

Affordable Housing Statement

62-68 Silver Street, Reading

This statement is submitted pursuant to checklist items 1, 11 and 27 of the Council's Local List for validating planning applications.

1. Affordable Housing Statement

The application proposal is for 6 No. two bedroom apartments. Policy DM6 of the Sites and Detailed Policies Document states that on sites of 5-9 dwellings, 20% of the housing should be provided as affordable housing. The appellant preference would be to provide this as a financial contribution on the grounds that it is highly unlikely that a housing association would be willing to own and maintain a single unit within an apartment block of other privately owned properties.

The NPPG provides an incentive for brownfield development on sites containing vacant buildings (Vacant Building Credit). Where a vacant building is brought back into lawful use or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace. On this occasion, the vacant floor (ground and first floor) will be brought back into active use and a financial credit equivalent to 387sq.m is therefore sought.

2. Heads of Terms

- Copy of Title Deeds: The title deeds are attached;
- Mortgage: The land is not the subject of a mortgage;
- Solicitor details: Omek Marks, O.M Marks & Co. (Solicitors), 31 Fairholme Gardens, London N3 3ED
- Council's fees: We confirm that the applicant agrees to pay the Council's reasonable fees although we assume that these are fixed costs.

3. Viability Appraisal

The applicant does not propose to deviate from Policy DM6 and therefore no viability report is provided subject to agreement under the Vacant Buildings Credit scheme.