

**190 HENLEY ROAD
CAVERSHAM
READING
RG4 5LN**

AFFORDABLE HOUSING STATEMENT

- 1 This statement accompanies our detailed planning application for the scheme to demolish the existing garage associated with 190 Henley Road and to construct a new dwelling on the land to the rear of 190 and 192 Henley Road and accessed from All Hallows Road as shown on the proposed site plan 3490/208.

- 2 **Policy DM6** seeks to secure affordable housing contributions for new development in the borough and we have been told through previous pre-application advice that the contribution would be 5% of the GDV of the new build dwelling.

- 3 However, following the order of the Court of Appeal dated 13 May 2016, the provisions set out in the Written Ministerial Statement (WMS) of 28 November 2014 are reinstated and alterations to that effect have been made to the Planning Practice Guidance (PPG). That Statement set out that contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm – under which thresholds this application fits.

- 4 Notwithstanding that, we are aware that RBC are continuing to seek affordable housing contributions based on a local need and our client is willing to enter into a legal agreement to secure such contributions as appropriate in this instance.

- 5 Based on this, we will provide independent valuations of the properties in due course in order that an appropriate contribution can be secured.

September 2018