

DELEGATED APPLICATION REPORT

Ward: Emmer Green

App Ref: PL/25/1043 Full planning permission

Address: 26 WOODS ROAD, CAVERSHAM, READING, RG4 6NA

Proposal: Erection of 1 no. two bedroom dwelling to the rear of 26 Woods Road.

Applicant: MR RAVI KUMAR

Received date: 22/07/2025

Target Decision date: 28/11/2025

Case Officer: Marcelina Rejwerska

1. SITE DESCRIPTION

The application site comprises a narrow parcel of land off Lowfield Road in the Caversham. The land abuts the rear of 26 and 27 Woods Road and part of the site is fenced off. The applicant has stated that the site has previously attracted fly-tipping.

The site is within the Caversham Park 1960s estate, which originally had no properties along this west side of Lowfield Road. The properties between 6 and 7 Lowfield Road comprise 1990s onwards infill developments, with a legible building line. There are also more modern infill properties directly south of the application site which are situated close to the road, which again have established their own building line. There is an overall harmony in the rhythm of the properties on Lowfield Road despite their infill nature. The surrounding area is characterised by large banks of green verges on corners and bends.



Figure 1 Aerial view of the site taken from Google Maps. Application site outlined in red. Building line roughly annotated in blue.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought to erect 1 no. two-bedroom dwelling. The dwelling would have a narrow form in response to the constraints of the site, with hard landscaping to the south to accommodate a

driveway with 2x off-road parking spaces. The development would also require the removal of on-site trees.

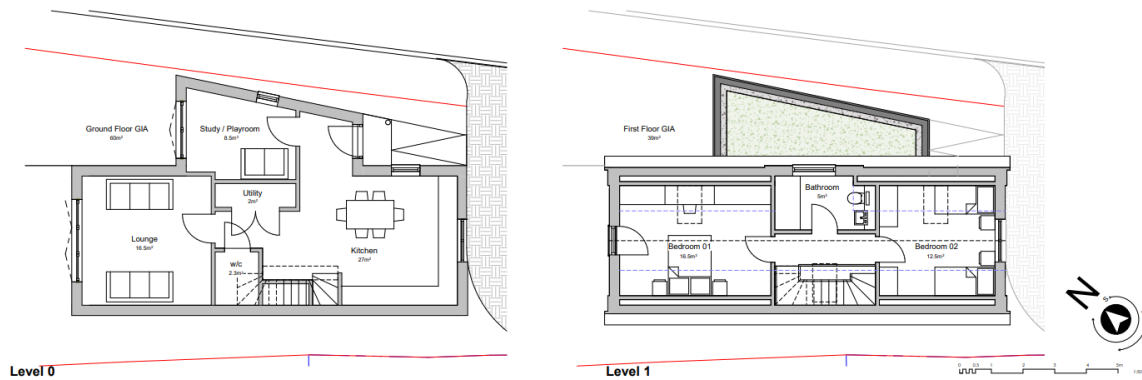


Figure 2 Proposed floor plans.

2.1. Information submitted:

- Design and Access Statement
- Ecological Impact Assessment, ESL Ltd, dated May 2025
- Transport Statement, Highway Planning Ltd, dated 10 July 2025
- Urban Grain Analysis
- BNG Metric Calculation
- GDW-TW2-XX-DR-A-010 Location Plan
- GDW-TW2-XX-DR-A-015 Block Plan
- GDW-TW2-XX-DR-A-030 3D View
- GDW-TW2-XX-DR-A-016 Parking Visibility Splays
- GDW-TW2-XX-DR-A-020 Proposed Plans and Elevations

Received by the LPA on 22 July 2025

- GH/DS/190260:25 Arboricultural Impact Assessment, GHA Trees, dated 30 September 2025

Received by the LPA on 9 October 2025

3. RELEVANT PLANNING HISTORY

PL/18/2005 - Erecting a 3 Bedroom Detached House. Resubmission of 181118. Application refused due to the following reasons:

- Development failed to relate positively to existing houses, gardens and verges adjacent to the highway and green spaces.
- Design and layout failed to minimise exposure of existing private boundaries to public areas
- Overdevelopment of private residential gardens.
- Design introduces a large blank façade near the boundary with 27 Woods Road, which would appear overbearing.
- Failure to demonstrate access arrangements and visibility splays.

