

## Appendix 2

### EXECUTIVE SUMMARY OF PROPOSED WILTSHIRE COUNTY 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 development plan policies and supplementary planning guidance of Wiltshire County Council; and Circular 05/05.

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

1. **Education** - Provision of site for Primary School (not less than 210 places) and payment of Index Linked financial contribution of £1,926,000 towards provision of a 420 place Primary School to allow the transfer of the Forest and Sandridge School to the Development Site such funding being commensurate to the provision required for the Development Site.
2. **Public Transport** - Payment of an Index Linked financial contribution of £435,000 towards Public Transport improvements.
3. **Distributor Road** - Provision of the Distributor Road to agreed specification and subsequent maintenance. Restrictions on occupation until the Distributor Road is completed to provisional certificate stage. Provisions for subsequent maintenance and adoption of Distributor Road. Provision of additional land for future widening of Distributor Road. Provision of estate road and emergency link from Development to A3102.
4. **Off-Site Highways Works** - Provision of works or payment of contribution to County Council for:-
  - New Toucan Crossing and traffic calming on A3102 at Lowbourne;
  - Minor alterations to the Semington Road roundabout to improve A350 west northbound exit;
  - Pelican Crossing at West Midlands Farmers Roundabout or alternative;
  - Upgrade of traffic signals on A350;
  - Replacement/additional road signage;

- New and upgraded cycleway and pedestrian facilities on Snowberry Lane;
- Works on C155 at Lacock following consultation;
- Consultation and agreed measures on Snarlton Lane.

5. **Travel Plan** - Provision of Travel Plan items.