

Developer Contributions Report for the Parish / Town of Purley

Planning Application 00/01095/FUL 00/01094/

Site Description Int/Ext renovations; conversions; conversion of main house to create 5 flats. Replace exist service wing; erection of 11 private dwellings; erection of 5 units and Monday Club in grounds for residents of Duncan Trust.

Legal Agreement Ref L120609

Site Address Purley Park, Hazel Road, Purley-on-Thames

Date Of Legal Agreement 23/01/2002

Applicant T.A Fisher & Sons Ltd

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Highways	2) the applicant is jointly bound by the sum of £9,000 in the form of a bond which is index linked from 01/06/01 and will act as a deposit until the improvement works have been completed to a satisfactory standard.	No description - bond	£0	£0		
Highways	1) The applicant must construct traffic calming measures including the provision of a build out, changes to the white lining & coloured surface improvements to Hazel Road according to designs set out in drawing: 2001/752/002B	No description - obligation	£0	£0		

Planning Application 01/00477/FUL

Site Description Garage conversion to granny accomodation

Legal Agreement Ref L120618

Site Address 21 Menpes Road, Tilehurst, Reading

Date Of Legal Agreement 14/12/2001

Applicant Mr & Mrs Hodges

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Planning	1) No separate use & division of the site & also prevents separate disposal of the annex.	No description - obligation	£0	£0		

Planning Application 04/00525/FULMAJ**Site Description** Demolition of existing dwelling and erection of 9 houses and 5 apartments- retrospective**Legal Agreement Ref** L120834**Site Address** 80 Long Lane, Tilehurst, Reading, RG31 6YN**Date Of Legal Agreement** 01/06/2004**Applicant** Cala Homes Ltd

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Planning	All contributions have been paid to 03/00673/FULMAJ.	No Description	£0	£0		

Planning Application 04/01053/FULMAJ**Site Description** Erection of 32 dwellings with associated parking, landscaping and highways following demolition of existing dwellings.**Legal Agreement Ref** L120972**Site Address** 68 - 72 Long Lane, Tilehurst, Reading**Date Of Legal Agreement** 21/03/2005**Applicant** Kingsoak Thames Valley

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Education	Education contribution of £104,236 payable in two instalments. Index linked from 01/08/04. 50% on commencement & 50% 6 mths from date of commencement or on completion (whichever is earlier)	See below	£107,537	£42,383	£65,153.30	£65,153.30
Highways	Contribution of £66,250 towards Highway works. Payable on first use & occupation. Index linked from 01/02/05.	First use & occupation	£67,709	£0	£67,708.86	£67,708.86
Planning	Third Schedule requires developer to give notice of date on which it intends to commence and also notice of the date on which the development is first used & occupied. This is for purposes of collection of Highways contribution..	No Description	£0	£0		
Housing	Affordable housing contribution of £815,882 payable in 3 instalments date set out on p2 of agreement. Index linked from 01/08/04. Instalment 1 and 2 of 3.	30% on commencement	£505,030	£432,252	£72,778.00	£72,778.00
Housing	Affordable housing contribution of £815,882 payable in 3 instalments date set out on p2 of agreement. Index linked from 01/08/04. Instalment 3 of 3.	30% 6mths from 1st date 40% 6mths from 2nd date	£345,998	£345,998		

Planning Application	05/00511/RESMAJ
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Site Description Erection of 98 no. residential dwellings and associated works