No legal agreement to secure an affordable housing contribution.

PL/18/1118 - New Detached 2 storey House with 3 bedrooms. Application refused due to the following reasons:

- Development failed to relate positively to existing houses, gardens and verges adjacent to the highway and green spaces.
- Design and layout failed to minimise exposure of existing private boundaries to public areas
- Overdevelopment of private residential gardens.

- Design introduces a large blank façade near the boundary with 27 Woods Road, which would appear overbearing.
- Failure to demonstrate access arrangements and visibility splays.
- No legal agreement to secure an affordable housing contribution.

4. CONSULTATIONS

Consultation responses are summarised as follows:

- **Waste Operations Consultations**
 - The Council's standard household waste collection service is for a fortnightly general waste collection, fortnightly recycling collection and a weekly food waste collection.
 - A single dwelling would need to have space for 1 x 140L general waste bin, 1 x 240L recycling bin and 1 x 23L food waste bin. The bin dimensions can be found on our website here - <https://www.reading.gov.uk/waste-and-recycling/waste-management-guidelines-for-property-developers-architects-planners-contractors-managing-agents-and-landlords/#appendix>
 - However, developers should also take in to consideration upcoming changes to residential waste collection services as per Simpler Recycling requirements in the future. These requirements will increase the amount of material recycled/collected at the kerbside (i.e. addition of glass & soft plastics) and so additional refuse space should be allocated now to allow for this. Note: glass can currently only be recycled at local glass bottle banks or the tip.
 - The bins must be stored within the boundary of their private property.
 - Please note that we do need up to 6 weeks' notice prior to residents moving in so bins can be delivered and collections scheduled in advance.
- **Trees - Planning Natural Environment**
 - The land to the rear of 26 Woods Road is currently entirely soft landscaped other than the existing fencing. There are trees on and adjacent to the site, which contribute to the verdant character of the area and the street scene, however it is acknowledged that none are of a good quality hence their loss is acceptable subject to mitigation.
 - With reference to the BS5837:2012 TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT, 30th September 2025, Ref: GHA/DS/190260:25, I note the removal of all the onsite trees as described in section 6.1. Whilst 6.5 states 'An assessment of suitable planting sites within the proposed development area confirms that the loss of trees discussed in section 6.1 can be addressed by the planting of new trees that would complement the existing landscape.', no further comments on the replanting of tree numbers or species have been provided and we do not consider this to be secure and acceptable mitigation for the loss of mature trees to facilitate the development. This development would also have a detrimental impact to the street scene by removing the trees and open space that can be seen on Lowfield Road and replacing them with a dwelling close to the street along with significant hard surfacing.
 - With reference to the Proposed Site Plan, 18th July 2025, Drawing No. GDW-TW2-XX-DR-A-015, I note a significant amount of hard landscaping has been incorporated into the design. Indicative replacement trees and indicative planting have been shown, and we would expect significant improvements to the remaining soft landscaping to mitigate for the loss of mature trees and green space.
- **Transport Development Control**
 - There would be no grounds for refusal from a Transport perspective.
- **Ecology Consultations**

