

**SECTION 106 PLANNING OBLIGATIONS
SUPPLEMENTARY PLANNING DOCUMENT
REPORT OF CONSULTATION
APRIL 2015**

1. INTRODUCTION

- 1.1 This report summarises the consultation on the Section 106 Planning Obligations Supplementary Planning Document, which was carried out for a period of six weeks between March and May 2014. It summarises the consultation measures undertaken in section 2, and discusses the results of consultation in section 3.
- 1.2 The next stage after consultation is to adopt the Supplementary Planning Document (SPD). This is expected to take place in March 2015.
- 1.3 For any further information on this consultation exercise or the production of planning policy for the area, please contact the Planning LDF Team:

E-mail: LDF@reading.gov.uk

Tel: 0118 9373337

Address: Planning LDF Team
Civic Offices
Bridge Street
Reading
RG1 2LU

2. DESCRIPTION OF CONSULTATION EXERCISE

- 2.1 The main aim in consulting on the Section 106 Planning Obligations SPD was to consult alongside the Draft Community Infrastructure Levy Charging Schedule, because the two documents should operate alongside one another.
- 2.2 The Council consulted on the Draft Charging Schedule and Section 106 SPD for a period of six weeks between March and May 2014. The consultation was sent to just over 800 consultees, comprising individuals, organisations, developers, statutory consultees, internal Council officers and Councillors (A list of consultees is attached at Annex 2). At the same time as the CIL and Section 106 consultation, the Council consulted on the Alteration to the Reading Borough Local Development Framework (Local Plan) on Affordable Housing - Pre-Submission Draft (March 2014).
- 2.3 A formal public notice to comply with the CIL Regulations was published on 27th March 2014 in the local paper, the Reading Chronicle, which also highlighted the Section 106 SPD consultation. A press release was prepared and issued by the Council on 27th March 2014.
- 2.4 All documents were available to view on line via the Council's website, at all public libraries in the Borough and at the Civic offices of the Council.

3. RESULTS OF CONSULTATION

3.1 Seven organisations responded to the consultation, although two of these responses were simply to state that there were no objections.

3.2 A number of points made were either support for the approach or minor wording issues. The main substantive responses that were made are summarised below:

- The new SPD does not calculate how much the contributions sought, particularly transport contributions, will cost, unlike the previous document;
- The relationship between this SPD and the SPDs on affordable housing and employment, skills and training (all of which relate to the S106 regime) is confusing and should be addressed by a single SPD;
- The viability of the proposals, and the viability of seeking affordable housing from office development as set out in the Employment, Skills and Training SPD, have not been tested, as required by the NPPF;
- Contributing towards the monitoring of planning obligations is not justified.

3.3 Annex 1 contains summaries of each representation made, together with a Council response that details how the representation has been taken into account in finalising the document.

ANNEX 1: SUMMARY OF WRITTEN COMMENTS RECEIVED AND COUNCIL RESPONSE

Respondent	Document section/topic	Summary of response	Council response
English Heritage	4.0 Planning Obligations and CIL	<p>Even where an authority is introducing the Community Infrastructure Levy, development-specific planning obligations may still continue to offer further opportunities for funding improvements to and the mitigation of adverse impacts on the historic environment, such as archaeological investigations, access and interpretation, and the repair and reuse of buildings or other heritage assets.</p> <p>We welcome the recognition of this potential use of S.106 Planning Obligations in the table following paragraph 4.5.</p>	Noted.
Environment Agency	General	The Environment Agency has no comments to make on this consultation.	Noted.
Hermes	5.0 Procedures Paragraph 5.2	Hermes are not making specific comments upon the type of Section 106 obligations which RBC would seek, though they write to express their support the flexibility shown by RBC within the draft SPD where it details the Council's intention to "...assess each application individually, to determine whether an obligation is needed, and what matters it should address, and will justify the reasons for seeking an obligation/s" (paragraph 5.2). In order to ensure the SPD is responsive to changing circumstances, Hermes considers it essential that obligations are determined by RBC on a case by case basis, thereby facilitating the delivery of viable sustainable economic development and providing flexibility for unexpected costs. The need for such flexibility is set out within the NPPF at paragraph 205.	Noted.
	2.0 Legislative and Policy Framework Paragraph 2.2	Hermes further supports RBC's recognition that planning obligations should only be sought when they meet all of the following tests, as set out at paragraph 2.2 of the SPD (reiterating those at paragraph 204 of the National Planning Policy Framework).	Noted.

