

DATED

17th January 2017

2016

BSS PROPERTY INVESTMENT LIMITED
(the Owners) (1)

and

READING BOROUGH COUNCIL
(the Council) (2)

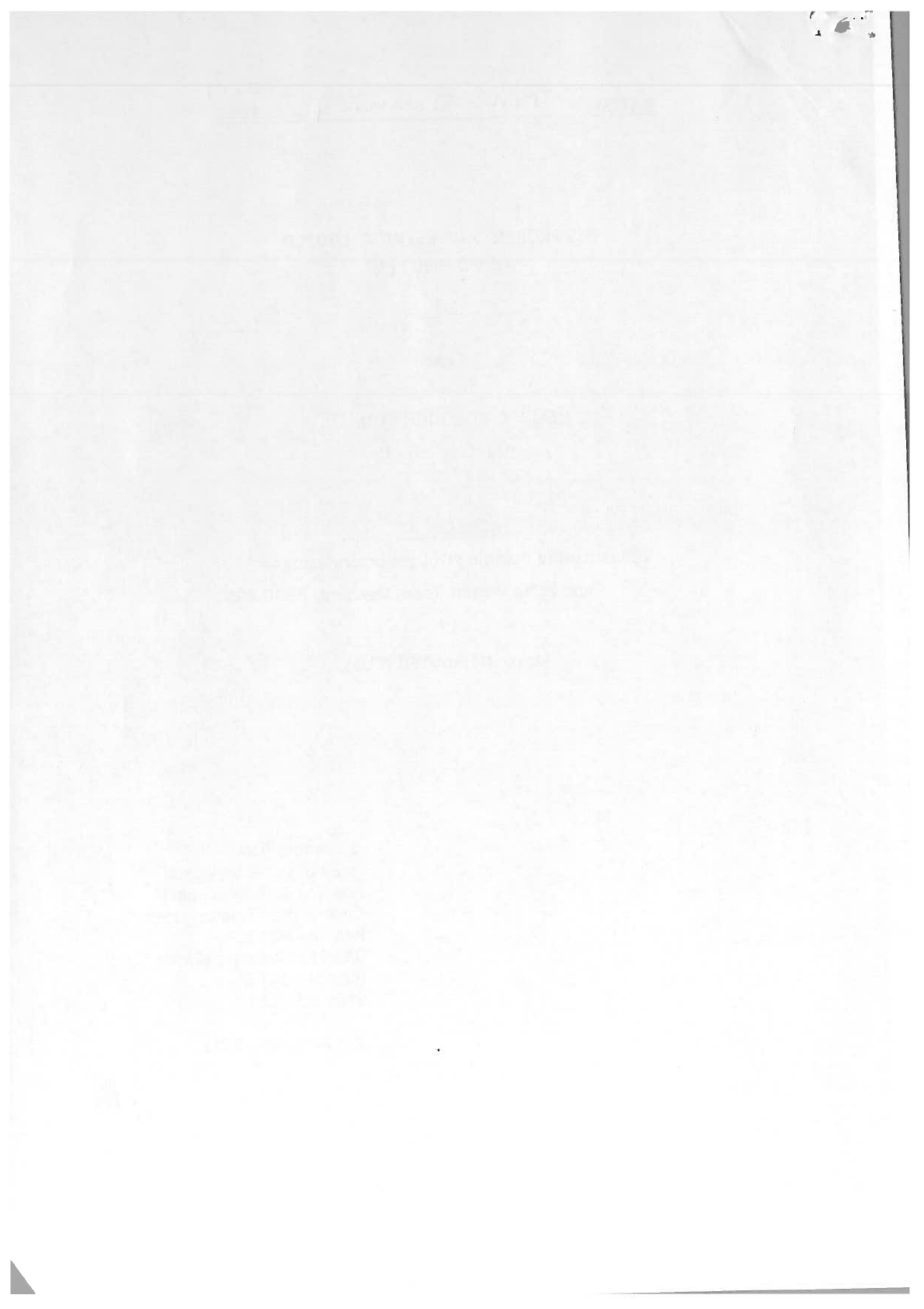
AGREEMENT

constituting Planning Obligations relating to
land at 1a Wilson Road, Reading, RG30 2RS

(Appl. No.160180 /FUL)

C J Brooks BSc
Head of Legal Services
Reading Borough Council
Civic Offices Bridge Street
Reading RG1 2LU
DX 40124 Reading (Castle St)
IKEN NO.5709
S106 No 4261

