



**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

**APPEAL BY AVIVA LIFE & PENSIONS UK Ltd AGAINST THE FAILURE OF READING
BOROUGH COUNCIL TO DETERMINE WITHIN THE PRESCRIBED PERIOD A
PLANNING APPLICATION FOR**

Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. A demolition phase and phased redevelopment (each phase being an independent act of development) comprising a flexible mix of the following uses: Residential (Class C3 and including PRS); Offices (Use Class B1(a); development in Use Classes A1, A2, A3 (retail), A4 (public house), A5 (take away), D1 and D2 (community and leisure); car parking; provision of new plant and renewable energy equipment; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure; engineering operations.

AT

Vastern Court, Reading, RG1 8AL

INSPECTORATE REFERENCE: APP/E0345/W/21/3289748

READING BOROUGH COUNCIL REFERENCE: 200328/OUT

**ADDENDUM TO CIL COMPLIANCE STATEMENT
READING BOROUGH COUNCIL**

Date: 14th November 2022

1.0 Introduction

- 1.1 This addendum includes further information with respect to the proposed S106 financial obligations for open space and public art (as set out within the '*S106 With Shared Access Road Wording Vastern Court - Section 106 Agreement 10 November 2022 (672566139_2)*' as sent to PINS by the Appellant on 10th November 2022.
- 1.2 It is additional to the amended CIL Compliance Statement (ID83) Section 2.0 'Jusification', paragraphs 2.12-2.16 (Open Space) and 2.37-2.39 (Public Art).

2.0 Open Space

- 2.1 It is common ground between the parties that there is a need for a payment of a contribution to the Council to be used towards off-site open space enhancements.
- 2.2 For the appeal scheme, it is agreed that any contribution should be calculated on a per dwelling basis. This is considered to be an appropriate approach given that the Appeal Scheme has been submitted in outline. It follows that the quantum of this contribution will not be known until the overall number of residential units is crystallised at the reserved matters stage. The appeal scheme provides for a maximum number of 1,000 units, but this could be significantly less if Block D is brought forward for office use.
- 2.3 The financial contribution is based upon an agreed sum of £1,000 per dwelling and is to be used by the Council towards open space enhancements at Rivermead Leisure Centre and Christchurch Meadows (subject to any reduction in the overall total which may be made in accordance with an Open Space Assessment that is submitted by the Appellant and approved by the Council (to deal with the equivalent cost of on-site provision)).
- 2.4 This agreed sum is the same as was endorsed by Members when they resolved (earlier this year) to approve the residential-led re-development of the adjacent site at 80 Caversham Road, which forms part of the same allocation under Policy CR11e of the adopted Local Plan. Per this policy framework, the Council requires 80 Caversham Road and the appeal site to come forward in a comprehensive and holistic manner. The Council is also cognisant of its duty to act consistently in decision-making. The Council has identified two particular areas (Rivermead Leisure Centre and Christchurch Meadows) which would benefit from enhancements that could be funded by these proposals. In applying the policy guidance as set out in the CIL Compliance Statement (paras 2.12 to 2.14) the Council has undertaken some high-level costings for these enhancements and is satisfied that the likely contribution to be received from the appeal scheme (and 80 Caversham Road) would be sufficient to fund them. This obligation is agreed with the Appellant and is considered to comply with Regulation 122 of the Community Infrastructure Levy Regulations 2010.

3.0 Public Art

- 3.1 The S106 includes the option of the Appellant making a public art contribution to the Council or submitting a scheme for approval by the Council. The proposed financial obligation would be £100k and any scheme would be capped at the same amount. The Council has costed (at a relatively high level) some public art initiatives that it would like to see come forward as part of the appeal scheme and are satisfied that £100k would fund them and so secure delivery of an acceptable level of public art. The Council are satisfied, therefore, that this obligation accords with relevant policies, as set out in paragraphs 2.37-2.38 of the CIL Compliance Statement. This obligation is agreed with the Appellant.