Section 106 Planning Obligations SPD - Report of Consultation (April 2015)

Janson's Property	4.0 Planning Obligations and CIL	<p>We note that site related highway works, which are made necessary by the development and are not part of any transport programme, will be funded by s106 contributions. Furthermore, we note that other site related transport mitigation measures including car clubs, electric vehicle charging points, travel plans, which result directly from the development, will also be funded by s106 contributions.</p> <p>Unlike the currently adopted s106 obligations SPD, the draft revised 106 SPD does not provide information as to how the cost of any site related transport mitigation measures will be calculated. Considering the potentially prohibitively expensive highways contributions that are included in the adopted s106 obligations SPD, we request that the draft revised s106 SPD provides greater clarity in relation to the potential highways contributions, which could be secured under s106 obligations.</p>	<p>No change needed.</p> <p>It is important to understand the nature of how the Section 106 system will work in tandem with CIL when it is introduced, as this is the reason for the production of this version of this document. The Community Infrastructure Levy will cover tariff-based contributions to shared infrastructure. This SPD is to pick up site-specific requirements, which will be entirely different in each and every case. For this reason, it is not possible to set out further guidance on how transport contributions will be calculated, as it would depend entirely on the site and the development. For this reason, general principles are all that can be included.</p> <p>Taking transport as an example, the costs of the items listed, such as junction improvements, footway improvements, traffic lights, electric vehicle charging points etc may or may not apply in each individual case. Where they do apply it may be that this will be for the developer to undertake, so will not result in a financial contribution in any case. The S106 SPD cannot therefore provide more detail without becoming totally unwieldy.</p>
Sackville Developments (Reading) Limited	General	It is welcomed that the Council have published this document so it can be considered alongside the CIL charging schedule.	Noted.
	General	<p>The SPD should be comprehensive and deal with all S106 obligations. The introduction to the SPD explains that reference should be made to other SPDs on Employment and Skills and Affordable Housing and indicates that these will continue to apply alongside CIL.</p> <p>SDRL consider that this is a fundamental flaw in the Council's approach and must be rectified by the publication of a single SPD for all S106 obligations. It is noted that:</p> <ol style="list-style-type: none"> 1. The continuing reliance on a number of documents is confusing and contrary to good planning principles of clarity and easy comprehensibility particularly for non-professional users of the planning system; 2. Without a consolidated document, it is unclear to applicants how 	<p>No change needed.</p> <p>This comment seeks to reopen discussions over the Affordable Housing SPD, which was consulted upon in November and December 2012 and adopted in July 2013. It is not a matter for the Planning Obligations SPD. Nor are the comments on the viability evidence to support the Community Infrastructure Levy, which is a separate process.</p> <p>In terms of a consolidated SPD, there are clearly benefits to this in reducing confusion and it may be considered in the future. However, at this stage it is important to have a site-specific Section 106 SPD in place to operate alongside CIL, and unnecessarily re-opening discussion on affordable housing and employment, skills and training issues would muddy the waters and delay the process. The Section 106 SPD sets out the relationship to the Affordable Housing and Employment, Skills and Training SPDs, so those reading the document should be aware of the requirements in those SPDs.</p>

Section 106 Planning Obligations SPD - Report of Consultation (April 2015)

