle parking proposals for the development. The approved development incorporated a policy compliant total of 442 vehicle parking spaces for the 223 dwellings (including 4 visitor parking spaces and 2 car club spaces). Condition no. 39 of the extant outline permission requires details of the exact layout of the vehicle parking areas within the development to be submitted and approved

by the Local Planning Authority prior to occupation of the first dwelling. The condition also stipulates that no dwelling shall be occupied until the vehicle parking serving it has been provided.

- 6.81 The revised parking proposals include an increased total number of vehicle parking spaces, to 524. The increase in spaces has arisen as a result of the proposed parking provision for the 4 and 5 bedroom houses being increased from 2 spaces per house to 3 (2 driveway spaces and a garage space). Each of the 1, 2 and 3 bedroom houses would be served by 2 vehicle parking spaces and whilst the 1 and 2 bedroom flats would be served by 1.5 space per flat. Layout plans of the proposed vehicle parking for all dwellings have been provided and are considered to be acceptable by RBC Transport Officers. It is therefore recommended that condition 39 is converted to a compliance condition to require the development to be implemented in accordance with the approval details. The condition shall continue to state that no dwelling shall be occupied until the vehicle parking serving it has been provided.
- 6.82 Even with the increase parking provision for 4 and 5 bedroom houses, Manual for Streets states that garages are not always used for car parking, and this can create additional demand for on-street parking. Research shows that in some developments, less than half the garages are used for parking cars, and that many are used primarily as storage. Therefore, the condition no. 40 of the outline permission would be carried across to any variation consent to secure that the garages are retained for vehicle parking only and to ensure that they are not converted to living accommodation under permitted development rights which would adversely impact on parking provision for the development.
- 6.83 In addition the submitted parking layout plan shows that the visitor vehicle parking spaces for the development has been increased from 4 spaces to 13 with these spaces spread out throughout the development, primarily as roadside lay by spaces on the secondary roads at the edges of the development. The visitor spaces are considered to be suitable spread throughout the development. The variation application initially proposed to provide 40 visitor parking spaces throughout the development however, this has been reduced down to 13 following concerns raised by RBC Transport that the siting of these spaces on the spine road and primary circulation roads within the development would narrow the roads and prevent them from being suitable for possible future use by bus services.
- 6.84 The proposed parking layout plan also indicates the location of the 2 car club spaces that are required to be provided within the development. One space would be located adjacent to the crescent of townhouses on the Kidmore End Road frontage of the site and the other being located further west into the development near to plot 128. RBC Transport Officers consider the location of the car club spaces to be acceptable and welcome that the spaces are spread out so as to provide as convenient access as is possible to occupiers of dwellings in the different parts of the development. The plans below show the location of the visitor and car club spaces within the development.



*Plan showing layout of 13 x Visitor (blue dots) & 2 x Car Club (green dots) Parking Spaces*

6.85 Condition no. 38 of the outline permission would be re-applied to any new variation of condition permission which requires full details of Electric Vehicle charging facilities for each dwelling to be submitted and approved by the Local Planning Authority prior to occupation.

#### *Traffic Calming Measures*

6.86 The proposed variation of condition application also incorporates details of traffic calming measures to be provided on the new roads within the development. Details of these measures are sought under condition no. 41 of the outline permission with the details required to be submitted and agreed prior to the commencement of development.

6.87 The submitted plans show provision of speed bumps to be provided on the roads throughout the development site. RBC Transport Officers have confirmed that these traffic calming measures are considered to be acceptable and therefore it is recommended that if the variation of condition permission is granted, condition no. 41 is amended to a compliance condition to the require the development to be undertaken in accordance with the submitted details.

#### *Refuse Storage and Collection*

6.88 The proposals also include additional information beyond that provided when outline planning permission was granted in respect of refuse storage and collection arrangements for the development. Such details are sought under condition no.35 of the outline permission, with the details required to be submitted to and agreed by the LPA prior to occupation of each dwelling.

- 6.89 The submitted plans show that each dwelling would have space within the rear garden areas for storage of a refuse bin, recycling bin, food waste bin and also the optional green waste bin. RBC Waste Officers are satisfied that each dwelling would have sufficient waste storage capacity that the dwellings are laid out such that residents can conveniently drag the bins to kerbside for collection and back on the relevant Local Authority waste collection day. RBC Transport Officers are satisfied that refuse collection vehicles will be able to safely access all roads within the development to carry out the refuse collections.



*Example Waste Collection Plan for Houses*

- 6.90 Refuse storage for the flats would be within secured ground floor store area. RBC Waste Officers have confirmed that there is sufficient capacity within the store for storage of all waste streams (including food waste) for the 12 flats and that the store is located such that bins can be collected and emptied from it by waste collection operatives.

- 6.91 Should the variation of conditions application be granted then it is recommended that condition no. 35 is amended to a compliance condition to require the development to be undertaken in accordance with the proposed refuse collection arrangements. The condition requires the refuse storage for each dwelling or flat to be provided prior to its occupation.

