

PLANNING REF : 252034
PROPERTY ADDRESS : PO Box 8250
: Reading
: RG6 9SZ
SUBMITTED BY : Twyford Parish Council
DATE SUBMITTED : 08/10/2025

COMMENTS:

Twyford Parish Council's Planning & Amenities Committee note that the applicant is seeking to amend the agreed provision of affordable housing and wishes for the following to be taken into consideration:

This request appears to be contrary to the policies set out in the Twyford Neighbourhood Plan, which places strong emphasis on meeting local housing need and ensuring that development delivers a sufficient proportion of genuinely affordable homes for the community.

Before this variation can be considered, we request a clear and detailed justification from the applicant as to:

1. What reasons have been given as to why the level of affordable housing provision previously agreed is now being varied?
2. What evidence (e.g., viability assessment, market changes, or other exceptional circumstances) has been given to support these.
3. How the revised proposal remains consistent with both the adopted Neighbourhood Plan and wider planning policy objectives; and
4. What efforts have the developer made to identify a statutory provider for social housing on the Bridge Farm site?

Given the importance of affordable housing delivery in Twyford, we are concerned that approving such a change without robust justification would undermine the objectives of the Neighbourhood Plan and set an undesirable precedent for future applications.

The Planning & Amenities Committee therefore request that this matter be clarified in full before any decision is taken.