

08 January 2024



Reading
Borough Council
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Title	PLANNING APPLICATION REPORT
Ward	Norcot Ward
Planning Application Reference:	PL/24/1499 Miscellaneous/Project Work – Deed of Variation to S106
Site Address:	Site of 103 Dee Road Tilehurst, Reading, RG30 4FS
Proposed Development	Deed of Variation request - redevelopment of former Fire Station at 103 Dee Road Tilehurst (relating to original permission PL/22/1130).
Applicant	Bellway Homes Limited (Thames Valley)
Report author	Steve Vigar
Deadline:	N/A
Recommendations	Vary the existing S106 agreement ref 221130 as follows: Affordable Housing: To secure 30% of the dwellings on-site as affordable housing as shown on the Affordable Housing Plan 092102-BEL-TV-04 revision G dated 12 September 2024 to be annexed to the agreement and consisting of sixteen units (five one-bedroom flats, four two-bedroom flats and seven three-bedroom houses), all to be let at Reading Affordable Rent tenure. The seven houses to be delivered prior to first occupation of the 11th market dwelling, and the remaining nine affordable flats to be delivered prior to first occupation of the 26th market dwelling. To be secured as such in perpetuity.
Conditions	N/A
Informatives	N/A

1. Executive summary

- 1.1. This report refers to a proposed deed of variation of the existing S106 agreement relating to planning permission 221130. The proposal is to change the current terms so that all 16 affordable housing units will be Reading Affordable Rent instead of the current 10 Reading Affordable Rent and 6 Shared Ownership. This is an improvement in terms of affordability and is recommended for approval.

2. Introduction and site description

- 2.1. Planning permission was granted on 21 September 2023 for “Redevelopment of former fire station to provide 54 dwellings, including affordable housing, together with associated access, parking, public open space and landscaping (Amended Description)”. The current approved S106 heads of terms are as follows:

“Secure 30% on-site affordable housing consisting of 16 units (4x one-bedroom, 4x two-bedroom and 6x three-bedroom), of which 10 would be for

Reading Affordable Rent and 6 shared ownership. Of these, 1 of the three bedroom houses, 4 two bed flats and 5 one bed flats to be let at Reading Affordable Rent tenure. The remaining units (5 three bed houses and 1 one bed flat to be Shared Ownership)."

- 2.2 The owner and developer, Bellway Homes seek to vary the terms of the S106 to:
- 2.3 *Affordable Housing: To secure 30% of the dwellings on-site as affordable housing as shown on the Affordable Housing Plan annexed to the agreement consisting of sixteen units (five one-bedroom flats, four two-bedroom flats and seven three-bedroom houses), all to be let at Reading Affordable Rent tenure. The seven houses to be delivered prior to first occupation of the 11th market dwelling, and the remaining nine affordable flats to be delivered prior to first occupation of the 26th market dwelling. To be secured as such in perpetuity.*
- 2.4 It is also proposed to increase the number of affordable houses to seven, with the affordable flat at Plot 35 being replaced with an affordable house at Plot 12.
- 2.5 The proposals are considered to be an improvement over the current S106 terms. Both in terms of the affordability of the units (Reading Affordable Rent is an improvement on Shared Ownership). Also the additional house in place of the flat is considered to be an improvement in terms of meeting housing need.

3. Equality implications

- 3.1 Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.2 The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. It is considered that there is no indication or evidence that the protected groups have or will have different needs, experiences, issues, and priorities in relation to this particular application.

4. Conclusion

- 4.1 The proposed variation to the current terms of the S106 legal agreement would improve the affordable housing provision within the site and therefore better meet identified housing need in the Borough. The proposals are recommended for approval on this basis.