Sustainability

- 6.92 The proposals also seek to revise the renewable energy strategy for the development. The development which was granted outline planning permission proposed that each dwelling would be served by individual air source heat pumps (ASHPs) whilst photovoltaic panels were also proposed to be installed on the roofs of new dwellings with an equivalent area of 40% of the ground floor of each proposed dwelling. This approach was considered to comply with Policy CC4 (Decentralised Energy Provision) which require major development to include decentralised energy provision.

- 6.93 Based upon the above strategy, the approved development was projected to achieve an 85% improvement in the dwelling emission rate over 2013 Building



Regulations requirements which exceeded Policy H5 (Standards for New Housing) minimum requirements of a 35% improvement. The remaining 15% for the development to achieve an overall zero carbon performance was required to be off-set by a financial contribution secured as part of the associated section 106 legal agreement.

- 6.94 The proposed revised renewable energy strategy for the development sets out that 81 of the 223 dwellings would be served by ASHPs. The supporting information submitted with the application explains that the sole reason for this reduction is due to the fact that the energy provider (Southern and Scottish Electricity Network - SSEN) does not have the available infrastructure to provide enough power to the development to allow every dwelling to be able to be served by an individual air source heat pump and that this situation is not likely to be rectified in the short to medium term future.
- 6.95 SSEN have advised that they can only provide 500kVA of power to the development as a whole and that 2153kVA would be required to serve the development if each dwelling has an electrical ASHP heating source. Therefore, due to the limits to the available electricity supply for the development the maximum number of ASHPs that can be provided is 81.
- 6.96 The developer has advised that in order to provide ASHPs for 81 dwellings they have also had to discount SSEN and switch electricity network supplier to UK Power Solutions (UKPS) due how they calculate loading on the network. Comparable alternate renewable energy sources such ground source heat pumps (GSHPs) also require electricity to operate and as such would be subject to similar limitations. Notwithstanding, this the use of GSHPs in the development was investigated previously prior to the outline permission being granted and was found to be unsuitable for the site. The primary reason for this was due to the site's location above a ground water protection zone and concerns regarding potential pollution leaks from underground GSHP infrastructure.
- 6.97 The revised energy strategy for the development confirms that all dwellings would continue to be served by photovoltaic panels and that panels are now also proposed to the block of flats which is not the case under the extant approval. The dwellings which are no longer proposed to be served by ASHPs would instead be served by high energy efficiency gas boilers.
- 6.98 As a result of the reduction in number of ASHPs, the development is now projected to achieve a 50.38% improvement in the dwelling emission rate over 2013 Building Regulations requirements. The projected reduction in in the dwelling emission rate performance of the development is disappointing but officers acknowledge the limitations to the power supply for the development that have been placed on the developer by the electricity network provider which is a matter outside of the developer's control. The Council's Sustainability Officer has advised that this is a known issue and is becoming an increasingly common issue on development sites.
- 6.99 Furthermore, the projected dwelling emission rate performance of the development would still comfortably exceed the minimum 35% improvement required by Policy H5. It should also be noted that the calculations upon which the 85% improvement in the dwelling emission rate that the approved development was projected to be achieve, were based upon very early-stage projections. The design stage of the development is now more advanced and as part of the variation of conditions application, the applicant has submitted

their full design stage SAP calculations for each dwelling for approval by the LPA, and it these calculations upon which the 50.38% improvement in the dwelling emission rate is now projected. Submission and approval of the design stage SAP calculations is required under condition no. 8 of the extant outline permission which requires the development to achieve the minimum 35% improvement required by Policy H5.

- 6.100 The submitted design stage SAP calculations for the development have been independently reviewed on behalf of the LPA by a specialist consultant. The consultant has confirmed to your officers that the submitted SAP calculations have been carried out fully in accordance with industry standard practices and that projected 50.38% improvement in the dwelling emission rate is an accurate design stage performance projection for the development. The consultant also agrees that in their experience, the electricity supply issue which has led to the reduction in the performance of the development is becoming an increasingly common issue on development sites.
- 6.101 Whilst the reduction in the improvement of the dwelling emission rate above the Building Regulations standard is disappointing, officers acknowledge the valid reason for this. In terms of the policy assessment of the revisions to the energy strategy each dwelling would continue to be served by a renewable energy source in either an ASHP or photovoltaic panels or both as required by Policy CC4 (Decentralised Energy Provision). The projected design stage improvement in the dwelling emission rate, which has now been supported by detailed SAP calculations for each dwelling and subject to specialist independent review, would also still comfortably exceed the minimum requirements of Policy H5.
- 6.102 Furthermore, the developer would still be required, as per the extant permission, to off-set the carbon performance of the development to zero by way of a financial contribution to the LPA to be secured as part of the section 106 legal agreement. Given the on-site carbon savings of the development would be reduced this off-setting contribution would consequently now need to be increased to around £334,449 (compared to the £135,000 contribution secured under the extant permission). The applicant has indicated their agreement to this.
- 6.103 On the basis of the above, officers are satisfied that the development still demonstrates compliance with Policies CC4 and H5.
- 6.104 It is proposed that all dwellings that would not be served by an ASHP would be designed in such that they are capable of being adapted should the homeowner wish to install an ASHP at a later date, when sufficient energy supply capacity is available within the network. The dwellings which are proposed to be served by ASHPs are also proposed to form part of the first phase of the development to be built; such that if there has been an unexpected change in the power supply capacity available to the development, then there is the option for ASHP to be re-introduced to the remaining dwellings.