		<p>guidance on affordable housing and employment and skills interacts with CIL. The draft March 2014 S106 includes a table which indicates where CIL and S106 apply for individual matters but it is not clear how this applies to other SPDs; and</p> <p>3. It is unclear whether the viability implications of these other SPDs have been taken into account in the setting of CIL for various uses.</p> <p>In respect of point 3 above, there is no evidence that the Council or their consultants have properly considered the viability implications of policies relating to affordable housing contributions from office development which is being sought in the Council's adopted Affordable Housing SPD. This SPD includes complex formulae to calculate contributions towards affordable housing based on the net increases in employees.</p> <p>Notwithstanding SDRLs concerns that this policy is unlawful and fails to properly meet Regulation 122 of the Community Infrastructure Regulations 2011 (in respect of being directly related to the development where S106 is being sought), it is noted that the Council has given no consideration to its application in the context of viability testing as part of the CIL setting process.</p> <p>Correspondence with the Council in August 2013 in respect of the Station Hill application proposals indicated that this policy would result in a S106 contribution of £52.7M for that scheme (excluding any other contributions). If applied on a similar basis elsewhere to office development in the town centre this would result in a tariff of circa £500 per sq.m, or almost 10 times the CIL rate being sought in the draft charging schedule.</p> <p>It is vital that such considerations are taken into account as part of the viability testing process.</p>	<p>The table referenced in point 2 of Sackville's representations does in fact reference the relationship with the Employment, Skills and Training SPD under the heading 'Economic Development Services and Infrastructure'. However, it is accepted that a short reference to affordable housing can be added at the end of these tables to point out that affordable housing is always undertaken through the Section 106 process rather than CIL and to point to the Affordable Housing SPD.</p>
<p>South Oxfordshire District Council</p>	<p>General</p>	<p>We do not raise objections in relation to the Draft S106 Planning Obligations SPD.</p>	<p>Noted.</p>

Section 106 Planning Obligations SPD - Report of Consultation (April 2015)

University of Reading	General	<p>The SPD does not provide any indication of the level of contribution which would be sought from developments. However it is important to note that the NPPF requires local planning authorities to have regard to the impact of contributions on the viability of development. The NPPF requires local planning authorities to have regard to the impact of any requirements likely to be applied to development, such as infrastructure contributions on the viability of development (Paragraph 173).</p> <p>As such, an assessment is required in order to consider the impact on the viability of development of the Council's requirements for infrastructure contributions, through the SPD.</p>	<p>No change needed.</p> <p>As correctly identified in the representation by the UoR, the Section 106 SPD is not, and cannot be, a tariff-based document. The Community Infrastructure Levy will cover tariff-based contributions to shared infrastructure. This SPD is to pick up site-specific infrastructure provision, which will be entirely different in each and every case. The SPD includes principles for site-specific infrastructure, but includes no requirements that can be tested. For this reason, it is impossible to test the viability of the requirements, because they will differ vastly in each and every case.</p>
	3.0 Key Principles Paragraph 3.1	<p>The University welcomes the Council's acknowledgement at paragraph 3.1 of the consultation document that obligations must meet the CIL Regulation 122(2) tests. However it is not a case of meeting the 'relevant' test as the SPD suggests. If an obligation is to be sought it must satisfy all of the tests of CIL Regulation 122(2).</p>	<p>Agreed. Change proposed.</p> <p>The text should be amended to refer to meeting the tests in CIL Regulation 122(2).</p>
	6.0 Monitoring and Expenditure	<p>Section 6 of the SPD relates to the monitoring of obligations. The University does not accept that contributions towards the ongoing local authority costs of monitoring the implementation and payment of planning contributions is justified. Section 6 of the draft SPD should be amended to acknowledge that contributions towards monitoring will not be sought.</p>	<p>No change needed.</p> <p>No reason has given for not accepting the need to contribute towards monitoring. The Council considers that this is a justified aspect of the Section 106 process.</p>

