

28 February 2024

<b>Title</b>	<b>PLANNING APPLICATION REPORT – URGENT ITEM</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>	Steve Vigar
<b>Deadline:</b>	28/07/2023
<b>Recommendations</b>	As per 6 December 2023 reports and minutes - except change to S106 Terms as set out below.
<b>S106 Terms</b>	To secure all dwellings as affordable housing, <b><u>Social Rent</u></b> tenure, in perpetuity.  All other Terms as per 6 December 2023 reports and minutes.
<b>Conditions</b>	As per 6 December 2023 reports and minutes.
<b>Informatives</b>	As per 6 December 2023 reports and minutes.

## 1. Executive summary

- 1.1. The report to 6 December Committee incorrectly referred to the proposed affordable housing as being Reading Affordable Rent tenure. The applicant in fact proposes the tenure to be Social Rent. Social Rents are lower than Reading Affordable Rents and therefore the change is considered to be acceptable in terms of meeting housing need.



Figure 1 – Site location Plan (Not to scale)

## 2 Appraisal

- 2.1 The applicant's proposal is for the tenure of all dwellings to be secured as Social Rent, not Reading Affordable Rent as incorrectly stated in the 6 December 2023 report to Planning Applications Committee. The current report seeks to correct the recommendation to allow the permission to be issued with the dwellings secured as Social Rent.
- 2.2 Reading Affordable Rent is defined in the Affordable Housing SPD 2021 as a locally-set level of affordable rent which is designed to be affordable to those needing affordable housing in Reading – rents are set at 70% of market rent.
- 2.3 Social rent is a rental level set by central Government according to a formula (also known as formula rent). Rents are typically in the range of 40%-50% of market rent.
- 2.4 It is considered that securing the dwellings as Social Rent would be an improvement on the Reading Affordable Rent set out in the 6 December report and to do so should not alter the decision to grant planning permission, in fact it should lend additional weight in favour of doing so.
- 2.5 All other matters referred to in the 6 December 2023 report remain unaltered.

## 3 Conclusion

- 3.1 On the basis of the above assessment, the application remains recommended for Approval, subject to the change to the affordable housing tenure from Reading Affordable Rent to Social Rent, with all other parts of the recommendation unchanged from the 6 December 2023 report.

The 6 December 2023 PAC report is available to view at:

<https://democracy.reading.gov.uk/documents/s29405/SOU%20-%2020230613%20Amethyst%20Lane.pdf>

The 6 December 2023 PAC Update Report is available to view at:

<https://democracy.reading.gov.uk/documents/s29528/230613%20Amethyst%20Lane%20Update%20Report.pdf>

The minutes of the 6 December PAC meeting are available to view at:

<https://democracy.reading.gov.uk/documents/s29674/Minutes%20of%20Previous%20Meeting.pdf>