



Affordable Housing and Draft S106 Heads of Terms

Application: Outline Planning Application for the residential development of circa 100 dwellings, with matter of access only for consideration at this stage. All other matters reserved.

S106 Parties: TBC

The following matters are for consideration in the determination of the submitted application under S106 or other Highway Act provisions.

Housing The provision of 10% affordable on site in accordance with requirement for Royston set out in Policy H7 of the Local Plan. The exact number of dwellings this constitutes will be agreed at the Reserved Matters Stage when a final layout is agreed including total number.

Education Contribution towards education capacity subject to existing capacity within the local area. Should a contribution be required, the contribution would be a series of phased payments. The amounts are set out in the Financial Contributions for Schools SPD.

Open Space The Council's guidance on Open Space is set out in the Open Space on New Housing Developments SPD. The indicative proposals include the provision of on site open space. Discussions on this matter can be had during the planning application process.

Highways The Council's guidance on Sustainable Travel is set out in the Sustainable Travel SPD. The document requires a contribution which will be determined by the Council.

Other highways matters are set out in the supporting Transport Assessment and Travel Plan by Optima Highways and are for discussion during the planning application process.

Other Infrastructure Payments in relation to MU5 where necessary and relevant to the scale of the proposal – to be discussed during the planning application process.