

02 April 2025



**Reading**  
Borough Council  
*Working better with you*

<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Abbey
<b>Planning Application Reference:</b>	PL/24/0173
<b>Site Address:</b>	Broad Street Mall, Reading RG1 7QE
<b>Proposed Development</b>	Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required
<b>Applicant</b>	McLaren (Broad Street Mall) Ltd and UREF III LP
<b>Report author</b>	Richard Eatough
<b>Deadline:</b>	As per main report.
<b>Recommendation</b>	As per main report, with the exception of the matters below.
<b>S106 Terms (amended where indicated)</b>	<p>1. Affordable Housing: On-site provision:</p> <p>The delivery of affordable housing units to be revised as follows:</p> <p><del>Delivery of affordable housing units as per revised affordable housing delivery/phasing plan supplied on 4/3/25), ie:</del></p> <ul style="list-style-type: none"> <li><del>• Not less than 10 affordable housing units to be provided in Block A before any BTR (non-affordable) units provided</del></li> <li><del>• Not less than 8 affordable housing units to be provided in Block B before any BTR (non-affordable) units provided</del></li> <li><del>• Not less than 7 affordable housing units to be provided in Block C before any BTR (non-affordable) units provided</del></li> <li><del>• Not less than 5 affordable housing units to be provided in Block D before any BTR (non-affordable) units provided</del></li> <li><del>• Overall mix of affordable housing units to match the overall dwelling mix (27x studio/1-bed; 31x 2-bed; 7x 3-bed)</del></li> </ul> <p><del>Affordable housing to be supplied at no more than LHA rent levels in perpetuity in accordance with Policy H4.</del></p>

Delivery of affordable housing units as per revised affordable housing delivery/phasing plan supplied on 1/4/25), ie:

- Not to occupy more than 202 BTR open market units until such time as 35% (23 units) of the affordable units are available for occupation.
- Not to occupy a further 202 BTR open market units until such time as a further 35% (23 additional units, 46 so far) of the affordable units are available for occupation.
- Not to occupy more than 90% of the final BTR open market units until such time as the remaining 17 affordable units are available for occupation.

Affordable housing to be supplied at no more than LHA rent levels in perpetuity in accordance with Policy H4.

6. Medical facility:

3<sup>rd</sup> para. replace with:

**Contribution of ~~£450,000~~ £350,000** to be secured in-kind towards the occupation of Unit 106-107 for NHS GP uses, ~~(further details to be advised in updated report)~~, **payable on implementation of the development** with a further £100,000 in kind in the form of rent subsidy.

4<sup>th</sup>. Para. addition underlined:

NHS will have the ability to use the s106 monies (£450,000) in part or in total as capital works to the unit and /or rental subsidy as they see fit in addition to £100,000 which will be provided by the developer as rental subsidy

8. Heat Network and Energy:

1<sup>st</sup>. para.:

- Safeguarding for the possible provision of a district heating connection as follows: Before the end of the 'RIBA Stage 3 Gateway 23' stage, a feasibility study for future connection to a District Heat Network shall have been submitted to the Local Planning Authority for consideration.

11. Rooftop Car Park Improvement Scheme (CPIS): bullet 1 should read as follows

- No commencement of development above car park roof level until a CPIS scheme has been submitted.

13. Sundry obligations:

	Additional clause:  <u>The planning permission to provide not more than 643 dwellings.</u>
<b>Conditions</b>	As per main report.
<b>Informatives</b>	As per main report.

## 1. UPDATES TO S106 HEADS OF TERMS

- 1.1 Since the publication of the main Agenda report, officers advise that some minor updates to the Heads of Terms are required.

No. 1: Affordable Housing: On-site provision

- 1.2 This section has required refinement to ensure that the on-site affordable housing units are delivered in a suitable manner, commensurate with the delivery of the regular 'open market' BTR units.

No. 6 Medical Facility

- 1.3 This section has been altered to provide clarification of the nature of the contributions/obligations, in agreement with the NHS.

