

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 9

PLANNING APPLICATIONS COMMITTEE: 5 September 2018

Ward: Battle

App No.: 180319/FUL

Site Address: Battle Hospital Site, Portman Road, Reading,

Proposal: Application for 211 dwellings with associated access, cycle path provision, parking, landscaping and open space provision, following demolition of existing buildings (amended description).

Applicant: Bellway Homes Ltd (Thames Valley)

Date valid: 2 February 2018

Target Determination Date: 28 September 2018 (agreed extension)

26 Week Date: 21 August 2018

RECOMMENDATION

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission, subject to the satisfactory completion of a S.106 legal agreement to secure:

1. Affordable Housing

a) To secure 50 (fifty) dwellings, as Affordable Housing within the site as shown on submitted drawing 031610-BEL-TV-06 'Tenure Plan', received 5 July 2018 and as follows:

- 14 (fourteen) houses (plots 26,27,28,29,30,31,32,33,34,36,37,38,39 and 40) as Social Rent tenure.
- 11 (eleven) flats, all units in 'Block 5', as Affordable Rent tenure.
- 17 (seventeen) flats, all units in 'Block 4', as Shared Ownership tenure.
- A further eight houses (Plots 19,20,21,22,23,24,25 and 35) as Shared Ownership tenure.

The 11 Affordable Rent units (Block 5) to be provided prior to first occupation of the 75th market housing unit, with the remaining Affordable units to be provided prior to first occupation of the 150th market housing unit on site.

b) In the event that a Registered Provider is not secured for the provision of the Affordable Housing, the Units to be offered to the Council to be provided by the Council as Affordable Housing.

c) In the event that an Affordable Housing provider is not secured. The developer to pay to the Council the sum equivalent to 12% of the Gross Development Value of the development for provision of Affordable Housing elsewhere in the Borough. To be calculated (the mean average) from two independent RICS valuations to be submitted and agreed by the Council prior to first occupation of any market housing unit. To be paid prior to first occupation of any market housing unit and index-linked from the date of valuation.

2. Highways:

i) The sum of £54,000 (fifty four thousand pounds) towards provision by the Council of a cycleway link from the site to Cow Lane roundabout along the southern verge of Portman Road and highway improvement works at the Cow Lane roundabout junction. Payable prior to commencement and Index-linked from the date of permission

ii) To enter into a s.278 agreement to carry out the off-site highway works to (a) form the junction of the site with Portman Way and (b) provide pedestrian links to Portman Way/Valentia Road within adopted Highway land as shown on approved Hard Landscape Boundary Treatment and 'Access Inset' drawings. Works to be completed in accordance with a timetable to be agreed.

iii) To secure works on-site to integrate with adjacent highway land - removal of existing fences, provision of pedestrian links to Portman Way/Valentia Road as shown on approved Hard Landscape, Boundary Treatment and Access Inset plans. Prior to first occupation of the 100th market housing unit, or timetable agreed in writing prior to first occupation.

iv) A contribution of £7,500 (seven thousand five hundred pounds) (index linked from date of permission) towards Traffic Regulation Order to introduce parking controls within the site (and requirement for private parking enforcement if unadopted). Parking to be in dedicated parking bays only.

3. Open Space:

i) provision prior to first occupation if the 140th market housing unit of the Public Open Space, including Locally Equipped Area of Play (LEAP) on site in accordance with approved drawings, subject to detailed design of play equipment and maintenance strategy being submitted for approval prior to first occupation, POS and LEAP to be maintained as approved, in good repair, and accessible to members of the public, at all times thereafter.

ii) To pay the sum of £160,000 (one hundred and sixty thousand pounds) towards improvements to Portman Road NEAP (including ongoing maintenance) prior to commencement. Index-linked from date of permission.

4. Employment Skills and Training Plan for the construction phase (including monitoring fee), or payment in lieu of a plan (£2,500 x Gross internal floor area of scheme (22,724 m²)/ 1000m²) = £58,938 (fifty eight thousand nine hundred and thirty eight pounds). The Plan, or payment in lieu, to be provided at least one month prior to commencement. Payments to be index-linked from the date of permission.

