

Planning Obligations Statement - Draft S106 Heads of Terms

Reading Heights, 59 – 75 Queens Road,
Reading

May 2018

Introduction

1. This note sets out proposed Heads of Terms for relevant planning obligations in relation to the submitted application for the *'The erection of a one storey roof extension and a part six, part ten storey building, mews houses comprising 4,138 sqm (GEA) of new development, providing up to 50 residential units together with associated services enclosures, parking and landscaping'* at the above site.
2. The proposals are based on the relevant development plan policies and supplementary guidance and pre-application discussions with Reading Borough Council.
3. The applicant will continue discussions with the relevant departments/consultees to clarify the final range/scope and quantum of obligations sought in a manner to ensure compliance with relevant development plan policy and supplementary guidance and the Framework.
4. The detail of the obligations below sits separate from that associated with Community Infrastructure Levy payments and will be agreed with the local planning authority as part of the application process. The Developer reserves the right to withdraw or amend these obligations during negotiations with the local planning authority – particularly if any obligations cannot be fully justified in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 and Government Guidance on Planning Obligations.
5. Development:

Up to 50 dwellings within new build element with associated landscaping and ancillary works.
6. Developer Contributions:

Affordable Housing

As set out in the Affordable Housing Statement, the full quantum of affordable housing in line with Policy CS16 is provided. An on-site provision of 14 units, based on the current proposed on-site

quantum of 46 units is proposed. This number may alter should there be changes in mix arising from discussions with the Council, however, quantum will remain in line with policy requirements.

Employment, Skills and Training Plan

The applicant agrees to provide the above document to meet the requirements of Core Strategy Policies CS3, CS9, CS13 and Sites and Detailed Policies Document Policy DM3. This will adhere to the guidance set out in the Employment, Skills and Training SPD 2013.

7. Legal and Administrative Costs

The applicant is willing to pay the Council's reasonable costs to produce the legal agreement. Such costs should be set out and agreed in advance.

8. Any monies paid under the above terms but not spent directly on such provision shall be paid back to the applicant within 5 years of receipt of payment.

9. Details submitted in support of this Planning Obligations statement:

Names and addresses of parties entering into the S106 Agreement (MacNiven Quays Ltd, Vogue Assets Ltd, Reading Borough Council)

- Reading Heights Ltd, Unit G06, Clerkenwell Workshops, 31 Clerkenwell Close, London, EC1R 0AT.
- Reading Borough Council, Civic Offices, Bridge St, Reading RG1 2LU

Proof of the owner's title (including title plan) for the S106 Agreements. All the owners of the site, including chargees, lessees, mortgages or other holders of security on the land, will need to enter into the agreement

- See Appendix 1

Solicitor's undertaking to pay the Council's reasonable legal costs in connection with the negotiation and preparation of the legal agreement

- See Appendix 2

Contact details if there is a solicitor acting on behalf of the applicant

- Edwin Coe LLP, 2 Stone Buildings, Lincoln's Inn, London, WC2A 3TH c/o Stephen Brower, Partner.

Appendix 1 – Proof of Owner’s Title

Appendix 2 – Copy of Solicitors Undertaking