*Plan showing location of dwellings to be served by air source heat pumps within the development (red circles)*

Pollution and Water Resources

- 6.105 Policy EN15 ‘Air quality’ and EN16 ‘Pollution and Water Resources’ only permit development where mitigation measures can be provided to ensure that developments do not have an adverse effect on air quality; land, noise and light pollution; and water resources.
- 6.106 In order to help improve local air quality when the development is built, the approved outline permission secured provision of a ‘smarter signal’ operating scheme at the Henley Road/Prospect Street/Peppard Road junction as part of the s106 obligations for the development. As set out above, this and all other obligations secured under the extant permission, would continue to apply to the proposed varied development.
- 6.107 Implementation of the approved glazing, ventilation and sound insulation specifications approved under condition no. 24 of existing outline permission would be carried out across and secured as part of the variation proposals. This would ensure future occupiers of the dwellings would not be subject to unacceptable noise or air quality impacts.
- 6.108 As per the approved development construction and demolition phase works will likely have an adverse impact on the nearest noise sensitive receptors even with mitigation in place. This has been assessed as a minor to moderate adverse effect. Therefore, it is necessary for the developer to follow Best Practicable Means to minimise the impact during construction & demolition. A

condition was attached to the extant permission to secure submission and approval of construction method statement prior to commencement of works on site to ensure that that appropriate measures to mitigate the impact of the demolition and construction on the surrounding are secured. This condition would be re-applied should the variation permission be granted.

- 6.110 An application (ref. 230024) for approval of a construction method statement has also been submitted concurrent to this application and is also on the committee agenda for consideration under Item 15.
- 6.111 Conditions no. 25 and 26 of the extant outline permission secured submission and approval of a contaminated land assessment and remediation schemes to ensure the site is suitable for the proposed residential use and that the construction and demolition works can be carried out without adverse impacts on the surrounding environment. Details under both conditions have already been separately approved by officers, in consultation with Environmental Protection colleagues, under application ref. 220958. Should the variation proposals be approved then conditions 25 and 26 would be changes to compliance conditions to require the development to be undertaken in accordance with the approved remediation details.

#### Archaeology

- 6.112 When the approved development was considered it was established that the site has a moderate potential for archaeological deposits of later prehistoric (Bronze Age - Iron Age) and Romano-British date, a moderate potential for deposits of earlier prehistoric date, and a low potential for deposits of medieval and post-medieval date, with the exception of late post-medieval field boundaries for which the potential is high. Therefore, condition 44 of the outline permission was attached to require a programme of archaeological works to be undertaken, prior to commencement of development, in accordance a written scheme of archaeological investigation (WSI) to be submitted and approved by the LPA.
- 6.113 The LPA approved an application for approval of an archaeological WSI under condition 44 on 4<sup>th</sup> November 2022 (application ref. 220738) in consultation with Berkshire Archaeology. The condition requires the programme of archaeological works outlined within the WSI to be carried out prior to commencement of the development on site and, if granted, this condition would be re-applied to variation of condition permission. This would ensure the proposals continue to comply with Policy EN2 (Areas of Archaeological Significance) which requires potential archaeological remains to be investigated and recorded.

#### Community Facilities

##### *Healthcare*

- 6.114 As set out in paragraph 6.3 of this report, Policy CA1b does not apply to the development, which refers to provision of on-site infrastructure, including healthcare, but this policy is an indication that additional development of the scale in the allocation, or greater, is expected to need to be supported by improvements in healthcare provision. Following strong indications from the

NHS Clinical Care Commissioning Group that there was no desire for a new or standalone facility in the area in consideration of the original application, a financial contribution of £550,000 towards providing health care facilities at the existing Emmer Green Surgery or elsewhere within the wider area was instead secured as part of the associated section 106 agreement. This contribution would continue to be secured as part of the section 106 obligations should this variation application be granted.

### *Education*

- 6.115 As set out in the Council's Section 106 Obligations Supplementary Planning Document Community Infrastructure Levy money from the varied development would continue to go towards education infrastructure for early years, primary and secondary education. Further details regarding CIL are set out later in this report.

### Section 106 Obligations

- 6.116 Policy CC9 'Securing Infrastructure' sets out that proposals for development will not be permitted unless infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided through direct provision or financial contributions at the appropriate time. As discussed above there were a number of obligations secured as part of the original outline permission. All obligations would continue to comply to the proposed varied development should permission be granted. The obligations, with any changes required as a result of the proposed variation application, are set out in the recommendation box of this report.

### Community Infrastructure Levy (CIL)

- 6.117 In relation to the community infrastructure levy, the applicant has completed a CIL Additional Information Form with the application. Based on the revised 2023 residential CIL rate of £167.06 per square metre, the current broad estimate of the chargeable levy is £3,917,306. However, with provision of on-site affordable housing the applicant could qualify for a reduction to the levy based on the affordable housing floor area being deducted at a later date.

### Matters Raised in Representations

- 6.118 Matters raised are considered to have been addressed in the Appraisal section of this report above.

