

Land North of School Road
Arborfield Cross

Accessible and Affordable Housing Statement

August 2026

1. Introduction

- 1.1 This Accessible and Affordable Housing Statement is submitted in support of a Reserved Matters Planning Application for a development comprising 70 dwellings at Land North of School Road, Arborfield Cross, Wokingham.
- 1.2 The proposed scheme has the provision of a signed S106 document, which accompanied the Outline Planning Permission no. 250735. The Outline Permission grants the approval for 70 dwellings to be constructed with 28 affordable dwellings (40%). The site is to be delivered in a single phase.

2. Requirement of Accessible Housing & Affordable Housing

- 2.1 The S106 requires the following which are pertinent to the Reserved Matters Application::

“Affordable Housing”

housing of different tenures provided with or without subsidy support for purchase and/or rent as defined in the National Planning Policy Framework published by the Ministry of Housing, Communities & Local Government (or equivalent at the time).

“Affordable Housing Dwellings”

40% of the number of Dwellings for use as Affordable Housing consisting of a mix of Social Rented Housing and Shared Ownership Housing which shall be built in compliance with the Standards (the exact size and mix of which are to be specified herein)

“Affordable Housing Land”

that part of the Site upon which the Affordable Housing Dwellings are to be constructed

“Standards”

built in accordance with the standards requirements and latest guidance issued by Homes England and/or the Regulator of Social Housing and to meet the national space standards and conform to building regulation M4(2) (or any other applicable regulation)to ensure the provision of lifetime homes which are adaptable to varying needs
- 2.2 The First Schedule of the S106 outlines the requirements of Affordable Housing as follows which are pertinent to the Reserved Matters Application:

1. That 40% of the Dwellings (rounded up to the nearest whole Dwelling) which are constructed on the Site shall be provided as Affordable Housing of which 70% shall be Social Rented Units and the remaining 30% shall be Shared Ownership Housing

2. The Development shall contain 40% Affordable Housing Dwellings of the total number of Dwellings within the Site which shall comprise of a mix as follows (unless otherwise Approved by the Council in writing):

(a) 20% x one bedroom flats

(b) 45% x two bedroom houses

(c) 20% x three bedroom houses

(d) 15% x 4 bedroom houses

3. To submit the location of the Affordable Housing Land and Affordable Housing Dwellings to the Council prior to or concurrently with the first Reserved Matters Application
- 2.3 Condition 14 of the Outline Permission states that:

The application for Reserved Matters shall demonstrate how no less than 10% of market dwellings and 100% of affordable housing dwellings will be accessible and adaptable in line with M4(2) of the Building Regulations 2010 (as amended) (or any other standard that supersedes it).

3. Level of Accessible & Affordable Housing

- 3.1 To comply with the requirements of the S106 and Planning Condition 14 the following is applicable to the proposal:
- 3.1.1 The neighbourhood aspires to provide high quality affordable and private homes, with the proposed affordable homes being indistinguishable visually from private sale homes with the affordable homes being evenly distributed across a mix of maisonette and housing typologies.
- 3.1.2 This Scheme is consistent with the Approved Outline, with 70no. Homes being proposed, which are split into 42no. (60%) Private Sale Homes and 28no. (40%) Affordable Homes. Shared Ownership homes account for 32% (9no.) of the Affordable Housing amount, with the remaining 68% (19no.) being Affordable Rented which is compliant with S106 requirements.