30th November 2016



THIS AGREEMENT is made the 17th day of January 2017
2016

BETWEEN:

BSS PROPERTY INVESTMENT LIMITED (Co. Regn. No.9733924) of Burghfield Farm Mill Road Burghfield Reading RG30 3SS (hereinafter referred to as "the Owners") (1) and

READING BOROUGH COUNCIL of Civic Offices Bridge Street Reading RG1 2LU ("the Council") (2)

RECITALS

A. Planning Obligation

This Agreement constitutes a planning obligation within the meaning of the term in Section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 ("the 1990 Act")

B. The Land

The Council is the Local Planning Authority for the purposes of the 1990 Act for the Borough of Reading in which the land at and known as Elgee Plastics Limited 1a Wilson Road Reading RG30 2RS ("the Land") more particularly described in the Schedule hereto is situated and the Council is the authority who can enforce the provisions of this Agreement

C. Land Ownership

The Owners are the owner of the freehold of the Land and have an interest in the Land within the meaning of the term in Section 106(9) (b) of the 1990 Act

D. Planning Application

An application (given reference 160180/FUL by the Council) has been submitted to the Council for the development of the Land hereinafter described

E. Planning Permission

The Council and the Owners having regard to the Development Plan and to all other material considerations including the Court of Appeal decision in the case of Secretary for Communities and Local Government and West Berkshire Council and Reading Borough Council (CO/76/2015) consider that Planning Permission should be granted for the Development pursuant to the Application subject to the prior completion of this Agreement

NOW IN PURSUANCE OF THE POWERS CONTAINED in Section 106 of the 1990 Act IT IS HEREBY AGREED AND DECLARED between the parties hereto as follows:-

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

The following expressions shall have the under mentioned meanings:-

“1990 Act”

means the Town and Country Planning Act 1990 as amended

“Affordable Housing”

means social rented housing affordable rented housing and intermediate housing as defined in Annex 2 of the National Planning Policy Framework published on 27th March 2012 or any subsequent definition in any revision amendment or re-enactment thereof published by the U K Government

“the Affordable Housing Contribution”

means the sum of FIFTEEN THOUSAND POUNDS (£15,000.00) towards the provision by the Council of Affordable Housing in the Borough which is not being provided by the Owners on the Land

“this Agreement”

means this planning obligation by agreement pursuant to Section 106 of the 1990 Act

“the Application”

means the application for planning permission submitted to the Council and given reference number 160180/FUL

“develop” and “development”

shall be construed in accordance with Section 55 of the 1990 Act

“the Development”

means the demolition of existing commercial premises and erection of three 3 2 bedroom terrace houses (Use Class C3) (amended description) to be permitted by the Planning Permission

“the Effective Date”

means the date of this Agreement

“Implementation”

means the carrying out of a “material operation” as defined in Section 56(4) of the 1990 Act and “Implement” and “Implemented” shall be construed accordingly

“Index”

means the All Items Index of Retail Prices issued by the Office for National Statistics

“the Land”

means the land described in the Schedule hereto

“New Dwelling”

means any one of the new terraced houses formed or to be formed in the carrying out of Development pursuant to the Planning Permission

"Occupation"

means (for the purposes of the covenant in Clause 4) the first beneficial occupation of a New Dwelling for residential purposes following Implementation of the Planning Permission and "Occupied" shall be construed accordingly

"the Planning Permission"

means planning permission granted by the Council pursuant to the Application substantially in the form of the draft set out in the Annexure hereto

1.2 Interpretation

IT IS HEREBY FURTHER AGREED that unless the context otherwise requires:

1.2.1 the singular shall include the plural and vice versa

1.2.2 references to any party shall include the successors in title of that party

1.2.3 where a party includes more than one person the obligations of those persons shall be joint and several

1.2.4 references to Clauses Schedules and the Annexure are references to clauses schedules and the Annexure respectively in this Agreement

1.2.5 references to a statute or statutory instrument shall mean and include any statutory revision amendment or re-enactment thereof

1.2.6 words denoting an obligation on a party to do any act or matter or thing include an obligation to procure that it be done and words placing a party under a restriction include an obligation not to permit infringement of the restriction

AND THAT Clause headings do not form part of this Agreement and shall not be taken into account in its construction or interpretation

