

Affordable Housing Statement

40-48 Mount Pleasant, Reading, RG1 2TD

Erection of 6 Dwellings

This information is to accompany an application for planning permission for 6 dwellings. The dwellings are already on site and are being applied for retrospectively. Planning permission (PL/20/1880) (the Original Permission) first permitted the erection of 6 dwellings.

Policy H3 of the Reading Local Plan (adopted 2019) states:

Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading...

- *On sites of 5-9 dwellings, a financial contribution will be made to enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough;...*

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.

A S106 agreement was made on the 5th of January 2022 alongside the Original Permission for an affordable housing contribution of £232,250.

Our client intends to enter into a new S106 agreement with broadly the same terms. This will secure a contribution to enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough in accordance with policy H3.

SF Planning Limited

February 2026

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