- Construction Environment Management Plan (CEMP) for Biodiversity is produced and implemented prior to works starting on site. The CEMP (Biodiversity) should include all the recommendations within the ecology report and-detail as a minimum, the following requirements:
 - Pre-commencement check for nesting birds for any works within the active breeding season March to September (inclusive)
 - A pre commencement badger walkover survey within 28 days of commencement of groundworks undertaken by a suitably qualified ecologist
 - Mitigation measures for badgers and hedgehogs during construction,
 - Precautionary working methods/mitigation measures to ensure there will be no harm to reptiles and other wildlife during development – for example phased clearance of the site and checking of rubble piles under ecologist supervision.
- The proposals are subject to mandatory Biodiversity Net Gain as well as local policy requirements (EN12) which states: “On all sites, development should not result in a net loss of biodiversity”. If planning permission is granted, it will be subject to the (pre-commencement) general biodiversity gain condition. This requires the submission and approval of a Biodiversity Gain Plan (BGP), before any works can lawfully commence. The BGP will need to demonstrate how a minimum 10% uplift in biodiversity value will be achieved. Detailed proposals for habitat creation and long term management would need to be secured at this stage. At the application stage, the role of the LPA is to assess whether the baseline habitats have been correctly calculated and accounted for in the submitted Statutory Biodiversity metric calculation and whether the Biodiversity Gain Hierarchy has been followed and whether any habitat creation or enhancement requires a planning obligation. The site currently comprises predominantly sparsely vegetated land: patches of bare soil, grassland, bramble, tall ruderal and scattered trees. These habitats appear to have been correctly accounted for in the submitted metric calculation. The proposals would result in the loss of these habitats which would be replaced by the house, areas of hardstanding for access and parking, and a small garden. The report concludes that the proposed scheme without offsite purchase/allocation of units, would lead to approximately 94% net loss of biodiversity. Any offsite purchase of units must be secured through the submission and approval of a Biodiversity Gain Plan prior to the commencement of works.
- In accordance with paragraph 193 of the NPPF (2024), which states that “opportunities to improve biodiversity in and around developments should be integrated as part of their design” a condition should be set to ensure that enhancements for wildlife are provided within the new development. The ecology report includes details of an integrated bird box and bee bricks and wildlife friendly planting and a condition to ensure these enhancements are installed as part of the proposals should be put in place.

Two site notices were erected near the site, one on Woods Road and one on Lowfield Road.

Letters of representation: 8 objections were received. Summary of concerns raised:

- The proposal is squeezed into a small parcel of land.
- The proposal does not follow established building lines.
- Discordant relationship with the existing housing.
- Hard blank façade facing existing properties on Woods Road.
- Gross internal floor area is less than advised (100m²)
- Overall design is poor and contrived.
- Existing large mature tree is not shown on the submitted plans.
- Submitted sight lines do not show the fence of no.7 Lowfield Road.
- Inadequate sight lines from the site which could result in a car accident.
- Harm to residential amenity (loss of privacy, loss of access to light) as proposed development will be <10m away from neighbours’ windows.
- Out of character for the area.

- Dust, noise, smell and general disturbance from associated construction.
- Potential conflict of the driveway located opposite the entrance to Earlsfield Close/nearby bus stop.
- On street parking from visitors could obstruct the road/views causing a highway safety concern.
- There is no public footpath outside which could affect refuse collection.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework

National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

CC2: SUSTAINABLE DESIGN AND CONSTRUCTION

CC3: ADAPTATION TO CLIMATE CHANGE

CC5: WASTE MINIMISATION AND STORAGE

CC7: DESIGN AND THE PUBLIC REALM

CC8: SAFEGUARDING AMENITY

EN12: BIODIVERSITY AND THE GREEN NETWORK

EN14: TREES, HEDGES AND WOODLAND

H1: PROVISION OF HOUSING

H2: DENSITY AND MIX

H3: AFFORDABLE HOUSING

H5: STANDARDS FOR NEW HOUSING

H10: PRIVATE AND COMMUNAL OUTDOOR SPACE

TR1: ACHIEVING THE TRANSPORT STRATEGY

TR3: ACCESS, TRAFFIC AND HIGHWAY-RELATED MATTERS

TR5: CAR AND CYCLE PARKING AND ELECTRIC VEHICLE CHARGING

SPD

Affordable Housing (2021)

Revised Parking Standards and Design (2011)

Planning Obligations under S106 (2015)