No. 8 Heat Network and Energy

- 1.4 The applicant has advised that the proposed heat network feasibility study should be linked to RIBA Stage 3 MEP (mechanical and engineering plant) design, as this will deal with the key design and technical aspects of the scheme and enable an accurate assessment of costs for both the individual and communal ASHP options to be undertaken. Going beyond this, for instance to Gateway 2 (as originally drafted), would require significant abortive costs, potentially rendering the scheme unaffordable and therefore undeliverable. Officers agree that this adjustment is appropriate.

No. 11. Rooftop Car Park Improvement Scheme (CPIS)

- 1.5 This insert is for clarification/the avoidance of doubt.

No. 13 Sundry Obligations

- 1.6 This addition is for the avoidance of doubt, at the suggestion of the applicant.

## 2. CORRECTIONS AND CLARIFICATIONS

- 2.1 At paragraph 4.6 for clarification, following discussions and negotiations on Head of Terms Section 6 above, the NHS no longer objects to the application.

- 2.2 At paragraph 4.26, for further clarification, the site notices advised that the development: affects views in relation to conservation areas, affects the settings of Listed Buildings, is a Major development and is EIA development.

- 2.3 At paragraph 6.11 there is a reference to the Minster Quarter Area Development Framework (MQADF) but the plan is missing, the relevant image is shown below (fig. 10):

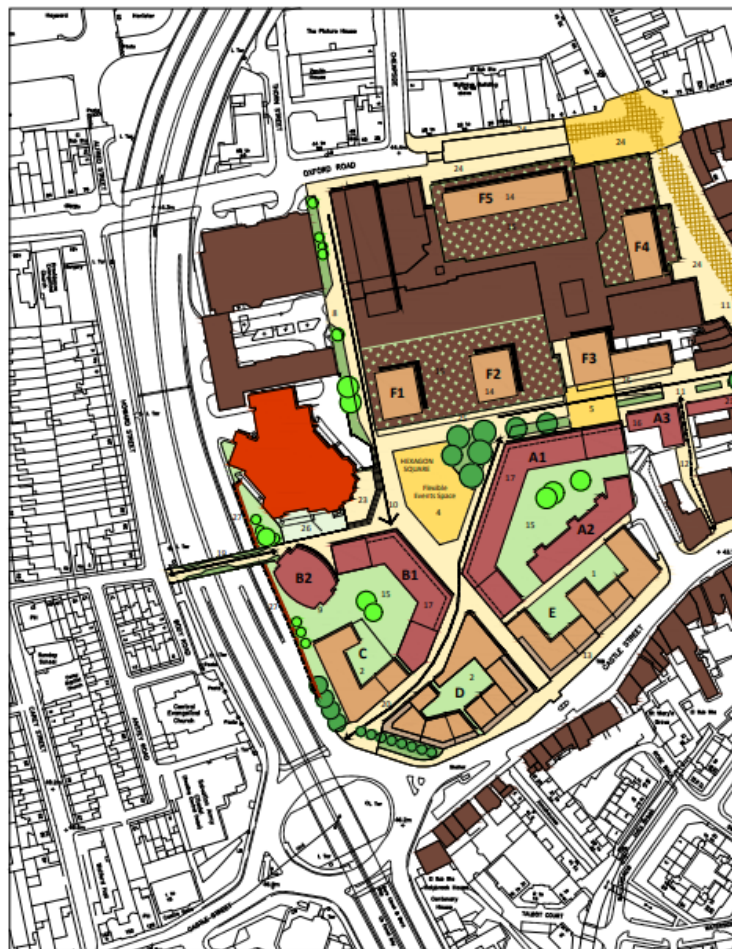


Figure 10 INDICATIVE DEVELOPMENT FRAMEWORK MASTER PLAN

- 2.4 At paragraph 6.44 the first line should refer to the “*previously* approved scheme”.
- 2.5 At paragraph 6.58 (line 5) it should read, “...on both Queen’s Walk and Dusseldorf Way”.
- 2.6 Paragraph 6.60 (last sentence) contains some drafting errors and should be deleted and replaced with the following: “There is clearly a tension here and a clause in the section 106 agreement will need to require that a basic scheme to deliver suitable improvements can be achieved”.
- 2.7 There is a ‘?’ typo in relation to the policy reference at the bottom of the Recommendation box (Head of Term 4), the relevant policy is CR3 (Public Realm in Central Reading).