

Address: 384 The Meadway

Application No: 201415/NMA

Proposal: Non-Material Amendment to application 190761 to amend the wording of condition 4 to target sustainability standard BREEAM 'Good'

Case Officer: Alison Amoah

Proposal: To amend the wording of condition 4 of planning permission 190761, underlined, which states:

4. No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

To “a minimum standard of BREEAM Good rating”

The agent has set out the reasons for the proposed changes as: “A number of credits are unachievable as project funding constraints (the applicant is a charity and was unable to secure grant funding at early stages) prevented the appointment of specialists for the procurement of certain reports, at the early project stages - the BRE stipulates that a number of reports and meetings must have been implemented in the early design stages. In addition, a number of credits are unachievable due to the nature of the site and project, for example, credits which are available for larger buildings, or buildings of a different use class, or for an undeveloped site, which are not applicable in this instance.”

Background:

Prior to the submission of the NMA the agent provided further detail and explanation in emails in August 2020. It was explained that 55 credits would be the lower threshold for a Very Good rating, but it would only be possible to achieve 50 credits having looked at all feasible options, i.e. achieving a high Good rating. One issue identified was the inability to naturally ventilate certain spaces due to noise restrictions placed on the permission. They identified that they would be aiming for compliance with Part L of Building Regulations.

Objections Received (Summary):

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO.

Relevant Planning History:

190761 - New church and community centre - Approved 12/11/2019

Appraisal:

At pre-application stage the agent provided a BREEAM 2018 New Construction Design Stage Tracker and a point by point summary of why credits could not be achieved for certain areas of BREEAM:

“For many churches/charities it is simply not possible to engage all of the professionals and the contractor at RIBA stage 1 or 2 (which is earlier than the pre-app enquiry, in planning terms) as a lot of grant funding for this type of project is not pledged/provided until planning approval is secured. However below are point by point areas where credits have not been possible to achieve.

Please bear in mind that for some of these (such as ecology) it can be around 10 credits under one category that have been lost, as a result of the required initial assessment not being carried out at the project outset.

MAN 01 - Project Brief and Design - BREEAM requires an accredited professional to be appointed prior to RIBA Stage 1 with early assessments carried out prior to Stage 2. *Due to charitable status, the client hadn't the funds to appoint this specialist at this early stage.*

MAN 02 - Life Cycle Cost Analysis - BREEAM requires life cycle cost analysis prior to Stage 2. *Due to charitable status, the client hadn't the funds to appoint this specialist at this early stage.*

HEA06 - Security - BREEAM requires a Suitably Qualified Security Specialist (SQSS) to conduct an evidence-based Security Needs Assessment prior to RIBA Stage 2. *Due to charitable status, the client hadn't the funds to appoint this specialist at this early stage.*

HEA 07 - Safe and Healthy Surroundings - BREEAM requires dedicated and safe cycle paths to be provided from the site entrance to any cycle storage. *Due to the narrow existing access, it is not possible to provide designated cycle paths on site.*

ENE01 - Energy - BREEAM requires a preliminary design workshop focusing on operational energy performance is held by relevant members of the design team prior to RIBA Stage 2. It also requires energy modelling prior to Stage 2. *Due to charitable status, the client hadn't the funds to appoint M&E specialists at this early stage.*

TRA02 - Transport - BREEAM requires negotiation with local bus, train or tram companies to increase the frequency of the local service provision for the development; OR Demonstrate an increase over the existing Accessibility Index. This could be through provision of a diverted bus route, a new or enhanced bus stop, or other similar solutions. OR Provide a dedicated service, such as a bus route or service. During preparation of the brief, the design team consults with the local authority (LA) on the state of the local cycling network and public accessible pedestrian routes, to focus on whichever the LA deems most relevant to the project, and how to improve it. AND Agree and implement one proposition chosen with the local authority. The proposition supported by the development is additional to existing local plans and has a significant impact on the local

Due to the scale and nature of the development, these credits were not achievable.

TRA 02 - Transport - Ensure a minimum of one new accessible amenity, for the relevant Building Group, is provided. OR Ensure more than one new accessible amenity, for the relevant Building Group, is provided. *Not practical due to small scale of development.*

TRA 02 - Transport - Compliant cycle storage - *BREEAM requirement for cycle storage is much higher than RBC's requirement. Due to the nature of the site/use, we met the LPA's requirements but are unable to meet the BREEAM requirements which would require 3x the number of parking spaces agreed with RBC.*

WAT 01 - Grey water recycling is not appropriate for church developments due to limited water demand of the building thus credits lost here.

MAT01 - Materials - *There are a number of credits available but only to Offices, Industrial and Retail buildings so these are unable to be targeted on this project.*

MAT 01 - Materials - *During Concept Design (RIBA Stage 2) carry out a Life Cycle Analysis options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options. Due to charitable status, the client hadn't the funds to carry out this analysis at this early stage.*

LE01 - Site Selection - *Points are available for targeting a site which is contaminated and to remediate it. The church already had the site, and there is no contamination present so these credits are not achievable.*

LE01-05 - Ecology - *there are a large number of credits available for ecology. Unfortunately they are all predicate on having an ecologist carry out an assessment to determine a route for compliance prior to RIBA Stage 2, which was not possible due to funds. An ecologist was appointed at Stage 3, and significant ecological benefits will arise from the development, but none of this will count towards BREEAM due to a technicality of late timing.*

POL 03 - BREEAM requires a flood risk assessment. *The site is not at risk of flooding so under planning requirements an FRA was not required, thus these credits cannot be achieved."*

Further detail has been provided of the initial BREEAM submission which indicates a score of 48%. Officers have considered this information and are satisfied that credits have been maximised as far as possible for this specific scheme and that the presented level would be acceptable in this instance, subject to including the actually score of 48 within the condition wording.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved scheme.

Recommendation:

Approve non-material amendment subject to conditions. Although Section 96(A) of the Act does not allow for the original decision to be re-issued, it does allow the modification of, or imposition of, conditions. In this respect it is considered appropriate to impose an additional condition:

Amended Condition

4. No development shall commence on site until a copy of an Interim BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Good rating (minimum 48%) has been submitted to and approved in writing by the Local Planning Authority.

REASON: *These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.*

INFORMATIVES

1. This notice relates only to the changes to condition 4 of the substantive planning permission (Ref:190761). It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

