

LOCHAILORT NEWBURY LIMITED

EAGLE HOUSE
108-110 JERMYN STREET
LONDON
SW1Y 6EE

TEL: 020 3468 4933

Matthew Shepherd
West Berkshire Council Market Street Newbury
Berkshire
RG14 5LD

1st August 2024

Dear Matthew

Planning Application: Eagle Quarter II, Kennet Centre, The Mall, The Kennet Centre, Newbury, RG14 5EN (ref: 23/02094/FULMAJ) Energy Response

I write in respect of the anticipated Head of Terms for the above proposed development, and to provide our solicitor's details. As agreed, you will instruct your legal team to start drafting the S106 Agreement ahead of the proposed committee meeting of 21st August 2024.

Having reviewed the consultation responses received as part of the application, we anticipate that the following will be secured as part of the legal agreement:

- Amendment to Market Street/ Bartholomew Street Traffic Signal Control junction – to provide in kind or pay the Council up to a maximum budget of £300,000 to carry out.
- Pedestrian/ Cycle Link Upgrade to Bartholomew Street – to provide in kind or pay the Council up to a maximum budget of £500,000 to carry out.
- Travel Plan (£10,000) including Travel Pack (427 x £50 = £21,350) and Cycle/ Public Transport Vouchers for each unit (427 x £600 = £256,200).
- Travel Plan Co-ordinator – to a maximum value of £150,000
- Car club – to a maximum budget of £150,000.
- Contribution towards Newbury Town Centre VMS upgrade – maximum contribution of £500,000.
- Employment and Skills Plan.

As such, the total estimated S106 contributions for this proposal amount to circa £1,887,550 for Transport and Highways items, subject to confirmation of the VMS contribution.

In addition to the above, the scheme is CIL liable and will deliver circa £1,800,000, and will deliver works as secured via S278 Agreement.

As agreed, following confirmation from your consultant, Dixon Searle, the scheme cannot viably deliver affordable housing.

Our solicitor's details are as follows:

Matt Nixon
Legal Director
Shoosmiths

Email: matt.nixon@shoosmiths.com
Tel: 020 7282 4187/ 07764 657 472

Would it be possible to send me an example of a comparable S106 Agreement?

I trust this covers all matters however if I have missed anything please let me know. I look forward to hearing from you in due course.

Yours sincerely

A handwritten signature in black ink, reading 'SBWay' in a cursive, stylized script.

Sarah Ballantyne-Way
Planning Director