

AFFORDABLE HOUSING STATEMENT

1-AFFORDABLE HOUSING STATEMENT - Land behind 4 Manor House Court

1. It is a local requirement to include an affordable housing statement with this planning application, and the development must comply with Council Policy H3: Affordable Housing of the Reading Borough Local Plan (2019). This statement sets out how the development will comply with policy H3.

2. The part of Policy H3 that is relevant to this development is as follows:

H3: AFFORDABLE HOUSING

Residential development will make appropriate contribution towards affordable housing to meet the needs of Reading.

- on sites of 10 or more dwellings, 30% of the total dwellings will be in the form of affordable housing;
 - on sites of 5 – 9 dwellings, a financial contribution will be made that will enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough; and
 - on sites of 1 – 4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough.
3. There is one new 2 bedroom residential unit proposed in the development proposal. So for sites of 1-4 dwellings, where the contribution required by policy H3 is 10%, this will equate to 5% of GDV of the development;
 4. The applicant has obtained two valuations, attached in Appendix 1 as follows:
 - Parkers: £550,000
 - Black Cygnet Properties: £550,000
 5. Affordable Housing Contribution required = 5% of GDV
 $5\% \times £550,000 = £ 27,500$.
 6. Given that both valuations are identical, the affordable housing contribution is established at £27,500
 7. This contribution is to be secured by a S106 agreement between the developer and the council. A draft S106 agreement is included with this application with the applicant's details. This requires review by the applicants legal advisor and naturally the final contribution requires council approval before insertion. We understand that the council require a heads of terms agreement, which the applicant can provide once the application is registered, which we trust will be satisfactory.

• CALL US

01635 736440

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info@philipwadge.co.uk

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Registered Address: 35 Bartholomew Street, Newbury, Berkshire, RG14 5LL



APPENDIX 1

2-Parkers Estate Agents: Valuation dated 24th May 2025 – £550,000



@ParkersEarley



@ParkersEarley



@ParkersEstateAgents

Mr Neale
4 Manor House Court
Heath Road
Earley
Reading
RG6 1NA

24th May 2025

Dear Mr Neale

Re: Land Behind, 4 Manor House Court, Heath Road, Earley, Reading, RG6 1NA

Thank you for inviting Parkers to value your property. It was a pleasure meeting you and discussing how we can help you achieve the best possible result in today's market.

Following our conversation regarding current market demand and recent sales, I am confident in the valuation of **£550,000** and in securing a successful sale for your home.

At Parkers, we take pride in being an **independent, family-run** agency with deep roots in the local community. Unlike larger corporate firms, we offer a **personal, tailored** approach, ensuring your home receives the attention it deserves.

Although we have met, I wanted to take a moment to share more about my passion for property and expertise in **Reading**. With years of experience in the industry, I understand the local market inside and out and am dedicated to achieving the best possible outcome for your home.

We believe that **exceptional property marketing** and a **proactive approach** make all the difference. As the saying goes:

"Too many agents rely on the internet and just hope a buyer comes along. At Parkers, we go beyond that—using outstanding property presentation, cutting-edge technology, and a hands-on strategy to attract the right buyers to your home."

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What Makes Parkers Different?

- ✓ **Professional photography, video tours, and virtual tours** to showcase your home at its finest.
- ✓ **A bespoke social media marketing strategy**, reaching the right buyers across multiple platforms.
- ✓ **A dedicated sales progression manager**, ensuring a smooth, stress-free transaction.
- ✓ **Personalised communication** via WhatsApp, phone, email, or text—whichever suits your lifestyle best.
- ✓ **Exclusive exposure across a network of 12 independent Parkers estate agents**, the largest estate agency in Reading.
- ✓ **A local, independent agent with an international reach**, Being part of the property franchise group opens our buyer pool to the wider London market with connections in Chelsea, Battersea, Park Lane and more, including a vast database of overseas buyers.

We love what we do, and it shows in the quality of our marketing, the results we achieve, and the feedback from our happy clients. We genuinely believe that **a surge of enthusiasm from a proactive team with a 'can-do' attitude can work wonders when selling your home.**

If you're ready to take the next step, please don't hesitate to reach out—I'd love the opportunity to assist you in your property journey.

Yours sincerely,



Harry Toop
Associate Director



0118 935 1212



harry.toop@parkersproperties.co.uk



earley.parkersproperties.co.uk

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APPENDIX 1

3--Black Cygnet Properties: Valuation dated 27th May 2025 – £550,000



Unit 6
Frilsham Home Farm
Yattendon
Berkshire
RG18 0XT

01635 242050
www.blackcygnet.co.uk

Mr A Wadge-Berrosipi
Unit 4B
Kingfisher Court
Newbury
Berkshire
RG14 5SJ

Ref: EAL250057

27th May 2025

Dear Angelo,

Re: Land Adjacent To 4 Manor House Court, Heath Road, Reading, Berkshire, RG6 1NA

Thank you for asking Black Cygnet Properties to advise you on the land adjacent to 4 Manor House Court. We have carried out a desktop valuation and I list below our recommendation on price.

Taking current market conditions and recent sales into consideration, our recommendation on a gross development value (GDV) is £550,000, we have based this on the plans sent for the 4 bedroom detached property. Please see a rightmove report attached showing all houses that have been marketed within the last 3 months, in a price range of £500,000 - £600,000, and within half a mile.

Please note that our advice on the recommended guide price is not a formal valuation but merely advice for the purpose of marketing.

If you have any questions or queries, please don't hesitate to contact me.

Yours sincerely

James Theunissen
Director
T: 01635 242050
E: james@blackcygnet.co.uk

Black Cygnet Properties Limited. Registered in England and Wales - 10853276
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