

PROPOSED HEADS OF TERMS FOR PLANNING AGREEMENT
UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990
LAND SOUTH OF WARREN LANE, LONG ASHTON

1 Introduction

- 1.1 These draft Heads of Terms seek to provide an outline of the obligations to be included within a Section 106 Agreement related to the proposed development on Land South of Warren Lane, Long Ashton.
- 1.2 The detailed wording of the Section 106 Agreement will be a matter for negotiation and agreement between the parties to the Agreement.

2 The Development Site

- 2.1 Land south of Warren Lane (to be delineated on an attached plan).

3 Proposed Development

- 3.1 Outline planning application for:
- 3.2 Up to 35 dwellings, allotments and associated access, parking, drainage infrastructure and landscaping.

4 Landowner

- 4.1 Long Ashton Land Company.

5 Solicitors

- 5.1 TBC

6 Planning Consultants

- 6.1 Mel Clinton
Nash Partnership
23a Sydney Buildings
Bath
BA2 6BZ

T: 01225 442 424
E: mclinton@nashpartnership.com

7 Local Planning Authority

- 7.1 North Somerset District Council

8 Matters for inclusion in Section 106 Agreement

Affordable Housing

- 8.1 100% affordable housing provision. To be secured in perpetuity. Tenure split to be agreed.

Transport

- 8.2 Travel Plan measures in accordance with the Residential Travel Plan (Cole Easdon Issue 2 June 2020) submitted with the outline planning application.

Archaeology

- 8.3 Public interpretation material about the Scheduled Monument to be provided on the application site or at another location in the vicinity as agreed.
- 8.4 The adjoining land to the west (to be delineated on an attached plan) to be managed in a manner that helps safeguard any below ground archaeological features.

Fire Hydrants

- 8.5 Any requirement to be determined.

General

- 8.6 Administration fee to be agreed.
- 8.7 All contributions to be subject to a refund by the Councils (with interest) if unspent 5 years after receipt.
- 8.8 Expert determination provision.