**ANNEX 2: INDIVIDUALS AND ORGANISATIONS CONSULTED ON THE DRAFT
SUPPLEMENTARY PLANNING DOCUMENT**

ANNEX 2: LIST OF CONSULTEES FOR DRAFT SUPPLEMENTARY PLANNING DOCUMENT

3	Professor Nigel Bell	Mr Cann
Abbots Walk (Reading) Ltd	Bell Cornwell Partnership	Mrs Emma Card
Ms Vickie Abel	Bell Tower Community Association	Mrs Michelle Cardwell
Ability Housing Association	Bellway Homes	Ms Doris Carter
Abracad	Benchmark Planning	Carter & Son (Thatcham) Ltd
Access Architects	Councillor Daisy Benson	Mr Piers Caswell
Mr Omkar Adhikari	Berkshire Archaeology	Catalyst Housing Group (Ealing Family HA)
ADS	Berkshire County Blind Society	Catherine Place Properties
Age UK Reading	Mr Derek Bertin	Caversham Globe
Alliance Environment And Planning Ltd	Bewley Homes Plc	CBRE
Mr Terry Alway	Mr Biddle	Cedarmart Ltd
Mr Craig Anderson	Mr FA Bisby	CEMEX UK Ltd
Mrs Heidi Anderson	Martin Bishop	CgMs Consulting
Councillor James Anderson	Britt Bjoro And Dave Long	Mrs Lyn Chandler
Mrs Hazel Andrew	Mr Andrew Black	Mr Derek Chapman
Lorna Andrew And Jed Ellerby	Dr Kevin Blackburn	Ms Veronica Chapman
Ms Caroline Anscombe	Mrs Elizabeth Blair	Dr Caroline Charles
ARD Chartered Architect	Blandy And Blandy	Chillingham Limited
Mr Nigel Armstead	Mr Barry Blewitt	Chris Thomas Ltd
Arqiva Limited	Bluestone Planning Ltd	Mr Leslie Chubb
Assael Architecture Ltd	Alison Bond	Miss Coral Cissewski
Mr Aston And Ms Wilshaw	John Booth	Mr Charlie Clare
Mrs C Atkins	Miss Joanna Bottiglieri	Joan And Graham Clark
Jean Atkins	Boyer Planning (Tim Burden)	Mr Nick Clark
Mr Mike Atkinson	Boyer Planning Limited	Ms Stella Clark
ATP Group Partnership	Boyes Turner	Mr Andrew Clayfield
Aviva Life Pensions UK Ltd	Bracknell Forest Council	Mrs Christine Cliburn
Councillor Mohammed Ayub	Dr Carol Brickley	Andrew Clifton And Annette McCartney
D J Bailey	Mrs Ann Briers	Mrs Karen Close
Mr Peter Baker	British Sign And Graphics Association	Dr Samantha Coates
Mrs Susan Baker	Broadway Malyan (Reading)	Miss Elaine Cobb
Ms Baldock	Broadway Malyan (Weybridge)	Mrs Sarah Coelho
Mr Gordan Ball	Jodie Brown	Mr And Mrs J Colbourn
Councillor Isobel Ballsdon	Mr Browne	Mr David Cole
Banner Homes	BT Repayments Planning Department	Mr Robert Constance
Barclays Bank Plc	Dr Neil Buchan	Mr James Cook
V Barker	Building Control (Internal)	Mary Cook
Mr Stephen Barlow	Building Design	Tim Cook
Mrs Tina Barnes	Norman Bullock	Coppid Farming Enterprises c/o Savills
Mr M Barrett	Mr Craige Burden	Mrs Lisa Corrigan
Barton Willmore (Robin Meakins)	Michael Burgess	Mrs Jenny Cottee
Barton Willmore (David Murray-Cox)	Burghfield Parish Council	Mr And Mrs W Courtnage
Barton Willmore (Ben Taylor)	Isabel Burn	CPRE Berkshire Branch
Mrs Annie Bass	Mr And Mrs R Buzza	Mr Michael Cragg
Mr Sankar Basu	Mr Tim Byrne	Crest Nicholson Ltd
BBOWT	CADRA	Miss Sally Cross
BDO Stoy Hayward LLP	Dr And Mrs Caithness	Miss Grace Crossley
BDS Chartered Surveyors	Mr Scott Calder	Crossrail Limited
Mrs Sarah Beale	Caldecotte Consultants	Miss Nicola Crouch
Beard Construction	Campbell Gordon	CSJ Planning Consultants
Mr Damian Bell	Mr Martin Campion	Cumming Anderton Architects

Section 106 Planning Obligations SPD – Report of Consultation (April 2015)

