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16th January 2025

Dear Sir/Madam,

**PLANNING, DESIGN, AND PUBLIC CONSULTATION SUPPORT
STATEMENT**

Application for the Renewal of Full Planning Application Reference 213457, dated 7th June 2022, for the erection of three x two storey buildings each comprising of six apartments (18 in total), on unused land to the north-east and adjoining Liberty House, Strand Way, Lower Earley, RG6 4EA, together with associated ancillary development, hardstanding, landscaping and footpaths.

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This 'Renewal' planning application is made on behalf of the owners of Liberty House, Reading Almshouses Charity (RAC). Liberty House itself was granted full consent for the change of use from an Aged Care Facility to residential (all affordable), the creation of six new apartments (36 no. flats in total) through the conversion of part of the existing communal areas, and other ancillary development, under Reference 190618 on 16th July 2019. The consent was implemented over the following year or so and was officially opened on 23rd July 2021. Since that time the Applicant has provided a very successful, fully occupied development which is providing high quality homes in an attractive environment for those in need, on an affordable basis (primarily from Wokingham Borough).

Adjoining Liberty House to the north-east, and part of the original site, is an area of land that has been unused and fenced off as open grassland since the original building was built in the late 1980s. It is this land that was the subject of planning consent reference 213457, and for which a renewal is now sought to extend the period of time for the development to be implemented.

The reason why Consent 213457 has not yet been implemented turns on the financial climate since that application was consented in June 2022. Since that time interest rates, which had been for several years at relatively low interest rates rose significantly, making the cost of borrowing for development much more expensive. The Trustees therefore require additional time in which to pay down the loan taken out to convert the Existing Liberty House, and to see interest rates fall to more affordable levels before considering the implementation of the consent.

This application is accompanied by the following documentation:

- Planning Application Forms;
- Appropriate Certificate of Ownership A;
- Planning Application Fee of £11,232.00p, based on 18 no. new dwellings at £624.00p per dwelling;
- Community Infrastructure Levy Form
- Planning, Design and Community Consultation Support Statement of 10th October 2021;
- Ordnance Survey extract Site Location Plan, with the Application Site outlined in red and to a scale of 1:1,250; and adjoining land also under the applicant's control outlined in blue;
- Site Block Plan at a scale of 1:500 at A3 size. Matt Andrews Architect Drawing Ref: LHD 24A of July 2021;
- Site Layout Plan at a scale of 1:250 at A3 size. Matt Andrews Architect Drawing Ref: LHD 16 of July 2021;
- Composite West and North Elevations Site Cross Section at a scale of 1:200 at A3 size; Matt Andrews Architect Drawing: LHD13A of September 2020;

- Building A Floor Plans at a scale of 1:100 at A3 size. Matt Andrews Architect Drawing Ref: LHD 17 of July 2021;
- Building A Elevations at a scale of 1:100 at A3 size. Matt Andrews Architect Drawing Ref: LHD 18 of July 2021
- Building B Floor Plans at a scale of 1:100 at A3 size. Matt Andrews Architect Drawing Ref: LHD 19 of July 2021;
- Building B Elevations at a scale of 1:100 at A3 size. Matt Andrews Architect Drawing Ref: LHD 20 of July 2021;
- Building C Floor Plans at a scale of 1:100 at A3 size. Matt Andrews Architect Drawing Ref: LHD 21 of July 2021;
- Building C Elevations at a scale of 1:100 at A3 size. Matt Andrews Architect Drawing Ref: LHD 22 OF JULY 2021;
- Street Scene, not to scale, showing, from the west, how the proposed development fits into surrounding development. Matt Andrews Architect Drawing Ref: LHD15 of March 2021;
- Bike Store Floor Plan and Elevations at a scale of 1:100 at A4 size. Matt Andrews Architect Drawing Ref: LHD 23 of July 2021;
- Tree Survey of the Liberty House Site; Heritage Tree Services Ltd., of May 2019;
- Tree Constraints Plan of Liberty House Site Drawing Ref: HTS-TCP-01A; at a scale of 1:250 at A3 size; Heritage Tree Services 9th May 2019
- Reading Almshouses Charity History and General Information;
- Pre-Application Public Consultation Letter undertaken by the Applicant in March 2021;
- Pre-Application Public Consultation Plans undertaken by the Applicant in March 2021;
- Pre-Application Public Consultation Review of Responses; April 2021.
- Draft Unilateral Planning Obligation of October 2021

- Preliminary Ecological Appraisal undertaken by Arbtech, survey dated 10th December 2024.
- Biodiversity Net Gain Assessment Report undertaken by Arbtech, dated 19th December 2024

The Planning, Design and Community Consultation Support Statement of 10th October 2021 has been amended and updated as appropriate in the following Statement.

