



**ROACH**  
PLANNING

## **SECTION 106 DRAFT HEADS OF TERMS**

**PROPOSED DEVELOPMENT OF 200 NEW HOMES  
ON LAND NORTH OF ANSFORD HILL  
ANSFORD, SOUTH SOMERSET**



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Project Proposed Development of 200 New Homes on Land North of Ansford Hill  
Client Wyke Farms and Andrew Hopkins Concrete  
Report Section 106 Draft Heads of Terms  
Reference 0130-04  
Revision 0  
Date June 2019

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## 1. Introduction

1.1 Roach Planning is instructed by its clients, Wyke Farms and Andrew Hopkins Concrete, to propose these draft heads of terms pursuant to a Section 106 Agreement in relation to their planning application to South Somerset District Council (SSDC) for development of 200 new homes and associated infrastructure on land north of Ansford Hill, Ansford, South Somerset.

1.2 Policy SS6 of the South Somerset Local Plan Adopted 2015 states:

*“The Council will secure the provision of (or financial contributions towards) affordable housing, social, physical and environmental infrastructure and community benefits which the council considers necessary to enable the development to proceed...”*

## 2. Section 106 Draft Heads of Terms

2.1 The proposed heads of terms of a Section 106 Agreement for this planning application are as follows.

### Education

2.2 Pre-application discussions have taken place with Somerset County Council as Local Education Authority in relation to current school place provision in Ansford and Castle Cary, the impact of the proposed development (and other consented and proposed developments) on schools, and mitigation measures.

2.3 The Estates and Planning Adviser for Somerset County Council stated in an email the following financial contribution requirements:

200 dwellings will generate the following pupils:

- $0.05 \times 200 = 10$  Early years
- $0.32 \times 200 = 64$  Primary
- $0.14 \times 200 = 28$  Secondary

Requested S106 contributions therefore:

- $10 \times £17,074 = £170,740$  for early years
- $64 \times £17,074 = £1,092,736$  for primary
- $28 \times £24,861 = £696,108$  for secondary

2.4 The Estates and Planning Adviser also indicated that that there may be sufficient capacity in the secondary school, so the County Council may not be able to justify that sum. The Estates and Planning Adviser went on to indicate that all of the data were in the process of being updated for the final Infrastructure Growth Plan due summer 2019 (which was not available at the time of writing).

2.5 Any education contributions will therefore need to be negotiated during the planning application determination period, taking into account the Infrastructure Growth Plan.

### Affordable Housing

2.6 This outline planning application is made on the basis of compliance with current Adopted Local Plan Policy HG3, i.e. delivery of 35% of the new homes (70 of the 200) being affordable.

2.7 Of the 70 affordable homes proposed in this application, 80% (56 of the 200) would be Social Rent or Affordable Rent and 20% (14 of the 200) would be starter homes, discounted market sales and other routes to affordable home ownership.

2.8 The specific mix will need to be determined in the subsequent reserved matters application, taking into account specific affordable housing requirements at that time.

#### **Public Open Space**

2.9 The proposed provision of formal open space has been informed by pre-application discussions with SSDC, which stipulated the following requirements:

- 892m<sup>2</sup> on-site local equipped area of play (LEAP) (based on 2m<sup>2</sup> per person, with 446 people from 200 dwellings); and
- 223m<sup>2</sup> on-site youth facility (based on 0.5m<sup>2</sup> per person).

2.10 The proposed provision of informal open space has also been informed by pre-application discussions with SSDC, which stipulated the following requirements:

- 7,800m<sup>2</sup> on-site informal open space (based on 17.4m<sup>2</sup> per person).

2.11 The aforementioned public open space provisions have been met in the indicative site layout plan submitted and the Section 106 Agreement for this outline application will secure the principles of its provision and minimum requirements.

2.12 However the exact amounts, locations and types of formal and informal open space to be provided at the site will be subject to reserved matters.

#### **Footpath Resurfacing**

2.13 It is proposed to resurface the footpath along the eastern boundary of the site, from the railway station gate at the northern end of the footpath to the junction with Ansford Hill at the southern end.

#### **Notes**

2.14 These issues will only appear in the S106 Agreement if they are not covered by planning conditions.

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2.15 Trigger points for the delivery of affordable housing and public open space, and for the timing of payments of any contributions, are to be agreed with South Somerset District Council or Somerset County Council as appropriate.



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