2. CONDITIONALITY

2.1 Subject to Clause 2.2 below this Agreement shall have immediate effect

- 2.2 The covenants by the Owners in Clause 4 are conditional upon the grant by the Council of the Planning Permission on the Effective Date and Implementation of the Development

3. **COVENANTS BY THE OWNERS: DECLARATION**

The covenants by the Owners hereinafter set out are entered into with the intent that those covenants shall (subject to Clause 5) be enforceable without any limits of time against the Owners and any person deriving title from the Owners to all or any part of the Land and any person deriving title under them in respect of a lesser interest in the whole or any part of the Land as if that person had also been an original covenanting party in respect of the interest for the time being held by him

4. **THE OWNERS COVENANTS**

The Owners COVENANT AND AGREE with the Council to pay the Affordable Housing Contribution as increased by the indexation provision in Clause 10 to the Council no later than the date of first Occupation of a New Dwelling to be Occupied and not to Occupy any New Dwelling until such payment has been made to the Council in full including any interest due thereon under the terms of this Agreement

5. **CESSER OF LIABILITIES**

The liabilities of the persons who for the time being are the Owners under this Agreement in relation to the Land shall cease (subject to and without prejudice to the Council's rights in relation to any antecedent breach of the obligations contained in this Agreement) after the person has parted with all his interest in the Land

6. **NO WAIVER**

No waiver (whether express or implied) by the Council of any breach of or default by the Owners in performing or observing any of the terms of or covenants obligations or restrictions in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms covenants obligations or restrictions or from acting upon any subsequent breach or default in respect thereof by the Owners

7. RIGHTS OF THIRD PARTIES

It is not intended that any of the provisions of this Agreement be enforceable under the Contracts (Rights of Third Parties) Act 1999 by anyone other than the parties to this Agreement

8. LOCAL LAND CHARGE

This Agreement is and shall be registered as a Local Land Charge by the Council

9. REVOCATION

In the event that the Planning Permission expires or is quashed before implementation or is (without the consent of the Owners) revoked by any statutory enactment then in that event the provisions of this Agreement shall lapse and determine and in that event the Council will thereafter effect the cancellation of all entries made in the Register of Local Land Charges in respect of this Agreement

10. INDEXATION

The amount of any contribution payable under the provisions of Clause 4 of this Agreement shall be increased by an amount equivalent to the increase in the Index from the Effective Date until the date on which the respective contribution is payable

11. INTEREST ON UNPAID MONIES

If any payment due under this Agreement is paid late interest at the rate of 4% per annum above the base rate of the Lloyds Bank PLC for the time being in force will be payable from the date payment is due to the date of payment

12. LEGAL FEES

The Owners agree to reimburse the Council the legal costs and expenses incurred by the Council in the preparation and completion of this Agreement in the sum of £700.00 such sum to be paid to the Council on the Effective Date

13. MONITORING FEE

The Owners agree to pay the Council's costs and expenses incurred or to be to be incurred by the Council in the administration and monitoring of the provisions of his Agreement in the sum of £300.00 such sum to be paid to the Council on the Effective Date

14. PAYMENTS TO THE COUNCIL

Any payments due to the Council under the terms of this Agreement (SAVE AND EXCEPT for the legal fees payable to the Council under the provisions of the Clause 12 and the monitoring fee under the provisions of Clause 13) shall be paid to the Council by means of telegraphic transfer to the Council as follows:

Reading Borough Council

Sort Code: 30-91-31

Account Number: 00271502

Lloyds Bank plc 24 Broad Street Reading RG1 2BT

quoting reference: Land at 1a Wilson Road (Elgee Plastics) (S106 No.4261)

15. AGREEMENT AND DECLARATION

It is agreed by the Owners and the Council that should the Development the subject of the Planning Permission be varied under a new planning permission ("the VARIAT planning permission") granted by the Council under Section 73 of the 1990 Act the planning obligations in this Agreement shall apply to the VARIAT planning permission

EXECUTED as a deed by the parties hereto and delivered on the date written at the start of this deed

THE SCHEDULE

(The Land)

All that freehold land at 1a Wilson Road Reading RG30 2RS registered at the Land Registry under Title Number BK19798 shown edged red on the plan annexed hereto

