

SAUL CONSTRUCTION LTD

DEVELOPMENT: BRIERLEY HALL SITE, BRIERLEY

ASPECT:- PROPOSED HEADS OF TERMS S106 AGREEMENT

OPEN SPACE

1 IT IS PROPOSED THAT THERE IS NO NEED TO PROVIDE ANY OPEN SPACE OTHER THAN THAT INCORPORATED INTO THE SITE LAYOUT

THE BRIERLEY TOWN COUNCIL HAVE CONFIRMED THEIR SUPPORT OF THIS PROPOSAL

ALTERNATELY WE WOULD PROPOSE THAT THE ADJACENT FORMER BOWLING GREEN AREA BE INCORPORATED INTO THE SITE.

IT IS NOT PROPOSED THAT ANY FINANCIAL CONTRIBUTION WOULD BE MADE

COMMUNITY CENTRE

2 DISCUSSIONS HAVE BEEN HELD WITH BRIERLEY TOWN COUNCIL AND THE METHODIST CHURCH.

IT IS THE CONSENSUS THAT A CONTRIBUTION OF £70000 IS MADE AND TO BE AMALGAMATED WITH OTHER FUNDS AVAILABLE TO THE TOWN COUNCIL AND THE METHODIST CHURCH TO PROVIDE A COMMUNITY CENTRE.

THE LOCATION OF THE COMMUNITY CENTRE WILL BE AT THE CURRENT METHODIST CHURCH BRIERLEY.

EDUCATION

3 IT IS PROPOSED THAT THERE IS NO NEED TO MAKE A CONTRIBUTION TOWARDS LOCAL EDUCATION FACILITIES

AFFORDABLE HOUSING

4 IT IS PROPOSED THAT A CONTRIBUTION OF £80000 IS MADE TOWARDS AFFORDABLE HOUSING. THIS EQUATES TO A REDUCTION OF £13K PER UNIT FOR 6 UNITS.

ALTERNATELY IT COULD REPRESENT A LARGER PROPORTION ON FEWER THAN 6 UNITS.

THE FIGURE OF £80K IS BASED ON LOCAL MARKET CONDITIONS, PROJECTIONS FOR THE NEXT 5 YEARS, THE EXTRA COSTS INCURRED BECAUSE OF THE PLANNING & SITE REQUIREMENTS AND THE VIABILITY OF THE PROJECT.