

KINGS MEADOW VIEW, READING, RG1 3HS DRAFT SECTION 106 HEADS OF TERMS

1.0 PARTIES

- 1.1 abrdn (as 'Owner').
- 1.2 Reading Borough Council (as 'Local Planning Authority').

2.0 HIGHWAYS WORKS

- 2.1 The Owner will enter into an agreement under Section 278 of the Highways Act 1980, as amended, in respect of any highways works. The extent of any highways works will be discussed and agreed with the Local Planning Authority.
- 2.2 The Owner will submit a Schedule of Highways Works, detailing the extent of any proposed highways works, which will relate proposed highways works to specific phases of the development.
- 2.3 The Owner will complete the works in accordance with the approved Schedule of Highways Works.

3.0 OPEN SPACE

- 3.1 Details on the provision of any open space will be submitted under Reserved Matters Applications in accordance with the Design Codes.
- 3.2 The Owner of the subject site will undertake an assessment of the nature, quantum and extent of open space required for each residential phase as part of an Open Space Assessment. An Open Space Assessment is to be submitted as part of Reserved Matters Applications and no development will commence on the site until the Open Space Assessment has been approved by the Local Planning Authority.
- 3.3 The Owner will deliver the Open Space in accordance with the Open Space Assessment, in relation to any approved phasing plans prior to the occupation of each phase of the development to which the open space relates.

4.0 PUBLIC ART

- 4.1 The Owner will enter into an agreement under Section 106 of the Town and Country Planning Act 1990, as amended, in respect of the provision of public art.
- 4.2 The Owner will implement the public art scheme or pay a financial contribution to the Local Planning Authority.

5.0 FRAMEWORK RESIDENTIAL TRAVEL PLAN

- 5.1 The Owner will appoint a Travel Plan Co-ordinator to set up and manage the implementation of a Framework Residential Travel Plan prior to the commencement of development.
- 5.2 Within six months of the occupation of each residential phase of the development, the Owner will submit a Framework Residential Travel Plan to be approved in writing by the Local Planning Authority.
- 5.3 The Owner will implement, monitor and review the approved Framework Residential Travel Plan from the date of the first approval for a period of five years and will provide a report on the first, third and fifth anniversary of the date of the first approval and action any comments provided by the Local Planning Authority. The report is to include an update of the Framework Residential Travel Plan following baseline surveys, future resident travel surveys and a comprehensive review of all objectives, targets, action plans and monitoring programmes.

6.0 CONSTRUCTION AND SKILLS EMPLOYMENT

- 6.1 The Owner will prepare and submit a Construction Employment and Skills Plan.
- 6.2 The Construction Employment and Skills Plan will be submitted no later than six months prior to the commencement of each phase of the development for approval of the Local Planning Authority.

7.0 CAR CLUB

- 7.1 The Owner will submit a Car Club Strategy to the Local Planning Authority to be agreed in writing.
- 7.2 The Owner will implement the Car Club Strategy as agreed within six months of the completion of the development, which will include the provision of three car club spaces.

8.0 DISTRICT HEATING

- 8.1 The Owner will consider, as part of Reserved Matters Applications for each phase of the development, if future connections could be made from each phase of the development to a District Heating Network.