Councillor Andrew Cumpsty	Mrs S Elston	Mr Kevin Griffiths
Miss Susan Curd	Emmer Green Residents' Association	Ms Susan Grover
Mr Ian Cuthbert	English Heritage South East Region	Mr And Mrs M Gulliford
Mrs Christine Cuthbertson	Councillor John Ennis	Mrs Claire Gulliver
Mr Ronald Cutting	Environment Agency Planning Liaison	Mr T Gutteridge
D2 Planning	Mr Gareth Epps	GVA Grimley
Dalglish And Co	Tracey Essery	Robert Markus Gyselynck & Mya Davis
Carolyn Davidson	Estates Manager First Great Western Trains	Councillor Sarah Hacker
Miss Davies	Evander Properties	Mr Nigel Haines
Councillor Richard Davies	Eye And Dunsden Parish Council	Hallam Land Management Ltd
Mrs Ann Davis	Farmglade Limited	Mr Peter Hallbery
David Birkett Associates	Mr David Farrell	Miss Dawn Halpin
David Lock Associates	Mr Greg Farrell	Halson Mackley Partnership
David Syrad Architects	Federation Of Small Businesses	Miss Nicola Hamblin
Ms Amanda Day	Federation of Tenants & Residents Associatic	Mr Edward Hammond
Mrs Virginia Day	Mr Richard Fenn	Hampshire County Council
Day Tanner Partnership	Ms Tanya Fenton	Mr And Mrs C.R. And H.E. Hanshaw
Ms Dean	Mr Sunil Fernandes	Mrs June Hardcastle
Katie Dean	Fields In Trust	Mr CJ Harding
Defence Estates Head Office	Firstplan	Mr Jason Harper
Development (Environment) Floor 3	Mr Anthony Ford	Mr David Harris
Robert Dimmick	Mr Garry Foster	James Harris
Disabled Access Group	Foster Wheeler	Jeanne Harris
Nigel And Helen Dodd	FPD Savills	Councillor Tim Harris
Richard Dodwell	Freshwater Group	Mr Paul Harrison
Briony And David Downey	Friends Of The Earth	Haslams
DPDS Consulting Group	Friends, Families And Travellers	Mr Colin Hatcher
Clair Drever	Ms Cathy Frost	Sarah Hayter
Drews Limited	Mrs Carol Froud	Health And Safety Executive
Drivers Jonas Deloitte	Fryer Commercial	Heineken (UK) Ltd
Mark Drukker	Fusion Online Limited	Alexandra Hemming
DTZ Pieda Consulting	Mr B Garvie	Mr Peter Hempstead
Miss Adrienne Duke	Jonathan Gater	Mr John Hendy
Mrs Tracey Dunk	Councillor Jan Gavin	Ms Karin Herbst
Dunster And Morton	Ms Isla Geddes	Hermes
Councillor Ricky Duveen	Miss Helen Gibson	Mr Johannes Hersbach
Earley Town Council	Mrs Dorothy Gibert	Ms J Heward
Mr David Earnshaw	Mr Phillip Gill	Mrs Jenny Hicks
Councillor Melanie Eastwood	Councillor Paul Gittings	Mr Steve Hicks
Mr Simon Ede	Gladman Developments	Hicks Baker
Councillor Rachel Eden	Globe-Newtown	Hicks Developments Ltd
Edgington Spink And Hyne	Nicola Gooch	Mr Paul Higginbotham
Mr Alun Edwards	Goodman International Ltd	Mr Fred Higgs
Councillor Deborah Edwards	Mrs Z O Gorman	Mr Steve Higgs
Councillor Kelly Edwards	Mr And Mrs C Goslar	Highdown Avenue Management Association L
Edwards Irish Partnership	Mr Stuart Gould	Highways Agency Network Strategy
Andrew Edwardson	G J Grashoff And A B Grashoff	Alex Hill
Mrs Lynn Eggleton	Mrs Janet Gray	Hives Planning
Mr Paul Elford	Mr Jonathan Green	Mr Dave Hobley
Mr Dean Ellis	David Griffiths	Mrs Jill Hodges
Ms Liz Ellis	Graham Griffiths	Mr John Hoggett

Section 106 Planning Obligations SPD - Report of Consultation (April 2015)

