

APPENDIX C

Application ref. 2016/1077/FULM

Section 106 Agreement - Heads of Terms

Category of Obligation	Current Terms of Obligation	Proposed Terms of Obligations
Definition of “the Development”	Linked to 2005 Outline Planning Permission, which, amongst other things, limits development to 1,200 dwellings	Approved dwellings need to be explicitly credited against ceiling of 1,200 units established by original Outline Planning Permission. There are a number of ways to achieve this and further discussions with the applicant will be necessary to agree the simplest solution.
Affordable Housing	To be agreed and implemented on a phase-by-phase basis. For Phase 3 the agreement is currently 20% affordable housing provided as 50% Affordable Rent and 50% Intermediate, in unit sizes comprising 80% 3-bedroom and 20% 2-bedroom	Commitment to be adjusted to 20% affordable housing contribution for 21 units (subject of extant consent) and 40% for 16 units (increase proposed by current application), <u>equating to 11 units. Of the 11 units 3 units are to be provided on site and 8 units are to be provided off-site in sub-phases 3G (5 units) and 3K (3 units)</u> Tenure split to remain as 50% Affordable Rent and 50% Intermediate, Unit size requirement adjusted to reflect demand from Registered Providers.
Green Travel Plan	To be agreed and implemented on a phase-by-phase basis	Permissions need to be bound by Green Travel Plan agreed for Phase 3.
Nature Conservation Management Plan	To be agreed and implemented on a phase-by-phase basis	Permissions need to be bound by Nature Conservation Management Plan agreed for Phase 3.

	Additional Obligations	
Waste & Recycling	There is no obligation covering this requirement in the existing section 106 agreement.	The Council's Developer Contributions Supplementary Planning Document (March 2007) expects a financial contribution of £65 per dwelling towards "Waste and Recycling Facilities".