

MEMORANDUM

SECTION 106 AGREEMENT INSTRUCTIONS & HEADS OF TERMS

TO: Legal Services

CC: Neal Gascoine

FROM: Anthony Scholes, Principal Planning Officer

DATE: 02/07/2026

APPLICATION REF: PL/26/0237

COMMITTEE or DELEGATED: Committee

START DATE OF APPLICATION: 20/02/2026

EXPIRY DATE OF APPLICATION: 31/07/2026

LEGAL AGREEMENT OR UNILATERAL UNDERTAKING HEADS OF TERMS:

1. AFFORDABLE HOUSING – to secure the sum of £99,500.00 (equivalent 20% contribution) towards the provision of affordable housing elsewhere in Reading Borough, payable on first occupation of the development and index linked from the date of permission in accordance with Policy H3 (Affordable Housing) and the SPDs on Planning Obligations and Affordable Housing;

2. PUBLIC OPEN SPACE/LEISURE CONTRIBUTION – to secure the sum of £12,600.00 towards the provision of improvements to local open space, payable on commencement of the development and index linked from the date of permission (within Abbey and/or Battle Wards), in accordance with policies CC9 and H10 and the SPD on Planning Obligations.

3. Healthcare Contribution – to secure the sum of £5,543 towards the provision of or improvements to local healthcare infrastructure payable on commencement of the development index linked from the date of the permission (restricted to within Abbey and/or Battle Wards) in accordance with policy CC9 and the SPD on Planning Obligations.

THE TERMS OF THE OBLIGATION AGREED WITH THE APPLICANT

A Monitoring Fee of £ is payable on completion of the Agreement.

The Council's Legal Fees - at a figure to be agreed by Legal Services - are also payable on completion of the Agreement.

SITE ADDRESS

BATTLE INN PH, 2 BEDFORD ROAD, READING, RG1 7HS

PROPOSED DEVELOPMENT

Demolition of the former public house and the erection of a part five-storey building comprising six self-contained residential flats (Use Class C3) with a Commercial, Business and Service unit at ground floor (Use Class E) and associated works.