

**COMPLIANCE CHECKLIST  
READING GOLF CLUB REDEVELOPMENT**

Pegasus Ref: P19-2877

<b>POLICY</b>	<b>COMPLIANT?</b>	<b>REASON FOR COMPLIANCE / NON-COMPLIANCE</b>	<b>LOCATION OF DETAILED COMMENTARY</b>
CC1 – Presumption in favour of sustainable development	Yes	The proposals provide policy compliant housing, including much-needed family and affordable housing that is located within the Borough Boundary, on partially allocated land for this purpose and which helps to meet the current housing shortfall in the Local Plan, offset acute shortfalls in affordable housing delivery, as evidenced in the draft Affordable Housing SPD and 2020 Annual Monitoring Report, which identifies in particular that <i>'Delivery of affordable housing has reduced compared to last year, and remains a significant way below Reading's needs'</i> . The proposals also contribute towards delivery of improved healthcare and public open space in a location where there is recognised deficiency.	See Paragraphs 9.6 – 9.8, Planning Statement
CC2 – Sustainable Design and Construction	Yes	A route map has been set to guide the future design development of the Site to meet the sustainability guidelines set out in the Reading Borough Local Plan. At detailed design stage this ensures that opportunities to reduce the resource intensity and maximise end of life potential of the architectural proposals will be explored.	See Section 3.1. and Table 3.1, Energy and Sustainability Strategy
CC3 – Adaption to Climate Change	Yes	The performance of the proposed building fabric has been optimised to provide an improvement over Part L1A Building Regulations requirements. Reduction of mechanical cooling and ventilation loads, domestic hot water loads, energy consumption monitoring and the need for, and energy usage of, artificial lighting have all been assessed and appropriate, improved standards have been identified.	See EIA Climate Change Section and Sections 3.3 to 3.9, Energy and Sustainability Strategy
CC4 – Decentralised Energy	Yes	The feasibility of connecting the scheme into an existing district heating network has been explored and discounted. The proposed energy strategy for the Site has considered in terms of individual heating and communal heating sources, with the inclusion of Low and Zero Carbon (LZC) technologies supplementing this. The resultant proposals have been demonstrated to comply with the local authority requirement for major residential proposals to reduce regulated carbon emissions on site by at least 35% - the proposals are shown to achieve a 85% reduction.	See Sections 4.1 to 4.7, 5.1 to 5.7, Table 6.1 and paragraph 6.35, Energy and Sustainability Strategy
CC5 – Waste Minimisation and Storage	Yes	A number of steps have been undertaken to improve resource efficiency, both during construction and in terms of the operation of any scheme coming forward. Proposals are made in respect of construction waste, built fabric resource intensity, recycling and composting in-use and water efficiency.	See Sections 7 and 8, Energy and Sustainability Strategy
CC6 – Accessibility and the Intensity of Development	Yes	The scheme proposes a significant number of on-site walking and cycling links and improvements to the existing bus stop that ensure that the site is highly accessible; will improve accessibility and connectivity for many existing residents; will encourage greater use of non-car modes and public transport and works towards fulfilment of the NHS Healthy Urban Development Checklist cited in paragraph 4.1.25 of the Local Plan.	See Paragraph 9.77, Planning Statement and Section 6.1 to 6.5, Transport Assessment
CC7 – Design and the Public Realm	Yes	The proposals respect the local vernacular in terms of house type, design and density. Significant green and open spaces, walking links, retention of the significant majority	See Paragraph 9.61, Planning Statement and Design & Access Statement

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of high value trees alongside replanting of appropriate species add to this to provide a coherent, legible, connected, spacious and appropriate high-quality layout.

