

## Supplementary Planning Agenda Planning Committee – 8<sup>th</sup> June 2022

### Planning Applications

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#### **7. Rosa Building, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY: Application No: 211508 Pages 25 - 50**

As this item was not heard at May's Planning committee, the information provided within the supplementary update has been included again for the benefit of the new planning committee:

The applicant has agreed to enter in a section 106 agreement with the council. This will include a clause known as a 'deferred payment mechanism' which allows the council to secure an affordable housing contribution should the viability of the scheme allow it.

It is recognised that the viability of a development can change significantly over time, as market conditions change. The Council's Local plan position is that an appropriate contribution to affordable housing will be made. Where this cannot be made, or a reduced contribution agreed at application stage because of viability, a mechanism can be included within the Section 106 agreement that ensures that a proportion of increased profits are secured for affordable housing. This is referred to as a deferred payment mechanism.

This is normally secured via a profit share approach based on an Open Book assessment at a key stage of delivery (usually when a percentage of the units have been sold or let, although this may be varied) whereby all scheme costs including land value and agreed profit are deducted from the GDV and any surplus shared between the Developer and the Council on an equal basis.

As the profit share approach is the standard approach which is expected to be used in the majority of cases, the Council will usually apply a formula to its calculation which would be included within the S106. The deferred contribution will be capped at policy-compliant levels. The appropriate form and application of the deferred contribution mechanism will be case-specific and at the discretion of the Council in accordance with national guidance.

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#### **8. Headley Park, Headley Road East, Woodley RG5 4SN Application No: 213106, Pages 51 - 134**

At paragraph 11 on page 54 of the agenda, there is a typo. This should read "The scheme would provide 222 to 433 jobs".

Members will have received an email from a resident at Lily May Court which is located west of the site. The contents of this are noted however relate to existing impacts which occur

outside of the 'red line' boundary of the application. Therefore, this is not material to the consideration of the planning application which can only seek to resolve impacts caused by the proposed development.

A concern has been raised regarding the potential impact of HGV movements. For clarification, this has been considered by the Highways Officer and ultimately the scheme would result, on average, in an increase of 3 HGV movements per hour. This is considered a minor increase and would not result in harm in planning terms to the extent a reason for refusal could be substantiated. Moreover, the applicant has agreed to ensure HGVs only access the site from Headley Road East (save for the short section of Viscount Way needed to access units 9 and 10). This would reduce the impact of HGV movements along Viscount Way. As a result of this, the recommended condition on page 51 of the agenda should be updated to reference "Delivery and Servicing Plan, Stunt Consulting B2106/DSP01 Rev A, 25 May 2022' received by the Local Planning Authority on 30 May 2022.

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#### **9. 14 Chiltern Drive, Charvil: Application No: 220654: Pages 197-208**

For clarification, this application has been listed to committee by Cllr Sam Akhtar for the following reason:

- Potential impact on the neighbours due to loss of privacy.

Condition 5 on page 136 of the agenda should be updated to read 'No building hereby permitted shall be occupied until the drainage for the site shown on plans (A-1100 Rev C) has been completed in accordance with the submitted details.

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#### **10. Land at Arborfield Garrison Parcel P, RG2 9ND: Application No: 220391: Pages 153-174**

No updates

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**Items 11, 12, and 13 have been withdrawn from the agenda**

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#### **14. 302 London Road, Wokingham RG40 1RD: Application No: 221007: Pages 289-301**

No updates

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**15. Lambs Farm Business Park, Basingstoke Road, Swallowfield, Wokingham: Application No: 220034: Pages 309-343**

To clarify, this application has been listed to committee by Cllr Stuart Munro for the following reasons:

- Impact on Countryside.
- The increased level of activity on site would have a further adverse effect on traffic levels and highway safety.

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**16. 39 The Terrace, Wokingham: Application No: 221007: Pages 345-382**

No updates

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**17. 39 The Terrace, Wokingham: Application No: 221007: Pages 382-418**

No updates

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**18. 251 London Road, Wokingham: Application No: 221355: Pages 419-436**

No updates

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**Pre-emptive site visits**

None.

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## **Non-Householder Appeal Decisions**

Following 13 April 2022 Planning Committee, the Non-Householder Appeal Decisions will be reported quarterly prior to the following meetings as part of the Supplementary Planning Agenda:

- July 2022
- October 2022
- January 2023