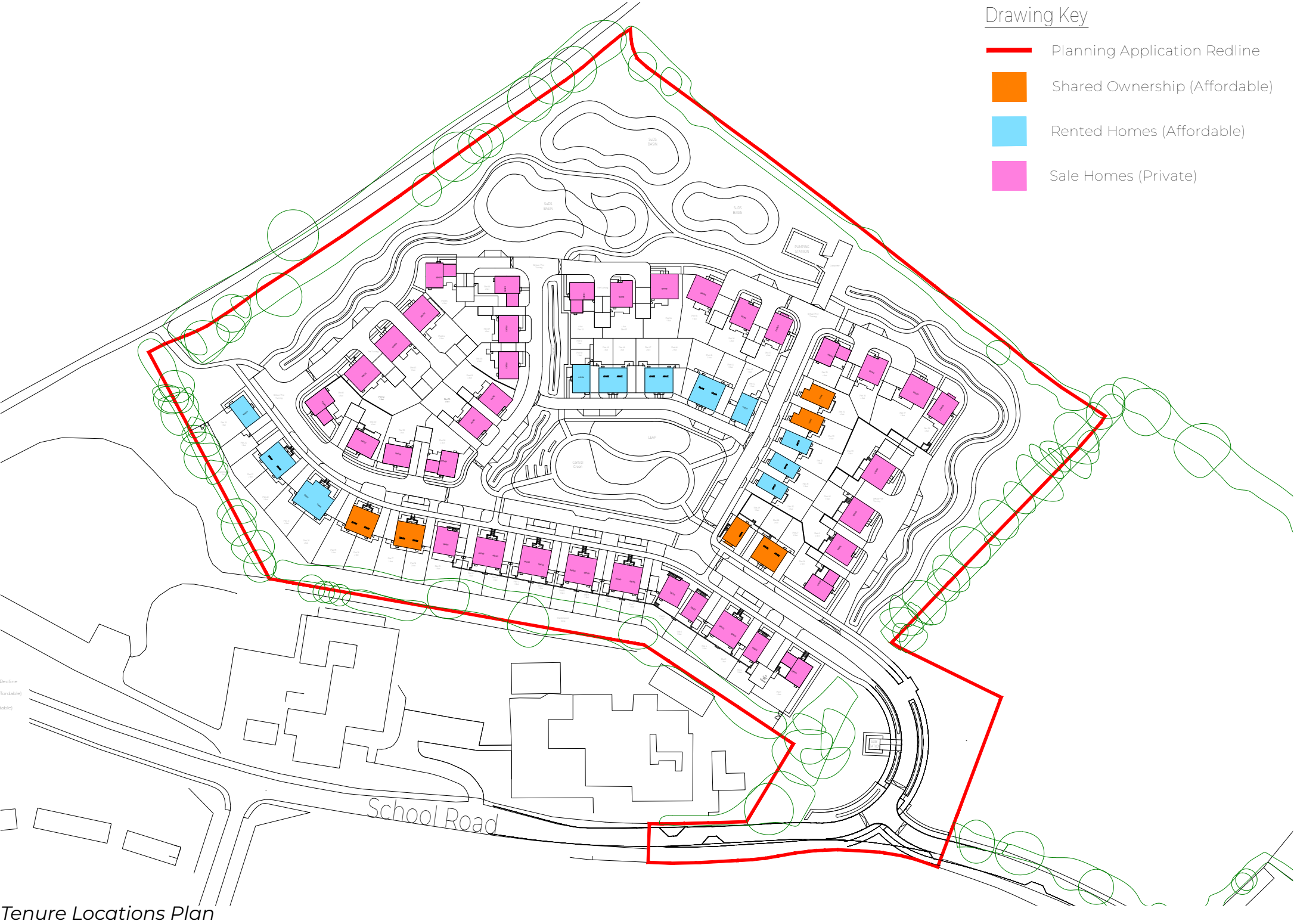
Affordable Housing Schedules

Provision of Affordable Housing		
Bedroom Sizes	No.	%*
1B Maisonettes	6	21
2B Houses	12	43
3B Houses	6	21
4B Houses	4	14
TOTAL	28	

*Rounded to nearest 1%

Bedroom Sizes	No.(%)
Affordable Rented	
1B	6 (21%)
2B	6 (21%)
3B	5 (19%)
4B	2 (7%)
TOTAL	19 (68%)
Shared Ownership	
2B	6 (21%)
3B	1 (4%)
4B	2 (7%)
TOTAL	9 (32%)
Affordable Total	28

3.1.3 The internal layouts of all homes have been designed to comply with Nationally Described Space Standards (NDSS) and Building Regulations Approved Document Part M4(2).



3.1.4 The Reserved Matters scheme has been designed to meet the requirement of the Outline Planning Condition 14 - Access are met taking into account the topography of the site which in some locations has steeply sloping plots:

3.1.4.1 10% of the market dwellings are designed to be M4(2) compliant and have been located on the flatter parts of the site to meet the requirement of the planning condition and are illustrated with a green dot on the plan. The remainder of the market homes are M4(1) complaint including those plots which are at steeply sloping locations and have steps to the front and rear entrance doors as this is allowable under part M4(1)

