

Land at Kenavon Drive – s73 Application
Draft Planning Policy Tracker
Dated: 28th October 2019

- *Documents Referenced: Submission Draft RBC Local Plan (March 2019) & RBC Local Plan Consultation on Main Modifications (June 2019), Inspectors Report on the Examination of the Reading Local Plan and Schedule of Main Modifications (underlined text) (24th Sept 2019)*
- *Once adopted, the new LP will replace the adopted Core Strategy (2008, amended 2015), Reading Central Area Action Plan (2009), and the Sites and Detailed Policies Document (2012, amended 2015)*

Planning Consideration	Draft Policy Wording/Amplification Text (Extracts)	Statement of Compliance
Principle of Development	Policy CR13b FORBURY RETAIL PARK: This site would be the focus of the new residential community, and, alongside residential, additional retail, leisure and community uses at a scale to serve the Kenavon Drive area would be appropriate. It should include a new area of open space and enhance the frontage to the canal, including a buffer zone to the <u>top of the</u> canal bank to reflect its wildlife significance. Implementing this policy may involve complete redevelopment or using new additional development to improve the existing urban form of the area. Some parts of the site are likely to be implemented in the long term. Site size: 6.99 ha Indicative potential: 1,230-1,840 dwellings, no net gain of retail.	The consented uses and proposed additional residential uses remain acceptable in principle against policy CR13b.
Density	H2 DENSITY AND MIX: The appropriate density of residential development will be informed by: • the character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas; • its current and future level of accessibility by walking, cycling and public transport; • the need to achieve high quality design; • the need to maximise the efficiency of land use; and • the need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers. Indicative densities for different types of area are set out in figure 4.5, but the criteria above may indicate that a different density is appropriate. Residential development capacity figures within the site allocation policies are often based on these densities, but the capacity of each site will likewise depend on various factors that need to be addressed at application stage, including detailed design and layout, and may differ from the range set out in the allocation. Net densities of below 30 dwellings per hectare will not be acceptable.	The site is within the Town Centre and therefore has a minimum density requirement of 100dph (as set out within figure 4.5) Encompassing 22 additional units into the scheme results in a density that remains acceptable in principle against policy H2.

Figure 4.5: Indicative density ranges (dwellings per hectare)

Town Centre	Urban	Suburban
Above 100	60-120	30-60

Design	CR2: DESIGN IN CENTRAL READING; Applications for development within Central Reading should demonstrate the following attributes: a. Development will build on and respect the existing grid layout structure of the central area, providing continuity and enclosure through appropriate relationships between buildings and spaces, and frontages that engage with the street at lower levels, and contributing towards enhanced ease of movement through and around the central area; b. Development will provide appropriate, well designed public spaces and other public realm, including squares, open spaces, streetscape, utilising high quality and wellmaintained hard and soft landscaped areas, and public art, that provide suitable functions and interest, sense of place and safe and convenient linkages to adjoining areas; c. Development should consider and, where possible, include ways of providing green infrastructure designed into the development, for instance through roof gardens, green walls and green roofs, to enhance the otherwise very urban environment; d. The architectural details and materials used in the central area should be high quality and respect the form and quality of the detailing and materials in areas local to the development site; e. Development and any associated public realm should contribute to the diversity of the central area, be capable of easy adaptation over time to meet changing circumstances, and be designed to enhance community safety; and f. Development should be designed with consideration of adjacent development sites, and should not prevent or cause unreasonable burdens on the future development of those sites.	The bulk, scale, massing, landscape strategy and public realm remain (largely) unchanged meeting the requirements of points a, b, c, e and f. The minor architectural changes to the elevations continue to ensure that a high quality development is delivered which respects the form and quality of the detailing and material in the local area. The amended scheme therefore complies with the requirements of policy CR2.
Housing Mix	CR6: LIVING IN CENTRAL READING; Proposals for residential development within the central area will be assessed against the following criteria: i) All proposals for residential development within the central area will be required to contribute towards a mix of different sized units within the development. This will be	The proposed split does not entirely meet the suggested 'ideal' split set out within policy, however the proposed mix is not fundamentally different to the approach

