

125 – New-build development of 78 Oxford Road, Reading

Affordable Housing Statement

On behalf of Trenton Ltd.

Rev 2

Date: 5th Dec 2018

Planning history

This affordable housing statement supports a re-submission of the withdrawn planning application 161860/FUL. During this earlier application the applicant paid council fees to engage in affordable housing negotiations on viability grounds. The process was not concluded with limited correspondence and without progress to initiate discussions. The fees paid for this process should therefore be rolled forward to this application as viability will also need to be considered when settling on an agreeable affordable housing figure.

Proposed Development

The proposed development is for a mixed use scheme comprising of 2 retail units and 14 dwellings following the demolition of the existing building. Currently the building comprises of 3 retail units with 4 no. 2 bedroom flats above. The proposed accommodation will comprise the following:

Retail 150.8 sqm	
Service space 32.4 sqm	
Communal space 43sqm	
Unit 1 – 2 bed 55.2 sqm	Unit 8 – 1 bed 33.6sqm
Unit 2 – studio 27.1sqm	Unit 9 – 1 bed 44sqm
Unit 3 – studio 27.6sqm	Unit 10– 2 bed 54.9sqm
Unit 4 – studio 27.6sqm	Unit 11– 2 bed (duplex) 60sqm
Unit 5 – 1 bed 43sqm	Unit 12 – 2 bed (duplex) 60sqm
Unit 6 – 3bed 67.9sqm	Unit 13– 2 bed (duplex) 60sqm
Unit 7 – 1bed 37sqm	Unit 14– 1 bed 43.2sqm
Total residential 14 units (3xstudio, 5x1bed, 5x2bed, 1x3bed) = 716.5 sqm	

Affordable Housing Statement

Policy DM6 in the Sites and Detailed Policies Document states a requirement for a 30% provision of affordable housing on sites of between 10-14 dwellings. The implementation of Policy DM6 has been detailed in the Affordable Housing Supplementary Planning Document Adopted July 9th 2013. We recognise the need to provide affordable housing in the Borough but believe the circumstances of this development will be sufficient to argue a reduction from the required 30% contribution given the high existing use value of the site and the cost to build. The applicant has owned the site for 24 years and is looking to redevelop the site not for profit, but to maintain the investment for the next generation of his family.

In accordance with Policy DM6 30% of the proposed dwellings equates to 4.2 units. From our experience with RSLs they are only interested in acquiring blocks of dwellings and not a small amount of units mixed in with private dwellings. We would therefore request that any agreed contributions to affordable housing would be through a financial contribution as opposed to onsite provision.

As part of this application we will be submitting a viability appraisal set out in accordance with the SPD.

Viability Appraisal

Details of the viability position will be presented to the council when the application has been registered. Current market assessments of the existing use values, gross development values and construction costs will be obtained when the scheme amount has been broadly accepted by the planning officer. This will enable accurate viability figures to be discussed.

Site details:-

Title plan reference – BK64953

The site is subject to a mortgage, the provider - National Westminster Bank Plc

The applicant agrees to pay reasonable council legal fees to prepare the S106 agreement, as previously mentioned, the applicant has already paid viability assessment costs.