

BANK HEY, HOUSING DEVELOPMENT MASTERPLAN
Infrastructure Delivery Phasing Plan
(Covering Section 278 Works & Section 106 Contributions)

	Note 1	Phase 1	Phase 2	Phase 3	Phase 4	Totals	
	Number of Dwellings	355	100	40	115	610	
Education Provision							
1	S106 contribution to new Primary School at Gib Lane	Note 2	£2,300,000	£500,000	£150,000	350,000	£3,300,000
Key Highways Improvement Works							
2	S278 junction interim improvement works at A666 Bolton Road / Jack Walker Way (South)		Works completed prior to occupation of 1st dwelling				
3	S278 junction improvement works at A6062 Livesey Branch Road / Heys Lane		Monitored over the first 5 years following 1st occupation				
4	S278 junction improvement works at Heys Lane / Brokenstone Road Junction			Works completed prior to commencement of Phase 2			
5	S278 junction improvement works at A666 Bolton Road / Jack Walker Way (North)			Works completed prior to commencement of Phase 2			
6	S106 contribution to Bog Height Road / Ashwood Avenue – Link Road	Note 3	£750,000	£350,000			£1,100,000
7	S106 contribution for junction improvement works at A666 Bolton Road / Jack Walker Way (South)	Note 4	£700,000	£450,000	£350,000	£400,000	£1,900,000
8	S278 highway improvement works to create new site access for each development phase required prior to occupation of the 1st dwelling		Two new junctions to access the development site	One new junction access provided	One new junction to access the development site	One new junction to access the development site	
9	S278 highway improvement works required where boundary of site fronts the public highway	Note 5	None required	Required	Required	Required	
Affordable Housing							
10	S106 contribution to affordable homes programme	Note 6	None expected	None expected	Required	Required	
Green Infrastructure							
11	Green infrastructure provided on site within each phase and managed in perpetuity in accordance with a landscape management plan		On site / within phase	On site / within phase	On site / within phase	On site / within phase	

Notes

- 1 Infrastructure delivery plan is for the agreed development phasing as per the Masterplan and therefore any proposed changes in phasing will require proportionate changes in funding profiles
- 2 Payment schedule for all S106 contributions to be agreed for each Phase and will be considered at Planning Application stage
- 3 Contribution to the new link road estimated capex of £1.1m (excluding land)
- 4 Contribution to the junction widening works estimated capex of £1.90m (excluding land)
- 5 Other infrastructure works including footways/cycleways, highway widening, drainage, signage, streetlighting and highway structures will be considered at Planning Application stage for each phase.
- 6 Affordable housing contribution required at £12,750 per dwelling for phases 3 and 4 subject to any viability consideration