

The following is a summary taken from the S106 linked to the Gallagher planning application W/14/0661 for 785 dwellings south of Harbury Lane. :

Prior to commencement of development the Owner must submit proposals for the area of land to comprise the Country Park Land for approval by the Council and the Council will respond in 30 working days.

After the Country Park land area has been agreed, the Owner shall offer to transfer the Country Park land to the Council for £1 and the Council shall confirm in writing whether it accepts the offer within 30 working days.

When the Council has accepted the offer from the Owner to transfer the Country Park Land for £1 to the Council, it is then upon occupation of the 400th dwelling on the Development that the owner shall transfer the Country Park Land to the Council.

The Council must use the land as a Country Park purpose within five years of the date of the transfer or the land will be returned to the Owner.

Where the Council has accepted the offer of transfer, prior to the occupation of no more than 50% of the dwellings in an area the Owner shall pay to the Council the Country Park contribution (£768 per dwelling) for that area.

Where the Council does not accept the offer of the land for the Country Park, the Owner shall implement the Country Park scheme. Prior to the occupation of the 200th dwelling on the development, the Owner shall submit detailed proposals for the laying out of the Country Park land, and the Council shall agree this scheme within 40 Working Days.

Where the Council does not accept the offer, the Owner will prior to the occupation of the 400th dwelling either transfer the Country Park land to a management company or shall retain ownership of the Country Park and impose obligations on a Management Company to maintain and manage the Country Park land.