Sustainable Design and Construction (2019)

Other documents

Reading Borough Local Plan Submission Draft Partial Update May 2025

Equality Act 2010:

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. APPRAISAL

6.1. Land use matters

The NPPF seeks to ‘boost significantly the supply of housing’ and deliver a wide range of homes, of different types and tenures. Achieving an efficient use of the land within the context of any central and sustainability located site is a key priority both at a national and local level. The NPPF states that LPAs should actively *“encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”*. Policy H2 (Density and Mix) specifically considers density and mix and requires that an appropriate density of residential development is informed by the character and mix of uses of the area in which it is located and its current and future level of accessibility.

The NPPF definition of ‘previously developed land’ excludes private residential gardens in built up areas. Therefore, the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. The application site historically made up the rear gardens of 26 and 27 Woods Road and now partly makes up the green verge along Lowfield Road, as part of the land is fenced off. The surrounding area is characterised by large green verges along Lowfield Road in particular and on junctions and corners. While the use of the site as the rear gardens of 26 and 27 Woods Road has been lost over time, the land is not considered to fall into the definition of derelict previously developed land.

Policy H1 states *“Provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 to 2036.”* This policy is proposed to be updated with the latest housing data in the Local Plan Partial Update which was submitted for examination on 9th May 2025; however, this is not considered to have a significant impact in relation to this proposal.

Policy H2 states *“Wherever possible, residential development should contribute towards meeting the needs for the mix of housing... in particular for family homes of three or more bedrooms.”*

The application site is a windfall site – it is not allocated for residential development. Whilst windfall sites are considered an important aspect in the provision of housing within the Borough, the public benefit has to be weighed against other material policy considerations, including high quality design. The proposed dwelling would have two bedrooms and while this is not ideal, it is a reasonable response to the size of the site and is not considered unacceptable in itself.

The constraints of the site, its positioning in relation to the adjacent highway and the number of existing trees on site make this a challenging site for development. The harm identified to the urban grain of Lowfield Road, which is discussed further below, demonstrates that this is not a feasible site for residential development.

6.2. Design and character

Paragraph 135 of the NPPF 2024 details that decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character including the surrounding built environment. Paragraph 139 of the NPPF 2024 states that development that is not well designed should be refused.

Policy CC7 requires all development to be of high-quality design and maintain and enhance the character and appearance of the surrounding area.

The proposed development due to its positioning and layout presents a poor response to the local established urban grain and rhythm of the street. The property would provide a squat, long and narrow form and would be side facing relative to Lowfield Road, in stark contrast to the surrounding properties, which comprise nos. 6b,d,e and 7a,b,c. Nos. 7a,b,c Lowfield Road have considerably larger front gardens and driveways, which are set away from the highway via a green verge. The closer neighbouring properties

6b,d,e Lowfield Road have shallower front gardens, however, the pattern and building line is more or less in line with properties further down Lowfield Road and nos. 7a,b,c to the north. The proposed dwelling would sit forward of this line with minimal set back from the highway to its side elevation in complete contrast to the surrounding building line and pattern, appearing visually dominant and overbearing.

The dwelling would be further forward of the established building line and would, therefore, appear out of kilter with the existing urban grain. This would result in a negative contribution to the local character, contrary to Policy CC7.

6.3. Residential amenity

Policy CC8 seeks to ensure that new development does not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties. Policy H10 requires *“Dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children’s play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space.”*

There are no identified risks to residential amenity, either for future occupants or neighbouring residents. This is largely due to an acceptable fenestration layout and adequate, though not ideal, separation distances from neighbouring boundaries. The property would be served by a rear/side garden which is considered an acceptable size for the local pattern, notwithstanding that the layout would not accord with the wider pattern in terms of the relationship between houses and their gardens.

