



Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

14th August 2024

Ref: Application 241881

Dear Sir / Madam,

Re: Affordable Housing Statement

Further to your letter dated 26th July we can confirm our response to affordable housing policy DP5 as follows:

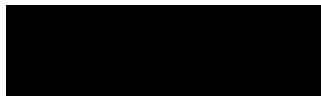
Policy CP5 - Housing mix, density and affordability

"Planning permission will be granted for residential development providing a mix and balance of densities, dwelling types, tenures and sizes. Affordable housing must reflect the sizes and types that meet the proven needs of people who are not able to compete in the general housing market. All residential proposals of at least 5 dwellings (net) or covering a net site area of at least 0.16 ha will provide up to 50% of the net additional units proposed as affordable dwellings, where viable. The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors."

This application proposes the replacement of 5 lawful dwellings with 3 new build detached dwellings. There is no net additional units and therefore we have assumed that a contribution for affordable housing is not required.

Should the council deem that policy CP5 is still applicable then we do not believe an affordable contribution is viable and would need to undertake a viability review with the council to review this.

Yours faithfully,



Patrick Graham
Director
For and on behalf of OSP Architecture

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