<p>CC8 – Safeguarding Amenity Yes</p>	<p>The nature of the site, which is separated from the residential development that surrounds it on three sides, has allowed greater space within which to bring forward the proposals. Allied with the very low net densities to which the scheme will be built, it is considered that the proposals appropriately consider surrounding amenity and that there is no resultant detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties.</p>	<p>See Paragraph 9.65, Planning Statement; Section 3, Design &amp; Access Statement; Air Quality Assessment and Noise Assessment</p>
<p>CC9 – Securing Infrastructure Yes</p>	<p>A series of commitments have been made in respect of proposed highway works, contributions to a Health Centre, Open and Play Spaces and Biodiversity within Reading Borough. Mechanisms for delivery of all necessary infrastructure have been set out and can be secured either via planning condition or S106 Agreement within the Borough. In terms of the offer provided by the applicant, which runs central to the desire to provide meaningful legacy, it is considered that the infrastructure package offered exceeds policy requirements.</p>	<p>See Paragraph 9.134 – 9.139, Planning Statement and Planning Obligations Statement</p>
<p>EN1 – Protection and Enhancement of the Historic Environment Yes</p>	<p>The presence of buried archaeological deposits will be evaluated by a phased programme of archaeological works, which will be secured by means of a suitable condition on planning consent. In the first instance, however, and further to pre-application advice from Berkshire Archaeology, a Geophysical Survey has been undertaken to assess the subsurface archaeological potential of the survey area, the conclusions of which are that no anomalies suggestive of significant archaeological features were identified. There are several Listed Buildings and a Historic Park within 1 kilometre of the site. However, it has been assessed that the impact of the development on these heritage assets will be negligible at both the construction and operation stages.</p>	<p>See Archaeology and Built Heritage Assessment</p>
<p>EN2 – Areas of Archaeological Significance Yes</p>	<p>As above.</p>	<p>Archaeology and Built Heritage Assessment</p>
<p>EN8 – Undesignated Open Space Yes</p>	<p>The site is not accessible to the public, as agreed by the Council in its Open Space Strategy. For this reason, land at RGC was not designated as either POS or LGS. The site has very limited visual amenity, this relating to that visible to c. 60 properties. In most instances, these views are limited to first floor and seen across spacious back gardens with intervening hedging and trees. Against this, Emmer Green’s population, residing in c. 2,500 houses, will be able to fully access new open and play spaces within the Borough. This is important given that the area is recognised as having existing Open Space deficiency.</p>	<p>See Paragraphs 9.8 and 9.9, Planning Statement</p>
<p>EN9 – Provision of Open Space Yes</p>	<p>Field in Trust Open Space Guidance identifies a requirement to provide 1.96ha of open space for a development of the proposed quantum. Against this, 3.89ha of open space is provided, as well as a further 0.5ha of SuDS land and 0.24ha of street planting, making 4.63ha in total. which will be generally accessible throughout the year. In line</p>	<p>See paragraphs 9.72 to 9.75, Planning Statement, Section 3.4 and Figure 3.5B, Landscape DAS Addendum</p>

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with Sport England guidance, contributions are proposed towards improving sporting provision in the Borough. With 3.37ha of private open space in gardens and amenity areas, overall 7,8ha of open space will be retained on site against 11.44ha currently.

EN12 – Biodiversity and the Green Network	Yes	<p>A Biodiversity Impact Calculation for the scheme has been undertaken, which demonstrates that in terms of habitat units the proposed scheme results in a likely increase of 4.39 Habitat units totalling a 12.1% net gain. The linear feature calculation for the proposed scheme results in a likely gain of 4.41 Hedgerow units totalling a 49.61% net gain. The required net gain can all be provided within the red line application area. The application also includes proposals to provide significant areas of Public Open Space, landscaping and water features, which will enable the site to be bisected from east to west and north to south along the lines roughly envisaged by Policy EN12. Provision of water features, strengthening of existing long-grassed areas, additional tree and hedge planting and provision of a use that will encourage more planting of flowers and plants than has been the case with that associated with the golf course (which is regularly mown and treated for golfing, rather than ecological benefit) will enable greater biodiversity of a long-term beneficial context that will enhance the green network in the locality.</p>	<p>See Landscape and Ecological Management Plan &amp; Biodiversity Impact Calculation and Sections 2.1, 3.1, 3.2, 4.1, 5.2 and Figure 2.1, Landscape DAS Addendum</p>
EN13 – Major Landscape Features and AONB	Yes	<p>The site in RBC is located significantly well away from the AONB, at over 1km, with the development site situated within the settlement boundary, flanked by residential development along the entirety of the western and eastern boundaries and is well-screened by existing mature and ancient woodland to the north. A LVIA has assessed the likely impact of the development on the setting of the AONB, as required by this policy. The LVIA concludes that the development will not have a harmful effect on the AONB.</p>	<p>See Landscape and Visual Impact Assessment</p>
EN14 – Trees, Hedges and Woodlands	Yes	<p>The application site currently contains a significant number of trees and hedges. As far as possible, and as indicated on the illustrative masterplan, the development will seek to retain and maintain existing green infrastructure. This will ensure that the development is as verdant and mature as possible from the start. Fencing will be installed before the construction phase in order to protect trees from machinery and ensure their longevity. Significant discussions/correspondence have been progressed with the Council's Arborist regarding tree removal and replacement, appropriate species and location of trees in respect of new built form. The latest Tree Report and masterplan iteration identifies the alterations made to ensure that the proposals accord with policy requirements and provide a net gain of 84 trees on site, representing a 1:1.75 replanting ratio. Notwithstanding this, an area has been identified for the planting of a minimum of 1,000 trees elsewhere within RGC's land, this being able to be secured by pre-commencement condition.</p>	<p>See Arboricultural &amp; Planning Integration Report</p>
EN15 – Air Quality	Yes	<p>An AQA has been undertaken that concludes that the construction works have the potential to create dust and mitigation measures will need to be put in place to reduce the risk of nuisance in the surrounding area. With mitigation in place the effects of construction are considered to be "not significant". Air pollution levels locally are low</p>	<p>See Air Quality Assessment</p>

