

Precedent Heads of Terms			
No.	Area	Requirement	Purpose
	TARRIF RELATED		
1	Highway Mitigation Measures	<ul style="list-style-type: none"> • Contribution per dwelling towards strategic highway infrastructure and measures to improve walking and cycling within the Leamington and Warwick area. • Contribution for sustainable welcome packs and to help promote sustainable travel in the local area. Payment to be made prior to commencement of development. 	<ul style="list-style-type: none"> • To mitigate impact of additional traffic and provide adequate access.
2	Sustainable Travel	<ul style="list-style-type: none"> • Contribution per dwelling contribution for: <ul style="list-style-type: none"> - Sustainable Travel Infrastructure (cycle / walking projects) - Park and Ride Solution(s) - Parking Strategy - Sustainable Welcome Packs (noted above, but not included in the funding section) 	<ul style="list-style-type: none"> • To support sustainable transport infrastructure and reduce dependence on private car use
3	Education	<ul style="list-style-type: none"> • Contribution per dwelling, toward nursery, primary, and secondary education. Including provisions for special educational needs. 	<ul style="list-style-type: none"> • To ensure adequate primary, secondary and special needs provision for future occupants
4	Health	<ul style="list-style-type: none"> • Contribution per dwelling towards the costs of construction of a new medical centres / healthcare facilities. • Contribution per dwelling towards the costs of construction of a new ward block at Warwick Hospital and additional outpatient, diagnostic, treatment and inpatient facilities, including hubs for community healthcare teams at Warwick and Leamington hospital sites. 	<ul style="list-style-type: none"> • To ensure sufficient GP infrastructure provision for occupants
5	Green Infrastructure, Open Space and Recreation	<ul style="list-style-type: none"> • Contribution towards public rights of way improvements. • Contribution per dwelling towards the costs of funding improvements to indoor and outdoor sports facilities. • Contribution per dwelling towards offsite parks, gardens and allotments. • Contribution per dwelling towards strategic green infrastructure 	<ul style="list-style-type: none"> • To link site to existing footpath networks • To meet demand arising from development

		(including the Country Park and other key infrastructure).	
6	Other Tariff Requirements	<ul style="list-style-type: none"> • Contribution towards implementing local labour agreement for construction phase of development. • Contribution towards improvements to local community facilities and delivery of community integration / support projects. • Contribution towards emergency services. 	<ul style="list-style-type: none"> • To ensure employment created benefits local population • To meet demand arising from development
	GENERAL S.106		
1	Affordable Housing	<ul style="list-style-type: none"> • Provision of 40% affordable housing comprising: <ul style="list-style-type: none"> ▪ 50% social rented ▪ 30% affordable rented ▪ 20% intermediate/shared ownership • Affordable rented units to be set at up to 80% of open market rents or other level to be agreed • Social rents to be set at target rents. 	<ul style="list-style-type: none"> • To ensure appropriate level of provision, appropriate management and construction.
2	On-Site Open Space	<ul style="list-style-type: none"> • Provision of open space which will be set out to WDC's reasonable satisfaction. • The requirement to transfer the open space to WDC once the open space has been delivered to WDC's reasonable satisfaction and a fall back position to transfer the open space to a management company where WDC do not wish to take transfer. • The payment of a contribution to cover the cost of maintaining the open space. 	<ul style="list-style-type: none"> • To provide recreation and amenity space, support habitats and integrate developments into landscape • To ensure facilities are acceptable, formally adopted and the costs of maintaining them are met
3	Play Areas	<ul style="list-style-type: none"> • Provision of play areas which will be set out to WDC's reasonable satisfaction. • The requirement to transfer the play areas to WDC once delivered to WDC's reasonable satisfaction and a fall back position to transfer the play areas to a management company where WDC do not wish to take transfer. • The payment of a contribution to cover the cost of maintaining the play areas. 	<ul style="list-style-type: none"> • To ensure facilities are acceptable, formally adopted and the costs of maintaining them are met

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APPENDIX 6

4	Drainage	<ul style="list-style-type: none"> • Provision of drainage systems which will be provided to WDC’s reasonable satisfaction. • The transfer of the drainage systems to WDC or to an alternative body where WDC does not wish to take transfer. • The payment of a contribution towards maintenance of drainage systems and structures 	<ul style="list-style-type: none"> • To ensure drainage systems are formally adopted and the costs of maintaining them are met
5	Biodiversity offsetting	<ul style="list-style-type: none"> • To submit Biodiversity Offsetting Scheme prior to commencement of development • Fall back position to provide for the purchase of credits in lieu of offsetting 	<ul style="list-style-type: none"> • To ensure no net loss of biodiversity on site
6	s.106 monitoring	<ul style="list-style-type: none"> • Contributions to WCC/WDC towards meeting costs of monitoring the S106. 	<ul style="list-style-type: none"> • To ensure adequate funds are available to monitor the S106
STRATEGIC GROWTH AREAS			
1	Masterplanning	<ul style="list-style-type: none"> • Agreement to joint masterplan for strategic growth areas (including southern sites) and associated key land uses. 	<ul style="list-style-type: none"> • To ensure the effective delivery of the plan.
2.	Site Phasing and Infrastructure Plan	<ul style="list-style-type: none"> • Agreement to site phasing strategy and linked infrastructure plan associated with agreed strategic masterplan. 	<ul style="list-style-type: none"> • To ensure the effective delivery of the plan.
3	Area Based Valuation	<ul style="list-style-type: none"> • Agreement to jointly agreed area based valuation model. 	<ul style="list-style-type: none"> • To ensure the effective delivery of the plan.
4	Land Equalisation Agreement	<ul style="list-style-type: none"> • Agreement to jointly agreed land equalisation model and associated variables. 	<ul style="list-style-type: none"> • To ensure the effective delivery of the plan.
5	Project Management	<ul style="list-style-type: none"> • Agreement to project management protocol and associated costs. 	<ul style="list-style-type: none"> • To ensure the effective delivery of the plan.