

SUPPLEMENT TO THE AGENDA FOR**Planning Committee****Wednesday 3 August 2016****10.00 am****Council Chamber, The Shire Hall, St Peter's Square, Hereford,
HR1 2HX**

	Pages
8. 150478 - LAND TO THE NORTH OF THE ROMAN ROAD AND WEST OF THE A49, 'HOLMER WEST', HEREFORD – (DRAFT HEADS OF TERMS)	3 - 6
Proposed erection of up to 460 dwellings including affordable housing, public open space, a park & choose facility, with associated landscaping access, drainage and other associated works.	
<i>(The draft heads of terms which form an appendix to the above report are attached.)</i>	

DRAFT HEADS OF TERMS

**Proposed Planning Obligation Agreement
Section 106 Town and Country Planning Act 1990**

Planning Application – P150478/O

Site address:

Land to the north of the Roman Road west of the A49, Holmer West, Hereford

Planning application for:

Proposed erection of up to 460 dwellings including affordable housing, public open space, a Park & Ride facility, with associated landscaping access, drainage and other associated works.

This Heads of Terms has been assessed against the adopted Supplementary Planning Document on Planning Obligations dated 1st April 2008, and Regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended).

1. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£1,155,620.00 (index linked)** to provide enhanced educational infrastructure at Trinity Primary School and/or Holmer Primary School or such other primary school that may be delivered during the course of the development and Whitecross Secondary School.
2. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£1,934,765.00 (index linked)** to provide a contribution towards the Holmer West link of the Western Relief Road and a package of sustainable transport infrastructure to serve the development.

NOTE: A Section 278 agreement will also be required for off-site highway works as identified in the Transport Assessment and addendum submitted in support of the application.

3. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£36,800.00 (index linked)**. The contribution will be used to provide 1x waste and 1x recycling bin for each dwelling.
4. The developer covenants with Herefordshire Council to provide a minimum of 1.02 hectares of on-site green infrastructure. Based on this population to meet policy requirements this equates to the following:
 - POS provision (@ 0.4 ha per 1000 population) approximately 0.34 ha (3,400sq m)
 - Children's Play (@ 0.8ha per 1000 population) approximately 0.68 ha (6,800sq m)
5. The maintenance of any on-site Public Open Space (POS) will be by a management company which is demonstrably adequately self-funded or will be funded through an acceptable on-going arrangement; or through local arrangements such as the parish council and/or a Trust set up for the new community for example. There is a need to ensure good quality maintenance programmes are agreed and implemented and that the areas remain available for public use.

NOTE: Any attenuation basin and/or SUDS which may be transferred to the Council will require a commuted sum calculated in accordance with the Council's tariffs over a 60 year period

6. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£287,040.00 (index linked)**. The contributions will provide for off-site outdoor sports facilities in accordance in the Playing Pitch Assessment for Hereford Area 2012 updated 2014 and the Outdoor Sports Investment Plan 2016 which has been prepared in partnership with the National Governing Bodies for Sport, (NGBs) Sport England and the County Sports Partnership.
7. The developer covenants with Herefordshire Council to pay Herefordshire Council the sum of **£95,671.00 (index linked)** for enhanced primary care facilities to serve the development.
8. The contributions set out in paragraphs 1, 2, 3, 6 and 7 shall be paid in accordance with a phasing programme to be agreed in writing with Herefordshire Council, and may be pooled with other contributions if appropriate.
9. The developer covenants with Herefordshire Council that 35% (161 units – on basis of development of 460) of the residential units shall be “Affordable Housing” which meets the criteria set out in policy H1 of the Herefordshire Core Strategy or any statutory replacement of those criteria and that policy including the Supplementary Planning Document on Planning Obligations.

NOTE: the mix of tenure and unit size of the affordable units shall be agreed with Herefordshire Council - Within that mix, 80 units will take the form of a specialist housing complex targeted at people over the age of 55.

10. All the affordable housing units shall be completed and made available for occupation in accordance with a phasing programme to be agreed in writing with Herefordshire Council.
11. The Affordable Housing Units must at all times be let and managed or co-owned in accordance with the guidance issued by the Homes and Communities Agency (or any successor agency) from time to time with the intention that the Affordable Housing Units shall at all times be used for the purposes of providing Affordable Housing to persons who are eligible in accordance with the allocation policies of the Registered Social Landlord; and satisfy the following requirements:-:
 - 11.1. registered with Home Point at the time the Affordable Housing Unit becomes available for residential occupation; and
 - 11.2. satisfy the requirements of paragraphs 12 & 13 of this schedule
12. The Affordable Housing Units must be advertised through Home Point and allocated in accordance with the Herefordshire Allocation Policy for occupation as a sole residence to a person or persons one of whom has:-
 - 12.1. a local connection with the parish of Holmer
 - 12.2. in the event of there being no person with a local connection to Holmer any other person ordinarily resident within the administrative area of the Council who is eligible under the allocation policies of the Registered Social Landlord if the Registered Social Landlord can demonstrate to the Council that after 28 working days of any of the Affordable Housing Units becoming available for letting the Registered Social Landlord having made all reasonable efforts through the use of Home Point have found no suitable candidate under sub-paragraph 9.1 above.
13. For the purposes of sub-paragraph 12.1 of this schedule ‘local connection’ means having a connection to one of the parishes specified above because that person:
 - 13.1. is or in the past was normally resident there; or
 - 13.2. is employed there; or
 - 13.3. has a family association there; or
 - 13.4. a proven need to give support to or receive support from family members; or

- 13.5. because of special circumstances;
14. In the event that Herefordshire Council does not for any reason use the sums in paragraphs 1, 2, 3, 6 and 7 above, for the purposes specified in the agreement within 10 years of the date of payment, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
 15. The sums referred to in paragraphs 1, 2, 3, 6 and 7 above shall be linked to an appropriate index or indices selected by the Council with the intention that such sums will be adjusted according to any percentage increase in prices occurring between the date of the Section 106 Agreement and the date the sums are paid to the Council.
 16. If the developer wishes to negotiate staged and/or phased trigger points upon which one or more of the covenants referred to above shall be payable/delivered, then the developer shall pay a contribution towards Herefordshire Council's cost of monitoring and enforcing the Section 106 Agreement. Depending on the complexity of the deferred payment/delivery schedule the contribution will be no more than 2% of the total sum detailed in this Heads of Terms. The contribution shall be paid on or before the commencement of the development.
 17. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement.

Yvonne Coleman
Planning Obligations Manager

28 June 2016

