

From: Coleman, Yvonne ycoleman@herefordshire.gov.uk  
Subject: FW: M F Freeman Development at Weston  
Date: 17 April 2019 at 17:47  
To: lmarydunn@sky.com



Dear Ms Dunn,

I refer to your email to my colleague Andrew Banks with regards to the section 106 monies from the above development.

The outline application is subject to a section 106 agreement dated 3 June 2016.

The agreement applies a tariff per open market dwelling based on the number of bedrooms per unit and requires contributions towards education, including Special Educational Needs, off-site play, recycling and transport infrastructure.

The reserved matters proposed the construction of 35 dwellings comprising 12 affordable units and 23 open market units. However, the site was subject to a viability assessment that concluded that the scheme was only viable with the delivery of 7 affordable units. There are 28 open market units comprising;

- 10 x 2 bedroom
- 6 x 3 bedroom
- 10 x 4 bedroom
- 2 x 5 bedroom

The following contributions are required to be paid prior to the occupation of 12 of the open market units:

#### Education

Unit Type	Contribution per dwelling	Number of units	Total contribution
2 bed dwelling	£2,036.00	10	£20,360.00
3 bed dwelling	£2,036.00	6	£12,216.00
4 bed dwelling	£4,089.00	10	£40,890.00
5 bed dwelling	£4,089.00	2	£8,178.00
			<b>£81,644.00</b>

The contributions will provide education infrastructure at John Kyrle High School.

#### Special Education Needs

Unit Type	Contribution per dwelling	Number of units	Total contribution
2 bed dwelling	£138.00	10	£1,380.00
3 bed dwelling	£138.00	6	£828.00
4 bed dwelling	£247.00	10	£2,470.00
5 bed dwelling	£247.00	2	£494.00
			<b>£5,172.00</b>

The contribution will provide for a physiotherapy room at John Kyrle High School.

#### Off-site play

Unit Type	Contribution per dwelling	Number of units	Total contribution
2 bed dwelling	£965.00	10	£9,650.00
3 bed dwelling	£1,640.00	6	£9,840.00
4 bed dwelling	£2,219.00	10	£22,190.00
5 bed dwelling	£2,219.00	2	£4,438.00
			<b>£46,118.00</b>

The contribution will provide for new or enhanced play at the children's play facility on land at Weston under Penyard village hall facility or such other facilities as agreed in writing with the Council.

### Recycling

Unit Type	Contribution per dwelling	Number of units	Total contribution
All open market	£80.00	35	<b>£2,800.00</b>

The contribution will provide for 1 x waste bin and 1 x recycling bin for the dwellings.

### Transport

Unit Type	Contribution per dwelling	Number of units	Total contribution
2 bed dwelling	£1,966.00	10	£19,660.00
3 bed dwelling	£2,949.00	6	£17,694.00
4 bed dwelling	£3,932.00	10	£39,320.00
5 bed dwelling	£3,932.00	2	£7,864.00
			<b>£84,538.00</b>

- The contribution will provide sustainable transport infrastructure to include;
- Traffic calming and traffic management measures in the locality;
- Pedestrian and cyclist crossing facilities
- New or enhancement of footways and cycle ways
- Safer routes to schools

The total contribution payable prior to occupation of 12 of the open market units is **£220,272.00 (to be index linked).**

Kind regards,

Yvonne Coleman

Planning Obligations Manager : Development Management  
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