

Land at The Street, Hullavington – Summary of the Obligations within the Section 106 Agreement

Education

Early years education contribution – approximately £157,500 based on an indicative house type mix (based on the indicative layout) used for the Section 106 agreement. The level of contribution will change according to the precise mix determined at reserved matters stage.

Primary years education contribution – approximately £262,600 based on an indicative house type mix (based on the indicative layout) used for the Section 106 agreement. The level of contribution will change according to the precise mix determined at reserved matters stage.

Secondary years education contribution – approximately £321,000 based on an indicative house type mix (based on the indicative layout) used for the Section 106 agreement. The level of contribution will change according to the precise mix determined at reserved matters stage.

Requirement to pay the education contributions to Wiltshire Council prior to the commencement of development on the site.

Affordable Housing

Provide at least 40% of the total dwellings as affordable housing (60% of these to be affordable rented dwellings and 40% to be shared ownership dwellings). 10% of the affordable housing dwellings to be adapted units.

Not to occupy more than 50% of the open market dwellings until the affordable housing units have been completed and transferred to the registered provider.

Waste & Recycling

Provision of containers for waste and recycling – a contribution of £91 per dwelling. Requirement to pay the waste and recycling contribution to Wiltshire Council prior to the commencement of development on the site.

Off-Site Sports Contribution

A payment of £278.30 per dwelling to be paid to Wiltshire Council prior to the commencement of development on the site.

Community Car Park

Construction of the community car park (for circa 20 spaces) in the location shown in parameters plan (Drawing Ref 416.04636.00004.29.010.11), subject to minor amendments. The community car park will be offered to Hullavington Parish Council, along with a commuted sum (£30,000) for future maintenance. Not to occupy more than 75% of the dwellings (or as otherwise agreed in writing by the Council) unless and until the community car park land shall have been offered for transfer to the Parish Council. If the Parish Council does not wish to take on the community car park it will be transferred to the management company.

Off-Site Highway Works

Not to occupy more than 50% of the dwellings until the below highway improvement works have been completed:

- A) Junction improvement works at the junction of The Street with Norton Road, together with the associated signage and road marking details for Norton Road, as detailed on the Drawing No. A173-002 Rev P4.

- B) Improvements to the road markings on The Street, through the renewal of the transverse yellow bar markings and red tarmac surfacing on approaches to the school.
- C) The footway tie-in to the south western corner of the site, as detailed on the Drawing No. A173-001 Rev P8.

Primary School Expansion Land

This relates to 0.2ha of land in the approximate location shown in the Parameters Plan. The Local Education Authority has 10 years from the date of commencement of development on the site to request the transfer of the land. After this time the obligation falls away.

Public Right of Way Contribution

Pay to Wiltshire Council the sum of £2,389.00 as a contribution towards the Council's costs of diverting the existing public right of way within the primary school expansion land. This contribution is to be paid prior to commencement of development on the site.

Public Open Space and Children's Play Provision

Provision of the extent of public open space as shown in Parameters Plan (Drawing Ref 416.04636.00004.29.010.11), subject to minor amendments. No more than 75% of the dwellings can be occupied before the open space is provided. The open space is to be managed by a management company. There is a restriction on the occupation of more than 90% of the residential dwellings until the open space has been transferred to the management company.

The owner to agree with Wiltshire Council as part of the submission of the reserved matters application whether the children's play area will be provided on site or a financial contribution will be made instead (this provision came on the back of a request by the POSH group for the option to fund a play area somewhere else in Hullavington). The financial contribution will be worked out in accordance with the below formula:

per 1 bed Residential Unit - £0

per 2 bed Residential Unit - £438.00

per 3 bed Residential Unit - £876.00

per 4+ bed Residential Unit - £1,314.00