5. Public Art

a) To secure the provision of Public Art (sculpture or equivalent physical artwork) to the value of £25,000 (twenty five thousand pounds) (index linked from date of permission) prior to occupation of the 190th dwelling.

b) The design of the Public Art shall be submitted to the Council for approval in writing prior to installation.

c) If the Owner and Developer are unable to provide the Public Art, to pay £25,000 (twenty five thousand pounds) (Index linked from date of permission) to the Council prior to Occupation of the 190th dwelling to fund a piece of art within the site, or on public land within Battle Ward.

(The S106 to be subject to such terms and conditions that the Head of Legal and Democratic Services considers appropriate and in the best interests of the Council.)

And

Subject to conditions to include the following:

(pre-commencement conditions labelled '(PC)')

1. Full details of external materials to be submitted for approval in accordance with those submitted (PC - **excepting demolition**).
2. Construction and Demolition Method Statement - Highways, noise, dust and bonfires. (PC)
3. DC2 - Vehicle accesses, roads, footpaths and cycleways within site to be provided in accordance with approved plans and in accordance with full technical details and a timetable that shall have been submitted to and approved in writing by the Local Planning Authority. (PC - **excepting demolition**).
4. SUDS - Full details in accordance with submitted strategy to be submitted prior to commencement (excepting demolition). Provision prior to first occupation. (PC - **excepting demolition**)
5. L2A Landscaping - Notwithstanding details shown on approved drawings, full details of

- soft landscaping to be submitted including timetable for implementation - to include tree pit details and wildlife-friendly planting **(PC - excepting demolition)**
6. L2B Landscaping - Implementation in accordance with timetable.
 7. L3 - Landscaping maintenance (replacement of failed landscaping) - 5 years
 8. L5 - Landscaping Management Plan (10 year) for all communal landscaped areas to be submitted **(PC - excepting demolition)**
 9. L6 Arboricultural Method Statement and Tree Protection Plan for all trees not shown as being removed **(PC)**
 10. Hard Landscaping and Boundary Treatment to be provided in accordance with approved details. In accordance with a timetable that shall have been submitted for approval prior to commencement. **(PC-excepting demolition)**
 11. Biodiversity Enhancements to include bird and bat boxes/bricks and other measures outlined in submitted Ecological Report ref. ECO5108 and a timetable for their provision. **(PC - excepting demolition)**
 12. Acoustic fence to southern boundary - details to be submitted for approval and designed such that the indoor ambient noise levels at nearest receptors do not exceed the values detailed in Table 4 of BS 8233:2014. Approved fence installed prior to first occupation of dwellings at Plot numbers 1 to 25 and maintained as approved at all times thereafter. **(PC - excepting demolition)**
 13. Water Infrastructure - Development shall not commence until a drainage strategy detailing all on and off site drainage works has been submitted to, and approved in writing by, the local planning authority, in consultation with the sewerage undertaker (Thames Water). All drainage works referred to in the approved strategy shall be provided before first occupation of any part of the development. **(PC - excepting demolition)**
 14. Contaminated Land - Site Characterisation report to be submitted for approval **(PC - excepting demolition)**
 15. Contaminated Land - Submission of Remediation Scheme to be submitted, including a timetable for implementation and for validation reporting **(PC - excepting demolition)**
 16. Contaminated Land - Implementation of Remediation Scheme in accordance with timetable. Validation reporting in accordance with timetable.
 17. Contaminated Land - Reporting of unexpected contamination.
 18. Land Gas - Site investigation and characterisation. **(PC - excepting demolition)**
 19. Land Gas - Remediation Scheme to be submitted for approval including a timetable for implementation and for validation reporting **(PC - excepting demolition)**
 20. Land Gas - Implementation in accordance with approved timetable - Validation reporting in accordance with timetable.
 21. Details of all external lighting to be submitted for approval, including a timetable for its provision. (Ecology, residential amenity, safety) **(PC - excepting demolition)**
 22. SU1 Evidence (Design Stage Standard Assessment Procedure) that 50% of the dwellings will achieve a minimum of a 19% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition). **(PC - excepting demolition)**
 23. SU2 Evidence (As Built Standard Assessment Procedure) that 50% of the dwellings as identified at Design Stage Assessment have achieved a minimum of a 19% improvement in the Dwelling Emission Rate over the Target Emission Rate to be submitted for approval prior to first occupation of the dwelling to which it relates.
 24. Electric Vehicle Charging points to be provided in accordance with submitted strategy in Technical Note JDW/ITB12282-008A TN dated 30 May 2018 - prior to first occupation of the dwellings to which they relate.
 25. No construction above ground floor slab level shall take place until details of the means by which the dwellings hereby approved are to be provided with superfast broadband connectivity have been submitted to and approved in writing by the LPA. Each dwelling shall be enabled to host Superfast Broadband in accordance with the approved details prior to its occupation.

