



Darcliffe Homes Limited Kingfisher House 17 Albury Close Reading RG30 1BD
Tel: 0118 950 8366
www.darcliffehomes.com

Submitted by email to development.control@wokingham.gov.uk

Development Management
Wokingham Borough Council,
Shute End
Wokingham
RG40 1BN

17th April 2025

Dear Sirs

**Re: Application for a Deed of Variation to S106 Agreements related to on-site affordable housing at Land adjacent to Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ.
Outline Planning Permission 161529 & Reserved Matters Approval 20095 for the erection of 13 dwellings with associated highway works, public open space and landscaping.**

I herein submit an application to formally request a Deed of Variation (DoV) to S106 agreements related to the above site.

In support of the application for a DoV accompanying this covering letter is ;

- Completed application forms
- Viability Appraisal prepared by [REDACTED]
- Appendix A provides copies of our correspondence with affordable housing providers and the offers received.
- Email from [REDACTED] dated 06/03/2025 advising that DoV should be submitted.
- Application Fee will be provided once the amount is confirmed (as per [REDACTED] email dated 06/03/2025).

Outline planning permission LPA ref: 164529 was granted at appeal on 02/07/2018 with S106 unilateral undertaking dated 19/06/2017 securing a policy compliant 40% affordable comprising 5 dwellings to be deliver on site alongside a top up contribution. Subsequently reserved matters application LPA ref: 161529 was granted on 16/12/2020 with S106 dated 14/12/2020. Schedule 1 of both S106 agreements relate to affordable housing, and require that 40% affordable housing is provided, and stipulates these as 3 x 3 bed Social Rent and 2 x 2 bed Shared Ownership alongside an additional "top-up" affordable housing [REDACTED] in order to meet the full affordable housing policy requirement of 40%.

The planning permission was lawfully implemented by Hallmark Care Homes, and as confirmed by Certificate of Lawful Development LPA ref: 223732. However Hallmark Care Homes were seeking to secure an alternative planning permission for this site, comprising a new care home facility, LPA ref: 214173, however this planning application was unsuccessful and was dismissed at appeal. Hallmark Car Homes do not wish to fully implement the approved 13 homes scheme, and we have now acquired the site from Hallmark Care Homes.

Whilst Hallmark Care Homes had previously obtained an offer for the affordable housing relating to the extant 13 homes scheme, this offer was not secured and is no longer available. In accordance with the S106 we have sought to offer the 5 affordable homes to various affordable housing providers and Council as per the requirements set out within Clause 1.1.1 of Schedule 1 of the S106 dated 14/12/2020. Of the 8 Registered Providers (RP) listed within Clause 1.1.1, only two (Housing Solutions and Loddon Homes) have made offers, however these offers are significantly below the figure that it would cost to actually build these homes. As summary of the offer and responses received from RPs is set out below, and full correspondence is detailed within Appendix A.

No.	RP / Organisation	Responded	Offer	Notes / Comments
1.	Catalyst Housing Ltd	Yes		
2.	Sovereign Housing Association	Yes		
3.	Housing Solutions Ltd	Yes		
4.	Metropolitan Thames Valley	Yes		
5.	Loddon Homes	Yes		
6.	Vivid	Yes		
7.	Silva Homes	No		
8.	Southern Housing Group	No		
9.	Wokingham Council	Yes		

The offers received from Housing Solutions and Loddon Homes are approximately 30% of open market value. Our actual build cost for these homes (excluding land costs) is approx. £242 per sqft. whilst these offers equates to approx. £182 - £189 per sqft. This offer level now makes the scheme unviable and we have sought to explore other options with the Council. As the site is for only 5 affordable homes, there is a general reluctance from RPs to take it on. In addition the Council have also confirmed that these 5 affordable homes would not be suitable for its current specialist needs group.

Whilst it is noted that there are two RPs who have not responded, in respect of Silva Homes they have been acquired by Abri, and we are aware that they are not interested in small sites and are instead focusing on much larger projects. We have not received any response from Southern Housing despite trying to do so on several occasions. Nevertheless we believe this site is not of interest to them.

The offers made by the 2 RPs make this scheme unviable and the development cannot be delivered. We have sought to explore other alternative options with both the Council's Planning and Affordable Housing Teams, and have been advised to formally submit a Deed of Variation to review our viability appraisals and provide a financial contribution in lieu of on-site affordable housing. (██████████ Principal Planning Officer dated 06/03/2025.)

I trust this provided sufficient information but please do not hesitate to get in touch if you require anything further.

We can provide suitable legal undertaking when required, I can confirm our solicitor acting on our behalf will be;

Lewis Djemal

HCR Legal LLP, Aquis House, 49-51 Blagrove Street, Reading, Berkshire RG1 1PL)

Yours faithfully

Jonny Denton

Land and Sales Director

Darcliffe Homes

Email: l