A Site Specific Context

Liberty House was formerly known as Liberty of Earley House and was, until 2019, operated by The Earley Charity as an Aged Care Facility. This use was becoming increasingly unviable. In 2019 The Earley Charity sold the site to RAC. Subsequently, planning permission was granted under Ref: 190618 to change the use of the building to residential and its conversion into 36 affordable apartments. The building had been, since its construction in the late 1980s, part of a larger site which comprised an area of land, adjoining and north-east of the Liberty House building, that had remained unused and mown grassland until the present time. Thus, while Application Ref 190618 had an application site area of 0.55 hectares, the adjoining unused land comprises a site area of 0.22 hectares, making a total site area of 0.77 hectares under the control of the applicant RAC (see enclosed Site Location Plan at 1:1250 scale).

The whole site formed part of the implementation of the Lower Earley Strategic Development Area of some 6,000 dwellings built out across the late 1970s and 1980s. It is located within Area 12, one of the lower density housing areas within Lower Earley. The site is located to the north-east of Liberty House, and on the southern side of Strand Way. The Cutbush Lane cycle and pedestrian pathway adjoins the site on its southern boundary, and this boundary is screened by mature trees and hedges within Cutbush Lane. Existing lower density housing on Strand Way forms the remaining two boundaries to the site.

This application site has remained undeveloped despite being within a major strategic development area. It is not used by the public, having been securely fenced in the past, and also presently. It comprises mown

grassland and contains no trees or hedges of any significance within its area. Those that are within the site are fully taken account of within the proposed development. The submitted Tree Survey and Tree Constraints Plan which was undertaken for the Liberty House site in May 2019 shows details of trees and other landscaping near the boundary of Liberty House and the application site. They are not impacted by this proposed development, and have not changed in any way since Application Ref 213457 was granted in 2022.

B Relevant Planning History

Because the application site was within the Lower Earley Strategic Development Area 12 this area was granted an outline consent for open market residential use in April 1985 (Ref 23137 refers). The individual development parcels were then subsequently developed within the parameters set out by this wide outline consent, as is the norm where such major and complex development areas are concerned. Prior to this both Liberty House and this site had been earmarked by the then Berkshire County Council as a possible Primary School site to serve the emerging new housing (Ref: 01945 refers). This requirement was later withdrawn as not being required.

In June 1987 application refs: 23138 and 23139 were granted for the development of Liberty House.

The planning history of Liberty House and this application site make clear that the original outline planning consent for both sites was for open market housing. That position only changed when the Liberty House site was granted change of use for an Aged Care Facility in December 1989.

Prior to the submission for the Change of Use Planning Application for Liberty House (Ref:190618 refers) an application for Pre-Application Advice relating to the whole site was submitted on 25th April 2018 under reference 181164. In respect of the land the subject of this current application the draft proposal submitted then comprised the construction of a single two storey building block comprising 22 social affordable housing units (20 x 1 bed flats, 2 x 2 bed flats with additional office space and common room; car parking for 24 vehicles for use by the new development, and associated landscaping and site works.

The Advice in respect of this proposal was that:

'...With the proposed change of use of the existing building and the replacement of the relevant planning policies surrounding the original provision of open space, there is no 'in principle' objection to the loss of the open space, subject to the suitable provision of replacement amenity space (communal and private), adequate tree and landscape planting and an appropriate built form that takes better account of the surrounding built form.

In this respect Policy CP17 of the CS requires the delivery of 13,230 dwellings between 2006 and 2026, with 723 dwellings (now 894 dwellings) to be provided annually in the current phase. The provision of 22 additional dwellings on the vacant site is a positive contribution towards, this target...