Holybrook Parish Council	Mr Richard Kenwood	Martin & Pole
Home Group	Councillor Gul Khan	Miss Rebecca Mashayekh
Miss Charlotte Hopley	Kidmore End Parish Council	Councillor Chris Maskell
Councillor Ed Hopper	Ms Sharon Kiely	Mr Dennis Matthews
Miss Gillian Hopper	Mr Robert Kiff	Mrs Hazel Matthews
Mrs Margaret Horne	Liz And Les Killick	Jonathan And Gemma Matthews
Horstonbridge Development Management Ltd	Denis King And Gillian King	Mrs Linda McCauley
Councillor Graeme Hoskin	Susan Knight	Sarah McCullough
Ms Shelagh Howard	Mr Ian Knock	Mrs Margaret McDermott
Mr Tom Howell	Samuel Kompfner	Councillor Eileen McElligott
Mr Howlett	Sara Kopp	Mr John McLeod
Dr Chris Howlett	Lafarge A & C UK	Mrs Ida McVetis
Mr Vincent Hudson	Ms Helen Lambert	Marie-Dominique Meunier
Mrs Violet Hurn	Lambert Smith Hampton	Kadambari Michaels
Ms Catherine Hutchison	Lambert Smith Hampton	Mr Martin Mikhail
Miss Freda Hyatt	Lancaster Plc/Bondco No 312	Miss Amy Miles
Mrs F Hyman	Ms JM Langford	Art R Miller
Ian Hunt Associates Ltd	LaSalle Investment Management	Mr Terry Mills
Iceni Projects	Ms Sonia Law	Mrs Melanie Minty
IKEA Investment Properties Ltd	Mr Andrew Laylry	Mobile Operators Association
Imperial Properties (Reading) Ltd	Heather Le Couteur	Ms Cath Moffat
Imperial Property Company Ltd	Jennifer Leach	G Moffett
Inchcape Estates Limited	Learning And Skills Council South East	Mr Peter Moran
ING Real Estate Investment Management	Mr Colin Lee	Morley Fund Management Ltd
Inglewood Court Residents Association	Mr Rab Lee	Mr Logan Morris
Integrated Youth Development Service	Steven Leitch	Mr Paul Morris
Mrs G Irvine	Ms Lynne Lemon	Miss Hilary Morton
Sia Israel	Ms CP Lim	Mr John Mould
IvyPark Ltd	Mrs Diana Lincoln	Mr Darren Mulcahy
Jacobs Babbie Public Service Division	Mrs Sheila Lines	Mrs V Munro
Januarys	Councillor Marian Livingston	Mr And Mrs A Murray
Mrs Jane Jarvis	Mr D Long	Museums, Archives And Libraries
Mr Oliver Jenks	Ms Fiona Loughlin	Nathaniel Lichfield And Partners
Mr Graham Jerome	Mr Darren Lovelock	National Grid
John Lewis Partnership	Councillor Jo Lovelock	National Offender Management Service
Mrs Susan Johnston	Mr Steve Luckcock	Natural England
Mr Julian Jones	Mr Lumbroso	Mr And Mrs C K Neo
Lynne Jones	Mr Leszek Luszowicz	Network Rail
Mr Martyn Jones	Mr Lyttle	Neville Turner
Councillor Peter Jones	Mr Ian Mackinder	NHS Property Services
Councillor Tony Jones	Calum Macleod	Stuart Norris
Jones Lang LaSalle	Mr W S G Macphee	Mr Derek North
Jones Lang LaSalle	C M Makin	North Whitley Tenant Team Chair
Sarah Judge	Gillian Makin	Northcourt Avenue Residents Association
Dr Mani Karim	Mr Richard Mallett	O2
Katesgrove Residents Association	Ms J Manning Brown	Oak Leaf Surveyors
Mr Trevor Keable	Mrs R Mansor	Brian Oatway
Kempton Carr Croft	Mapeley (STEPS) Limited	Councillor Meri O'Connell
Mrs Angela Kennedy	Mark Leedale Planning	Office For Nuclear Regulation
Mr Dave Kenny	Mrs Lynda Martin	Judith Oliver
Kennet Properties Ltd	Mr Tony Martin	Mr Robert O'Neill

Section 106 Planning Obligations SPD - Report of Consultation (April 2015)