26. Windows shown as obscure glazed on approved plans to be obscure glazed and non-openable (below 1.7 above floor level) prior to first occupation.
27. Floor levels of all dwellings to be as detailed on approved drawing 16-361/007 Rev. E Preliminary Levels (above modelled flood level of 39.04 metres AOD in accordance with submitted FRA addendum dated 13 June 2018).
28. SUDS implementation and future maintenance.
29. Noise insulating glazing and mechanical ventilation equipment shall be installed in accordance with the specifications recommended within the acoustic assessment submitted with the application (Ian Sharland Limited, 19th February 2018, ref M3965-01) prior to first occupation of each dwelling to which they relate.
30. DC1 - Vehicle parking to be provided in accordance with approved plans prior to first occupation of the dwellings to which they relate.
31. DC5 - Bicycle Parking - details, to be submitted for approval prior to commencement and to be provided in accordance with approved details prior to first occupation of dwellings to which they relate.
32. DC6 - Refuse bin storage - to be provided in accordance with approved details prior to first occupation of the dwellings to which it relates.
33. Standard hours of demolition and construction.
34. Vegetation clearance and building demolition outside the bird nesting season. Or if this cannot be avoided, the areas to be surveyed by qualified ecologist immediately prior to works. No works to disturb active nests where present.
The garage buildings and car ports hereby permitted shall not be occupied at any time other than for purposes ancillary to the use of the dwelling to which they relate.
35. PD Rights removal - Extensions and outbuildings (Part 1 Classes A, B and E).

Informatives

1. Positive and Proactive Approach
2. Groundwater management during construction (Thames Water)
3. S106
4. CIL

Or

ii) to REFUSE permission should the S106 legal agreement not be completed by 28 September 2018, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

1. INTRODUCTION

1.1 This application was considered and approved by Planning Applications Committee on 18th July subject to a S106 Legal Agreement to secure a number of items. The recommendation is repeated above but with parts *highlighted and italicised* to show a change to the trigger to be used, which was "Prior to first occupation", for integrating this site with the adjacent residential estate and the provision of the public open space.

1.2 The applicant has explained; *With regards to the integration works, which involves removing the existing fences and opening up the site boundaries around the Southern part of the site (nurses accommodation) we have suggested that this be undertaken prior to the 100th residential occupation as opposed to first occupation. The reason behind this is simply to allow the site boundary to remain secure whilst this particular phase is built out, in the interests of both a health and safety and also security.*

We are suggesting the 200th occupation for delivery of the POS and Play Equipment on the basis that the area where the POS will be located is intended to be used for the purposes of a site compound/onsite contractor's car parking during the construction phase. As the site is limited in terms of alternatives this will allow such works to be left in situ for the duration of the build rather than having to be continually re-sited, which will be logistically difficult.

1.3 Officers consider that the request is reasonable but that the triggers should be linked to the occupation of the market housing properties as the developer would not be in control of the completion and disposal of the 50 affordable dwellings.

2.0 CONCLUSION

The changes to the terms of the S106 are recommended for approval as set out at the beginning of the report.

Case Officer: Steve Vigar

