

**EXECUTIVE SUMMARY OF PROPOSED WEST WILTSHIRE DISTRICT COUNCIL SECTION 106  
AGREEMENT**

**LAND AT CLACKERS BROOK EAST MELKSHAM WILTSHIRE**

The Section 106 Agreement establishes a robust legal document to ensure that the lawfully required planning gain items are provided by the Developers of the Development Site at Clackers Brook, East Melksham, in accordance with an established programme. The Agreement has been formulated in the context of the resolution to grant planning permission on [XX]; relevant local plan policies and supplementary planning guidance of West Wiltshire District Council; and Circular 05/05.

The principle obligations of providing additional social infrastructure are as follows:-

1. **Affordable Housing** - 30% Affordable Housing to be provided equivalent to 201 dwellings. 161 dwellings will be provided On Site with a funding contribution towards the provision of 40 dwellings off Site. The Affordable Housing provision delivers the requirements of the WWDC Affordable Housing SPG. 161 dwellings will be rented units provided On Site to a specification and size stipulated in the West Wiltshire District Council local plan and Affordable Housing SPG. These units will be delivered to a programme which is consistent with the general housing delivery. Failure by the Developers to deliver the Affordable Housing to this programme will prevent general housing occupations.
2. **Provision of Public Open Space and Play Facilities** - Provision of open space land incorporating the linear park, LEAP, NEAP and playing fields (including changing facilities) On Site as part of the development programme. The provision is in accordance with West Wiltshire District Council local plan policies and the open space SPG. Provision is included for the future maintenance of these areas. The playing fields will be in accordance with the standards of the National Playing Fields Association. The requirements are underpinned by restrictions on occupation unless the required items are provided within a certain timescale.
3. **Local Centre** - Provision for a local centre providing a variety of uses including Community Hall, Primary Healthcare Site, retail element, and recycling facility. The requirements are underpinned by restrictions on occupations until the relevant obligations have been discharged.
4. **Public Art** - Provision for Public Art up to a maximum of £110,000 (subject to indexation) with a maximum of £20,000 to be expended on Public Arts consultant and commissioning work. If

the Arts scheme cannot be provided, the contribution is payable. There are restrictions on occupations until certain requirements have been provided.

5. **Surface Water Attenuation Basins** - Provision of On Site Surface Water Attenuation Basins in accordance with specification and standard agreed with the Council. Provisions for maintenance.