Site Address Land To Rear Of Nos: 30 - 70 , Long Lane, Tilehurst, Reading

Applicant David Wilson Homes (Southern) - Mr A D Lehmann

Legal Agreement Ref L120694

Date Of Legal Agreement 17/06/2003

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Housing	Of 30% of total number of dwellings req for social housing, 70% for rent and 30% shared equity. Of shared equity 45% for key workers.	No description - obligation	£0	£0		
Countryside	Provision of 1.1 hectares of landscaping public open space, including an equipped neighbourhood play area. Commuted sum of £20,000.	No description	£24,052	£0	£24,052.36	£24,052.36
Education	Education contribution of £288,429. 50% 14 days after commencement and 50% on completion of the final dwelling. Index linked from 01/04/02. Instalment 1 of 2.	50% on completion	£171,557	£26,315	£145,242.00	£145,242.00
Education	Education contribution of £288,429. 50% 14 days after commencement and 50% on completion of the final dwelling. Index linked from 01/04/02. Instalment 1 of 2.	50% on commencement	£158,254	£0	£158,254.26	£158,254.26
Countryside	Landscape management plan, to include design objectives and maintenance responsibilities for all landscape areas, including existing copses, woodlands and hedges and its implementation for a 5 year period.	No description - obligation	£0	£0		
Highways	Off site transport measures to improve access particularly by means other than the private car, to the value of £250,000. Index linked from 01/04/02.	1st use & occ/12 mths from date of completion	£297,399	£42,026	£255,373.61	£255,373.61
Planning	Commissioning of a design brief by the applicants to be drawn up in consultation with key stakeholders	No description - obligation	£0	£0		
Countryside	Provision of 1.1 hectares of landscaping public open space, including an equipped neighbourhood play area, and commuted maintenance payment of £21,600 if this land/play area is to be adopted by the council. Index linked from 01/04/02.	Date of completion of transfer of the open space	£25,977	£0	£25,976.55	£25,976.55

Planning Application 05/02141/FULMAJ

Site Description Erection of 13 no.2, 3, and 4 bedroom dwellings and associated works.

Legal Agreement Ref L121177

Site Address 34 Long Lane, Tilehurst, Reading, West Berkshire, RG31 6YJ

Date Of Legal Agreement 19/12/2005

Applicant David Wilson Homes (Southern) Mr A D Lehmann

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Education	Education contribution of £48,677 index linked from 01/09/05. Payable in 2 instalments, 50% on commencement balance 6mths from 1st instalment or completion. Unspent monies to be refunded after expiry of 10 yrs from receipt of contribution.	Payable in 2 instalments (see above)	£52,688	£20,353	£32,335.00	£32,335.00
Countryside	Open Space contribution of £49,596. Index linked from 01/09/05. Payable not later than 1st use & occupation. Unspent monies to be refunded after expiry of 10 yrs from receipt of contribution.	Payable not later than 1st Use & Occupation	£53,683	£0	£53,682.89	£53,682.89
Planning	Planning Administration Fee of £200	No Description	£200	£0	£200.00	£200.00
Planning	14 day written notice required before commencement (see 3rd schedule) and 14 days written notice given of the date on which it is intended any part of development will be used or occupied.	No description	£0	£0		
Highways	Highways contribution of £28,800 index linked from 01/09.05. Payable 1st use and occupation. Unspent monies to be refunded after expiry of 10 yrs from receipt of contribution.	1st use & occupation	£31,173	£31,173		
Crime Prevention	To make a contribution in respect of the expansion and or maintenance of CCTV equipment in the vicinity of the Land	1st use & occupation	£9,309	£0	£9,308.67	£9,308.67
Libraries	Library contribution of £2,040. Payable not later than date of commencement of development. Index linked from 01/09/05. Unspent monies to be refunded after expiry of 10 yrs from receipt of contribution.	Payable on commencement	£2,208	£0	£2,208.11	£2,208.11
Health Care	Health Care contribution of £1,980. Index linked from 01/09/05. Payable 14 days from date of commencement of development. Unspent monies to be refunded after expiry of 10 yrs from receipt of contribution.	14 days from commencement	£2,143	£2,143		

Planning Application 05/02263/FULD**Site Description** Demolition of existing dwelling and garage and erection of two detached dwellings**Legal Agreement Ref** L121184**Site Address** Beechcroft, Beech Road, Purley On Thames, West Berkshire, RG8 8DS**Date Of Legal Agreement** 01/02/2007**Applicant** B Mulcahy Esq

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Libraries	Library contribution of £170 index linked from 01/10/05 and are payable on the date of commencement of development.	Commencement of development	£178	£0	£177.61	£177.61
Countryside	Open Space contribution of £4,133 index linked from 01/10/05 and are payable on the date of commencement of the development.	Commencement of development	£4,318	£0	£4,317.97	£4,317.97
Highways	Highways contribution of £4,800 index linked from 01/10/05 and are payable from the date of commencement of the development.	Commencement of development	£5,015	£0	£5,014.82	£5,014.82
Education	Education contribution of £3,930 index linked from 01/10/05 and are payable from the date of commencement of the development.	Commencement of development	£4,106	£4,106		
Health Care	Health Care contribution of £165 index linked from 01/10/05 and are payable from the date of commencement of the development.	Commencement of development	£172	£172		
Planning	4th Schedule requires 14 days notice of date of intention to commence development.	No description	£0	£0		