The proposed building on the vacant site fails to take account of the pattern of development in the area, including the Liberty of Earley House site. Given the feeling of openness that the site currently provides to Strand Way, the following aspects would need to be addressed prior to a favourable determination of any future planning application:

- The front building line projects too close to Strand Way and does not reflect the curvilinear frontage, particularly as it projects closest to the front boundary at its eastern end; and*
- The rear building line does not respect or reflect the existing development on either side which interrupts the buffer created by existing rear gardens and the tree-lined bridleway on the rear boundary;*
- The building is sited too close to the western boundary and does not reflect the building separation that is evident within the Liberty of Earley House site;*
- The provision of the car park on the eastern boundary also creates an inconsistent building separation within the street scene;*
- The building footprint appears excessive and this is illustrated in the excessive density of the site as discussed below. The footprint would need to be reduced to better reflect the fact that the vacant site is the smaller of the two sites;*

- *The height should be limited to two storeys with a pitched roof, and be no higher than the existing Liberty of Earley House.'*

These were the key findings of the Pre-Application Advice. Other issues such as density etc were addressed but they are covered in the following section.

C The Proposed Development

Reading Almshouses Charity is a registered charity with the object of providing accommodation to those in need. Almshouses provide security, and residents are encouraged to make friends and share a wider social life through use of the communal lounge and other available facilities and events. However, the Almshouses are not a nursing or care home and residents must be capable of independent living. The 'History and General Information; document submitted with this planning application provides further information about the applicant.

RAC currently provides such accommodation across three sites:

- Liberty House itself, comprising 36 apartments at Strand Way, Lower Earley, recently completed and occupied;
- A long-established Grade 2 listed building terrace in Central Reading, which provides 23 x one bedroom flats and 4 x two bedroom flats (these latter being suitable for couples), laundry facilities and a communal lounge;
- Penton House, a three storey purpose designed modern block on Kennet Island, Reading, which was built in 2011 and has 27 x one-bedroom flats and 14 x two-bedroom flats, all suitable for couples, plus a communal lounge and kitchen area, guest room, laundry facilities, and an extra bathroom and management offices for the Charity.

If allowed this proposal would provide a total of 122 affordable apartments under the control and management of RAC.

All three sites have outside areas available for the enjoyment of all residents, and where social events are held. The accommodation is provided to those persons meeting the requirements for accommodation as a resident of an Almshouse, which are to:

- Be of good character;
- Be in need; for example be subject to harassment, overcrowding, medical needs, social need, financial pressure;
- Have resided within 20 miles of St. Mary's Church, St. Mary's Butts, Reading, for not less than three years at some stage during their lifetime before the time of application.

In addition, Penton House is subject to a minimum age restriction of 55 years of age. This was a planning requirement of the development, and was not sought by the Applicant, nor required by its Constitution. In practice the great majority of the residents within the three facilities are over 55 years in age.

Liberty House has proved to be a very good fit with RAC's requirements, in terms of location and accommodation provided. It is therefore considered entirely logical to make efficient use of this undeveloped application site to provide additional development, for which there is an undisputed need, and to make the running of the existing complex more efficient. The intention is that both Liberty House and this new proposed development would function as a single planning unit.

All accommodation is made available at an affordable rent, that is, not exceeding 80% of the open market rent. This is a matter of policy which has existed for at least 50 years, and there is no intention to change this policy. It is also of interest that the 'Right to Buy' legislation is not applicable to Almshouses, so the units would remain for affordable rent, and not be sold off. The accommodation is of high quality and maintained to a high standard, with close oversight by the Trustees. The Charity has three employees; the Clerk to the Trustees, a full time Manager at Penton House, who also supervises Castle Street; and a part time manager at Liberty House. They provide day to day management and oversight of the three facilities. It is unlikely that development of this proposed scheme will result in the need for any additional staff, since management can be carried out by the existing Manager at Liberty House.

The flats are for those in real need and dependents are not normally able to live with them. If that is a necessity then other agencies such as Housing Associations have a wider range of sizes of accommodation available.

The Council's Housing Department has previously expressed concern that there is a potential for additional pressure to be added to the Council's financial position because of residents incoming from other Council areas, especially Reading. That is unlikely to occur. The applicant's remit is a 20 mile radius from the centre of Reading, which includes the whole of both

Reading and Wokingham Boroughs, as well as significant urban areas of West Berkshire. and settlements in South Oxfordshire (e.g. Henley). Recent experience with all three of the RAC sites, and especially Liberty House, suggests that residents come primarily from the very local area. i.e, in this case from Wokingham Borough itself.

There were effectively two alternative approaches to the design of the proposed development on this site. The first was to reflect the design and scale of Liberty House. This was the approach adopted with the draft Pre-Application Advice provision. The second was to more closely reflect the low to medium density two storey housing along Strand Way, and this is the approach that is taken in this submission. As such it is fundamentally different in scale and form to the Pre-Application Advice scheme.

