

DRAFT HEADS OF TERMS

Subject: H258/16 – Buntingford West, Land off Luynes Rise, Buntingford

Date: July 2023

These draft head(s) of terms have been submitted in support of an outline planning application (with all matters reserved except access) for up to 350 dwellings, up to 4,400 sqm of commercial and services floorspace (Use Class E and B8), and up to 500 sqm of retail floorspace (Use Classes E) and other associated works including drainage, access into the site from the A10 and Luynes Rise (but not access within the site), allotments, public open space and landscaping.

The Agreement will be entered into pursuant to Section 106 of the Town and County Planning Act 1990 (as amended) and will contain planning obligations in respect of the proposed development site.

Indicative contributions, as set out, are based on the previous response by HCC's Growth & Infrastructure Unit to hybrid planning application 3/22/1551/FUL which we understand were based on the HCC Guide to Developer Infrastructure Contributions. This Guide contains indicative example costs for each service and some services have different levels of costs relating to the type of mitigation project identified and require a dwelling mix to be able to calculate any final contribution required. On the basis this application is submitted in outline only, the dwelling mix is not provided or submitted for consideration, however, outlined below is the mitigation we anticipate along with the relevant project.

1 Affordable Housing

- Provision of 40% affordable housing with a tenure split to be agreed with EHDC.

2 Primary Education

- Contributions towards new primary school provision up to 2fe on land acquired by HCC for the delivery of a new first school.

3 Middle Education

- Contributions towards the expansion of Edwinstree Middle School.

4 Upper Education

- Contributions towards the expansion of Freman College.

5 Special Educational Needs and Disabilities (SEND)

- Contributions towards the delivery of new Severe Learning Difficulty (SLD) special school places (EAST) for pupils aged 2 to 19 years old.

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6 Library Service

- Contributions towards increasing the capacity of Buntingford Library or its future re-provision.

7 Youth Service

- Contributions towards a new youth centre in Buntingford or its future re-provision

8 Monitoring Fees

- HCC will charge monitoring fees. These will be based on the number of triggers within the legal document with each distinct trigger point attracting a charge of £340 (adjusted for inflation against RPI).

9 Open Space

- As part of the Open Space and Leisure SPD contributions would be sought for Play space, parks and gardens, natural and semi natural play space and allotments. In accordance with the Council's Planning Obligations SPD, contributions may also be sought towards open space, sport and recreation, community centres/village halls and healthcare.

10 Highways & Transport

- Strand 1 required Highway improvements, including a new roundabout on the A10 would be addressed via a S278 Highways Act Agreement with HCC as Highways Authority.
- Strand 2 appropriate contributions towards improvements to public transport.

11 Travel Plans

- Provision of separate Travel Plans for residential, commercial and retail elements of the proposed development. Monitoring fee contribution to the residential element and commercial parts with a support fee contribution from first occupation until 5 years post full occupation for each.

The Section 106 Agreement will also include any other obligations or financial contributions (including those related to any Parish Council projects) as deemed necessary and which meet the tests of the CIL Regulation 123 list.