### Equalities Impact

- 6.119 When determining an application for planning permission the Council is required to have regard to its obligations under the Equality Act 2010. There is no indication or evidence (including from consultation on the application) that the protected groups as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the proposed development.

## **7. CONCLUSION**

- 7.1 The principle of the proposed development was accepted when granting outline permission for application 211843. In overall terms the variations proposed are considered to result in a development which is broadly similar to the approved development subject of the existing outline consent.
- 7.2 The proposed changes in terms of layout of the dwelling and road layout, unit mix, vehicle, cycle parking, SuDS and tree loss/planting are considered to be negligible and would continue to present a suitable, spacious residential layout in compliance with the relevant national and local planning policies as set out in the appraisal section of the report above.
- 7.3 The revised proposals do present a minor overall change in terms of layout and quantum of retained undesignated space, notably as a result of the reduction in land required for SuDS within the development. Notwithstanding this, the revised development layout does provide for an overall small increase in amount of usable public open space and in accordance with Policy EN8, the proposals are considered to have satisfactorily demonstrated that qualitative improvements to the remaining open space would be provided to a level sufficient to out-weigh the loss of open space. As with the approved outline permission, the provision of public access to the remaining open space on what is currently private land is considered to be a significant benefit of the proposed development.
- 7.4 Officers also acknowledge that the proposals do present a reduced commitment in terms of the decentralised energy strategy for the development, with a significant reduction in the number of dwellings to be served by air source heat pumps. However, as detailed in the report above the reasons for this in terms of lack of available capacity within the electricity network are clear and ultimately out of the control of the developer. Notwithstanding this, the proposals would still exceed the Council's minimum standards in terms of improvements in the dwelling emission rate above Building Regulation Standards as required by Policy H5 and, as per the approved development, an increased contribution would be secured to off-set carbon emission of the development to zero.
- 7.6 The revised proposals would continue to be fully policy compliant in terms of affordable housing provision and would make appropriate contributions towards health care provision and recreational facilities within the surrounding area.
- 7.7 All other recommended conditions and section 106 obligations secured as part of the extant outline permission would continue to be secured should the variation permission be granted, including the extensive off-site highway improvements.
- 7.8 When applying an overall critical planning balance of all material considerations officers consider that this weighs in favour of the proposed development and the recommendation is to approve the revised proposals, subject to the recommended conditions and completion of S106 and S278 Agreements as set out in this report.

