

FILE NOTE

Berkeley Homes (Oxford and Chiltern) Ltd

Date 25.03.25

Subject: Unilateral Undertaking for Huntley Wharf – App No. PL/25/0310

Background

- The Unilateral Undertaking has been prepared to mitigate the impacts of Berkeley's submission for the *Creation of first floor mezzanine to include additional dwellings to existing mid-block*.
- During the construction period, it's been unsuccessful to secure a future tenant for the double height commercial space in M1/M5.
- In order to avoid having boarded up frontages and empty, unlet spaces, 4 residential homes are proposed for the upper floor of the space, taking advantage of south-facing orientation and great river views.
- The ground floor of the space remains as non-residential use to engage the square, providing much needed active frontages.

Key Terms

- The Unilateral Undertaking will secure payment of a financial contribution to enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough equating to 5% of the Gross Development Value (GDV) of the proposed development. This is consistent with Policy H3 of the Local Plan and the requirements of the Council's Affordable Housing Supplementary Planning Document, adopted, March 2021.
- To pay the Contribution to the Council prior to commencement of development

Payments

- Affordable Housing Contribution - £86,833 (EIGHTY-SIX THOUSAND, EIGHT HUNDRED AND THIRTY-THREE POUNDS).

Legals

- Subject to approval by the Council, the Unilateral Undertaking would be executed and sent to the Council in readiness for completion by the Council to align with determination of the application.
- Total sum of Contributions £86,833 (EIGHTY-SIX THOUSAND, EIGHT HUNDRED AND THIRTY-THREE POUNDS).