

Planning Obligations Statement

Reading Golf Club – draft Heads of Terms

11th November 2021

Introduction

1. This note has been produced further to review of Officer's comments and submissions made by the Consultant Team during the planning determination process to set out initial Heads of Terms for discussion with Reading Borough Council.
2. The detail provided below identifies that associated with CIL as well as considered appropriate as S106 Planning Obligations, taking account of NPPF Paragraph 57 tests.

CIL

3. CIL based on the current schedule rate of £156.71 per sqm, levied on 15,755 sqm (GIA) of private residential floorspace.

Draft Heads of Terms

1. Provision of 30% on-site Affordable Housing at a tenure split of 62:38 (Affordable Rent / Shared Ownership) in line with the current Affordable Housing SPD 2020.
2. Provision of a financial contribution towards local healthcare provision
3. A contribution of £135,000 to the Carbon Offset Levy to comply with Policy H5
4. A contribution of £250,000 towards provision of 3G sports pitch provision, as per Sport England request
5. A contribution of £50,000 towards upgrade of Emmer Green Playing Fields Play Equipment
6. A contribution to Employment, Skills and Training and monitoring of this
7. A contribution of £10,000 to assist funding of a local Car Club provider and provision of two on-site car club spaces
8. A contribution towards S106 monitoring of up to £5,000
9. A contribution towards RBC Legal Costs of up to £10,000
10. A contribution towards provision of Public Art of £25,000

11. Off-site highways works and improvements, comprising:

- Improvements to Kidmore End Road Access, plus new bus shelter and levelled access
- Provision of a secondary access to Kidmore End Road, including informal crossing with tactile paving
- Improvements to the Kidmore End Road / Peppard Road junction
- Improvements to the Kidmore End Road / Lyefield Court and Kidmore End Road / Grove Road junction
- Improvements to the Peppard Road / Kiln Road / Caversham Park Road junction
- Upgrading the signal junction at the Peppard Road / Henley Road / Prospect Street junction to MOVA. Exact amount to be agreed during S106 negotiations and once further information from RBCs Network Management team has been provided.

Contact

Jonathan Walton

jonathan.walton@pegasusgroup.co.uk

11th November 2021

P19-2877PL