THE PLAN





© Ordnance Survey

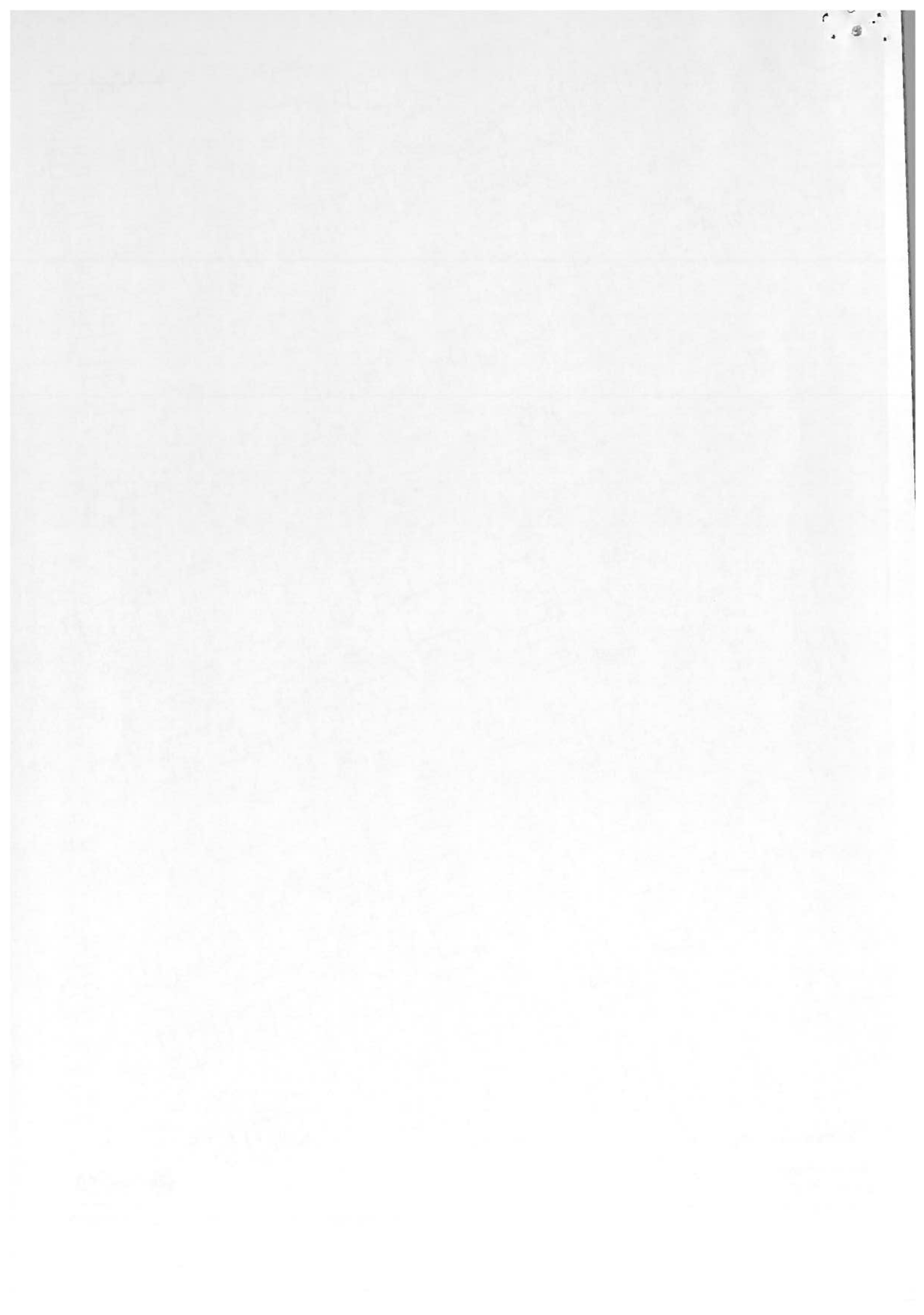
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Reading
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THE ANNEXURE
(The Draft Planning Permission)





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**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Land Planning Associates
Thurston Lodge
Thurston
Bury St Edmunds
IP31 3SD

Application No: 160180
Application type: Full Planning Approval

DRAFT

Applicant: Mr Bradley McCoid

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Demolition of existing commercial premises and erection of 3 No. 2-bedroom terraced houses (Use Class C3) (amended description).

At: Elgee Plastics Ltd Wilson Road Reading RG30 2RS

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date:

Head of Planning, Development
& Regulatory Services



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Application At: Elgee Plastics Ltd Wilson Road Reading RG30 2RS

Application No: 160180

Application type: Full Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this decision.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

1024-00-SP Rev.C Site Plan Proposed dated 14 May 2016

1024-00-EL Rev.B Elevations Proposed dated 14 May 2016

1024-00-GA Rev.A Ground, First, Second & Roof General Arrangement Proposed

Reason: because permission is only granted in respect of the development detailed in the approved plans.

