

## COMMITTEE REPORT

BY THE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 28<sup>th</sup> April 2021

Ward: Battle

App No: 201391/FUL

Address: Land At, 362 Oxford Road, Reading, RG30 1AQ

Proposal: Erection of a mixed-use development comprising of two commercial units on the ground floor (157.5 sqm), 26 residential units (including 30% affordable housing), associated landscaping, car and cycle parking (amended description).

Applicant: Stonegate Homes

13 Week Target Date: 29 Jan 2021

### RECOMMENDATION:

Delegate to the Head of Planning, Development and Regulatory Services (HPDRS) to:

- i) **GRANT** full planning permission, subject to the satisfactory completion of the Section 106 agreement;

The S106 to include the following heads of terms (amendment shown in ***bold italics***):

- Secure the agreed level of on-site affordable housing consisting of 2 x 1-bed, 5 x 2-bed, 1 x 3-bed, of which x5 would be for affordable rent and x3 shared ownership.
- ***In the event that a Registered Provider is not secured for the provision of the Affordable Housing, the Units to be offered to the Council to be provided by the Council as Affordable Housing.***
- ***In the event that an Affordable Housing provider is not secured. The developer to pay to the Council the sum equivalent to 30% of the Gross Development Value of the development for provision of Affordable Housing elsewhere in the Borough. To be calculated (the mean average) from two independent RICS valuations to be submitted and agreed by the Council prior to first occupation of any market housing unit. To be paid prior to first occupation of any market housing unit and index-linked from the date of valuation.***
- £64,700 Open Space contribution to improve and extend facilities within the Thames Parks - payable before first occupation;
- Secure a construction phase Employment Skills and Training Plan or equivalent financial contribution. As calculated in the Council's Employment Skills and Training SPD (2013) - payable on commencement.

All financial contributions index-linked from the date of permission.

## 1. INTRODUCTION

- 1.1 This application was considered by Planning Applications Committee at its meeting in January 2021 and the resolution was to grant permission subject to completion of a legal agreement (S106) to secure the obligations as set out above. Officers have noted that the terms for the affordable housing provision does not include a cascade mechanism to cover the small eventuality of first an RP and then this Council not able to take on the

management of the affordable units on site. The recommended cascade is a standard approach to ensure that policy compliant affordable housing obligations can still be met in the very unusual situation of the affordable housing units not being provided on site.

- 1.2 The changes to the terms of the S106 are set out above and are recommended for approval.

Case Officer: Brian Conlon

Background papers: Planning Applications Committee 13<sup>th</sup> January Part 2 Item 9.