



ROACH
PLANNING

SECTION 106 DRAFT HEADS OF TERMS

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

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 1
Date 16 October 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 (reference 19/01840/OUT).

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 Financial contributions as follows:

- 10 x £17,074 = £170,740 for early years
- 64 x £17,074 = £1,092,736 for primary

Affordable Housing

2.3 35% of the homes (70 of the 200) to be affordable.

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

2.5 The following property mix is proposed:

- 18 x 1 bed flats/houses
- 8 x 1 bed bungalows for social rent
- 28 x 2 bed
- 3 x 2 bed bungalow for social rent
- 11 x 3 bed
- 2 x 4 bed (for social rent)

2.6 Other affordable housing-related principles such as delivery trigger points, pepper-potting, space standards, Registered Providers and mortgage provisions remain to be negotiated but are not expected to be contentious.

2.7 Details subject to reserved matters.

Public Open Space

2.8 On-site formal open space provision:

- 892m² on-site local equipped area of play (LEAP) (based on 2m² per person, with 446 people from 200 dwellings); and
- 223m² on-site youth facility (based on 0.5m² per person).

2.9 On-site informal open space provision:

- 7,800m² on-site informal open space (based on 17.4m² per person).

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

Highways and Access

Footpath Resurfacing

2.11 Proposed resurfacing of 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. Details subject to reserved matters and technical approval.

Internal Cycle and Pedestrian Routes and Links

2.12 Provision of a range of cycleway / footway routes within the site. Details subject to reserved matters and technical approval.

2.13 Provision of a footpath link from the residential development within the site to the footpath along the eastern boundary of the site. Details subject to reserved matters and technical approval.

New Access Road with Right Turn Lane

2.14 Provision of new access road with right turn lane, generally in accordance with submitted Drawing 1278_0720_P2_Site Access Layout although the footways should be no less than 2m in width. Details subject to technical approval.

Improvement of Existing Footway on Ansford Hill

2.15 Provision of improvements to the existing footway along Ansford Hill on the southern edge of the site such that the footway is no less than 2m in width. Details subject to technical approval.

Crossing Towards Station Road

2.16 Provision of a suitable formal pedestrian/cycle crossing point near the south west corner of the site linking to existing infrastructure southwards on B3152 Station Road. It is proposed that the existing footways be widened to 3m wide with drop kerbs and appropriate tactile paving for the pedestrian and cycle sections of the crossing point. Visibility from the north side of the road to traffic approaching from the north may require the removal of part of the hedge on the east side of Ansford Hill which is within the control of the applicants. Details subject to technical approval.

Travel Plan

2.17 Implementation of the Travel Plan submitted with this application (revised 16 October 2019).

Notes

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

2.19 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 SSDC or Somerset County Council as appropriate.



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