

AFFORDABLE HOUSING STATEMENT

Land to the Rear of 70–72 Whitley Street, Reading RG2 0EQ Proposed Development: Erection of 2no. single-storey one-bedroom dwellings

1.0 Introduction

This Affordable Housing Statement has been prepared in support of a full planning application for the erection of 2no. single-storey one-bedroom dwellings on land to the rear of 70–72 Whitley Street, Reading.

The statement has been prepared having regard to Policy H3 of the Reading Borough Local Plan and the Council's pre-application advice.

2.0 Proposed Development

The application seeks planning permission for the erection of 2no. one-bedroom dwellings in a single-storey semi-detached bungalow form on previously developed land to the rear of 70–72 Whitley Street.

The proposal represents a modest form of residential infill development within a sustainable urban location close to local services, public transport and employment opportunities.

3.0 Policy Context

Policy H3 of the Reading Borough Local Plan requires qualifying residential developments to contribute toward the provision of affordable housing.

The Council's pre-application advice confirmed that the proposal would be expected to address the requirements of Policy H3 in relation to affordable housing contributions.

4.0 Affordable Housing Contribution

The applicant acknowledges the requirements of Policy H3 and confirms a willingness to address any applicable affordable housing contribution through the appropriate legal agreement mechanism should this be required by the Council.

Given the small scale of the development comprising only two residential units, it is considered appropriate that any affordable housing contribution is addressed through a commuted financial contribution rather than on-site provision.

The proposed development will contribute toward the delivery of modest and comparatively affordable one-bedroom accommodation within the Borough and will assist in making effective use of previously developed land within a sustainable urban location.

5.0 Conclusion

The applicant acknowledges the requirements of Policy H3 of the Reading Borough Local Plan and is willing to address the Council's affordable housing requirements through the appropriate Section 106 agreement mechanism if required.

The proposal therefore provides an appropriate basis for the Council to consider the application in accordance with the development plan and relevant affordable housing policy requirements.