Planning Application 06/01642/FULD**Site Description** Two storey extension, convert existing house into four 2 bed flats with balconies to first floor rear elevation and parking to rear.**Legal Agreement Ref** PBA**Site Address** 1 St Marys Avenue, Purley On Thames, Reading, Berkshire, RG8 8BJ**Date Of Legal Agreement****Applicant** Chalgrove Properties Ltd

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Countryside	Open Space contribution of £13,200.	No description	£13,200	£0	£13,200.00	£13,200.00
Education	Education contribution of £2,157.	No description	£2,157	£2,157		
Highways	Highways contribution of £4,500.	No description	£4,500	£0	£4,500.00	£4,500.00

Libraries	Library contribution of £639.	No description	£639	£0	£639.00	£639.00
Health Care	Health Care contribution of £495.	No description	£495	£495		
Planning	Planning admin charge of £300.	No description	£300	£0	£300.00	£300.00

Planning Application 06/02897/FULD

Site Description Erection of two 3 bedroom detached houses

Legal Agreement Ref LF/OUTSOURCE

Site Address Domus, Oxford Road, Tilehurst, Reading, Berkshire, RG31 6UT

Date Of Legal Agreement 28/03/2007

Applicant Mr S Brewin

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Countryside	Open Space contribution of £8,880 towards improvements to existing POS in vicinity of development. Index linked from 01/01/07 and are payable on commencement of development.	Commencement of development	£9,816	£0	£9,815.99	£9,815.99
Planning	Planning admin fee of £300.	No description	£300	£0	£300.00	£300.00
Highways	Highways contribution of £5,400. Index linked from 01/01/07 and are payable on commencement of development.	Commencement of development	£5,969	£5,969		
Education	Education contribution of £6,041 towards impact of development on catchment schools. Index linked from 01/01/07 and are payable on commencement of development.	Commencement of development	£6,678	£6,678		
Health Care	Health Care contribution of £330 towards impact of development on local GP practices. Index linked from 01/01/07 and are payable on commencement of development.	Commencement of development	£365	£365		
Planning	4th Schedule requires 14 days written notice of the date on which it is intended to commence the development and 14 days written notice of the date on which it is intended that any part of development be used and occupied.	No description	£0	£0		
Libraries	Libraries contribution of £426 towards stock items in all WB Libs. Index linked from 01/01/07 and are payable on commencement of development.	Commencement of development	£471	£0	£470.88	£470.88

Planning Application 07/00392/FULD**Site Description** Erection of a detached 3 bedroom dwelling**Legal Agreement Ref** PBA**Site Address** Land Between 25 And 27, Glebe Road, Purley On Thames, Reading, Berkshire**Date Of Legal Agreement****Applicant** Lancrest Properties Ltd

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Education	Education contribution of £1,510.	No description	£1,510	£1,510		
Health Care	Health Care contribution of £165.	No description	£165	£165		
Countryside	Open Space contribution of £4,440.	No description	£4,440	£0	£4,440.00	£4,440.00
Planning	Planning admin fee of £300.	No description	£300	£0	£300.00	£300.00
Highways	Highways contribution of £2,700.	No description	£2,700	£0	£2,700.00	£2,700.00
Libraries	Library contribution of £213.	No description	£213	£0	£213.00	£213.00

Planning Application 07/02799/FULD**Site Description** Detached one bedroom one and half storey dwelling**Legal Agreement Ref** PBA**Site Address** 70 Wintringham Way, Purley On Thames, Reading, Berkshire**Date Of Legal Agreement****Applicant** Mr D C And Mrs J A Jones

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Highways	Highways contribution of £900.	No description	£900	£0	£900.00	£900.00
Countryside	Open Space contribution of £268.	No description	£268	£0	£268.00	£268.00
Libraries	Libraries contribution of £120.	No description	£120	£0	£120.00	£120.00
Planning	Planning admin fee of £375.	No description	£375	£0	£375.00	£375.00
Health Care	Health Care contribution of £90.	No description	£90	£90		

Planning Application 08/00061/FULD**Site Description** Erection of 3 bedroom detached house and garage**Legal Agreement Ref** PBA**Site Address** Land Adjacent To 35 Long Lane, Tilehurst, Reading, Berkshire**Date Of Legal Agreement****Applicant** G S Property Developments