Open Spaces Society	Mrs Ann Rance	RPS
Reverend Vernon Orr	Ms Zeba Rao	RPS Planning
Councillor Mike Orton	Rapleys	Mrs Rachel Ruchpaul
Outdoor Media Centre	Rapleys	Councillor Pete Ruhemann
Mr Alan Overton	Emma Rawlinson	Ms Karen Rumbol
Owners Of 350 Basingstoke Road	Mr Paul Raynsford	Daniel Patrick Russell
Owners Of Harveys Nurseries	RCRE	Mr Alan Rutter
Oxford Rd S Neighbourhood Watch Committee	Reading And Mid Berkshire CAMRA	Mrs Marion Ryall
Oxfordshire County Council	Reading Chamber Of Commerce	Councillor Rebecca Rye
P J Planning	Reading Chronicle Environment Correspondent	Mr Paul Rylands
Councillor Tony Page	Reading Civic Society	Councillor Jennifer Rynn
Mrs Zoe Page-Smith	Reading Conservative Group	Sackville Developments (Reading) Ltd
Pangbourne Beaver Investments	Reading CTC District Association	SAKOMA
Mark And Betty Pargeter	Reading Cycle Campaign	Sara Batting Estate Agents
David Parsons	Reading Friends Of The Earth	Mrs Janette Sassoon
Mrs Elizabeth Parsons	Reading Golf Club Ltd	Savills (Cambridge)
Dr John Partington	Reading Muslim Council	Savills (London)
Mr David Patterson	Reading Transport Ltd	Savills (Oxford)
Peacock & Smith	Reading Urban Wildlife Group	Ms Beth Scott
Belinda Pearce	Reading Voluntary Action	Scott Brownrigg (Chris Tennant)
Richard Pearson	Reading Youth Cabinet	Scott Brownrigg (Hilary Goodban)
Pegasus Planning Group	Redlands & University Neighbourhood Ac Grp	Mr David Scull
Mr Tim Pendrill	Redlands GLOBE	Sehmi Builders Merchants
Mr Bertram Pepper	Redrow Homes Eastern Division	Miss Jackie Serjent
Ms Marie Percival	Miss Elonwy Rees	Setsquare Solutions
Ms Ruth Perkins	RenewableUK	Mr Alok Sharma MP
Miss Emma Perry	Mrs Carolyn Ribbons	Mr Matt Shaw
Peter Brett Associates	Mr Brendan Ridge	Ms S Sheikh
Peter Brett Associates LLP	Ridge And Partners	Miss Summreen Sheikh
Pioneer Property Services	Mr Richard Riley	David And Gaylene Shepherd
Pitmans	Mrs Sandie Rimmer	Ms Janet Sherbourne
Plan Ahead Drawing Services	I Rivers	Shinfield Mothers Union
Planning Potential	RO Developments Ltd And Urban Switch Ltd	Shinfield Parish Council
Dr Maria Pletnikova	Mr Mark Roach	Shurgard Self-Storage
Mr William Pocock	Robert Rigby Architects	Ms Nicky Simpson
Miss Jenna Polak	Mrs Theresa Robinson	Mr Allen Sinclair
Lloyd Pople	Mr Tom Robinson	Mrs Norma Sinclair
Mrs Rosemary Porter	Mrs Robson	Mr Thomas Sinclair
Prospect Estate Agents	Sheppard Robson	Councillor Daya Pal Singh
Prospect School	Councillor Matt Rodda	Singleton Architects
Mr Joseph Provino	Romans	Mr & Mrs Sirisena
Provision Planning	Sue Ronay	Skandia Property Fund
Prudential Plc	Miss Tanya Rosenberg	Councillor Jeanette Skeats
Prudential Portfolio Investment Managers	Mrs Laura Roses	Mr David Slade
Purley On Thames Parish Council	Mr Ross	Miss Michelle Sleaford
Mr Jason Pyke	Mr Craig Round	Slough Borough Council
Quod	Rowberry Morris	Dr Andrew Smith
Radian	Royal Berkshire Fire And Rescue Service	Mr R V Smith
Raglan Housing Association	Royal Borough Of Windsor And Maidenhead	Mrs Sheila Smith
Mrs Clotilda Rahman	Royal Mail Group Limited	Mr Magnus Smyly
Councillor Mark Ralph	Royal Mail Group Ltd	Mrs Cathy Snarey

Section 106 Planning Obligations SPD - Report of Consultation (April 2015)

