

Affordable Housing Statement
Site Address: 26 New Lane Hill, Tilehurst, Reading, RG30 4JP
Proposal: Demolition of existing dwelling and erection
of 2no. detached dwellings

1. Introduction

This statement has been prepared in support of the full planning application and addresses the requirements of affordable housing provision in accordance with Policy H3 (Affordable Housing) of the Reading Borough Local Plan (2019).

2. Policy Context

Policy H3 requires residential development to contribute towards the provision of affordable housing within the Borough. For developments of 1–4 dwellings, this is secured through a financial contribution equivalent to 10% of the housing provision, to be delivered off-site. This approach is confirmed within the pre-application advice received from Reading Borough Council.

3. Proposed Development

The application proposes the demolition of an existing single dwelling and the construction of 2 residential dwellings on a site of approximately 0.083 hectares.

4. Affordable Housing Contribution

In accordance with Policy H3 and the pre-application advice, the proposed development will make a financial contribution towards affordable housing provision, equivalent to 10% of the proposed dwellings.

The precise level of contribution will be calculated in accordance with the Council's adopted methodology and secured through a planning obligation, if required.

5. Viability

The applicant acknowledges the policy requirement and will engage with the Council to agree the appropriate level of contribution. Should viability considerations arise, these will be addressed through discussion with the Council's Valuation Team.

6. Conclusion

The proposed development accords with Policy H3 by committing to provide a policy-compliant financial contribution towards affordable housing. The details of the contribution will be agreed and secured through the planning process.