



HOPKINS
HOMES



Section 106 Summary Statement

Reserved Matters Submission Relating to
OUTLINE PLANNING PERMISSION 2004/1383 Granted
March 2006

**REDEVELOPMENT OF ST MICHAELS HOSPITAL
CAWSTON RD, AYLSHAM, NORFOLK**

FORMER ST MICHAELS HOSPITAL, AYLSHAM

SUMMARY OF PROVISIONS OF SECTION 106 AGREEMENT – OPP 20041383

1. AFFORDABLE HOUSING

The agreement requires that 35% of the residential units are provided as Affordable Housing Units. Based upon the submission of 200 residential units, this requires 70 affordable units.

The agreement states that 30 of these units will be in the form of Housing with Care Units for older persons. The submission provides the following mix and tenure split:

Tenure	Beds	No
Rent	1	12
80% S/E	1	14
80% S/E	2	4
		30

There in addition to the Housing with Care units, a further 40 affordable units are proposed. The current agreement provides for the following mix and tenure of these units:

Tenure	Beds	Type	No	Approx m2
Rent	2	Flat	8	55
Rent	2	House	6	61
Rent	3	House	8	73
Rent	4	House	2	98
S/O	2	House	6	61
S/O	3	House	6	73
80% S/E	3	House	4	73
			40	

However, having discussed matters further with both Circle Anglia Housing Association and Broadland District Council it has been agreed to seek a variation to this schedule to introduce 4 two bed bungalows thereby meeting a further sector of the housing need. Our revised proposal therefore, as submitted, comprises of:

Tenure	Beds	Type	No	Approx m2
Rent	2	Flat	8	55
Rent	2	House	4	61
Rent	2	Bungalow	2	58
Rent	3	House	8	73
Rent	4	House	2	98
S/O	2	House	4	61
S/O	2	Bungalow	2	58
S/O	3	House	6	73
80% S/E	3	House	4	73
			40	

We confirm that a Supplemental Agreement has been duly submitted to Broadland District Council for consideration.

As verbally agreed with the Council, we have provided the affordable housing units within 3 separate area of the development, this providing a balance of integration into the overall development and allowing cost effective management by the RSL.

Provision Date – To be completed and transferred to the RSL prior to the occupation of the 100th Free Market Dwellings on the Site. The proposed phasing of the development will allow this required trigger for the provision of the affordable units to be met.

2. COMMUNITY CENTRE

The agreement requires the provision of a Community Centre of no less than 470 metres square with ancillary access and parking. Our proposal therefore duly includes this, the proposed gross internal floor area being 560 square metres.

Provision Date – To be substantially completed and available for use not later than the occupation of the 100th residential unit. The proposed phasing of the development will allow the required triggers for the provision of the affordable units to be met.

3. PUBLIC OPEN SPACE

The proposal complies with the obligation to provide an area comprising of 3.1 hectares or thereabouts of scrub, grass and woodland within the site (excluding the areas which comprise the roads) shall be provided as shown hatched on the attached plan. This area also includes an informal children's play area (fit trail) as required by the agreement.

Provision Date – To lay out to the satisfaction of the Council the Public Open Space prior to 51st residential unit occupation.

4. CHILDRENS PLAY SPACE AREA

The agreement requires an area to be reserved of 400 metres square or thereabouts upon which a Children's Play Space Area is required.

Within the proposal, an area of 587 metres square has been provided. The location of this area also allows views of the listed building to be achieved from the main spine road in the development.

Provision Date – To lay out to the satisfaction of the Council the Children's Play Space prior to 101st residential unit occupation.

5. RECYCLING

A recycling facility has been provided in accordance with the agreement to collect cans, plastic, paper, clothes and glass waste.

Provision Date – To provide facility prior to 51st residential unit occupation.

6. PHASING

A Phasing Plan has been provided indicating the programme of works.

7. HIGHWAY CONTRIBUTION

A contribution of £37,500 (index linked) is required to be paid to Norfolk County Council. This payment structured:

a. £3,700, paid prior to implementation, towards providing a 1.8 metre wide footway link along Cawston Road between Jewel's Lane and the existing eastern access to the site.

b. £30,000, paid prior to 1st residential unit occupation, towards measures to improve walking and cycling.

8. EDUCATION CONTRIBUTION

A contribution of £360,000 (index linked) is required to be paid to Norfolk County Council. This payment structured:

a. £180,000 paid prior to the 51st residential unit occupation

b. £180,000 paid prior to the 151st residential unit occupation

9. LIBRARY CONTRIBUTION

A contribution of £2,500 (index linked) is required to be paid to Norfolk County Council prior to the 1st residential unit occupation

10. OFF SITE AFFORDABLE HOUSING COMMUTED SUM

A commuted sum payment of £300,000 has been duly made by Broadland PCT and hence this requirement has been satisfied.