The pre-application advice was detailed and helpful. It has been followed closely and the results are set out on the submitted plans. The Site Layout (Drawing LHD 16 refers) shows an entirely different form of development to that submitted in draft at the Pre-Application Advice stage. Instead of a single building it is proposed to site three two-storey pitched roof blocks across the site. Each block comprises six flats. There are no common areas for residents, other than the gardens, since this new development, though physically separate will be close to, and an integral part of, the Liberty House complex, and the new residents will have access to the common areas, lounges and other amenities in Liberty House, including the gardens. The reduction of unit numbers from 22 to 18, and the loss of the common and communal areas reduces both the density and overall footprint of the site. Further the new blocks will be managed from the existing offices in Liberty House, so there is no need for additional management space within the scheme. The Pre-Application Advice noted that relevant planning policies sought to ensure that the development achieves an appropriate density in relation to local character, and that:

'The average density of the surrounding area is approximately 25-35 dwellings per hectare, mostly in the form of semi-detached and detached dwellings. The existing Liberty of Earley House is higher than this at 55 dwellings per hectare.

There is a degree of appropriateness that the density within the proposed building on the vacant site could be higher than the surrounding area. However, at 104 dwellings per hectare it is excessively high and out of character with the surrounding area. It also represents an over development of the site and leads to adverse outcomes for the internal amenity of the occupants. Given

it is currently vacant and provides for openness in the street scene, there is a need to provide a development that matches the landscape character of the existing Liberty of Earley House site and a reduced density will be necessary.'

Following the Change of Use consent at Liberty House, that site contains 36 flats on a site of 0.55 hectares, representing a density of 65 dwellings per hectare. This new proposal comprises 18 dwellings on 0.22 hectares, a density of 81 dwellings per hectare, significantly below the Pre-Application Advice scheme of 104 dwellings per hectare. This proposal therefore provides an acceptable density for apartments designed to reflect the character of the surrounding dwellings.

The form of the development also meets the Pre-Application Advice, as set out above. The fundamental revision is to move away from a large single block across the site to three buildings of a much more domestic scale, and a lower level of overall development. The Pre-App Advice scheme was set back only 1 metre from the Strand Way boundary and some 2.5 metres from the Cutbush Lane boundary. The current scheme is 5 metres from the Strand Way boundary at its nearest point; and is 15 metres from the Cutbush Lane boundary at its nearest point. Similarly, the Pre-Application Advice scheme was some 2.5 metres from the western Liberty House boundary while this scheme is 12 metres away. The proposed car parking is smaller and better integrated into the development, and the siting of the three domestic scale blocks allows for a coherent building separation in the street scene. Additionally, the proposed blocks have a smaller overall footprint which is broken up into three blocks rather than one large block, thus presenting a more appropriate contribution to the street scene; and also to the adjoining Liberty House site. The three blocks are designed to reflect the scale and character of the surrounding Strand Way houses, and are two storey in height with pitched roofs. Materials are yet to be determined, and can be conditioned, but they will clearly be chosen to be in keeping with the other predominant building materials along Strand Way.

The dwelling mix, comprising predominantly of one-bedroom flats reflects the accommodation requirements of the applicant. The experience with Liberty House demonstrates clearly that there is high demand for one-bedroom flats. This situation is also replicated in the experience at the other two RAC sites in Reading over many years. As a result, the scheme proposes six x one-bed flats each in blocks A and C, and four x one-bed flats and two x two-bed flats in Block B; a total of 16 x one-bed flats and 2 x two-bed flats.

Car parking provision is provided on a basis similar to that at Liberty House (i.e. unallocated) which has been found to be adequate for both residents and visitors. RAC's residents tend to have a below average rate of car ownership.

In terms of bicycle provision Drawing Ref: LHD 23 provides plans and elevations of a proposed Bicycle Store to be located towards the rear of the site behind Block A. It will not be materially visible from Strand Way.

Waste storage and recycling facilities will be provided for each unit for the convenience of residents, as they are at the Charity's three other sites, by way of the normal Local Authority waste and recycling service.

C Planning Policy Context

The planning policies applicable to this site are as set out in the Pre Application Advice Ref: 181164. The Adopted Local Plan applicable at the time of then 2022 application is still in force until it is replaced by the currently Emerging Local Plan which is under a Regulation 19 Submission Public Consultation at the time of writing. There are no material changes to any of the relevant local planning policies since this Pre-Application Advice was issued on 23rd May 2016 in the Emerging Local Plan that would materially impact this proposed renewal. The proposed development is considered to now comply with the provisions of all of the planning policies set out there, or to be capable of complying with them subject to the approval of specific matters such as materials, boundary treatments, landscaping etc.

