

**Draft Heads of Terms for a s106 Agreement
in relation to an outline planning application 5/2022/0927 at Land at South of Chiswell
Green Lane, St Albans**

1. The Development will comprise of up to 391 dwellings; the provision of land for a new 2FE Primary School; open space provision and associated landscaping; internal highways, parking, footpaths, cycleways, drainage, utilities and service infrastructure; new access arrangements; and offsite highway works including new car parking, footpath, cycle path and highway arrangement works to Chiswell Green Lane, Watford Road, Long Fallow, Forge End, and Farringford Close
2. Affordable Housing
 - 2.1 40% provision calculated on a unit basis.
 - 2.2 Tenure split 30% Social Rent: 19% Affordable Rent ; 26% Intermediate and 25% of the affordable housing to be 'First Homes', as defined by the Government, calculated on a unit basis.
 - 2.3 Phasing and timing of delivery to be agreed with the Council. All affordable housing including First Homes to be provided in accordance with an Affordable Housing Scheme. This is to ensure satisfactory distribution of types of affordable housing across the site. The Scheme shall set out size and tenure and location of all units, and phasing proposals
3. Contributions
 - 3.1 Transport - £2,668,966 (i.e. £6,826 per dwelling) (the cost of any highway works carried out by the developer pursuant to a s278 agreement will be deducted from this figure)
 - 3.5 Youth Facilities towards re-provision of the St Albans Young People's Centre in a new facility to accommodate larger numbers of young people - £105,959.00 (Index linked to BCIS 1Q2020)
 - 3.6 NHS Herts Valley CCG (Healthcare) To extend the Midway Surgery, Chiswell Green; in order to cope with an increase in patient population - £504,921.00
 - 3.7 Library Facilities towards increasing the capacity of community spaces in St Albans Central Library - £38,000.00 (Index linked to BCIS 1Q2020)
 - 3.8 Local Sport Facilities and Parks towards Greenwood Park Community Centre and Pavilion improvements - £298,355.00
 - 3.9 Additional Ambulance Capacity / EEAST Services - £95,013.00
 - 3.10 Biodiversity Net Gain - £256,800.00 (£12k x 21.4 habitat units) to achieve 10% Biodiversity Net Gain through on-site and off-site measures. The s106 agreement would include mechanisms to calculate any required contribution and to secure its delivery at reserved matters stage
 - 3.11 HCC monitoring fees £3,060.00 (£340.00 per trigger based on 9 triggers)
 - 3.12 Phasing and timing of payments to be agreed with the Council

4. Education Provision

- 4.1 Provision of land for a 2FE primary school, the mechanism and timing and funding of delivery of the land to be agreed with Hertfordshire County Council
- 4.2 Primary Education (including Nursery and Child care) towards the expansion of Killigrew Primary and Nursery School or any primary school with expansion potential in the area - £3,024,011.00 (Index linked to BCIS 1Q2020)
- 4.3 Secondary Education (including post-16 education) towards the expansion of Marlborough Science Academy/ Samuel Ryder Academy or any secondary school with expansion in the area - £3,312,434.00 (Index linked to BCIS 1Q2020)
- 4.4 Specialist Education (Primary & Secondary) towards the delivery of new Severe Learning Difficulty (SLD) special school places (WEST) - £378,030.00 (Index linked to BCIS 1Q2020)
- 4.5 Phasing and timing of payments to be agreed with the Council

The contributions set out above in Sections 3 and 4 have been calculated on the basis of maximum number of dwellings (391) permitted by the outline application. The final totals will be calculated upon submission of the reserved matters and the s106 agreement will provide for such pro-rata calculations.

5. Open Space and Play Space

- 5.1 To be provided in accordance with a schedule of works, programme and management scheme.
- 5.2 The schedule shall allocate at least 2.92ha of the site as public open space in perpetuity.
- 5.3 The schedule shall allocate at least 0.82ha of formal play space for children of all ages and at least 295sqm of play space for toddlers in perpetuity.

6. Self-build and Custom Housing

- 6.1 3% of the dwellings to be self-build and custom housing plots where the initial owner will have primary input into its final design and layout.

7. District Council & County Council Legal Costs

- 7.1 Payment of the reasonable legal costs of the District Council and the County Council in connection with the preparation, negotiation and completion of the s106 agreement.

END