

Sent by email to: planningpolicy@reading.gov.uk

24/07/2019

Dear Sir/ Madam

Response by the House Builders Federation to the main modifications to the Reading Local Plan

Thank you for consulting the Home Builders Federation (HBF) on the main modifications. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year.

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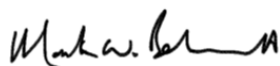
The proposed modification goes some way to addressing our concerns regarding the impact of small site affordable housing contributions on smaller developers. However, whilst it enables a less onerous viability test for such developments, we continue to consider the approach taken in this policy to be inconsistent with national policy. The Council have not adequately justified its decision to depart from the Written Ministerial Statement (now established in paragraph 63 of the National Planning Policy Framework) and as such the policy requiring contributions on developments of less than 10 dwellings should be deleted.

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We support the modifications made to this policy but continue to consider there to be no justification for the Council requiring all homes to be built to part M4(2) of the Building Regulations.

We hope these representations are of assistance in taking the plan forward to the next stage of plan preparation and examination. Should you require any further clarification on the issues raised in this representation please contact me.

Yours faithfully



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