LAND AT HIGHAM LANE, NUNEATON

SECTION 106 AGREEMENT - PROPOSED HEADS OF TERMS (PRE-APPLICATION STAGE)

1. **Parties**

The Agreement is to be made between Persimmon Homes (North Midlands) Limited (“the Developer”), Prologis UK (“the Owner”), Nuneaton and Bedworth Borough Council (“the Borough Council”) and Warwickshire County Council (“the County Council”).

2. **Background**

The Landowner is the freehold owner of the whole of the land to be bound by the Section 106 Agreement and the Developer will be submitting to the Borough Council an application for Planning Permission. The Developer has the benefit of an option to take the freehold interest of the land to be bound by the Section 106 Agreement.

3. **Obligations**

3.1 **Affordable Housing**

In accordance with the Council’s Affordable Housing Supplementary Planning Document, 25% of the proposed 493 dwellings shall be Affordable Housing Units. Delivery shall be assured through a Registered Provider with 50% of the Affordable Housing Units proposed to be “social rented” and 50% proposed to be “intermediate housing”. The suggested mix is as follows:

- 8 x 1-Bed Two Person Flats;
- 25 x 2 Bed Three Person Houses;
- 28 x 3-Bed Four Person Houses as rented; and
- 34 x 2-Bed Three Person Houses;
• **28 x 3-Bed Four Person Houses**

  as Intermediate ‘Discount Open Market Value’ housing.

3.2 **Play Area**

Two (2) children’s equipped play areas (LEAP) will be provided on site with a mechanism within the s106 agreement for a transfer to the District Council or Parish Council for ongoing and future maintenance at an appropriate time.

3.3 **Education**

An Education Contribution of **(£00.00)** for the Primary School Sector together with a contribution of **[£00.00]** for the 11-16 School Sector (sums are subject to agreement by both the District Council and the County Council). Phasing of such payments to be agreed.

3.4 **Travel Plan**

A Travel Plan Contribution will be made by the Developer to cover informative travel packs, funded bus passes (two six-monthly passes per household), Highways improvements and sums (£’s) to be agreed throughout the application.

3.5 **Recreation and Leisure**

If required, sums (£’s) to be agreed.

3.6 **Libraries**

If required sums (£’s) to be agreed.

3.6 **Public Open Space Maintenance Contributions**

If required sums (£’s) to be agreed.

3.7 **Health Care**

If required sums (£’s) to be agreed.

3.8 **Police Contributions**

If required sums (£’s) to be agreed.

3.9 **Civic Amenity**

The nearest civic Amenity Site to the proposed development is located in Nuneaton and it is accepted that residents of the proposed development are
likely to use this site. If a contribution is required, and such can lawfully be requested subject to CIL compliance, an appropriate figure will be agreed with Leicestershire County Council.

April 2016