

Affordable Housing Statement

74 School Road, Tilehurst, Reading, RG31 5ST

1. Introduction

This Affordable Housing Statement has been prepared in support of the planning application for the Retrospective application for change of use of the first floor from Class E to Class C3, to provide 2 no. 1-bedroom flats, as set out within the submitted Planning Statement.

The statement addresses the requirements of Policy H3 (Affordable Housing) of the Reading Borough Local Plan.

2. Policy Context

Policy H3 of the Reading Borough Local Plan (2019) requires residential development to contribute towards the provision of affordable housing.

For sites delivering between 1 and 4 dwellings, the policy requires a financial contribution equivalent to 10% provision, secured for delivery off-site within the Borough.

As the proposal delivers 2 residential units, it falls within this threshold and therefore triggers a commuted sum contribution.

3. Proposed Development

The proposed development comprises:

- Change of use of the first floor from commercial (Class E) to residential (Class C3)
- Provision of 2 no. 1-bedroom flats (43sqm and 44sqm)
- Retention of the existing ground floor commercial unit

The scheme represents a modest, small-scale residential conversion within an established village centre location.

4. Affordable Housing Contribution

In accordance with Policy H3, the applicant acknowledges that the development will be liable for a financial contribution equivalent to 10% affordable housing provision.

The applicant confirms:

- Willingness to enter into a Section 106 Agreement to secure the contribution
- The contribution will be calculated in line with the Council's standard formula and guidance
- The contribution will support the delivery of affordable housing elsewhere within Reading Borough

This approach reflects the Council's standard mechanism for developments of this scale where on-site provision is neither required nor practical.

5. Viability

Given the limited scale of the development (2 units), the applicant is not seeking to challenge the affordable housing requirement on viability grounds at this stage.

However, should this position change, a viability assessment can be submitted to the Council's Valuation Team in accordance with Policy H3.

6. Conclusion

The proposal:

- Complies with the requirements of Policy H3
- Appropriately provides for an off-site financial contribution towards affordable housing
- Will support the delivery of affordable housing within the Borough

The development is therefore fully compliant with local planning policy in respect of affordable housing.