

13/000/Mar

|  |      |      |      |
|--|------|------|------|
| EAST DEVON DISTRICT COUNCIL<br>ECONOMY |      |      |      |
| 24 FEB 2014                            |      |      |      |
| ACK                                    | CIRC | SEEN | FILE |
| PROPOSED ADDITIONAL                    |      |      |      |



**PROPOSED ADDITIONAL RESIDENTIAL DEVELOPMENT AT OLD PARK FARM,  
PINHOE**

**PROPOSED S106 HEADS OF AGREEMENT (AS REVISED 24th FEBRUARY 2014)**

The Stuart Partners Limited undertake to provide the following:

Green Infrastructure Strategy: Commitment to deliver measures to be agreed and to set out in a Green Infrastructure Management Plan to accord with East Devon District Council's stated objectives for the delivery of the Clyst Valley Regional Park. See separate proposed GI Clauses.

Poltimore House Historic Parkland. Commitment to deliver measures to include a range of improvements. See separate proposed GI Clauses.

Pinhoe Area Improvements. Commitment to delivery or contribute to public realm improvements in the area immediately around Pinhoe village centre and the scheme to replace the double mini roundabouts, taking into account the monies/works already made available for this purpose as part of the Phase 1 scheme.

Exe Estuary Habitat Mitigation:

- Payment of £350 per dwelling. Total contribution of £122,500

Affordable housing: 40% (with a 70/30 (social rented/intermediate tenure split)

Subject to further consideration in relation to costs associated with delivery of other benefits, for example measures set out in the Green Infrastructure Strategy

Education: Primary education: £1,05m for capital costs only

Highways:

Delivery of improvements to replace Pinhoe Double-Mini roundabouts. Details of improvement scheme to be agreed with relevant parties prior to commencement. Implementation of agreed scheme to take place prior of occupation of any of the scheme dwellings.

Provision of on-site and off-site cycle and pedestrian links

Payment towards implementation of phase 2 of park-and-change if this phase is required by Devon County Council

Payment of up to £3,000 to cover the costs of Traffic Orders required as part of the proposed development

Public Transport: Payments to improve bus Service 1S (Cullompton to Exeter)

Travel Plan: Commitment to payment towards group travel plan. Amount to be agreed.

Open Space: Provision of new linear park. A minimum of 2.8 hectares of public open space to be provided

Allotment Land: Provision for and laying out of 0.15 hectares of allotment land

Sustainability: The following measures to be adopted:

The dwellings are to be built to Code for Sustainable Homes Level 3 (or successor level).

Selected dwellings across the site are to be built to higher code levels.

Feasibility of connection into the Monkerton District Heating Scheme to be explored

Foul Sewer Contribution: Payment of South West Water foul sewer contribution of £121,000.

S106 Monitoring Contribution: Amount to be agreed later according to the number of clauses and in line with the requirements set out in the charging schedule

Scheme Delivery: Reserved matters application for scheme to be submitted within 12 months of date of decision notice.