

332 – Development of Zoar Chapel, South Street, Reading, RG1 4QU

Affordable Housing Statement

On behalf of Pednor Properties Ltd.

Rev 3

Date: Jan 19

Proposed Development

The proposed development is for 8 new-build dwellings on the site of the former Zoar Chapel, which has since been demolished.

The schedule of accommodation is for the 8 units is as follows:-

1no x 1 bed @ 42.7m²

1no x studio @ 42.7m²

2no x 2beds @ 56.3m²

2no x 1beds @ 49.5m²

2no x studios @ 34.9m²

Communal Staircase – 41m²

Total GIA Area 407.8m²

Affordable Housing Statement

The proposed development is for 8 new dwelling for the private housing market. There is no provision for the supply of on-site affordable housing. The developer will therefore make a commuted sum affordable housing contribution to satisfy DM6. The developer will pay an pre-agreed sum in line with current affordable housing policy, to be proposed by Reading Borough Council following receipt of agent market valuations. The terms and conditions of the payment are to be agreed under a Section 106, during or shortly after the application process.

Viability Appraisal

This application is not making a viability argument to negotiate the affordable housing contribution.

Heads of Terms

Applicant – P e d n o r P r o p e r t i e s L t d

Title plan – BK 478122

Land Owner – The Applicant is the owner of the land.

Applicant Solicitor

Colony Architects Ltd. 250 South Oak Way, Green Park, Reading,
Berkshire, RG2 6UG
Tel: 07779 255 328
Email: info@colonyarchitects.com



James Harris

Partner | **Russell-Cooke**

Direct: +44 (0)20 7440 4893 | Fax: +44 (0)20 8780 9004 | Main: +44 (0)20 8789 9111
russell-cooke.co.uk | James.Harris@russell-cooke.co.uk
2 Putney Hill | [London](#) | [SW15 6AB](#)

Legal Costs

The applicant agrees to pay the Council's reasonable legal costs whether or not the matter proceeds or is completed with the standard S106 monitoring fee.