

Affordable Housing Statement

142-144, Whitley Wood Lane, Reading, RG2 8PP



Proposal for Nine Flats
following Demolition of Existing Shops

June 2019

PLANNING HISTORY

There is no online planning history for this site.

This affordable housing statement supports a planning application submitted under reference 161860/FUL.

PROPOSED DEVELOPMENT

The proposed development is for 9 dwellings following the demolition of the existing building. Currently the building comprises of 2 retail units, workshop and storage with residential accommodation above.

The proposed accommodation will comprise the following:

Unit 1	2 bed	73 sqm
Unit 2	2 bed	68 sqm
Unit 3	2 bed	74 sqm
Unit 4	2 bed	73 sqm
Unit 5	2 bed	68 sqm
Unit 6	2 bed	74 sqm
Unit 7	1 bed	65 sqm
Unit 8	1 bed	56 sqm
Unit 9	2 bed	66 sqm

Total residential 9 units (2 x 1bed, 7 x 2bed) = 617 sqm

AFFORDABLE HOUSING STATEMENT

Policy DM6 in the Sites and Detailed Policies Document states a requirement for a 20% provision of affordable housing on sites of between 5 and 9 dwellings. The implementation of Policy DM6 has been detailed in the Affordable Housing Supplementary Planning Document adopted July 9th, 2013.

In accordance with Policy DM6 20% of the proposed dwellings equates to 1.8 units. We would request that any agreed contributions to affordable housing would be through a financial contribution as opposed to onsite provision.

We recognise the need to provide affordable housing in the Borough but believe the circumstances of this development will be enough to argue a reduction from the required 20% contribution given the high existing use value of the site and the cost to build.

As there is a great deal of uncertainty in the housing market at the moment we feel it is reasonable to provide a detailed Viability Statement during the course of the application once there is more certainty of the acceptability of the scheme.