

200 – Land to the rear of 96-92 Southampton Street

Affordable Housing Statement

On behalf of Colony Developments Ltd

Rev 1

Date: 06th April 2016

Proposed Development

The proposed development is for a new seven new dwellings to the rear garden of No. 92-96 Southampton Street, Reading, The new access to the property will be from Pell Street, relocating an existing garden access gate.

The new building has a proposed Gross Internal area of 518 m²

Affordable Housing Statement

The proposed development is for seven 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 contributions to satisfy DM6. The developer will pay a pre-agreed sum, in line with current affordable housing policy, to be proposed by Reading Borough Council. 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 – Colony Developments Ltd.

Title plan – (see attached) BK 327725, BK 359240, BK 226204,

Land Owner – The Applicant is not the owner of the land, the owners are:-

Stephen John Rose, of 96 Southampton Street, Reading, Rg1 2QX

Notice was served to these owners and the have agreed to be party to the planning agreement in the future

Mortgage – The land is subject to a mortgage, LLOYDS bank PLC

Applicant Solicitor – John L Banky Solicitors, 18a high Street, Theale, Reading, Berkshire, RG7 5AN

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.