6.4. Transport and parking

Policy TR3 states *“In determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment. Development will only be permitted where:*

- i) Accesses and works to the highway comply with the adopted standards of the Transport Authority;*
- ii) The development would not have a material detrimental impact on the functioning of the transport network;*
- iii) The proposals would not be detrimental to the safety of users of the transport network, including pedestrians and cyclists;*
- iv) The proposal would not generate regular movement of heavy goods vehicles (HGVs) on unsuitable roads, or on roads without easy access to the Classified Highway Network; and*
- v) For non-residential uses, or new dwellings on classified roads, off-street servicing would be provided.*

Proposals involving either the construction of a new site access, or a material increase in the use of an existing site access, directly onto the Classified Highway Network will not be acceptable if they would be likely to result in the encouragement of the use of the network for short local trips or compromise the safe movement and free flow of traffic on the network or the safe use of the road.”

The proposed new access would be considered acceptable. There are hedges to the front boundaries of the neighbouring properties to the south, however, these are on adopted highway verges and would, therefore, be maintained by the Council to ensure that proposed visibility splays are not obstructed.

Policy TR5 requires all new development to provide appropriate levels of car parking, cycle parking depending on the location within the borough. Policy CC5 is also relevant and requires demonstration of good design to waste storage, reuse, and recycling.

The site falls into Zone 3 Secondary Core Area of the Revised Parking Standards and Design SPD. The site is in a relatively sustainable location with a frequent bus service within easy walking distance. There are also dedicated cycle links within easy reach to the employment, commercial and leisure facilities in Caversham. The Revised Parking Standards and Design SPD requires a 2-bedroom dwelling to provide 1.5 parking spaces (rounded up to 2). The proposed plans show 2 off-road parking spaces, which comply with policy TR5. No cycle storage or electric charging point have been demonstrated on the plans, however, there appears to be adequate space for both, and therefore both matters could have been controlled by appropriate conditions and, therefore, do not form a reason for refusal.

6.5. Biodiversity and landscaping

Paragraph 193 of the NPPF 2024 states: *When determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.* Paragraph 195 further states: *The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.*

Policy EN12 requires all development to “*Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable*”. The policy adopts a similar hierarchy of mitigation in the case of biodiversity net loss as paragraph 193 of the NPPF. Policy EN14 is also relevant, and states “*Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal where they are of importance, and Reading’s vegetation cover will be extended.*”

The development would result in a 94% net loss in biodiversity. While the baseline habitats have been correctly calculated and accounted for, it is not considered that the proposal has adequately demonstrated that the resulting harm has been avoided or adequately mitigated at this stage. It is, therefore, considered that the public benefit of the development of one new dwelling, which is not considered to contribute positively to the local character, would not outweigh the harm to the biodiversity of the site, and therefore off-site compensation is considered unjustified. This forms one of the reasons for refusal.

6.6. Affordable housing

The proposed new residential unit would be required to provide a policy compliant level of off-site affordable housing contribution. Policy H3 states “*on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough*”. The Affordable Housing SPD further outlines that “*For sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development.*”

An up-to-date assessment of the need for Affordable Housing that exists in the Borough is within the supporting text for Policy H3 (para 4.4.21) of the Reading Borough Local Plan Submission Draft Partial Update May 2025 which states the following:

“The Reading Housing Needs Assessment (HNA, 2024) has once again emphasised the critical need for affordable housing within Reading as well as the remainder of Berkshire. The HNA identified a need for 406 additional affordable homes per year in Reading, which represents a substantial proportion of the overall housing required. The consequences of not providing much-needed affordable homes would be severe, and would include homelessness, households in temporary or unsuitable accommodation, overcrowding and younger people having to remain living with parents for increasing periods. Insufficient

affordable housing will also act as an impediment to economic growth, as firms will face increasing problems with accommodation for their workforce. Meeting even a substantial proportion of the identified housing need presents significant challenges, and it is therefore critical that new residential development of all sizes makes whatever contribution it can”.

As such, it is considered that Policy H3 is still relevant and applicable.