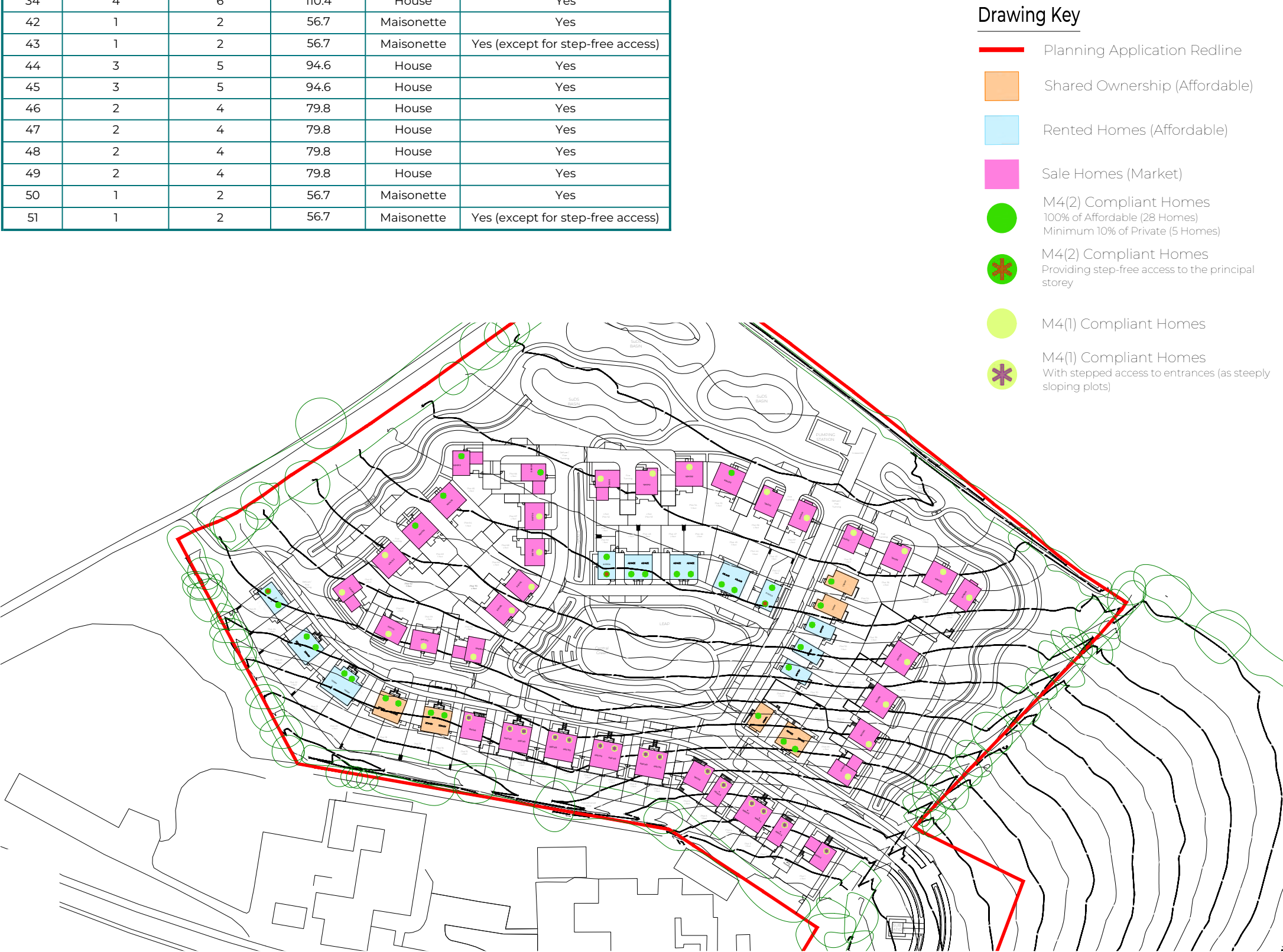
Market Housing plot locations for M4(2) compliance:

Plot No	No of Beds	No of Persons	Internal Area	Typology	M4(2) Compliance
55	5	7	162.2	House	Yes
63	5	7	162.2	House	Yes
64	5	7	162.2	House	Yes
65	4	6	133.8	House	Yes
66	4	6	133.8	House	Yes

- 3.1.4.2 100% of the affordable housing dwellings are designed to be M4(2) compliant and satisfy the building regulations as follows:
- Plots 16-23 and 29: Access to the home is provide to the rear door via step-free access along the drive and rear patio due to stepped access being required, due to site topography, to the front door
 - Plots 27-28, 42, 44-49 and 50: Front door access can be achieved as these plots are located on the flatter areas of the site
 - Plots 30-34: These plots step down the topography which allows for step-free access to the front door
 - Plot 25, 43 and 51: The homes are upper level maisonettes and meet all the external and internal requirements of M4(2), except for providing step-free access to the principal storey