3. No development shall take place, excepting demolition, until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted including natural slate roof covering, facing brickwork, stone detailing and details of windows and doors have been submitted to and approved in writing by the local planning authority. The development shall be carried out only in accordance with the approved details.

Reason: In the interests of the visual appearance of the buildings and the area.

CORE STRATEGY DOCUMENT (Adopted 2008 & Revised 2015) Policy CS7 (Design and the Public Realm)

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted and approved in writing by the local planning authority to provide for:

(A) The parking of vehicles and site operatives and visitors - to be shown on a Plan not less than 1.500.

(B) Loading and unloading of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(C) Storage of plant and materials used in constructing the development - Areas to be shown on a plan not less than 1.500

(D) The erection and maintenance of security hoarding / scaffolding if required.

(E) Wheel washing facilities

(F) Measures on site to control the deposition of dirt / mud on surrounding roads during demolition and construction.

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- (G) Footpath Closures / Road Closures needed during demolition and construction
- (H) Traffic Management needed during demolition and construction.
- (I) Times, routes and means of access into and from the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway).
- (J) Measures to control noise and dust during demolition and construction.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

REASON: In the interests of safety, protecting the amenity of local land uses, neighbouring residents and highway safety in accordance with Policies CS20 and CS34 of the Reading Borough LDF Core Strategy Policy CS20 and Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

5. Before the first occupation of any part of the development hereby permitted the second floor level dormer windows within the south east-facing (rear) elevation of the dwellings, and the first floor level window within the south west elevation facing 1C Wilson Road, shall be fitted with obscured glazing (to Pilkington Level 5 or equivalent), and shall be non-opening below 1.7 metres in height above the internal floor level of the room within which they are located. The windows shall be retained as such at all times thereafter.

Reason: in the interests of neighbouring privacy, in accordance with Policy DM4 (Safeguarding Amenity) of the Sites and Detailed Policies Document 2012 (altered 2015).

6. LANDSCAPING:

i) Prior to first occupation of any part of the development hereby approved, full details of both hard and soft landscaping shall be submitted to the local planning authority for approval. The submitted details shall include:

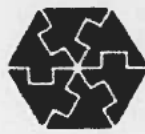
- (a) hard surfacing materials;
- (b) planting plans (including tree planting to street frontage) - written specifications (including tree pit details, cultivation and other operations associated with tree, plant and grass establishment); schedules of plants (noting species, plant sizes and proposed numbers/planting densities where appropriate).
- (c) boundary treatments.

ii) The landscaping shall be provided, in accordance with the approved details prior to first occupation of any part of the development.

iii) Any trees or plants that, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased shall be

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replaced in the next planting season with others of a similar size and species, unless the local planning authority gives written approval to any variation.

Reason: to ensure that suitable landscaping is provided and maintained in the interests of the appearance of the development and visual amenity of the area in accordance with Policy CS7 of the Reading Borough LDF Core Strategy 2008, and Policy DM18 of the Sites and Detailed Policies Document 2012 (altered 2015).

7. No dwelling shall be occupied until the vehicle access serving it has been fully constructed in accordance with the approved drawing.

Reason: In the interests of road safety in accordance with Policy CS20 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

8. No dwelling shall be occupied until the vehicle parking space serving it has been provided in accordance with the approved drawings. The space shall be kept available for parking at all times thereafter.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015) and Policy DM12 of the Sites and Detailed Policies Document 2012 (altered 2015).

9. The bicycle storage sheds shown on the approved drawings shall be provided before first occupation of the dwellings to which they relate.

Reason: To ensure adequate cycle parking provision for future occupiers and to encourage travel by sustainable alternatives to driving a motor car in accordance with Policies CS23 and CS24 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

10. No dwelling hereby approved shall be occupied until the Council has been notified in writing of the full postal address of the unit. Such notification shall be addressed to the Council's Planning Manager quoting the planning application reference specified in this Decision Notice.

Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential houses hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12.

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11. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential houses hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential houses for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential houses.

Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12

12. No development shall take place, excepting demolition above existing ground floor slab level, until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it shall include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

Reason. To ensure that land contamination is identified in the interests of environmental and human health, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

13. No development shall take place, excepting demolition above existing ground floor slab level, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will

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not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason. To ensure that appropriate remediation for any land contamination identified, in the interests of environmental and human health, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

14. The Contaminated Land remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority prior to construction of the development.

Reason. To ensure that appropriate remediation is carried out for any land contamination identified, in the interests of environmental and human health, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

15. In the event that land contamination not previously identified is found at any time when carrying out the approved development, development shall be halted on the affected part of the site and the matter shall be reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken by a suitably qualified person and, where remediation is identified as being necessary, a remediation scheme, together with a timetable for its implementation, shall be submitted to the Local Planning Authority.

The halted works shall not continue until the remediation scheme and timetable have been approved in writing by the Local Planning Authority and the measures in the approved remediation scheme have been fully implemented in accordance with the approved timetable. A validation report shall be submitted to the Local Planning Authority for approval within one month of the end of the approved timetable.

Reason. To ensure appropriate control and remediation of land contamination, in accordance with Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

16. In connection with the implementation of this permission no demolition or construction works shall take place outside the hours of 8am to 6pm Mondays to Fridays and 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays.

Reason: to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy DM4 of

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the Sites and Detailed Policies Document 2012 (altered 2015) and Policy CS34 of the Reading Borough LDF Core Strategy 2008 (altered 2015).

17. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no dwelling hereby approved shall be used other than as a Class C3 dwellinghouse, containing no more than two bedrooms, and shall not be used for any other purpose.

Reason: To ensure that all future occupiers benefit from an acceptable quality of outlook from bedrooms and to ensure that appropriate parking provision is made for future occupiers. The small size of the dwellings make them unsuitable for multiple occupation. In accordance with Policies CS20 and CS24 of the Reading Borough LDF Core Strategy 2008; Policies DM4 and DM12 of the Sites and Detailed Policies Document 2012 and the Revised Parking Standards and Design SPD 2011.

18. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), no development falling within Class A (enlargement, improvement or other alteration of a dwellinghouse), Class B (additions etc to the roof of a dwellinghouse), Class C (other alterations to the roof of a dwellinghouse), Class D (porches) or Class E (buildings etc incidental to the enjoyment of a dwellinghouse), of Part 1, Schedule 2, Article 3 of the Order shall be carried out within the site to which this permission relates, at any time.

Reason: In the interests of the amenity of occupiers of neighbouring dwellings, to ensure the frontage remains available for parking and to control the amount of development on the site in accordance with Policy DM4 of the Sites and Detailed Policies Document 2012 (altered 2015).

INFORMATIVES

1. The local planning authority has worked positively and proactively with the applicant to resolve matters relating to the design of the proposal and contributions towards Affordable Housing to allow permission to be granted within a reasonable timescale.

2. The Council's Highways section should be contacted at 19 Bennet Road, Reading, RG2 0QX, telephone: 0118 937 2138, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 week's notice to obtain details of underground services on the applicant's behalf.

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3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

Conditions 3, 4, 12 & 13 require details to be approved before development commences as it would be impractical or illogical to leave approval until later in the construction phase.

4. A section 106 Agreement relates to this site, linked to this permission, which includes a requirement for financial contributions towards Affordable Housing. A full copy of the S106 Legal Agreement ref. 4261 is available on the Public Register of Planning Applications held by Reading Borough Council.

5. The occupiers of the residential units will not be entitled to an on- street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with adopted Core Strategy Policy CS24 (Car/Cycle Parking). The site is located close to local facilities, with frequent public transport services on nearby roads. The parking permit conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.

Date:

Head of Planning, Development
& Regulatory Services

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.

EXECUTED as a Deed by the said)

BSS PROPERTY INVESTMENT)

LIMITED acting by a Director in)

the presence of:-

Signature of Director:

Signature of Witness:

Name of Witness: CHRIS KERN

Address of Witness: FLAT 1, THE COURTYARD
EDINBURGH ROAD
READING RG30 2UA

Occupation of Witness: CHARTERED SURVEYOR

EXECUTED (BUT NOT DELIVERED)

UNTIL THE DATE HEREOF by)

the affixing of THE COMMON)

SEAL of READING BOROUGH)