**Case Officer:** Mr Matt Burns

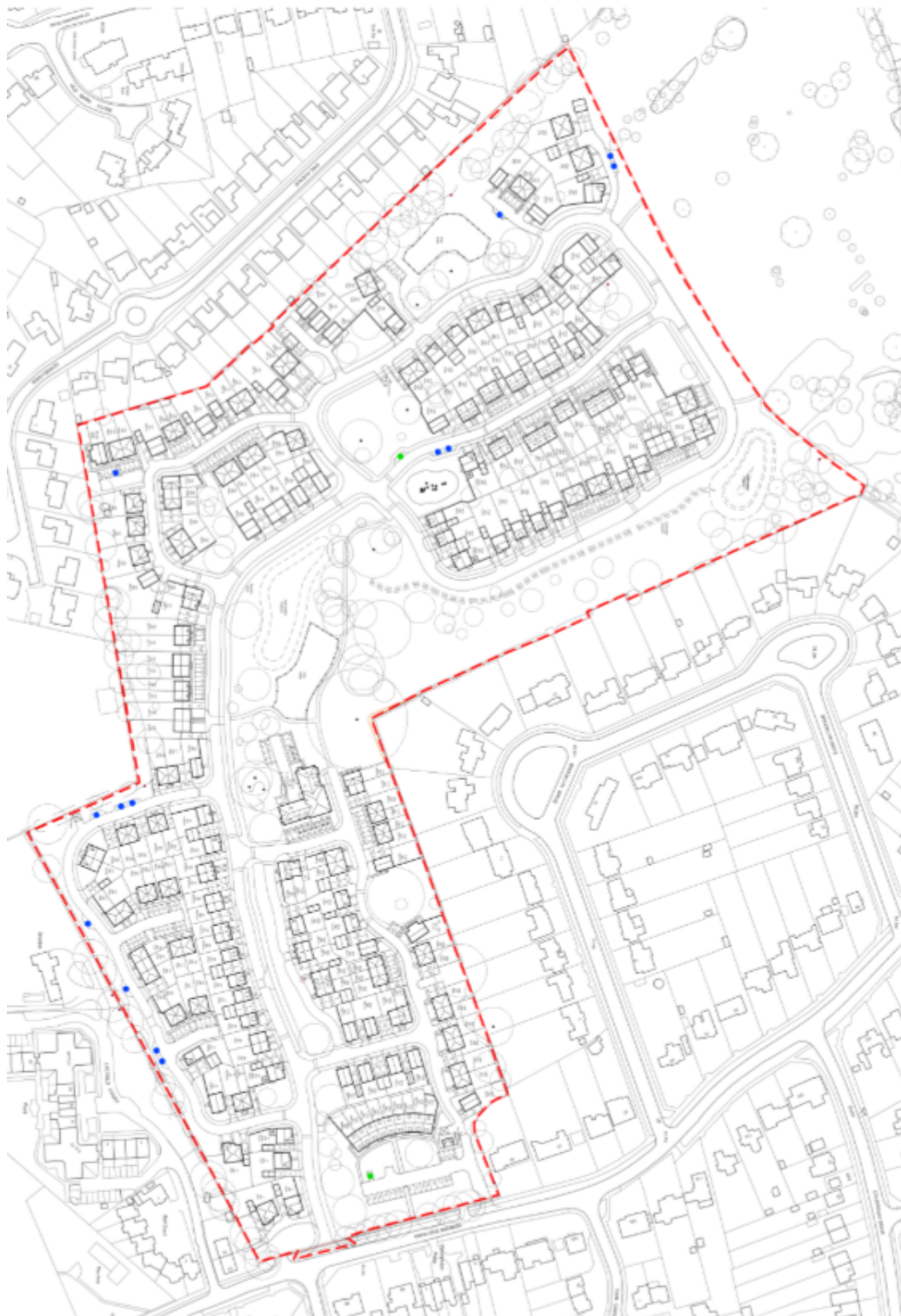
**Plans and Drawings:**

(Not all plans attached - full plans can be viewed on the Council website using the

application search function:  
[http://planning.reading.gov.uk/fastweb\\_PL/welcome.asp](http://planning.reading.gov.uk/fastweb_PL/welcome.asp))



Proposed Site Layout Plan



**Car Parking Plan**

Car Parking: 13 spaces per 100 residential units  
 2 spaces per 100 commercial units  
 2 spaces per 100 public spaces  
 2 spaces per 100 other uses

Cycle Parking: 2 spaces per 100 residential units  
 2 spaces per 100 commercial units  
 2 spaces per 100 public spaces  
 2 spaces per 100 other uses

Scale: 1:1000

North Arrow

**ECE Architectural**

Valley Group

Reading Golf Club  
 Kilmore End Road, Reading  
 RG2 9AT

Proposed Parking Layout Plan

Small vertical text at the bottom right corner, likely a copyright or reference note.





CDM 2015 Health & Safety Information

**Legend**

- Site Boundary
- Existing Site Area
- Proposed Site Area
- Park and Garden
- Assembly Green Space
- Local and Informal Open Space
- SO20
- Watercourse / Parking
- Footpath
- Private Road

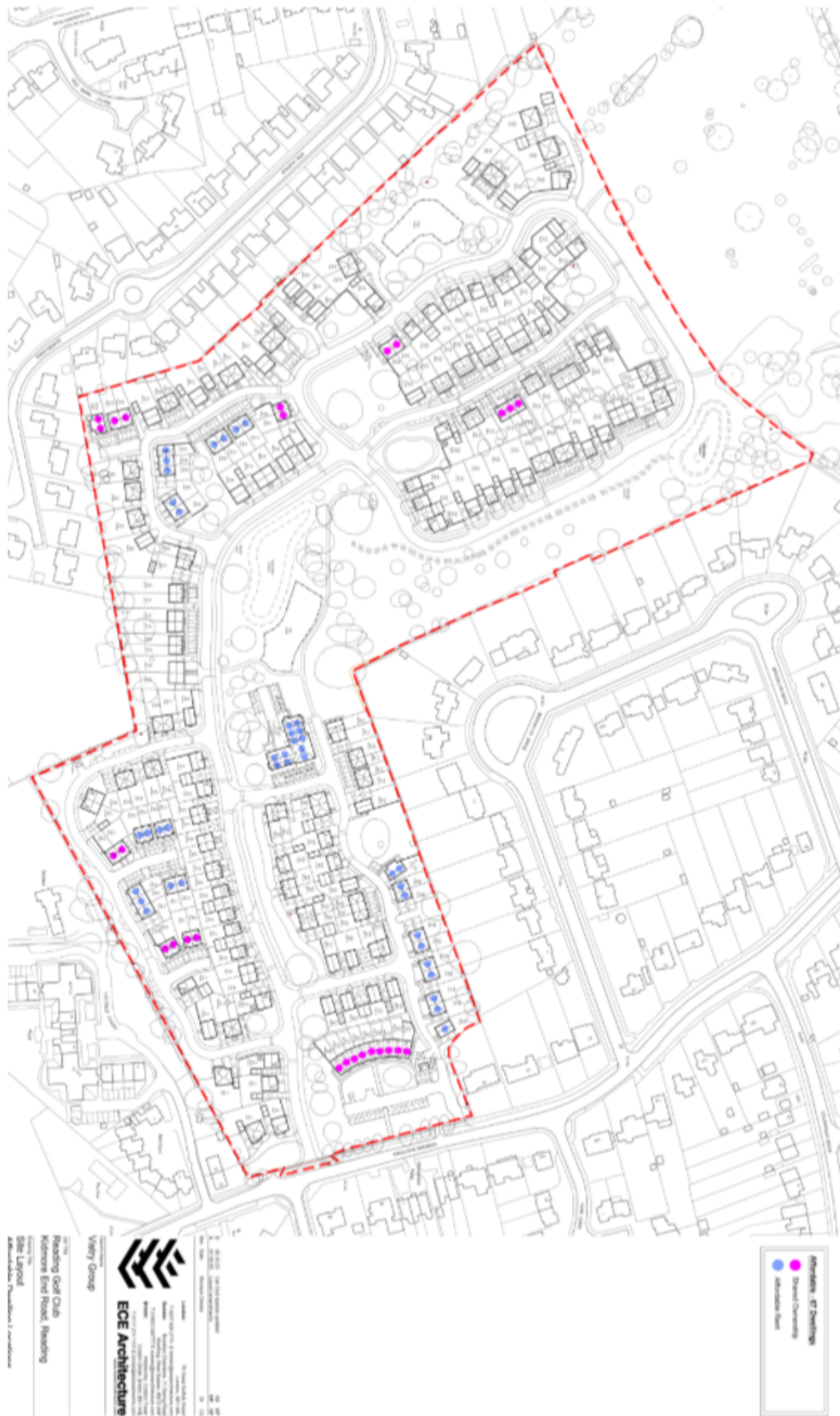
**Table of Green Space Provision On Site**