Mr Andrew Somerville	The National Federation Of Gypsy Liaison Grp	Mrs Elaine Warwick
Sonning Parish Council	The Ramblers Association - Berkshire Area	Larry Watson
South Oxfordshire District Council	The Royal Society For The Protection Of Bird	Mr And Mrs S Watson
Southern Housing Group	The Showmen's Guild Of Great Britain	Claire Weaver
Spen Hill Developments	The Theatres Trust	Mr Keith Weaver
Sport England	The Warren & District Residents Association	Mr Peter Weaver
SSE Power Distribution	Howard Thomas	Mrs Pamela Webb
St James Group Ltd	Mr Michael Thomas	Mr Chris Webster
Standard Life Investments	Mr Trevor Thomas	Mr Michael Wellock
Mr Ben Stanesby	Thomas Homes	Mrs Deirdre Wells
Councillor Jane Stanford-Beale	Mr Ross Thomson	Mr DA Weston
Councillor Tom Stanway	Mr Martin Thorp	West Berkshire Council
Mr Jan Steele	Mr Gavin Thurley	Westbuild Homes Limited
Stephen Bowley Planning Consultancy	Councillor Bet Tickner	Wharf Land Investments Ltd
Councillor David Stevens	Tilehurst Allotments Society	Ms Dawn Whipp
Mrs Caroline Stewart	Tilehurst Horticultural Association	Councillor Jamie Whitham
Ms Joanna Stewart	Tilehurst Parish Council	Councillor Rob White
Stewart Ross Associates	Tilehurst Poor's Land Charity	Mr Edward Wild
Mrs Shelagh Stiles	T-Mobile	Mr Wilkins
Mr And Mrs Stone	Mr Clive Tombs	Councillor Rose Williams
Mr Nick Stone	Dr Adrian Tompkins	Councillor Richard Willis
Mrs Louise Sullivan	Mr Chris Townsend	Mrs Gillian Wilson
Sun Street Y&C Centre	Transport 2000	Mr Robert Wilson MP
SusTrans	TRW Pensions Trust Ltd	Mr Tom Winchester
Ms Nicola Suter	Miss Marissa Tsoukas	Mr Adrian Windisch
Ian Sutherland	S E Tucker And J Calcutt	Wm Morrison Supermarkets Plc
Mr Jonathan Sutton	Andrew Tudor	Wokingham Borough Council
Cathy Szklar	Turley Associates	Women's Learning Centre
TA Fisher	Louise Turner	Mr Chris Wood
TA Fisher & Sons	UBS Global Asset Management (UK) Ltd	Mr Peter Wood
Ms Taplin	Universities Superannuation Scheme Limited	Mr Russ Wood
Bob Tarling	University Of Reading (c/o Haslams)	Mr Peter Woodbridge
Mrs Kelly Tatam	University Of Reading (Stephen Jenkins)	Mrs Patricia Woodcock
Mr And Mrs Taylor	Vail Williams LLP	Woodley Town Council
Taylor Wimpey West London	Peter J Vallance	Yvonne Woodward
Mrs Jan Temperley	Valuations (Environment\Development) Flo 3	Councillor Paul Woodward
Tenant Support	Mr John Varney	Mr Duncan Wooldridge
Councillor Liz Terry	Councillor Sandra Vickers	Woolf Bond Planning (Basingstoke)
Miss Melanie Tether	Vodafone	Woolf Bond Planning LLP (Reading)
Mr Hora Tevfik	Voluntary Sector Support	Worton Grange Industrial Limited
Thames Valley Chamber Of Commerce	John And Meg Vought	Mr Mark Young
Thames Valley Police	Mr Chris Voysey	Mr Stephen Young
Thames Valley Police - Crime Prevention Tea	Mr Martin Wagner	Mr M Zamir
Thames Valley University	Mr Johann Wain	
Thames Water Property Services Ltd	Lee And Brian Waite	
The Canal & River Trust	Ms Sarah Waite	
The Coal Authority	Mr James Walsh	
The Council Of British Archaeology	Mr Roger N Walton	
The JTS Partnership LLP	S J Walton	
The Laurel Dawn Property Trading Partnershi	Mr Brian Warren	
The Licensed Trade Charity	Mr David Warren	