While it is stated in the submitted Planning Statement that the applicant agrees to enter a legal agreement to secure an off-site affordable housing contribution, the LPA has not sought to agree the heads of terms, on the basis that the application is recommended for refusal. This will form a reason for refusal, but the applicant is advised that this could be overcome at appeal.

7. CONCLUSION

This application has been carefully considered in the context of the Reading Borough Local Plan 2019, the NPPF 2024 and the previously refused application PL/18/2005.

With regard the status of the Local Plan:

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025. Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is considered in respect of the Local Plan policies pertinent to this application that they remain in accordance with national policy and that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’

Paragraph 11 of the NPPF sets out a framework for decision making where policies are considered out of date, and states “*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*

In terms of the strength of the reasons for refusal (NPPF para 11), paragraph 139 of the NPPF states that development which is not well designed should be refused. This is examined further elsewhere in the report, where it is considered that the public benefits do not outweigh the harm in this instance. The same applies in the case of the biodiversity net loss, as paragraph 193 sets out the hierarchy which is similar to that in policy EN12 of the Reading Borough Local Plan.

With regards to the third reason for refusal, it is important to consider that the emerging Local Plan, and the NPPF, both require an increased provision of housing, rather than any reduction. The existing Local Plan, the emerging Local Plan and the NPPF are all aligned in their overall objective of creating mixed and balanced communities, and the delivery of an appropriate mix of housing types for the local community which includes affordable housing (NPPF Para 63). When considering the relative weight to be given to

the various benefits and harms identified, it should be in the context of this need for housing which meets identified needs.

Therefore, the failure to meet identified housing need in terms of affordable housing amounts to substantial harm. The absence of affordable housing will have practical, tangible and absolute impacts on the ability of the Borough to house its residents and would be in direct conflict with the aims and objectives of existing and emerging development plan policy and the NPPF in respect of achieving sustainable, mixed and balanced communities. The Council's view is that the relevant policies of the Local Plan are not out of date, nevertheless, for completeness, the 'tilted balance' engaged by paragraph 11 of the NPPF is addressed above.

The report identifies that the development, by way of its poor design which would harm the local established character and urban grain, unjustified biodiversity loss, and failure to contribute to sustainable and mixed communities in the Borough, would not be outweighed by the public benefit of the provision of one new dwelling. The development would be contrary to Paragraphs 135, 139, 193 and 195 of the NPPF 2024, and local policies CC7, H3, EN12 and EN14 of the Reading Borough Local Plan 2019. On this basis, even if relevant policies were considered out of date (they are not) the provisions of NPPF paragraph 11 still do not support the grant of permission in this instance.

8. RECOMMENDATION

REFUSE PLANNING PERMISSION

Due to the following reasons:

1. The development by way of its siting relative to the established urban grain of Lowfield Road would put the proposal at odds with the established building line with the neighbouring properties to the north and south on Lowfield Road with minimal set back from the highway, and its squat and narrow design and side-facing position which would erode the green verge in contrast to the surrounding properties, fails to positively respond to the local character of the area and overall rhythm of development, contrary to Policy CC7 of the Reading Borough Local Plan 2019, and Paragraphs 135 and 139 of the NPPF 2024.
2. The development would result in a 94% net loss in biodiversity, and the applicant has failed to demonstrate any landscaping principles to demonstrate that the mitigation hierarchy has been followed, nor that the loss has been avoided as far as practicable, resulting in harm to the biodiversity and ecological value of the site, contrary to Policies EN12 and EN14 of the Reading Borough Local Plan 2019, and Paragraphs 193 and 195 of the NPPF 2024.
3. In the absence of a completed legal agreement to secure an appropriate financial contribution towards the provision of affordable housing elsewhere in the Borough, the proposal fails to make an appropriate contribution to the housing needs of Reading Borough, contrary to Policies H3 and CC9 of the Reading Borough Local Plan (2019), Affordable Housing Supplementary Planning Document (2021), Planning Obligations under Section 106 SPD (2015) and paragraphs 11, 63, 64, 66 of the NPPF 2024.