

Section 106 – Heads of Terms based on WIL-2016-RP01

Affordable Housing

Proposed 45 dwellings on site across the following split:

Affordable Rent (80%)

9 x 2 bed flats / 3 x 1 bed flats (plots 222-233)

6 x 2 bedroom bungalow ("Willow") (plots 8-10, 15-17)

18 x 2 bedroom homes ("Brampton") (plots 46-55, 90-91, 93-94, 104-105, 107-108)

Intermediate (20%)

2 x 2 bedroom bungalow ("Willow") (plots 11 and 14)

7 x 2 bedroom house ("Brampton") (plots 56-58, 89, 92, 106, 109)

This previously equated to 15% of on site dwellings so 10% of the policy requirement was to be delivered through an off-site contribution of £1,057,902 (current S.106 sum).

The total number of dwellings is proposed to increase to 322, of which 45 dwellings would equate to 14%, therefore the off-site contribution would need to cover the remainder of the 11% requirement.

Off-site contribution for remainder of 11% requirement = £1,163,692.20 (new S.106 sum) – additional **£105,790.20** payable.

Education

Previous S.106 sum based on 301 dwellings = £421,440 [Based on 60 school places being generated (20 pupils per 100 homes) and Cost multiplier of £7,024 per place.]

New S.106 sum based pro-rata on 322 dwellings = £450,842.79 - additional **£29,402.79** payable

Public Open Space/Tennis Courts

Land to be provided on site and transferred to management company for informal and formal recreation.

3 no. floodlit tennis courts to be provided on site and transferred to BMBC upon completion of 47th Dwelling. Tennis courts with floodlights costed at **£393,352.37** (tennis court budget) by Persimmon Homes as part of existing S.106 agreement. No additional courts will be provided.

Sustainable Travel Fund

Previous S.106 sum based on 301 dwellings (£196.67 per plot) = £59,198

New S.106 sum based pro-rata on 322 dwellings = £63,327.74 – additional **£4129.74** payable.

Sustainable travel fund amount to be paid less any overspend on the tennis court budget or plus any underspend on the tennis court budget (for the 3 courts to be provided as part of the existing S.106 agreement).