

4 October 2018



Planning Services
Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

Carmelle Bell
E: ctbell@savills.com
DL: +44 (0) 1189 520 503

Ground Floor, Hawker House
5-6 Napier Court
Napier Road
Reading RG1 8BW
T: +44 (0) 118 952 0500
savills.com

Dear Mr Vigar,

**NON MATERIAL AMENDMENT TO APPLICATION 150890
1A UPPER REDLANDS ROAD, READING, RG1 5JJ**

I am writing in connection with a non-material amendment to application 150890 made on behalf of The University of Reading 'the applicant'.

In August 2015 permission was granted at the site for the erection of 10 residential units for staff accommodation in connection with the University. Since the permission was granted further detailed design has taken place at the site, and a number of amendments to the scheme are now required.

In advance of this submission in May 2018, the applicant met with Steve Vigar, Reading Borough Council Principle Planning Officer on site to discuss the proposed amendments. A number of actions were agreed between all parties, and as such this Non Material Amendment applications seeks to formalise those amendments.

This application seeks the following amendments to conditions 11, 12, 17 and 19:

Condition 11

Following the appointment of the construction contractor, the detailed design of the preferred surface water drainage strategy has been revised. Accordingly the applicant would like to request that condition 11 is amended to reflect this amended scheme.

Condition 11 currently reads:

"No building / dwelling hereby permitted shall be occupied until the sustainable drainage scheme for the site has been provided in accordance with the submitted and approved details as included within the RPS Sustainable Drainage Report SF/JR/JNY8377-03a dated 24th June 2015"



It is requested that the condition is amended to reference the drainage strategy submitted with this application reference 4265/GDL/XX/D/DR/C/003 Rev P1 and the accompanying revised service connections plan.

Condition 12

In line with the proposed amendments to condition 11, accompanying this application is a Surface Water Drainage Design, Management and Maintenance Plan dated February 2017 which addresses the requirements of condition 12. Accordingly, it is requested that condition 12 is reworded as a compliance condition confirming that the development should be maintained in accordance with the above plan.

Condition 17

Condition 17 currently requires at least 50 percent of the dwelling to achieve a minimum of a 25 percent improvement in the dwelling emission rate over the target emission rate.

Following the meeting with the Council in May 2018, it was agreed that the University could meet condition 17's requirements by providing energy saving measures to another building on their main campus, therefore offsetting the requirement.

In July 2018, the University installed a 124 kWp Solar Photovoltaic (PVs) system on the roof of the Edith Morley building. The installation forms part of the University's ongoing commitment to reducing its carbon emissions. The PV's were installed 'subsidy free' i.e. the University do not claim the Government feed-in-tariff. It is believed to be the first large-scale PV system installed in the Reading area without subsidy.

By way of background to the University's sustainability strategy, the University has reduced its carbon footprint by 38% since 2008/09, and is working towards a commitment to meet a 45% reduction by July 2021. The work has been funded from the University's internal Carbon & Water Management Programme and does not form part of any ongoing planning obligation. They publish their energy performance online for information and educational purposes. Below is a link to data relating to the Edith Morley solar data (bottom of the page) <https://sites.reading.ac.uk/sustainability/energy/energy-data/whiteknights/edith-morley/>

As such, as agreed with Steve Vigar, it is considered that the requirements of Condition 17 have been offset through the above installation and accordingly, it is requested that the condition is amended to be compliant.

Condition 19

On the 27 March 2015 a Ministerial Statement was released which relaxed the requirements for lifetime homes. In line with the statement applicants are only required to be aligned with Part M of the Building Regulations when meeting the needs of wheelchair users as occupants. Anything other

than this base line standard will only be required where a planning authority has demonstrated that they *'address a clearly evidenced need, and where their impact on viability has been considered in accordance with the national Planning Policy Framework and Planning Guidance'*.

It is therefore considered that the requirements of Policy DM5 of the Sites and Detailed Policies Document 2012 and Policy CS15 the Reading Core Strategy 2008 has been superseded by the Statement and therefore it is not required of the applicant to meet these standards.

Following the detailed design, it has come to light that due to the site constraints and the Council's requirements, which include the need to meet specific external site levels and the need to retain the existing trees on site, and therefore any new construction avoid tree protection areas, it is not possible to achieve the appropriate gradient of ramps as stipulated through the lifetime homes standards. As such following the publication of the Ministerial Statement, it is requested that through this NMA that the requirements of condition 19 are removed.

I trust that you will find everything in order. Once you have had a chance to review the details I would welcome a phone conversation.

Yours sincerely,

A black rectangular redaction box covering the signature of Carmelle Bell.

Carmelle Bell BA(Hons), MSc, MRTPI
Senior Planner