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Health Care	Health Care contribution of £180.	No description	£180	£180		
Libraries	Libraries contribution of £240.	No description	£240	£0	£240.00	£240.00
Countryside	Open Space contribution of £1,869.	No description	£1,869	£0	£1,869.00	£1,869.00
Highways	Highways contribution of £2,700.	No description	£2,700	£0	£2,700.00	£2,700.00
Planning	Planning admin fee of £375.	No description	£375	£0	£375.00	£375.00
Education	Education contribution of £3,081.	No description	£3,081	£3,081		

Planning Application 08/00171/OUTD**Site Description** Demolition of existing dormer bungalow, replacement by one bungalow fronting Long Lane and one bungalow to rear.**Legal Agreement Ref** L121362**Site Address** 9 Long Lane, Tilehurst, Reading, Berkshire**Date Of Legal Agreement** 20/03/2008**Applicant** Mr M Sheppard

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Planning	4th Schedule require 14 days written notice of date which it is intended to commence development and 14 days written notice of date it is intended that any part of development be used and occupied.	No description	£0	£0		
Health Care	Health Care contribution of £131 towards impact of development on local GP practice. Index linked from 20/03/08 and due on commencement of development.	Commencement of development	£148	£148		
Education	Education contribution of £2,421 towards education facilities to mee impact of development on catchment schools. Index linked from 18/02/08 and due on commencement of development.	Commencement of development	£2,752	£2,752		

Highways	Highways contribution of £1,800 towards 1 or more of (a) bus services in WB (b) hwy safety impr in vicinity of site (c) impr to ped/cycl & bus stop fac in vicinity of site. Index linked from 01/02/08 & due on commencement of development.	Commencement of development	£2,053	£2,053		
Countryside	Open Space contribution of £1,366 towards improvements to existing POS in parish of Tilehurst. Index linked from 25/02/08 and due on commencement of development.	Commencement of development	£1,553	£1,553		
Planning	Planning admin fee of £375.	No description	£375	£0	£375.00	£375.00
Libraries	Libraries contribution of £175 towards stock items and all other service improvements in all WB Libs. Index linked from 20/03/08 and due on commencement of development.	Commencement of development	£197	£197		

Planning Application	10/01911/HOUSE
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Site Description	Part retrospective - erection of rear extensions, swimming pool, new garage to the front and change of use of an existing garage at the rear of the property to a gym with a pool house extension.	Legal Agreement Ref	SA/L121635
Site Address	1107 Oxford Road, Tilehurst, Reading, Berkshire	Date Of Legal Agreement	12/09/2011
Applicant	Mr Richard McCarthy		

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Planning	Clause 4.1 - The Owner covenants with the Council not to implement the planning permission given reference 09/02542/HOUSE and granted on 23rd March 2010.	No description	£0	£0		
Planning	Planning admin fee of £550.	No description	£550	£550		

Planning Application	155325
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Site Description	Two farm workers cottages (3 Bed semi detached) and garages.	Legal Agreement Ref	2126
Site Address	Home Farm, Mapledurham Drive, Purley	Date Of Legal Agreement	10/05/2000
Applicant	Mr & Mrs T Metcalfe		

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
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Planning	2 Occupiers must be solely employed full time in bona fide commercial agriculture, either at Home Farm or alt. in the locality if authority is satisfied dwellings are no longer needed for persons employed at Home Farm.	No description - obligation	£0	£0
Planning	1)Use & occupation of the develop. is to be for the purposes of agriculture.	No description - obligation	£0	£0

Planning Application	155775
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Site Description Demolition of two existing properties, erection of 10 No. 4 bed detached houses and garages.

Legal Agreement Ref L120418

Site Address Land at Clairmore & Hedgerows, Oxford Rd, Purley

Date Of Legal Agreement 02/10/2000

Applicant Scammel Securities Plc

Service Area	Contribution Description	Trigger Description	Contribution Amount Agreed	Received and waiting allocation (in Holding Account)	Contribution Allocated	Contribution Spent
Countryside	2) Contribution toward future maintenance of the Open Space.	Due date of completion of agreement	£945	£0	£945.00	£945.00
Highways	1) Received cheque for the commuted maintenance sum in Clause 1(b) & also the further sum of £3,500 mentioned in Clause 1(d) relating to the lighting provision.			£0		
Countryside	1) The Agreement requires the laying out of open space as shown edged green on Plan no.2. Notified Stewart Souden in Countryside of the requirements for laying out etc. of the open space & ultimate transfer.			£0		