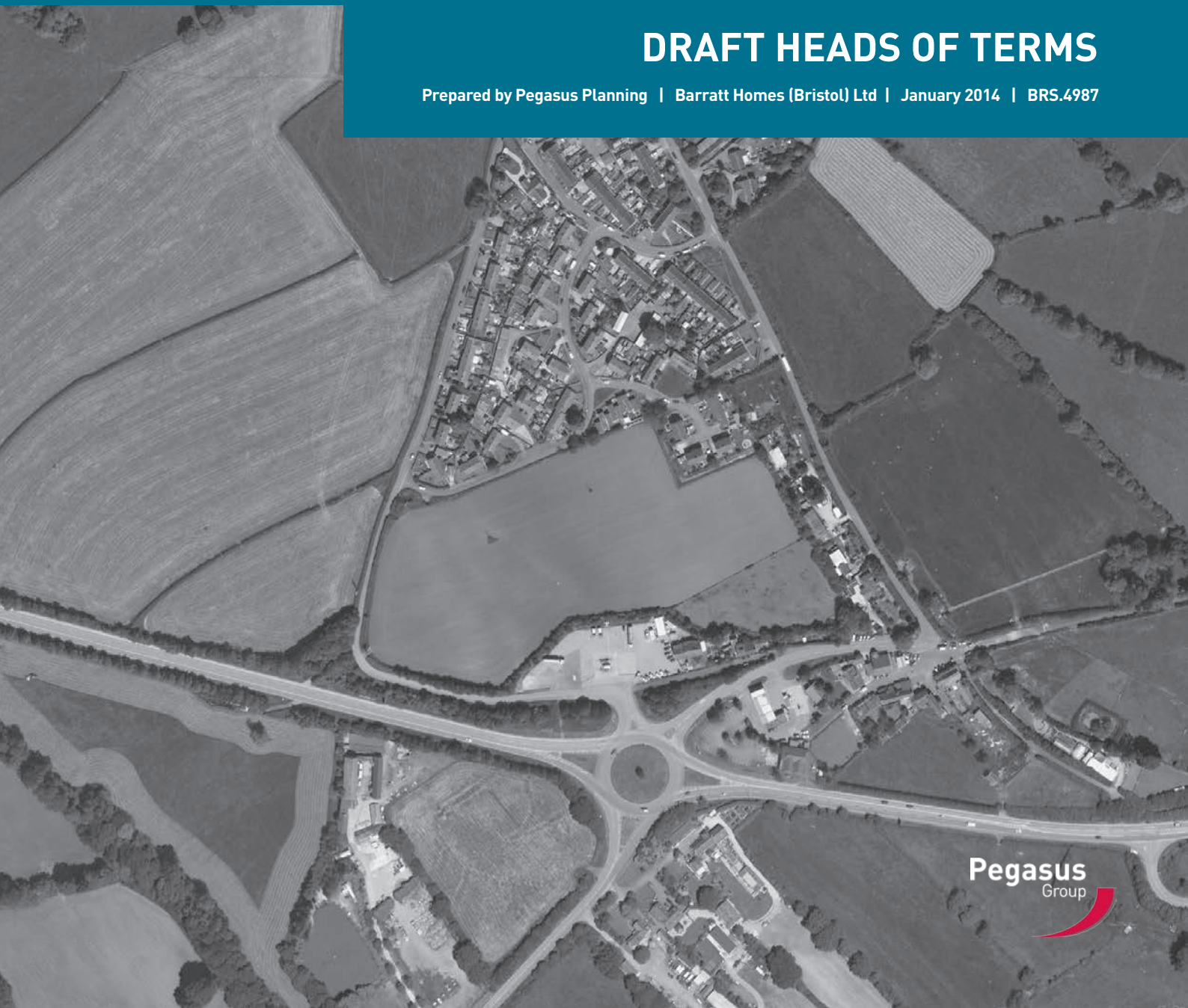


LAND AT GREEN PITS LANE, NUNNEY

DRAFT HEADS OF TERMS

Prepared by Pegasus Planning | Barratt Homes (Bristol) Ltd | January 2014 | BRS.4987



DRAFT HEADS OF TERMS
S106 OF THE TOWN AND COUNTY PLANNING ACT 1990 (AS AMENDED)
PROPOSALS BY BARRATT HOMES (BRISTOL) LTD
LAND AT GREEN PITS LANE, NUNNEY

<p>Affordable Housing</p>	<p>As detailed by the Affordable Housing Statement, 30% of the units proposed will be affordable housing.</p> <p>The Outline application proposes up to 100 no. dwellings. On this basis up to 30 no. affordable dwellings will be provided. The exact number of market and therefore affordable units will be determined at Reserved Matters stage.</p> <p>The adopted local policy requirements for the provision of affordable housing are therefore exceeded.</p> <p>A local tie, prioritising the affordable units to people with a local connection can be secured within the S106.</p>
<p>Education</p>	<p>Somerset County Council has confirmed that the local first school in Nunney has a capacity of 90. Its roll in the 2013 December pupil count was 68.</p> <p>A development of 100 no. dwellings would generate a requirement of around 14 first school places, therefore Nunney First School will have sufficient capacity to accommodate the proposed development.</p> <p>There will also be a sufficient number of Middle School places in Frome and at the College.</p> <p>No financial contributions towards education are therefore required by the development.</p>
<p>Highways</p>	<p>Highway Improvement to Green Pits Lane and a pedestrian footpath from the south east corner of the site to the east of Nunney Catch roundabout will be delivered as part of the development.</p> <p>The applicant is in discussions with First Great Western to establish an appropriate financial contribution to support local bus services. In addition, subject to feasibility, a shelter may be provided at the nearest bus stop to the site.</p>

<p>Green Space and Play Services</p>	<p>An area of public open space, including a Local Equipped Area of Play will be provided as part of the development. Assuming an average household size of 2.2 persons per household, the development of 100 no. dwellings will generate 220 residents. Based on the Council's adopted standard of 2.4 ha of open space per 1,000 population the proposed development would therefore need to provide 0.55ha of open space. The illustrative masterplan includes 0.27ha of formal public open space, including children's play area, and 0.41ha of strategic informal open space.</p>
<p>Community Facilities</p>	<p>Requirement to provide funding for the Church roof in Nunney.</p>

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