

Land to Rear Of 42-100 Tollgate Road, Colney Heath, St Albans

PROPOSED HEADS OF TERMS FOR SECTION 106 AGREEMENT

1. This draft heads of terms for a Section 106 agreement relates to the proposed residential development at land rear of 42-100 Tollgate Road, Colney Heath, St Albans. The application relates to Land Registry parcel HD266436.
2. The applicant is Vistry Group, who is promoting the land on behalf of the landowner and has an agreement to purchase the site.
3. Below are draft heads of terms in relation to the above proposed development.

Affordable Housing

4. 35% of the dwellings are proposed to be affordable housing. The Section 106 agreement will set out the detailed split between rented and intermediate tenures.

Custom-build housing

5. 10% of the market homes delivered on site will be made available as custom-build plots where the initial owner of the home will have primary input into its final design and layout. The Section 106 agreement will set out the arrangements for delivery and marketing of the custom-build plots.

Open Space

6. Open space is proposed within the development and the Section 106 agreement will cover the provision of the open space and play equipment, the timing and any maintenance/management required.

Highways/Sustainable Transport

7. The Section 106 agreement will cover any necessary transport-related items, including the provision of any sustainable transport contributions.

Biodiversity Net Gain

8. The Section 106 agreement will secure the provision of a 10% net gain in biodiversity, including on-site and off-site provisions. Mechanisms to calculate the contribution and secure its delivery at reserved matters stage will be included in the s106 Agreement

Legal costs

9. 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 agreement.