D The Need for Affordable Housing for those in Need

The Council's latest Housing Strategy covers the period 2020-2024. It sets out the following relevant objectives:

- In terms of **addressing housing needs** 1000 additional homes will be delivered over the 4 year strategy, to include at least 50% affordable homes. And an additional 800 affordable homes to be delivered through the Council's partnership with housing associations;

- In terms of **supporting vulnerable people** develop more supported housing for vulnerable people; and continue to provide a range of housing support services to help vulnerable people live independently;
- In terms of **improving the quality and management of homes**, improve the quality and ongoing management of homes and environment on all new development; and
- In terms of **enriching people's lives**, promote independence, health and well-being to all residents; and work to provide all tenants with a stable home to increase life chances. Create communities and homes, not housing and estates.

This proposed development can make a material contribution to all of these objectives. **First, addressing housing needs.** The Council's Housing Facts and Figures Update to September 2021 shows that there are currently 2,450 households on the Council's Housing Register for social housing in the Borough, a marked and material increase on the 2021 figure of 1681, which was itself a significant increase from the previous year when that figure was 1493. Of those 1681 households in 2020 no less than 801 (48% of the total) required one-bedroomed accommodation. Yet during that same year, of 198 allocations completed (itself down from 212 in the previous year) no less than 114 (58%) were for two-bedroomed accommodation, while only 50 (25%) were for one-bedroomed accommodation. There is little indication that this situation has improved since that time, only become worse. This represents a serious mismatch between what is provided and what is actually needed. These figures demonstrate that the primarily one-bedroomed accommodation provided by Liberty House and to be provided by this proposed development is precisely the type of affordable accommodation that is required in the Borough; that RAC's experience bears out these figures, and that with such high numbers seeking one-bedroomed accommodation the great majority of the tenants will derive from within Wokingham Borough itself. This is borne out by experience at Liberty House, with the property achieving full occupancy very quickly following implementation of the change of use consent despite the relatively short time since completion, and the problems occasioned by COVID.

Secondly, supporting vulnerable people. The accommodation provided by Liberty House and to be provided by this development proposal falls precisely into this category. Vulnerable people in need live independently in high quality accommodation, but within a managed environment where they can be guided to a range of housing support

services This is fully compliant with this Council Housing Strategy objective.

Thirdly, improving the quality and management of homes. The accommodation provided at Liberty House is self-evidently of a high quality, and maintained to that level. The same will apply to the proposal accommodation, and thus fully complies with this Council Housing Strategy objective.

Fourthly, enriching people's lives. All RAC accommodation proactively promotes the independence, health and well-being of its residents; and provides stable homes within a real community, thus fully complying with this Council Housing Strategy objective.

The statistics demonstrate that the completion of affordable housing has been on an upward trend but is now falling back. The high recent growth over recent years is largely due to the implementation of the four major strategic housing development areas across the Borough. However, these strategic development areas are not in locations that are particularly suitable for vulnerable homeless persons in need. They are, almost by definition, in locations marginal to the main existing urban centres from which there is the wide range of high order services and facilities, and public transport links, already available. That is not the case with Liberty House and this application site. Both are located within a well-established residential area with a significant range of services and facilities and good bus links to both local and major centres such as Wokingham and Reading. The ASDA Superstore and the Loddon Valley Leisure Centre, and other local facilities, including a Doctor's Group Surgery lie to the north-west of the application site on Rushey Way and are a modest walk or short bus ride away.

It is the intention that two of the three proposed blocks will have no 'affordability' restriction, but that the third block, Block A to the west and directly adjoining Liberty House, will be subject to an affordable housing restriction. A Unilateral Obligation giving effect to this provision is submitted with this application. Thus six of the 18 proposed flats will be confined to affordable provision under the planning consent.

The reason for not seeking to have all three blocks constrained to affordable housing is not that RAC is seeking to sell off these unconstrained flats; far from it. However, if circumstances should arise in future where RAC needs to raise capital, then the 'open market' designation of these two blocks will allow for them to be borrowed against on reasonable financial terms. That would not be the same case with the constrained Block A. Financial Institutions are very wary and do not like to lend against assets legally constrained in this way. For example, RAC had

difficulty in persuading its Bank to lend against Penton House several years ago because of the 'over-55' planning constraint applicable. It is thus fully the intention of RAC to let all 18 of the flats on an affordable basis for the foreseeable future. To provide additional surety to the Borough Planning Authority this planning application is therefore accompanied by a Unilateral Undertaking to the effect that RAC will not, without the prior written consent of the Council use Building A for any purpose other than for the provision of Affordable Housing (with ancillary use of grounds, car parking and accessways).