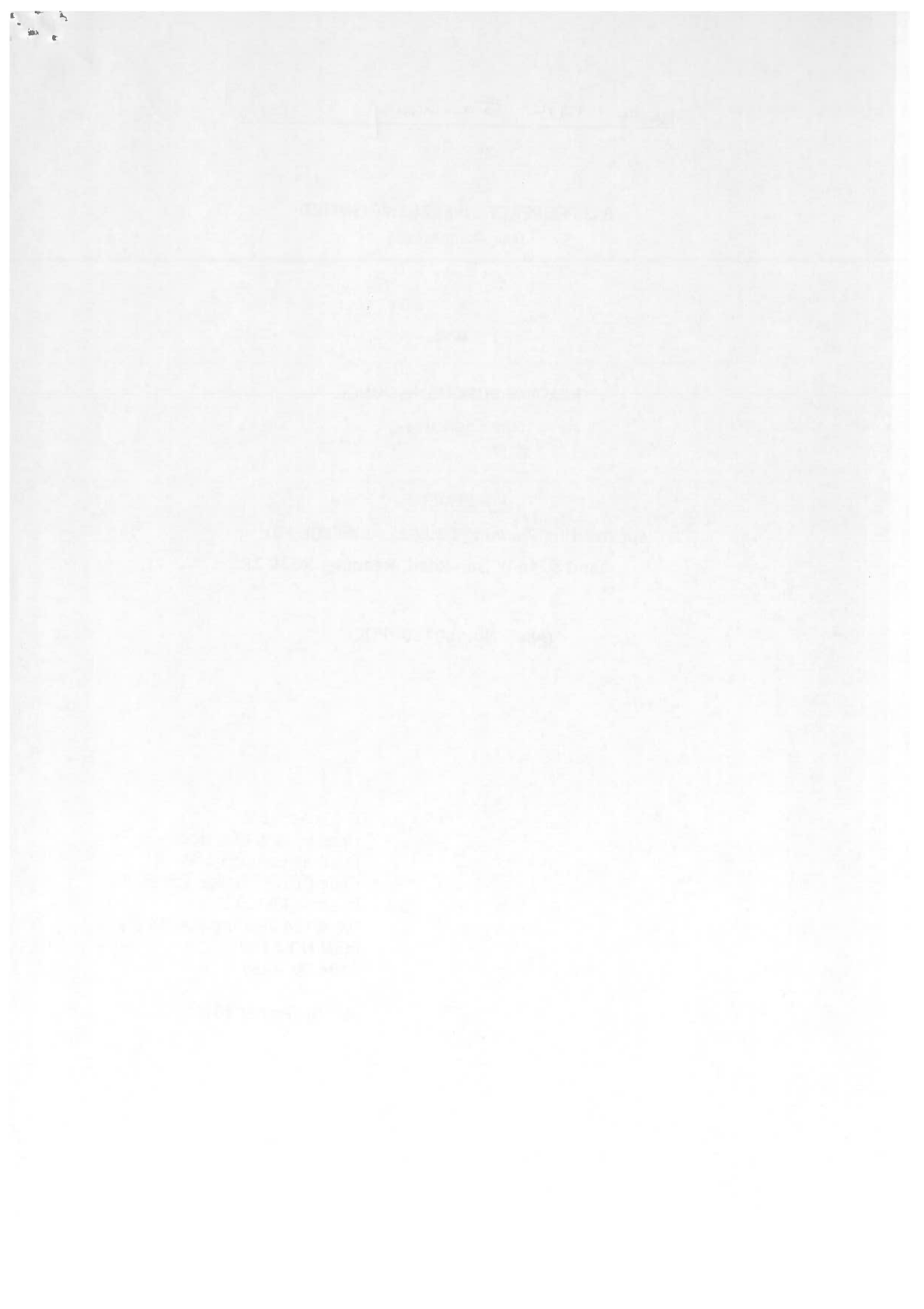
COUNCIL in the presence of:-)

Authorised Signatory

Minute	HPRS 23.07.14
Originator	SQ
Seal No.	9/17.
Checked	EW.

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DATED 17th January ²⁰¹⁷
~~2016~~

BSS PROPERTY INVESTMENT LIMITED
(the Owners) (1)

and

READING BOROUGH COUNCIL
(the Council) (2)

AGREEMENT

constituting Planning Obligations relating to
land at 1a Wilson Road, Reading, RG30 2RS

(Appl. No.160180 /FUL)

C J Brooks BSc
Head of Legal Services
Reading Borough Council
Civic Offices Bridge Street
Reading RG1 2LU
DX 40124 Reading (Castle St)
IKEN NO.5709
S106 No 4261

30th November 2016