

Land at Bricket Lodge Sports and Country Club and Paintball Site, Lye Lane, St Albans AL2 3TF

DRAFT PROPOSED HEADS OF TERMS FOR A SECTION 106 AGREEMENT

between

J Rudkin Builders Limited

and

St Albans City and District Council

and

Hertfordshire County Council

1. This Draft Heads of Terms for a Section 106 relates to the proposed development at Bricket Lodge Sports and Country Club and Paintball Site, St Albans AL2 3TF. The Application relates to the area outlined in red in the Site Location Plan submitted with the application documents.

2. The applicant is J Rudkin Builders Limited, contact Mr Ken Rudkin.

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

Housing Mix

4. 65% of the dwellings will be market housing.

5. 35% of the dwellings will be affordable housing, of which 15% will be First Homes. The remainder will be a mixture of affordable rent and discounted market sales housing.

Self-build housing

6. 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.

Childcare

7. Hertfordshire County Council has requested a contribution of £x for Childcare, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Primary Education

8. Hertfordshire County Council has requested a contribution of £x for Primary Education, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Secondary Education

9. Hertfordshire County Council has requested a contribution of £x for Secondary Education, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Special Education Needs

10. Hertfordshire County Council has requested a contribution of £x for Special Education Needs, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Youth Services

11. Hertfordshire County Council has requested a contribution of £x for Youth Services, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Library Services

12. Hertfordshire County Council has requested a contribution of £x for Library Services, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Leisure Services

13. St Alban Council has requested a contribution of £x for Leisure Services, justified in accordance with the statutory test. The timing of payments will be set out in the Section 106 Agreement.

Open Space

14. The Section 106 will cover the provision of open space and play equipment, including the timing and maintenance/management required.

Highways/sustainable transport

15. The Section 106 Agreement will cover necessary transport-related items, including the creation of a new footpath along Lye Lane south of the Site and the implementation of the Travel Plan. HCC has requested a contribution towards the provision of public transport. A contribution of £xxx will be included within the Section 106 Agreement.

Health Services

16. 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.

East of England Ambulance Services

17. The EEAS Trust Herts has requested a contribution towards the provision of additional health services arising from the development. A contribution of £xxx (£xxx per dwelling) will be included within the Section 106 Agreement.

Biodiversity Net Gain

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

Legal Costs

19. 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.