WESTERN AREA PLANNING COMMITTEE
16TH SEPTEMBER 2026

UPDATE REPORT

Item No:	4(2)	**Application No:**	25/01863/FULMAJ & 25/01864/LBC	**Page No.**	43-93

Site: Newbury Manor Hotel, London road, Newbury RG14 2BY

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1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updated Recommendation

The recommendation for 25/01863/FULMAJ remains as set out in the agenda committee report, subject to the following amendments to the proposed Heads of Terms for the Legal Agreement. Due to the viability of the site, there isa surplus of £100,740 which is available for affordable housing contributions and the contributions towards primary healthcare. It is suggested that this is split between affordable housing and the primary healthcare contribution.

1	**Affordable housing (Amended)** A contribution is required towards the off-site provision of affordable housing of £75,367
2	**Site Amenities** To secure measures to ensure that the open space to the north and south of the River Lambourn, the weir and riparian areas are managed in the long term though a management company.
3	**Carbon offsetting** To provide a payment to address the shortfall in net zero carbon emissions from the development of £22,274.48
4	**Safeguarding Land** To provide land within the application site that will be safeguarded for the provision of a cycle route.
5.	**Contribution to Primary Healthcare** A contribution is required towards improvements in primary healthcare of £25,373
6.	**Council's Costs** To pay the Council for the reasonable legal costs incurred in the review, negotiation, preparation and execution of the section 106 legal agreement or Unilateral Undertaking through an administration fee.