

PLANNING REF : 213457
PROPERTY ADDRESS : Radstock House
: Radstock Lane, Earley, Wokingham
: RG6 5UL
SUBMITTED BY : Earley Town Council
DATE SUBMITTED : 10/11/2021

COMMENTS:

Recommend Refusal for the following reasons:

- 1: The applicant has failed to submit a scheme for delivering a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology, and its implementation prior to first occupation, as required by Policies CP1 and CC05. applicant has failed to submit a scheme for ensuring that surface water is managed in a sustainable manner to address Policy CC10 as supported by Policy CP1.
- 4: The applicant has failed to clearly identify the extent of car parking to be provided, contrary to Policy CC07, there being discrepancies between the application form, the documentation and drawings as to how much parking is provided.
- 5: The applicant has not clearly defined the extent of affordable housing in the application in accordance with Policy TB05, there being a discrepancy between the application form mix of tenure, and the description in the draft Unilateral Undertaking, and the accompany documentation.
- 6: The scheme does not appear to be designed in accordance with the WBC space standards set out in Policy TB07, nor with the requirements in Policy TB06, nor the subsequent Nationally Described Space Standards in that the proposals fail to provide the widely recognised minimum space standards for the occupants.
- 7: Failure of the applicant to provide information with regards to the impact of the proposed development on existing trees and landscaping contrary to Policies CP1 and CC03. The information submitted is for the adjoining Liberty House site.

If WBC are minded to approve this application the following conditions are requested:

- 1: The submission to, and approval by, WBC of a scheme for delivering a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology, and its implementation prior to first occupation, as required by Policies CP1 and CC05.
- 2: The submission and approval of a statement of how the applicant intends to meet the requirements of Policy CC04, sustainable design and construction,
- 3: The applicant shall submit a scheme for ensuring that surface water is managed in a sustainable manner to address Policy CC10 as supported by Policy CP1. The approved scheme shall be implemented prior to first occupation.

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