

Briefing Note

Our ref 41529/07/RCA
Date 25 May 2023

Subject Chapel Lane, Widnes: Planning Obligations: Draft Heads of Terms for Section 106 Agreement – Draft 1

1.0 Introduction

- 1.1 This Draft Heads of Terms has been prepared by Lichfields on behalf of Taylor Wimpey UK Limited [Taylor Wimpey] to accompany an outline planning application for the development of up to 350 dwellings on land at Chapel Lane, Widnes [the Site].
- 1.2 At this stage, the following is expected as part of any planning permission on the site.

2.0 Affordable Housing

- 2.1 To submit an Affordable Housing Scheme before the commencement of the development. The affordable Housing Scheme shall provide 20% affordable housing on the site.
- 1 The tenure of the Affordable Housing will be split ***% Affordable Rented and ***% for Shared Ownership (Intermediate) Housing.
- 2.2 The definition of Intermediate Affordable Rented and Shared Ownership (Intermediate) housing is that included in the National Planning Policy Framework (Annex 2).
- 2.3 The triggers for the delivery of the Affordable Housing will be agreed with the Council in the Section 106 Agreement.

3.0 Open Space Provisions (On-Site Open Space)

- 3.1 Prior to the Occupation of ***% of the Dwellings within each Phase of the Development to provide the Open Space within that phase in accordance with the approved Open Space Scheme.

4.0 Legal Costs

- 4.1 To pay the Council's reasonable legal costs for preparing and completing the agreement.
- 4.2 The legal costs will not exceed [£***] and will be payable on the signing of the agreement.

5.0 Education Contribution

- 5.1 To be discussed with the Council during determination of the application and subject to compliance with Regulation 122 of the CIL Regulations.