

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th May 2019

ITEM NO.

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Ward: Abbey

Application No.: 180876

Address: Battle Inn, 2 Bedford Road, Reading

Proposal: Demolition of public house (A4 use class) and erection of a part five/part four/part two storey building containing a single A1/A2/A3 use class unit at ground floor and 6 self-contained flats (C3 use class) above (4 x 1 bed & 2 x 2 bed units)

Date Valid: 25th May 2018

Application target decision date: 20th July 2018

Non-determination Appeal Hearing date: 25th June 2019

LPA Appeal Statement due: 31st May 2019

Recommendation (amended):

Adjust reason for refusal 2 (affordable housing)

1. In the absence of a completed legal agreement to secure acceptable Affordable Housing provision, the proposal fails to contribute adequately to the housing needs of Reading Borough and the need to provide sustainable and inclusive mixed and balanced communities. As such the proposal is contrary to Policy DM6 of the Reading Borough LDF Sites and Detailed Policies Document (altered 2015), and Affordable Housing Supplementary Planning Document 2013.

1. S106 Affordable Housing refusal reason update

1.1 Further to section 6.55 of the main report, Reading Borough Council instructed our external viability consultants to review the submitted viability appraisal. However/ although viability discussions have been on-going and an amount offered for agreement via the Council's viability consultants, the applicant has today advised that they are not prepared to agree to the s106 contribution and would prefer to argue this point in detail at the forthcoming appeal.

1.2 Due to the failure to reach agreement on the affordable housing contribution - which may have been capable of securing through a unilateral undertaking and thereby reducing the scope of the appeal informal hearing - officers confirm that it is necessary to add the reason for refusal for failure to deliver/secure an affordable housing contribution.

Case Officer: James Overall