



**ERECTION OF 8 NO. DWELLINGS FOLLOWING DEMOLITION OF
EXISTING BUILDINGS AND STRUCTURES AND IMPROVEMENTS
TO EXISTING ACCESS
VICTORIA NURSERIES, 109 VICTORIA ROAD, WARGRAVE,
READING RG10 8AG**

**AFFORDABLE HOUSING STATEMENT
DECEMBER 2024**

1. This Statement has been prepared in support of a full planning application for redevelopment to provide 8 no. dwellings (7 x 3 bed houses and 1 x 1 bed house) following the demolition of the existing buildings and structures at Victoria Nurseries, 109 Victoria Road, Wargrave, Reading RG10 8AG. The application is submitted on behalf of Palatine Homes, a local SME housebuilder of the type which Government particularly seeks to encourage and support in delivering new homes.
2. CS Policy CP5 and the Council's Affordable Housing SPD seek the provision of 20% affordable housing from any development involving between 5-14 dwellings within development limits or where it is sited on land with a total area of 0.16 hectares or more.
3. The proposed development triggers the affordable housing requirement and would result in a requirement for 1.6 affordable units. Providers have indicated that such a small on-site provision would not be of interest or economic for them to operate.
4. The applicants therefore seek to make an affordable housing contribution towards the off-site provision or regeneration of affordable housing within the

Borough in lieu of on-site provision and would welcome the opportunity to discuss this with officers and progress an appropriate S106 planning agreement.

5. Subject to the completion of an appropriate S106 planning agreement, the proposals would comply with Policy CP5.
6. Paragraph 11(d) of the new National Planning Policy Framework (December 2024) identifies the provision of affordable housing as one of the key policies which decision makers should have particular regard to in determining planning applications under this paragraph. The overall planning balance and tilted balance which applies in this case are dealt with in the Planning Statement accompanying the application.

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19 December 2024