

DRAFT S106 HEADS OF TERMS

Planning application for the removal of existing development and the construction of a four-storey building to comprise 19 dwellings and associated works at 75 – 81 Southampton Street, Reading RG1 2QU

September 2021

1. Parties

1. Reading Borough Council
2. Perfect Property Developments Ltd, 35 Ruddlesway, Windsor, Berks SL4 5SF
Company No 12476670

2. Preliminaries

- 2.1 The obligations in section 3 and 4 relate to the planning application for the removal of existing development and the construction of a four-storey building to comprise 19 dwellings and associated works at 75 – 81 Southampton Street, Reading RG1 2QU.
- 2.2 The owners agree to pay the Council's appropriate legal costs in connection with the preparation of the legal agreement.
- 2.3 Prior to the Council's commencement of preparation of the legal agreement the Council will be provided with the owner's solicitor name and address.

3. Sport and Leisure Contributions

- 3.1 Subject to the Council's demonstration of need and viability an agreed contribution towards the enhancement and management of and access to local outdoor recreation and open space directly serving the development, including provision in line with adopted site- specific policy.
- 3.2 The contribution shall be paid prior to the occupation of any new dwelling.
- 3.2 Any sum not spent within ten years of the date of payment will be repaid to the Owners.

4. Highways

- 4.1 A contribution will be agreed in association with the highway works required by the development, namely the provision of a dropped kerb for the on-site service vehicle parking.
- 4.2 The contribution shall be paid following the demolition works and prior to the commencement of the building works.
- 4.3 In the event that sums are left over, any remaining sum will be repaid to the Owners.

5. Education Contributions

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- 5.1 Subject to the demonstration of need and the likely demand from the development and viability, a contribution may be agreed towards the local nursery and education facilities.
- 5.2 In the event of 5.1 being agreed, 50% of the contributions shall be paid prior to the occupation of any new dwelling. The final 50% of the contributions shall be paid on the occupation of the 10th dwelling.
- 5.3 Any sum not spent within ten years of the date of payment will be repaid to the Owners.
- 6. Carbon Off-setting**
- 6.1 A contribution of £16,560 will be paid in order to achieve the zero carbon development target.
- 5.2 50% of the contributions shall be paid prior to commencement of the development. The final 50% of the contributions shall be paid on the occupation of the first dwelling.