

06 December 2023



**Reading**  
Borough Council

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| <b>Title</b>                           | <b>PLANNING APPLICATION UPDATE REPORT</b>   |
| <b>Ward</b>                            | Southcote   |
| <b>Planning Application Reference:</b> | 230613  |
| <b>Site Address:</b>                   | Amethyst Lane, Reading  |
| <b>Proposed Development</b>            | Demolition and redevelopment of the Site at Amethyst Lane to deliver a new respite care facility alongside 17 new houses, soft and hard landscaping, parking and ancillary works.   |
| <b>Applicant</b>                       | Reading Borough Council   |
| <b>Report author</b>                   | Nicola Taplin Senior Planning Officer   |
| <b>Recommendation</b>                  | <p><b>RECOMMENDATION AMENDED TO:</b></p> <p>Subject to confirmation of satisfactory on-site, off-site or a combination arrangement in terms of Bio-diversity Net Gain (BNG);</p> <p>Delegate to the Assistant Director for Planning, Transport and Public Protection Services (AD PTPPS) to (i) GRANT full planning permission subject to the satisfactory completion of a Section 106 legal agreement (unilateral undertaking) or (ii) to REFUSE permission should the Section 106 legal agreement not be completed by 1<sup>st</sup> February 2024 (unless officers on behalf of the AD PTPPS agree to a later date for completion of the legal agreement).</p> <p><b>Otherwise, as per the main agenda report.</b></p> |
| <b>S106 Terms</b>                      | As per main report and updated HoT below  |
| <b>Conditions</b>                      | <p>As per main report and additional conditions below:</p> <ol style="list-style-type: none"><li>1. DC1 VEHICLE PARKING (AS SPECIFIED)</li><li>2. DC3 VEHICULAR ACCESS (AS SPECIFIED)</li><li>3. DC10 ACCESS CLOSURE WITH REINSTATEMENT</li><li>4. DC17 CAR PARKING MANAGEMENT PLAN</li><li>5. SU7 SUSTAINABLE DRAINAGE (TO BE APPROVED)</li><li>6. SU8 SUSTAINABLE DRAINAGE</li><li>7. ROADS AND FOOTWAYS TO BE PROVIDED (AS SPECIFIED)</li></ol>  |

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| <b>Informatives</b> | As per main report and additional informatives below |
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## **1 SUDS**

- 1.1 With regards to the Revised Drainage Strategy, the Council's SUDS Manager has confirmed there is no objection to the application, as the scheme includes swales and permeable paving as well as attenuation storage to slow the surface water down from reaching the Thames Water sewer. The drainage strategy advises that the proposed run-off would achieve a significant reduction from the current run-off rate but this has not been confirmed as part of this strategy. The SUDS Manager is however, content with the strategy and recommends that a condition is attached to secure the submission of an updated drainage strategy to confirm this run-off rate.

## **2 Ecology**

- 2.1 The Recommendation and paragraph 7.4 of the Main report advise that The Biodiversity Net Gain calculation is being considered further and is currently in the process of being re-calculated.
- 2.2 At the time of writing this Update Report, officers have received the updated report which concludes that through the landscape/planting proposals on the site and planting urban trees within the local area the proposed development at Amethyst Lane will result in a net biodiversity area gain of 0.33 'biodiversity units', which represents an 10.74% increase in habitat area and an increase in linear habitats of 0.74 biodiversity units, which represents a 78.08% increase in linear habitats. The report advises that the proposals will lead to the removal of hardstanding, scrub and modified grassland on-site, but a gain of habitats that includes species-rich neutral grassland, as well as the retention of some of the linear features, including native hedgerows with trees and lines of trees. The proposed development will also create additional native hedges and planting of new trees on site and plant 140 small or 16 medium or 95 small and 5 medium urban trees off-site within the local area. The updated report has sent to the Council's ecologist for comment. It is not known if a response will be available in time for your meeting, accordingly, it remains that delegated authority is sought to resolve this matter, as per the main agenda report recommendation.

## **3 Additional Consultation Responses:**

### Transport & Highways Comments

- 3.1 Following the submission of the revised plans detailing an additional parking space for the respite centre, the Council's Transport Officer has confirmed that there are no transport / Highway objections subject to the imposition of the conditions listed below.

## Consultation Responses

- 3.2 Officers note that the main report in paragraph 5.7 details incorrectly that two letters of objection were received. By way of correction to the main report, 4 letters of objection have been received. In addition to the concerns raised by consultees set out in the main report, concerns have been raised about the provision of 100% affordable housing proposed as a single tenure which would not provide a demographically and socio-economically varied neighbourhood. Officers consider that any provision above the required 30% amount would be considered to be an additional planning benefit of the proposals, in the assessment of the overall planning balance for the scheme as a whole and the provision of affordable housing contributes positively to the balance of tenures of accommodation in the Borough.
- 3.3 Concerns have also been raised by objectors in respect of the substandard parking provision for the respite centre. Officers are satisfied that the revised plans address the parking concerns for the respite centre. Concerns are also raised in terms of additional pressure for parking by future residents along Amethyst Lane which is currently unrestricted. The Council's Highways Officer has advised that the proposed development includes a car parking provision of one space per unit which would be in excess of the predicted car ownership figures for affordable housing in this part of the Borough and therefore this has been deemed acceptable as it complies with local and national policy requirements.

### 1. Additional Conditions and Informatives

Additional conditions attached as follows:

1. DC1 VEHICLE PARKING (AS SPECIFIED)
2. DC3 VEHICULAR ACCESS (AS SPECIFIED)
3. DC6 CYCLE PARKING (TO BE APPROVED)
4. DC10 ACCESS CLOSURE WITH REINSTATEMENT
5. DC17 CAR PARKING MANAGEMENT PLAN (respite centre)
6. DC24 EV CHARGING POINTS
7. SU7 SUSTAINABLE DRAINAGE (TO BE APPROVED)
8. SU8 SUSTAINABLE DRAINAGE (IMPLEMENTATION)

### 2. Additional Plans submitted:

- RBC-ALR\_HTA-L\_DR\_0904\_Illustrative Landscape Masterplan-REV B
- RBC-ALR\_HTA-L\_DR\_0903\_Landscape Hardworks Plan-REV F
- RBC-ALR\_HTA-A\_DR\_0211 - Proposed Respite Centre Roof Plan-REV F.

- RBC-ALR\_HTA-A\_DR\_0210 - Proposed Respite Centre Plan-REV O
- RBC-ALR\_HTA-A\_DR\_0110 - Proposed Roof Plan-REV C.pdf
- RBC-ALR\_HTA-A\_DR\_0101 - Proposed Site Plan-REV P
- RBC-ALR\_HTA-L-DIS-Planning\_241123.pd
- RBC-ALR\_HTA-A-DIS\_Planning Amends\_241123
- Revised Drainage Strategy
- Revised Biodiversity Net Gain Assessment - 1051939/MPT69105-824(00) dated 4 December 2023.