**COMPLIANCE CHECKLIST  
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Pegasus Ref: P19-2877

and the vehicle traffic created by the development is not likely to have a significant impact on local air quality. Mitigation in the form of 10% electric vehicle charging capacity will further reduce the risk of any impact on air quality from the development.

EN16 - Pollution and Water Resources	Yes	It is recommended in the Ground Investigation Report that confirmatory samples are collected from the soils underlying the site in the areas of the groundkeeper's sheds, waste oil container, and former chalk quarry. In addition, a series of gas monitoring wells should be installed in the northern part of the site, where gases may migrate from the historical landfill sites, and a gas monitoring programme implemented. This would take the form of a Phase 2 Intrusive Investigation of the site. The contamination mitigation measures recommended in the accompanying Phase 1 Ground Contamination Assessment can be secured by the LPA by means of a condition on the planning consent notice. This would ensure that any ground contamination that is found can be dealt with appropriately prior to construction of any dwellings starting on site.	See Ground Conditions Assessment and Drainage Assessment
EN18 - Flooding and Sustainable Drainage Systems	Yes	The site is located within Flood Zone 1. The FRA submitted with this application includes provision for SuDS within the application scheme. The incorporation of SuDS into the development will ensure that surface water run-off from the proposed areas of hardstanding into the local water network will not exceed current greenfield run-off rates. This will ensure that the development will not result in any increased risk of flooding to adjoining land uses.	See Flood Risk and Drainage Assessment
H2 - Density and Mix	Yes	The proposals deliver housing at a gross density of 18.35dph (223 houses on 12.15ha). The net density of the development is 29.65dph, which is below the Council's stated minimum standard of 30dph. The proposed mix performs strongly in terms of meeting the Council's acute need for family and affordable housing, providing 141 three and four bedroom units (63.2% overall) and a policy compliant split between market and affordable tenures (70:30).	See paragraphs 9.54 to 9.60, Planning Statement and Design & Access Statement
H3 - Affordable Housing	Yes	It is proposed to provide a policy-compliant quantum of 67 units as affordable housing (30%). Of these properties, 57 (85.1%) will be 2 or more bedrooms and 31 (46.3%) will be provided as family accommodation (3 and 4 bedroom units). In this context, it is considered that the proposals significantly <i>exceed</i> that required by planning policy and that the mix of housing has been split commensurately between market and affordable tenures.	See paragraphs 9.51 to 9.53, Planning Statement
H5 - Standards for New Housing	Yes	All properties meet all NDSS requirements, higher water efficiency standards under Reg 36 of the Building Regulations, provide a 85% improvement over Part L Building Regulations and can meet the requirement for zero carbon homes through payment into the Carbon Offset Levy. All housing will be built to M4(2) standards, with at least built to M4(3) standards. The above requirements can be secured by means of an appropriately-worded planning condition.	See paragraph 9.68, Planning Statement, Design and Access Statement, Energy and Sustainability Strategy
H10 - Private and Communal Outdoor Space	Yes	All properties meet requirements in terms of private and amenity space provision. It is intended that the proposed houses will have gardens that are equivalent in area to the	Design & Access Statement

**COMPLIANCE CHECKLIST  
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overall floor area of the house to which they are attached. The proposed flats will have at least 25 sqm of amenity space each, either in the form of balconies, shared gardens or both.

