

**LAND R/O 86 SOUTHAMPTON STREET
READING
RG1 2QR**

AFFORDABLE HOUSING STATEMENT

- 1 This statement accompanies the application for planning and listed building consent to convert an existing building to a 1-bed unit and the erection of a new two storey building comprising 2 x 1-bed units on land to the R/O 86 Southampton Street, Reading.

- 2 **Policy DM6** seeks to secure affordable housing contributions for new development in the borough and we have been told through pre-application advice that the Council will seek a contribution based on the two new build dwellings, but not on the conversion of the existing building. We were advised that the contribution sought would be 5% of the GDV of the two new build dwellings.

- 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 We are aware that RBC are continuing to seek affordable housing contributions based on a local need but we are of the opinion that the weight afforded to the WMS and PPG in decision making on this matter outweighs that which can be given to Policy DM6.

- 5 Based on this, our client has instructed us to confirm that no affordable housing contribution is proposed with this application.

November 2016