Green Space	Area (sqm)
Existing Site Area	6,120
Proposed Site Area	6,120
Park and Garden	1,120
Assembly Green Space	1,120
Local and Informal Open Space	1,120
SO20	6,200
Watercourse / Parking	6,200
Footpath	6,200
Private Road	2,400
<b>Total Green Space</b>	<b>7,400</b>



Valley Group  
 Reading Golf Club  
 Avenue End Road, Reading  
 RG2 9AT  
 Green Space Provision Plan

Proposed Open and Green Space Provision Plan



Proposed Affordable Housing Location Plan







CDM 2015 Health & Safety Information  
 15/05/2015  
 15/05/2015  
 15/05/2015

**Key**

- Access Track (Star)
- Cycle Storage
- Hardstanding (St)
- Native (St) - Proposed (St) - Proposed
- Coloured Green (St)
- Native (St) - Proposed (St) - Proposed
- Hardstanding Driveway (St) - Proposed (St) - Proposed
- New (St) - Proposed (St) - Proposed
- Existing (St) - Proposed (St) - Proposed
- Wall (St) - Proposed (St) - Proposed
- Wall (St) - Proposed (St) - Proposed
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NO.	DESCRIPTION	DATE
01	Issue for Information	15/05/2015
02	Issue for Information	15/05/2015
03	Issue for Information	15/05/2015
04	Issue for Information	15/05/2015
05	Issue for Information	15/05/2015
06	Issue for Information	15/05/2015
07	Issue for Information	15/05/2015
08	Issue for Information	15/05/2015
09	Issue for Information	15/05/2015
10	Issue for Information	15/05/2015
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12	Issue for Information	15/05/2015
13	Issue for Information	15/05/2015
14	Issue for Information	15/05/2015
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16	Issue for Information	15/05/2015
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20	Issue for Information	15/05/2015