TR1 – Achieving the Transport Strategy	Yes	The proposals include the provision of a network of footpaths and cycleways, which will encourage walking and cycling in the local area. The proposed areas of POS will be linked by footpaths and cycleways, which will encourage people to walk and cycle to them. Public transport will be accessible, as there are existing bus stops close to the site, which will make it very usable for future residents. Discussions have also been held with Reading Buses regarding bus stop provision and services associated with the scheme.	See paragraph 9.77 Planning Statement, Transport Assessment and Response to Reading Borough Council Transport Development Control Comments, May 2021
TR3 – Access, Traffic and Highway-related matters	Yes	As set out in the Transport Assessment submitted with this application, the masterplan will be designed to accommodate necessary movements by car and service and emergency vehicles but prioritise active modes where possible. The TA has determined that improvements are necessary to accommodate potential traffic impacts generated by the development and a series of local highways improvements, contributions to a car club and a MOVA junction system have been proposed.	See Transport Assessment and Response to Reading Borough Council Transport Development Control Comments, May 2021
TR5 – Car and Cycle Parking and Electric Vehicle Charging	Yes	The proposal will provide sufficient car and cycle parking as part of the development, in compliance with RBC’s parking standards (set out below). The site lies in Zone 3, defined as an area with a variety of land uses, within a 400m walk of high frequency bus services (as set out above).	See Tables 4.2 to 4.5, Transport Assessment, Design & Access Statement
RL6 – Protection of Leisure Facilities and Public Houses	Yes	As part of the pre-application process, discussions have also been held with Sport England and England Golf regarding the proposals at both RGC and TC, with both organisations concluding that the move from RGC to TC can be supported. The proposals at TC, the majority of which are now consented with some implemented, improve the course and clubhouse. Further submissions for a new driving range and academy course/golf sixes facilities are in the process of coming forward to cater for a range of ages and abilities form a wider part of RGC’s aspirations for the redevelopment project.	See paragraph 9.11, Planning Statement
CA1b – Part of Reading Golf Course, Kidmore End Road	Partial	This policy demonstrates that the LPA considers RGC to be a suitable and sustainable location for new development, albeit on a smaller scale than currently proposed. However, the pressing need for housing, highlighted above, and the now redundant golf course, logically points to the site being able to accommodate more housing than the number proposed by this policy. Furthermore, the proposed development will comply with the bullet point requirements of this policy, to deliver a high quality residential-led development in a sustainable location. Overall, the proposal broadly complies with this policy, whilst delivering additional, much needed, new family and affordable homes.	See paragraphs 9.43 – 9.50, Planning Statement
Affordable Housing SPD	Yes	It is proposed to provide a policy-compliant quantum of 67 units as affordable housing (30%). Of these properties, 57 (85.1%) will be 2 or more bedrooms and 31 (46.3%)	See paragraphs 9.51 – 9.53, Planning Statement

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will be provided as family accommodation (3 and 4 bedroom units). In terms of tenure split, a policy-compliant approach will be taken, In this context, it is considered that the proposals exceed that required by planning policy.

Employment, Skills and Training SPD	Yes	The applicant is committed to working with the Council to develop a site-specific Employment and Skills Plan (ESP) for both the construction and occupation phases of the project. In line with SPD Policy, it is proposed that the S106 agreement controls the implementation of the approved ESP.	See Planning Obligations Statement
Revised Parking Standards and Design SPD	Yes	As set out in the Design and Access Statement and Transport Assessment, the proposals meet all criteria in respect of quantum and standards for car parking, cycle parking, electric vehicle charging and car club provision.	See Masterplan Layout Rev G, Transport Assessment and Design & Access Statement
Planning Obligations under Section 106 SPD	Yes	The applicant is committed to negotiating and agreeing an appropriate range of Planning Obligations in respect of the development proposed. This commitment is primarily set out in the Planning Statement, Transport Assessment and successive documents. The applicant welcomes meaningful and detailed discussions to allow agreement to be reached on S106 matters.	See paragraphs 9.134 – 9.39, Planning Statement and Planning Obligations Statement
Sustainable Design and Construction SPD	Yes	A route map has been set to guide the future design development of the Site to meet the sustainability guidelines set out in the Reading Borough Local Plan. At detailed design stage this ensures that opportunities to reduce the resource intensity and maximise end of life potential of the architectural proposals will be explored.	Energy and Sustainability Strategy, Drainage Strategy, Landscaping Strategy

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