

AFFORDABLE HOUSING STATEMENT

Project Reference: Planning Application for 4 no. dwellings and associated works, at Land Lying To The East Side of Whitley Wood Road, Mitford Close, Shinfield, RG2 8JQ, Reading.

1.0 INTRODUCTION

1.1 This Affordable Housing Statement has been prepared by Laura Nica Studio on behalf of Ayro Properties Limited in relation to the full planning application for 4no. new dwellings on land lying to the east side of Whitley Wood Road, Mitford Close, Shinfield, RG2 8JQ, within the South Wokingham Strategic Development Location.

1.2 The description of development is set out below:

"Proposed erection of four, two-storey three bed houses on a currently vacant site. Development proposals comprise the construction of two pairs of semi-detached two storey dwellings with associated car parking, landscaping and refuse/cycling stores. Proposed works to Highway and relocation of streetlamp post. "

1.3 This Affordable Housing Statement sets out the policy requirements followed by an assessment of the scheme, while the application site is within the boundary of Wokingham Borough Council (WBC) and the assessment is therefore made against the policies of WBC.

1.4 In addition, as the proposal is in outline, with all matters reserved, only the broad requirements can be identified for the development to be secured through a Section 106 Agreement at this initial stage. Details of house layouts, locations, gardens/communal spaces will be resolved at reserved matters stage.

2.0 PLANNING POLICY

2.1 The following Local Plan policies are relevant to affordable housing:

- Wokingham Core Strategy (January 2011):
 - o CP5 - Housing mix, density and affordability (*"Core Strategy Policy CP5 indicates that proposals for residential development of 5 or more dwellings (net) or covering a net site area of at least 0.16ha will be required to provide up to 50% of the net additional units proposed as affordable housing, where viable;"*) ; and
- Managing Development Delivery Local Plan (2014):
 - o TB05 – Housing Mix.

2.2 In addition, the Affordable Housing SPD (July 2013) sets out detailed guidance on this matter and Borough Design Guide SPD (June 2012) set out general guidance on design applicable to affordable housing.

2.3 The affordable requirement for the SDL amounts to 35% of all housing and the following target mix is identified:

2.4 Tenure mix is not clarified and is to be based on site specifics, although a minimum of 12% Affordable Rent is specified within the Affordable Housing SPD.

2.5 It is understood that the Council generally expect a tenure mix of 70% social rent and 30% shared ownership with a focus away from 1 bedroom flats and to larger units of accommodation based on existing affordable demand.

2.6 The guidance expresses a need for 10-20% of affordable units to meet Lifetime Home Standards, although this has since been superseded in national policy guidance by optional technical standards for access under building regulations.

2.7 The design guidance makes clear that schemes should appear tenure blind, but no clustering provision is expressed

3.0 ASSESSMENT

3.1 The scheme seeks consent for 4 x new Dwellings. This number falls under the size trigger ("*5 dwellings or more (net) or 0.5 ha (net) of larger*").

3.2 Applying the housing type mix set out above results in the following provision to be agreed in detailed Section 106 Agreement discussions.

3.3 The tenure and accessibility standard of homes will be subject to detailed negotiations as part of resolving a Section 106 Agreement.

3.4 The parameters plan and indicative layout, as expanded upon within the submitted Design & Access Statement, set out how a range of house types to address the above requirements could be readily accommodated within any development.

4.0 CONCLUSION

4.1 This statement demonstrates how that the proposed 4 no. dwellings are exempt from the affordable housing on residential developments, as the size trigger is not met.