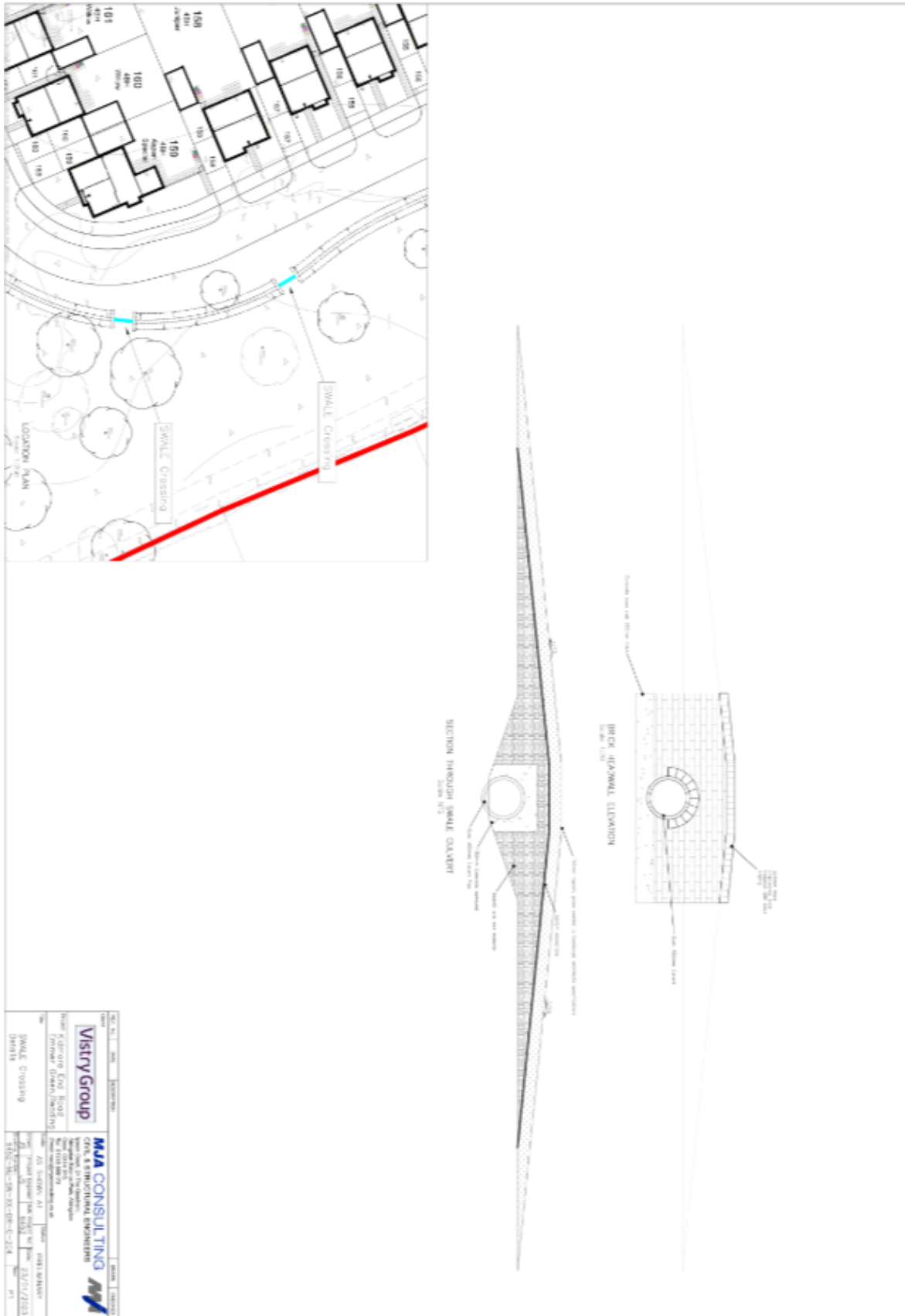
**ECE Architecture**  
 Varsity Group

Reading Golf Club  
 Reading Golf Hotel, Reading  
 Details Site Layout - Sheet 3