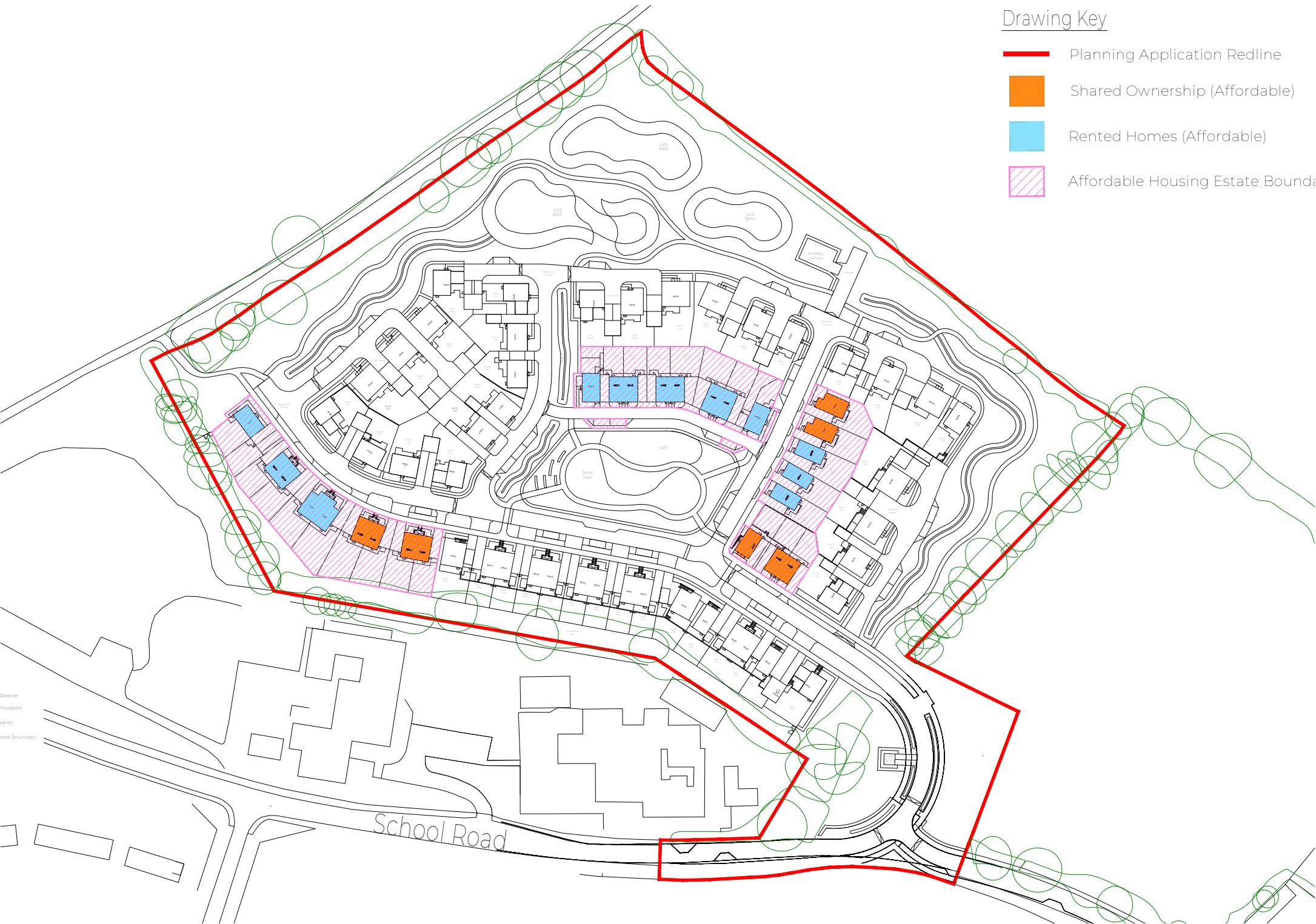
Affordable Housing plot locations for M4(2) compliance:

Plot No	No of Beds	No of Persons	Internal Area	Typology	M4(2) Compliance
16	2	4	79.8	House	Yes
17	2	4	79.8	House	Yes
18	2	4	79.8	House	Yes
19	2	4	79.8	House	Yes
20	4	6	110.4	House	Yes
21	4	6	110.4	House	Yes
22	2	4	79.8	House	Yes
23	2	4	79.8	House	Yes
24	1	2	56.7	Maisonette	Yes
25	1	2	56.7	Maisonette	Yes (except for step-free access)
27	2	4	79.8	House	Yes
28	2	4	79.8	House	Yes
29	3	5	94.6	House	Yes
30	3	5	96	House	Yes
31	3	5	94.6	House	Yes
32	3	5	94.6	House	Yes
33	4	6	110.4	House	Yes
34	4	6	110.4	House	Yes
42	1	2	56.7	Maisonette	Yes
43	1	2	56.7	Maisonette	Yes (except for step-free access)
44	3	5	94.6	House	Yes
45	3	5	94.6	House	Yes
46	2	4	79.8	House	Yes
47	2	4	79.8	House	Yes
48	2	4	79.8	House	Yes
49	2	4	79.8	House	Yes
50	1	2	56.7	Maisonette	Yes
51	1	2	56.7	Maisonette	Yes (except for step-free access)



Building Regulation Part M4(2) compliance Plan

3.1.5 To comply with the ‘Affordable Housing Land’ requirements of the S106 the following drawing has been submitted the Reserved Matters application:



S106 Affordable Housing Locations Plan