

Land north of Chiswell Green Lane and west of the Croft, Chiswell Green, St Albans

DRAFT PROPOSED HEADS OF TERMS FOR A SECTION 106 AGREEMENT

1. This Draft Heads of Terms for a Section 106 relates to the proposed development to be known as Addison Park to the north of Chiswell Green Lane and west of The Croft, Chiswell Green, St Albans AL2 3AJ. The Application relates to the area outlined in red in the Site Location Plan (Revision B) submitted with the application documents.

2. The applicant is Headlands Way Limited, contact Mr Steve Collins.

3. The Draft Heads of Terms proposed are as follows:

Affordable Housing

4. All of the dwellings (100%) are proposed to be affordable housing.

Self-build housing

5. The Applicant is willing to consider making some of the housing available as self-build housing where the initial owner will have primary input into its final design and layout.

Youth Services

6. Hertfordshire County Council has requested a contribution to Youth Facilities in the area, in line with Table X below. The timing of payments will be set out in the Section 106 Agreement.

Insert Table X

Library Services

7. Hertfordshire County Council has requested a contribution to Library Facilities in the area, in line with Table Y below. The timing of payments will be set out in the Section 106 Agreement.

Insert Table Y

Open Space

8. The Section 106 will cover the provision of open space – which may include a Memorial Park – and play equipment, including the timing and maintenance/management required.

Highways/sustainable transport

9. The Section 106 Agreement will cover necessary transport-related items, including the widening of a stretch of Chiswell Green Lane, speed-calming measures, formal parking spaces for local residents and the implementation of the Travel Plan.

Public Right of Way

10. The Section 106 will secure the provision of a new Public Right of Way close to the southern boundary of the Site.

Health Services

11. The NHS Herts Valley Clinical Commissioning Group has requested a contribution towards the provision of GP services in the area. A contribution of £xxx (£xxx per dwelling) will be included within the Section 106 Agreement.

Biodiversity Net Gain

12. The Section 106 Agreement will secure the provision of a net gain in biodiversity.

Legal Costs

13. The Applicant agrees to pay the reasonable legal costs of the District Council and the County Council in connection with the preparation, negotiation and completion of the Section 106 Agreement.