



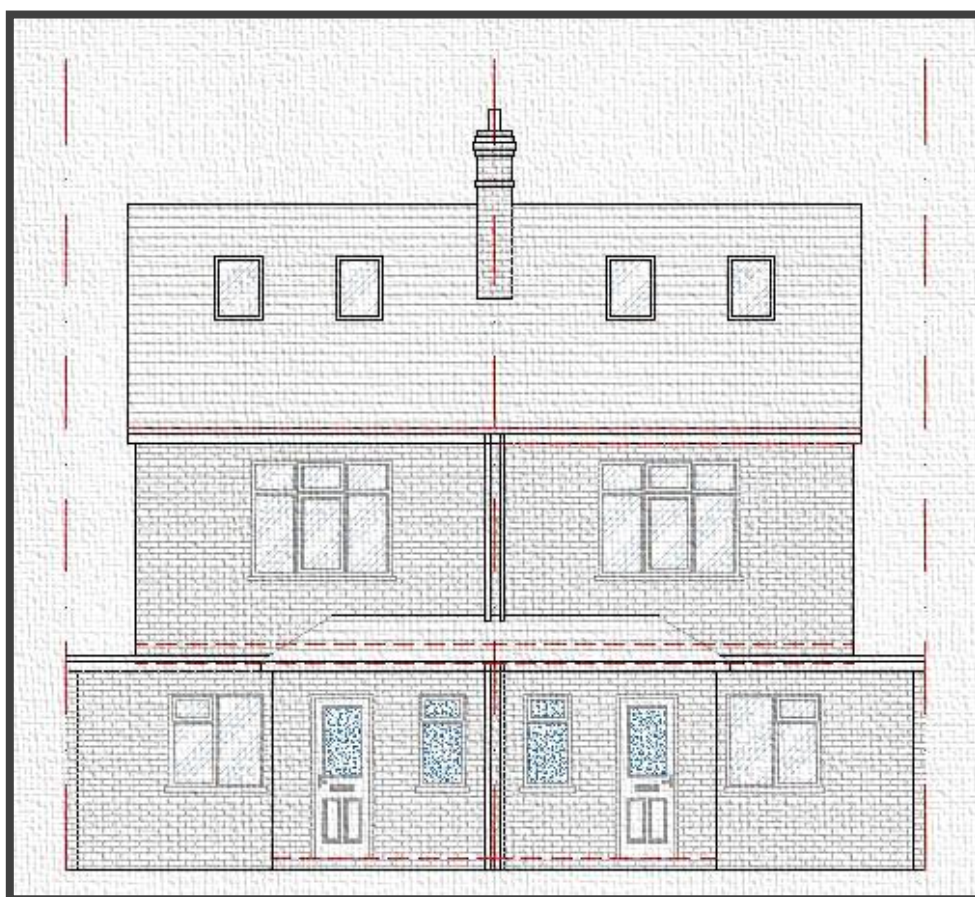
24-26 Wantage Road, Reading, RG30 2SE

**Proposed erection of 2no. semi-detached dwellings following demolition of
the existing garages.**

Affordable Housing Statement

Author:

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1. Affordable Housing Statement

1.1. Preface

This statement has been prepared in support of a full planning application for the proposed erection of a 2x semi-detached dwellings at 24-26 Wantage Road in Reading.

The following statement covers the subject and information required for submission as set National Planning Policy Framework (2024) and Reading Borough Council Local Plan.

It is a local requirement to include an affordable housing statement with this planning application, and the development must comply with Council Policy H3: Affordable Housing of the Reading Borough Local Plan (2019). This statement sets out how the development will comply with policy H3.

The submitted Affordable Housing Statement should be read in conjunction with the submitted drawings.

1.2. National and Local Policies

Reading BC Affordable Housing – Local Plan Policy H3

Reading BC Local Plan Policy H3 states that:

- *on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing;*
- *on sites of 5 – 9 dwellings, a financial contribution will be made that will enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough; and*
- *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.*

Then the policy continues that *“In all cases where proposals fall short of the policy target as a result of viability considerations, an open-book approach will be taken and the onus will be on the developer/landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution.*

In determining residential applications the Council will assess the site size, suitability and type of units to be delivered in relation to the current evidence of identified needs. The Council will seek an appropriate tenure mix of affordable housing to include social rented, affordable rent, intermediate rent and shared ownership affordable units. The affordable units provided should be integrated into the development.”



2. Affordable Housing Approach

By virtue of the scale and nature of the proposed development, the proposal would meet requirements of relevant Local Plan policies, particularly H3. The applicant is willing to agree for a negotiated financial contribution for the affordable housing scheme, in order to support the target set in the Local Plan. Effectively it is considered that it would comply with the relevant parts of NPPF and Reading Borough Council Local Plan.

Through strong proposed design principles the development ensures that:

- Borough's affordable housing goal can be achieved in the future, due to financial contribution;
- An appropriate split of intermediate and rented housing is enhanced, to address a broad sector of housing need in the Borough;
- A mix of unit sizes and household affordability thresholds;
- The proposed residential building would be of high quality design, exceed minimum space standards and are well located for a wide variety of amenities.

3. Affordable Housing calculations

There are 2no. 2-bed residential units proposed in the development proposal.

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.

The applicant has obtained a valuation, attached in Appendix 1 as follows:

- £275,000 – £300,000

Affordable Housing Contribution required = 5% of GDV 5% x £287,500 = £14,375.

This contribution is to be secured by a S106 agreement between the developer and the council. This requires review by the applicant's legal advisor and naturally the final contribution requires council approval before insertion.



Appendix 1



26th February 2026

Dear Mr A. J. Hettiaratchy,

Re: Land to the rear of Wantage Road, Reading, RG30 – Proposed 2 Bedroom Semi-Detached Dwelling

Thank you for your time and for the opportunity to assess the proposed development site to the rear of Wantage Road.

Based on my knowledge of the local property market, recent comparable sales, and current market conditions, it is my professional opinion that a newly constructed two-bedroom semi-detached property in this location, once completed to a good modern standard, would achieve a market value in the region of **£275,000-£300,000**.

This valuation is based on comparable two-bedroom semi-detached and similar residential properties that have recently sold or are currently marketed within the immediate and surrounding area. Particular consideration has been given to properties at the lower end of the market, reflecting achievable values for this property type and location.

I have attached a schedule of comparable evidence obtained from Rightmove and other industry sources to support this valuation.

Should you decide to market the property upon completion, I would be confident in our ability to effectively promote the property and secure a suitable purchaser at the best achievable market price.

If you require any further information or clarification, please do not hesitate to contact me.

Kind Regards

A handwritten signature in black ink that reads "Paul Freeman".

Paul Freeman
Email: paul.freeman@ahlansley.co.uk

