

01 November 2023



**Reading**  
Borough Council  
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<b>Title</b>	<b>PLANNING APPLICATION UPDATE REPORT</b>
<b>Ward</b>	Redlands
<b>Planning Application Reference:</b>	230279
<b>Site Address:</b>	The Willows, 2 Hexham Road, Reading, RG2 7UG
<b>Proposed Development</b>	Full planning application for the erection of a building containing a day centre providing social care services (Use Class E(f)) and 42 residential units including specialist housing (Use Class C3) with landscaping, car parking and access.
<b>Applicant</b>	Reading Borough Council
<b>Report author</b>	Tom Bradfield, Principal Planning Officer
<b>Recommendation</b>	As per main report
<b>S106 Terms</b>	As per main report and updated HoT below
<b>Conditions</b>	As per main report and additional conditions below
<b>Informatives</b>	As per main report and additional informatives below

**RECOMMENDATION:**

**As per the main agenda report**

**1. Additional Transport & Highways Comments**

- 1.1 Additional visibility splays were requested by officers and received. The Transport and Highways team confirmed that the visibility splays showed that the proposed access points would be acceptable and would not result in any harm to the safe and free flow of traffic or pedestrians.

**2. Additional Heads of Terms**

2.1 Further to the additional visibility splay information, an additional item in the Heads of Terms for the legal agreement is proposed, namely:

- A S278 agreement shall be entered into, in order to provide the layby parking and the new access arrangements for the site.

**3. Additional Conditions and Informatives**

3.1 Additional conditions attached as follows:

- DC1 – Vehicle Parking (as specified)
- DC3 – Vehicular Access (as specified)
- DC15 – Visibility Splays (as specified)

3.2 In addition, Condition 6 (cycle parking) shall be “as specified” rather than to be submitted prior to commencement.

3.3 Additional informatives attached as follows:

- IF3 Highways
- I29 Access construction