

Appendix 2 - S106 Heads of Terms to include:

- Affordable Housing;
- Education Provision (Nursery, Primary and Secondary);
- Link Road Provision (triggers);
- Off-Site Highway Works;
- Travel Plan;
- Public Transport Contributions and provision;
- Library Contributions;
- Open Space including Linear Park, Sports Pitches, LEAP, LAPs, MUGAs and NEAPs etc.;
- Indoor sports provision
- Local Centre;
- Neighbourhood Centres (x2);
- Health Centre
- Fire Hydrants;
- Community Use Building
- Public Art

The HoTs and S106 will include options for the future maintenance and management of key items of infrastructure (community facilities, public open space, sports pitches, SuDS systems and other public realm).

In addition the following site-wide strategies will be required prior to commencement:

Affordable housing

Broadband

Strategic Employment and Skills Plan

Framework Travel Plan

Green Measures Strategy

Play and open spaces delivery strategy

Drainage, foul and surface water strategy

Public Transport Strategy

Custom and Self Build Strategy

Landscape strategy and framework

Indoor sport and recreation strategy