

APPENDIX ONE

Mount Hindrance – 18/04057/OUT

Section 106 Agreement (s106) Heads of Terms

Headlines

Affordable Housing	35% (policy compliant)
Education	£4.2million
Health/NHS	£121,973
Public open space	
On-site playing pitches, NEAP, youth facilities	
Land for Football Club	
Series of on and off-site Active Travel/Highways measures	
SuDS management and maintenance	

Affordable Housing

35% - 104 Units
Of that 80% Social Rent: 20% Shared Ownership
Mix:
1-bed 11%
2-bed 40%
3-bed 38%
4-bed 7% (Social Rent)
5-bed 4% (Social Rent)

An Affordable Housing Scheme (AHS) to be agreed prior to commencement of development.

To be phased throughout the development.

Affordable dwellings to blend in with market dwellings, in separate, not adjoining clusters of no more than 14 with social rented properties in each cluster. These affordable dwellings will form an integral and inclusive part of the layout and should be indistinguishable from the market dwellings.

Minimum internal space standards to be adhered to for all affordable dwellings on the site:

- 1 bedroom flat 2 Person 47 sqm
- 1 bedroom house/bungalow 2 person 55sqm
- 2 bedroom flat 4 Person 66 sqm
- 2-bedroom house/bungalow 4 Person 76 sqm (86 sqm if 3 storey)
- 3-bedroom house 6 Person 86 sqm (94 sqm if 3 storey)
- 4-bedroom house 8 Person 106 Sqm (114 sqm if 3 storey)
- 5- bedroom house 10 Person 126sqm (134 sqm if 3 storey)

Education

- £572,076 for 27 Early Years places - via new build Primary School with Early years

	<ul style="list-style-type: none"> • £423,760 for 20 Primary places – to be accommodated via extension projects at existing schools • £1,902,560.25 for 75 Primary places - via new build Primary School with Early years • £1,206,199.50 for 41 Secondary school places – to be accommodated at existing schools • £101,215.72 for 1 Special Educational Needs and Disabilities (SEND) place <p>Total value £4,205,811.47</p>
<u>Health</u>	£121,973 towards providing additional GP Surgery capacity.
<u>Transport</u>	<p><u>Highways Infrastructure</u></p> <ol style="list-style-type: none"> 1. Provision of main access works through to Thorndun Park Drive. 2. Provision of emergency vehicle access route onto Crimchard. <p><u>Walking and Cycling</u></p> <ol style="list-style-type: none"> 3. £10,000 towards improvements to the existing public footpath north of Britannia Way and to the east of Crimchard Bowling Club. 4. Provision of a zebra pedestrian crossing on Furnham Road (or contribution towards an alternative location on Furnham Road to be agreed). 5. Contribution of £100k or delivery of up to two pedestrian crossings on Thorndun Park Drive in locations to be agreed with the Council. 6. Reservation of land to provide footway along Crimchard. 7. Delivery of a detailed scheme of a network of cycleway and footway connections to include cycling and walking accesses through the boundary of the site to be submitted with reserved matters. <p><u>Bus Stops</u></p> <ol style="list-style-type: none"> 8. Provision of two new bus stops with shelters on Crimchard and provision of bus shelters at the two nearest bus stops on Thorndun Park Drive.

	<p><u>Travel Planning</u></p> <ul style="list-style-type: none"> • Submission and approval of Travel Plan and appointment of Travel Plan Coordinator prior to commencement. • Annual management budget for Travel Plan Coordinator. • Safeguarding measures payment to address any failure to achieve modal share targets. • Payment to Council for monitoring the implementation of the Travel Plan. • Payment for Green Travel Vouchers offered to occupants phased as occupations take place. • Travel Information Pack to be provided to new occupants.
<p><u>Open Space and Play</u></p>	<p><u>Public Open Space</u></p> <ul style="list-style-type: none"> • Provision of not less than 1.74 hectares of useable public open space (excluding NEAP, youth facilities, playing pitches, SuDs basins). <p><u>Applicant to deliver on-site:</u></p> <ul style="list-style-type: none"> • Neighbourhood Equipped Area of Play (NEAP) (1200 sqm) • Youth Facilities (329m plus 40m buffer zone) <p><u>Management Company</u></p> <ul style="list-style-type: none"> • Management Scheme and Management Company to be established for future management and maintenance.
<p><u>Playing Fields and Football Club Facilities</u></p>	<ul style="list-style-type: none"> • Land to be transferred to Chard Town Football Club for the delivery on-site of 1 x full size, floodlit football pitch together with multi-use clubhouse with spectator facilities and vehicular parking. • On-site delivery of 2 x pitches for community use (one full size pitch and one junior pitch). • Contribution of £116,386 towards the delivery of the community pitches and £70,644 commuted sum towards community pitch maintenance (in the event the community pitches are transferred to the Council/other body to manage).

	<ul style="list-style-type: none"> • On-site delivery of changing rooms for community use (minimum 69sqm). • Contribution of £212,749 towards the delivery of the community use changing rooms and £17,115 commuted sum for community use changing room maintenance (in the event the changing rooms are transferred to the Council/other body to manage). <p>Pitches to be delivered to the Football Association's Performance Quality Standard.</p> <p>Full details of scheme to be included within Reserved Matters applications and subject to Management Plan.</p> <p>Covenant to be placed preventing playing pitch land to be used for any other purpose.</p>
<p><u>Sustainable Urban Drainage Systems (SuDs)</u></p>	<ul style="list-style-type: none"> • SuDS maintenance and management to include a named maintenance/management company or adopting Authority.