The Council currently has a housing land supply of 3.2 years at end-March 2023. There is therefore insufficient land to meet open market housing needs across the Borough. The type of housing to be provided by this proposal is in manifestly short supply, and there is thus an overwhelming case for granting planning consent for this scheme.

E Pre-Application Public Consultation by the Applicant

Following the original Pre-Application Advice of 2016, the scheme architect revised the approach to the design of this undeveloped site, and derived a reduced scheme which closely follows the advice in that Pre-Application Advice. The Trustees considered it appropriate to engage in a public consultation on the proposals. The enclosed public consultation letter and plans were circulated along the whole of Strand Way and Regent Close in late March 2021. It had been hoped to hold an Exhibition of the proposals in Liberty House for local residents to visit, talk to Trustees and the architect, and make comments. However, COVID restrictions prevented that possibility. The consultation ran for three weeks.

The responses received made a number of points and have been coalesced into a summary of the principal points on the submitted document. Where relevant and appropriate these comments have been taken into account in the current proposals.

Because of the extensive public consultation carried out before submission of the 2022 planning application, which was approved, no additional public consultation has been carried out for this renewal application of the same scheme.

F Biodiversity Net Gain

To comply with the Biodiversity Net Gain Regulations introduced in April 2024, the applicant instructed Arbtech Consulting Limited to undertake a Preliminary Ecological Appraisal of the site, and to use that baseline assessment to prepare Biodiversity Net Gain proposals for the proposed development. Both of these reports are submitted with this application. The recommendations, at Pages 19 – 23 are relatively modest and can be effectively incorporated into an Approved Landscaping Plan that can be required by way of a Planning Condition attached to any planning consent granted to this proposal which will ensure that the recommendations are approved before development commences.

F Conclusions

The application site is undeveloped but lies within the settlement boundary of Lower Earley. It is only historical accident that it has not been previously developed. There is no 'in principle' objection to the site's development, as the Pre-Application Advice of 2018 made clear.

Following the granting of Change of Use planning consent for Liberty House from an Aged Care Facility to Affordable Housing, and the very successful implementation of that consent, it is wholly appropriate that the application site be developed for a similar use:

- It will make the management and operation of Liberty House more efficient.
- It will provide accommodation of a type and size of precisely the kind that the Council's own current Housing Strategy confirms is most needed within the Borough.
- It will provide 18 high quality affordable dwellings for vulnerable persons in housing need, making a material contribution to the severe shortfall in such provision in the Borough.
- It will make a sensible development contribution on a site that is undeveloped, mown grassland with no trees or hedges within it, and which therefore has little or no ecological interest.

- RAC is a registered charity whose sole remit is to provide below open market rent accommodation to those in defined need but who are also capable of independent living. It does not provide care or nursing home accommodation. It operates across an area defined in its Constitution as including the whole of Reading and Wokingham Boroughs, together with parts of other adjoining local authority areas, so giving it a very local focus.
- RAC has a long track record of successful and viable provision of such accommodation over some 400 years, and currently at its three existing facilities, including the adjoining Liberty House. This proposal will deliver 100% affordable housing to which current 'Right to Buy' legislation does not apply. This ensures that the accommodation provided will remain for affordable rent into the foreseeable future more effectively than even Housing Associations can provide.
- The majority of future residents within this scheme will come from within Wokingham Borough, as the recent experience at Liberty House demonstrates The Council's concerns about additional pressure on services are therefore most unlikely to be realised.
- This proposal takes into account the extensive comments about the site made by the Planning Officer in the Pre-Application Advice of 2018, and is fully compliant with all of the relevant Development Plan policies. Specific issues can be addressed by the imposition of appropriate planning conditions attached to any planning consent granted.
- The proposal provides affordable accommodation in a location that is highly sustainable for the residents of such housing.
- The proposal complies with the objectives of the Council's current Housing Strategy.

In the light of the above the Council is requested to give favourable consideration to this proposal there are not considered to be any material or reasonable reasons for not renewing the Application 213457, which this application seeks to do . If any additional clarification or information is required, please do not hesitate to contact the writer.

Yours sincerely,

JOHN W CORNWELL FRTPI

Chartered Town Planner