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For and on behalf of  
**Bloor Homes**

**Draft S106 Heads of Terms**

**Land to the East of Willen Road - Milton Keynes East**

**Prepared by  
DLP Planning Ltd  
Bedford**

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Date:	September 2021

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## **1.0 Introduction - Draft Section 106 Heads of Terms**

- 1.1 The following paragraphs set out the draft Heads of Terms of potential planning obligations, which may be required pursuant to Section 106 of the Town and Country Planning Act 1990 in connection with the proposed outline application for up to 800 dwellings on land to the east of Willen Road on the allocated development site known as Milton Keynes East.
- 1.2 To ensure compliance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), obligations need to be directly related to the development, necessary in order for the development to proceed and fairly and reasonably related in scale and kind to the development.
- 1.3 The S106 will be drafted in full cognisance of the planning conditions imposed on any planning consent granted. The schedule of conditions will be drafted by the council during the course of the application and in discussion with the applicant. In some cases, it may be more appropriate to secure some of the obligations referenced in this document by way of condition.

## **2.0 Application description**

- 2.1 Outline planning application with all matters reserved except for means of access in relation to highway access from Willen Road and pedestrian/cycle access in relation to the crossing of the A422, for the demolition of the existing structures on site and the creation of a residential development of up to 800 dwellings comprising affordable housing, a primary school, local centre, public open space, red ways, sustainable urban drainage systems and all associated works.
- 2.2 Address: Land east of Willen Road and south of A422. Milton Keynes East
- 2.3 Ownership: As detailed on the submitted ownership certificates
- 2.4 Applicant: Bloor Homes

## **3.0 Planning Obligations**

- 3.1 On site items such as affordable housing and public open space provision and its maintenance will be secured through a S106 Agreement.
- 3.2 Affordable Housing
- 3.3 31% (up to 248) of the total number of dwellings will be affordable homes. The tenure split will be as follows:
  - Up to 198 as affordable, social or intermediate rent.
  - Up to 50 as shared ownership or as other affordable ownership.

#### **4.0 Milton Keynes Tariff**

4.1 This application will be subject to the MK Tariff, which seeks to set a 'per dwelling' contribution to the funding of wider new or improved infrastructure items in order to mitigate the impacts of the development. The applicant has been liaising with Milton Keynes Council on the initial draft Tariff Agreement and this will be secured via the S106 Agreement.

4.2 The tariff covers the following infrastructure items:

- Highways – common provision relating to local roads, footpaths and bridge crossing. Public transport and station improvements.
- Schools – early years, primary and secondary.
- Higher and Further Education.
- Community and Leisure Facilities.
- Health Provision – primary, acute and hospital expansion.
- Social Care.
- Public Transport.
- Other – flooding, carbon offset, emergency services.



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