

Schedule of Draft S106 HoTs as Agreed between UDC, ECC and Appellant – Land south of Radwinter Road, Saffron Walden (08/08/2022)

Item	With	Summary
Affordable Housing	UDC	<ul style="list-style-type: none"> • 40% AH provision (5% to B. Regs. M4(3)) • Tenure: <ul style="list-style-type: none"> ○ 70% Affordable Rent ○ 25% First Homes (30% discount against market value and price cap of £250,000) ○ 5% Shared Ownership
Health Contribution	UDC	£513.86 per dwelling
POS Maintenance	UDC	<ul style="list-style-type: none"> • To be offered to Swards End Parish Council, or otherwise Management Company • If taken up by SEPC, to pay a maintenance contribution of £1,400 per dwelling
Self/Custom Build	UDC	5% of total Open Market Dwellings
Education Contributions	ECC	<ul style="list-style-type: none"> • Early Years and Childcare – Pupil Product (Qualifying Flats 0.045 or Qualifying Houses 0.09) x Cost Generator (£17,268) • Primary - Pupil Product (Qualifying Flats 0.15 or Qualifying Houses 0.3) x Cost Generator (£17,268)
Library Contribution	ECC	£77.80 per dwelling
Sustainable Transport Contributions	ECC	<ul style="list-style-type: none"> • £2,600 per dwelling to fund improvements to enhance bus services • Town Wide Car Club: <ul style="list-style-type: none"> ○ £300 per dwelling – annual membership for 5 years ○ £80 per dwelling – 10 hour driving credit ○ £43,333 – pump priming operational costs of 1 electric vehicle for 5 years

		<ul style="list-style-type: none"> • £100 Sustainable Travel Voucher per dwelling (for bus/rail tickets/passes or to purchase of bicycle/electric bicycle)
Pedestrian & Cyclist Improvements	ECC	<ul style="list-style-type: none"> • Improvement to existing uncontrolled crossing facility at the Tesco site access for pedestrians on Radwinter Road • Reasonable endeavours obligation to extend proposed 3m wide shared footway/cycleway from western boundary of Appeal Site over third party land to link to Redrow Homes proposed 3m wide shared footway/cycleway
Safeguarded Land for Potential Future Relief Road	ECC	To safeguard land within the Appeal Site so as not to prejudice its future use for the purpose of an upgrade to a relief road from Radwinter Road to the southern boundary of the Appeal Site
Residential Travel Plan Monitoring Fee	ECC	£1,596 per annum from 1 st occupation for 5 years
S106 Monitoring Costs	UDC and ECC	Agreeable in principle s/t clarification