

PEEL HALL, WARRINGTON

Draft Heads of Terms for S106 Agreement & Proposed Conditions

Section 106 Agreement

1 Open Space and Ecology

- (a) Laying out of new playing fields on the Council's land at Windermere Avenue prior to the closure of the Mill Lane playing fields (SE replacement requirement).
- (b) Laying out and creation of the remainder of the agreed scheme for the Council' land at Windermere Avenue and the laying out of the replacement playing fields within the site prior to the occupation of the 150th house on the site (so all formal open sports space is laid out and improved facilities provided at that stage).
- (c) The mounding and planting buffer to the north of the site, alongside the M62, to be created and formed in phases.
- (d) Maintenance of open spaces and hand over to management company/Council.

2 Affordable Housing

- (a) 30% of the homes provided on the site are to be affordable housing. This is to include Starter Homes, discount purchase and rented accommodation.
- (b) The proportion of each tenure type to be agreed on a phase by phase basis, provided no less than 50% are Starter Homes, and if other tenures are to be included other than Starter Homes then no less than 30% are discounted purchase. The decision regarding proportions to be provided will be taken in the light of market evidence, government advice and available finance for affordable housing at the time of each reserved matters application that proposes housing.
- (c) Affordable housing to be provided on a phase by phase basis throughout the site. A minimum of 30% is required to be provided on the entire site.

3 Education

- (a) Primary education shall take the form of the reservation of a site suitable for the development of a primary school adjacent to the local centre (size and price calculation to be discussed), or a contribution to the expansion and improvement of other primary schools in the area, or a combination of both.
- (b) Secondary education shall take the form of contributions to the expansion and improvement of secondary schools in the area.

4 Highways

- (a) Bus subsidies, both temporary service extensions and long term new service to be agreed prior to first occupation. Opening up of distributor road is the trigger for the new service, trigger required for temporary extensions.
- (b) Travel plan bus pass system for new residents and cycle voucher scheme.

5 S278 Highway Works

- (a) 6 access points (see point 5 in pre-commencement conditions below).

Conditions – Whole Site

- 1 A site-wide open space strategy to be submitted prior to the submission of any reserved matters applications (to fix location, function and size of most open space areas), including the buffer zone alongside the M62. Phase-specific open space strategies, to accord with the approved site-wide strategy, to be submitted prior to the submission of the any reserved matters applications relating to the relevant phase.
- 2 A high level site-wide drainage (foul) strategy to be submitted prior to start of development. A phase-specific strategy to provide the worked up proposals required for each of the individual phases to be submitted no later than the first reserved matters application for the relevant phase.
- 3 A high level drainage (surface water) strategy to be submitted prior to the start of development. A phase-specific strategy to provide the worked up proposals required for each of the individual phases to be submitted no later than the first reserved matters application for the relevant phase.
- 4 Highway access plans, to be approved, regarding,
 - Mill Lane
 - Mill Lane/ Blackbrook Avenue
 - Grasmere Avenue (sports)
 - Poplars Avenue (central)
 - Poplars Avenue (west)
 - Birch Avenue (x2)

Conditions – Phase by Phase

- 5 Archaeological assessment (follow up matters)
- 6 Construction method statement.
- 7 Ecological measures and timetable for implementation (follow up matters).
- 8 Noise measures.
- 9 Travel plan measures.

Conditions Applicable to all Reserved Matters

- 10 Parking and cycle parking to LA standards ready for use prior to occupation of all buildings on site.