Scale: 1:500 @ A1 / 1:1000 @ A3  
 Date: 15/05/2015  
 Author: AC  
 Check: GVT



Proposed Detailed Site Layout Plan 3 of 3



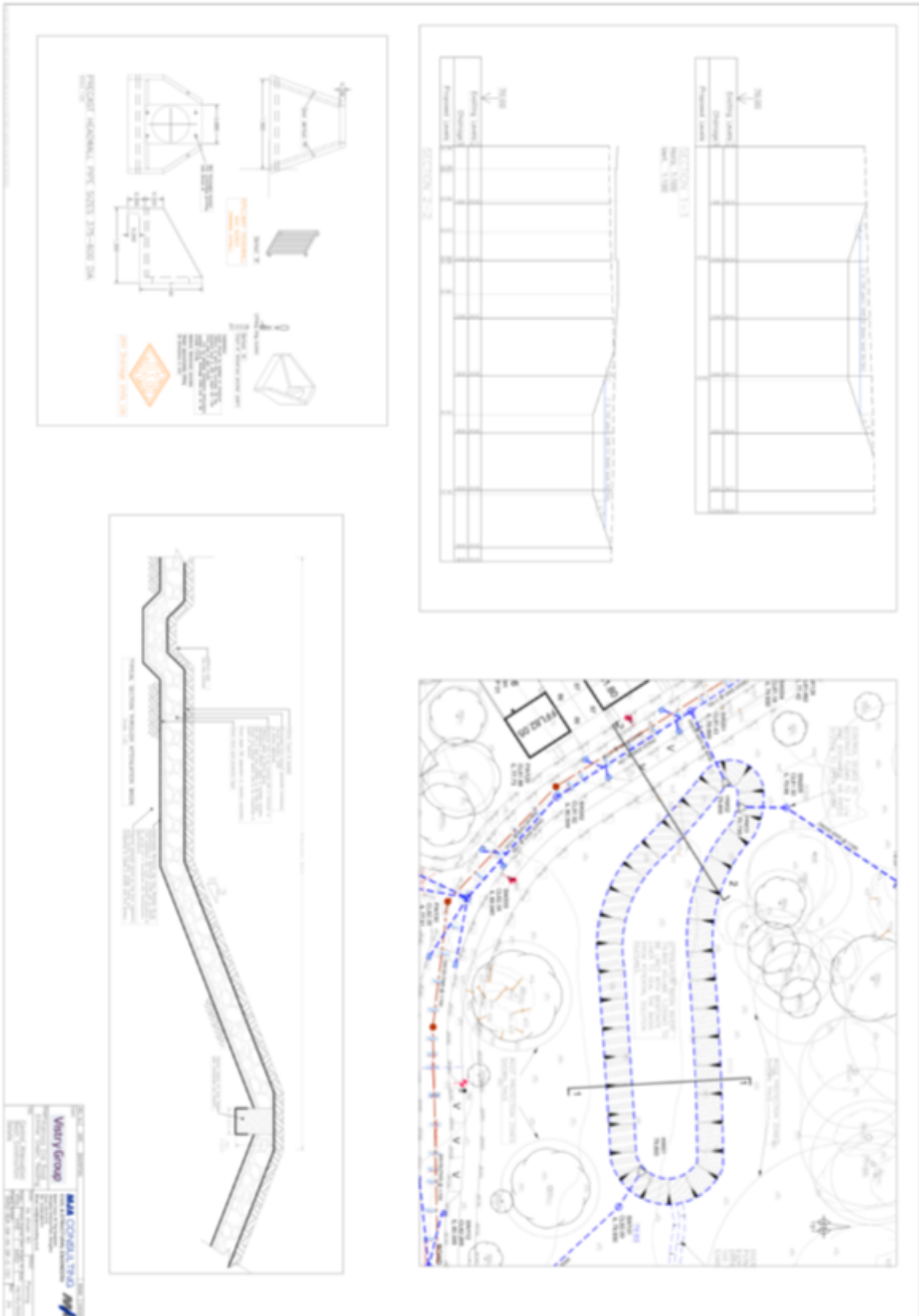
Proposed Swale Crossing Plan

<p><b>Vistry Group</b></p> <p>Kilgore Eng Road          10000 Vistry Lane          Houston, TX 77055</p>	<p><b>MJA CONSULTING</b></p> <p>CIVIL &amp; STRUCTURAL ENGINEERS</p> <p>10000 Vistry Lane          Houston, TX 77055</p>
<p>Project: Kilgore Eng Road          Drawing: SWALE CROSSING          Date: 08/21/2013</p>	<p>Scale: 1:20          Date: 08/21/2013          Author: JAG/SB          Check: JAG/SB</p>

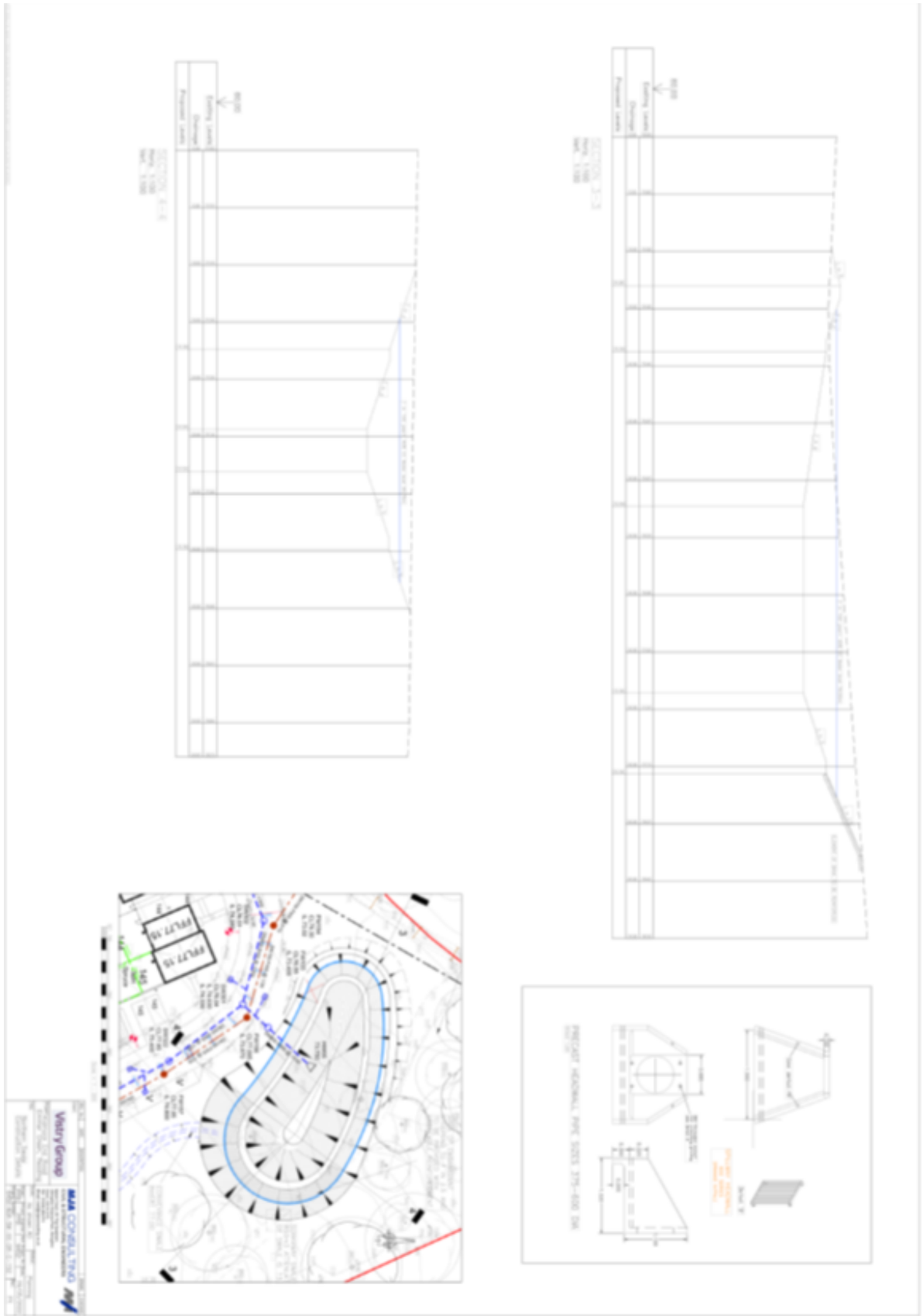


Proposed and Approved Overlay Plan





Proposed Central Attenuation Basin Plan



Proposed Northern Attenuation Basin Plan