	measured by the number of bedrooms provided within individual units. <u>Ideally</u>, a mixture of one, two and three bedroom units should be provided. As a guide, in developments of 15 dwellings or more, a maximum of 40% of units should be 1-bed/ studios, and a minimum of 5% of units should be at least 3-bed, unless it can be clearly demonstrated that this would render a development unviable	taken within the consented proposal which also had a non-conforming split when assessed against policy CR6. The small variation sought to the consented housing split is therefore deemed acceptable in principle. Furthermore, policy CR6 allows for an alternative housing mix, where a fully compliant mix against the 'ideal' mix would render a development unviable. The revised unit mix results in a slightly improved viability position which therefore helps the scheme to perform closer to the normal profit parameters, taking the scheme closer to meeting the threshold in the s106 agreement whereby additional affordable housing should be delivered.
Affordable Housing	H3 Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading • on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing; In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution 4.4.25 At the time of producing the Local Plan, the tenure split below reflects the most up to date position on needs within Reading. However, a revised Affordable Housing SPD, to be produced during 2019, will look at this issue in detail. The needs below are therefore subject to change within the SPD. • Social rented or affordable rent housing of no more than target rent – 70% of affordable housing units; and Intermediate and/or shared ownership housing – 30%."	The requirements of policy H3 largely reflect the requirements of the currently adopted planning policy CS16. The AH offering within the consented scheme and s106 remains unchanged as part of the amended proposals which secures 157 AH units on site with a 30/70 split between affordable Rent/shared ownership. The updated viability assessment demonstrates that this offering still represents the maximum, reasonable amount of AH that can be delivered on the site.

Housing Standards	Draft Local Plan Policy H5: STANDARDS FOR NEW HOUSING "New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable: a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard. b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations. c. All major new-build residential development should be designed to achieve zero carbon homes. d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations. e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3) (see below). f. On developments of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations. Any market homes provided to meet this requirement will be 'wheelchair adaptable' as defined in part M, whilst homes where the Council is responsible for allocating or nominating an individual may be 'wheelchair accessible'.	The site falls within the Central Area and therefore strict accordance with the NDSS is not required by policy H5. The energy strategy remains as per the consented scheme (meeting the carbon reduction targets set out within condition 49). Points b, c, and d of policy H5 are therefore not engaged as part of the assessment of the s73 application. Point f requires developments over 20 units to deliver at least 5% as M4(3) 'wheelchair adaptable'. The additional 22 units could therefore be considered to generate a need to deliver one of these units as wheelchair 'adaptable'. If RBC consider this to be required, then we would be happy to designate one of the additional units as such.
Energy	CC4: DECENTRALISED ENERGY: In meeting the sustainability requirements of this plan, developments of the sizes set out below shall demonstrate how consideration has been given to securing energy for the development from a decentralised energy source. Any development of more than 20 dwellings and/ or non-residential development of over 1,000 sq m shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision. Where there is existing decentralised energy provision, present within the vicinity of an application site, further developments of 10 dwellings <u>or more</u> or non-residential	The energy strategy remains as per the consented scheme (meeting the carbon reduction targets set out within condition 49). Points b, c, and d of policy H5 are therefore not engaged as part of the assessment of the s73 application.

	development of 1,000 sq m <u>or more</u> will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible	
Air Quality	EN15: AIR QUALITY: Development should have regard to the need to improve air quality and reduce the effects of poor air quality. i. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated. The following criteria should be taken into account: • Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would worsen air quality; • Whether the development is within, or accessed via, an Air Quality Management Area; and • Whether it can be demonstrated that a local worsening in air quality that would not detrimentally affect human health or the environment would be offset by an overall improvement in air quality, for instance through reduction in the need to travel. ii. Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused. iii. Where required, planning obligations will be used to secure contributions to measures to tackle poor air quality or for air quality monitoring	Policy EN15 reflects adopted policy of which the amended scheme is compliant. Insert text from template ES once received. The Environmental Statement enclosed within the amended information pack demonstrates that the additional car parking provision will not result in any material changes to the findings of the original assessment.
Car and Cycle Parking	TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING: Development should provide car parking and cycle parking that is appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport. Development should make the following provision for electric vehicle charging points: • All new houses with dedicated off-street parking should provide charging points; • Within communal car parks for residential or non-residential developments of at least 10 spaces, 10% of spaces should provide an active charging point.	Policy TR5 reflect adopted policy of which the amended scheme remains compliant. See transport statement addendum for further information.