

HEADS OF TERMS

THE EXECUTIVE SUMMARY

STATEMENT OF INTENT: HEADS OF FERMS FOR PLANING OBLIGATION

Site: Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, RG2 9EP

Applicant/Owner: University of Reading/ The Chancellor, Masters and Scholars of the University of Reading

Date: 2 March 2026

Title Number: BK441686

- 1. SPA Mitigation:** The Applicant acknowledges that the site is within the 5km zone of influence for the Thames Basin Heaths SPA.
- 2. SANG/SAMM:** The Applicant covenants to pay the SANG and SAMM financial contributions to Wokingham Borough Council.
- 3. Calculation:** The final sum shall be determined at the Reserved Matters stage based on the approved bedroom count, in accordance with the Council's prevailing tariff schedule.
- 4. Timing:** All financial contributions will be paid to the Council prior to the commencement of development.
- 5. Legal Mechanism:** The Applicant is prepared to enter into a Unilateral Undertaking (UU) or a Section 106 Agreement to secure these payments. To this end, a Draft Unilateral Undertaking (UU) to secure these payments is attached.
- 6. Legal Costs:** The Applicant agrees to pay the Council's standard legal monitoring fee (currently £400) upon request to facilitate the processing of this obligation.

DRAFT UNILATERAL UNDERTAKING PURSUANT TO SECTION 106 FOR SPA MITIGATION

Town and Country Planning Act 1990 – Section 106

PARTIES:

- 1. THE OWNER:** The Chancellor, Masters and Scholars of the University of Reading, Whiteknights, PO Box 217, Reading, RG6 6AH.
- 2. THE COUNCIL:** Wokingham Borough Council, Shute End, Wokingham, RG40 1BN.

WHEREAS:

- The Owner is the freehold owner of the Land at Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, Reading, RG2 9EP registered at HM Land Registry under Title Number BK441686.
- The Council is the Local Planning Authority.
- The Owner has submitted a Planning Application (Reference: TBC) for the outline erection of a single dwelling.
- The Land lies within the influence of the Thames Basin Heaths Special Protection Area (SPA).

NOW THIS DEED WITNESSES AS FOLLOWS:

1. THE COVENANTS

1.1 The Owner covenants to pay the Strategic Access Management and Monitoring (SAMM) contribution and the Suitable Alternative Natural Greenspace (SANG) contribution to the Council.

1.2 The Owner acknowledges that the final sum shall be calculated in accordance with the Council's prevailing tariff at the time of the Reserved Matters Approval, based on the number of bedrooms permitted.

1.3 The Owner covenants not to commence development until the SAMM and SANG contributions have been paid in full to the Council.

2. ADMINISTRATIVE PROVISIONS

2.1 The Owner shall pay the Council's reasonable legal costs (currently £400 as per the 2025/26 fee schedule) associated with the monitoring and management of this Undertaking upon submission.

2.2 This Undertaking is a local land charge and shall be registrable as such by the Council.

SIGNED AS A DEED BY: _____ (Signature) In the presence of: [Witness Name/Address]

SUMMARY OF TERMS & MITIGATION STRATEGY

The Land: Land adjacent to Keepers Cottage, 39 Hyde End Road, Shinfield, RG2 9EP (Title No: BK441686).

The Proposal: Outline application for the erection of a single dwelling (Use Class C3) with all matters reserved.

- **The Obligation:**

The Owner/Applicant hereby undertakes to pay the Thames Basin Heaths SPA Strategic Access Management and Monitoring (SAMM) contribution and the Suitable Alternative Natural Greenspace (SANG) contribution to Wokingham Borough Council.

- **Timing of Payment:**

The Owner/Applicant agrees that the final calculation of the tariff shall be determined by the number of bedrooms approved at the Reserved Matters stage. All financial contributions will be paid to the Council prior to The Commencement of Development.

- **Quantum:**

The sums shall be calculated using the formula: (Number of Bedrooms x Tariff Rate at time of Reserved Matters Approval) + Indexation.

- **SANG Location:**

The Applicant requests allocation within the Rooks Nest Wood Strategic SANG (or any other strategic SANG identified by the Council).

- **Legal Costs:**

The applicant agrees to pay the Council's reasonable legal and monitoring fees associated with the preparation and execution of this agreement.