

# AFFORDABLE HOUSING STATEMENT

For

APPLICATION REFERENCE 250148

The application is for three no. two story blocks, each containing six flats, making a total provision of 18 dwellings within the proposed development.

Both the Adopted Core Strategy Policy CP5 and also the Wokingham Borough Local Plan Update 2023-2040 Proposed Submission Plan Policy H3 require a provision of 30% of affordable housing within development of 15 or more dwellings on previously developed land within a Major Development Location such as Lower Earley

It is the intention that the most westerly of the three blocks, nearest to Liberty House, will be given over to affordable housing, making an affordable provision of 33.3% affordable housing within the proposed development, thereby exceeding the Council's affordable housing requirement for the proposed development. A Unilateral Planning Obligation will be prepared and submitted with the application to give effect to this requirement, as with the previously approved consent for the same development under reference 213457, of which this current application is a renewal.

Section D of the Planning Support Statement submitted with the application sets out in detail the justification for the affordable housing provision proposed, at Pages 11 to 13. While one of the three blocks will be retained in perpetuity by the Reading Almshouses Charity for affordable rent, it is the intention that all three blocks will be let on an affordable basis. But the two unconstrained blocks will allow the applicant to raise capital more easily if these blocks are open market in terms of their planning designation.

The intention of the applicant is for this proposed development to have exactly the same affordable housing provision applied as was approved under application 213457. There have been no material changes to the affordable housing context since that consent under 213457 was given.

**JOHN W CORNWELL FRTPI**

**Chartered Town Planner**

**31<sup>st</sup> January 2025**