

Section 106 Agreement for Planning Application no. 22/01878/P- Land at Broom Hill/Brislington Meadows

Compliance with s.122 of the CIL Regulations

| Obligation and Policy Basis | Necessary to make the development acceptable | Directly related to the development | Fairly and reasonably related in scale and kind to the development |
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| Affordable Housing Core Strategy Policy BCS17: Affordable Housing Core Strategy Policy BCS11 Infrastructure and developer contributions. Planning Obligations SPD p12 Affordable Housing Practice Note | A proportion of housing on the site to be designated as affordable housing is required to meet the high need for affordable housing with the Local Authority area. | The proposal is required by policy to provide 30% of residential units to be affordable | The proportion of housing units to be affordable is clearly set out in the policy documents. |
| Fire Hydrant Contribution Core Strategy Policy BCS11 Infrastructure and developer contributions. The relevant section of the Building Regulations that require the provision of fire hydrants is Approved Document B – Fire Safety Volume 2 Part B5 (Access and | The provision of a fire hydrant is essential for safety reasons and must be operational prior to occupation | The proposed development is for 10 or more dwellings and will be erected more than 100m2 from the nearest existing fire hydrant. development | Required expenditure by the Council on the provision installation and five (5) years maintenance of 10 (ten) new fire hydrant(s) and related appropriately-sized water mains for fire-fighting purposes at a location within the vicinity of the development |

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| facilities for the fire service), Section 15 (Fire mains and hydrants). | | | |
| Travel Plan Fee Core Strategy Policy BSC10 Transport and Access Improvements and Policy BSC11): Infrastructure and Developer Contributions Policy DM23 Transport Development Management Planning Obligations SPD (pg 33) Travel Plan Guide for New Developments | <p>The travel plan to be provided as part of the development must be audited and reviewed by the Council to ensure it is effective.</p> <p>The Travel Plan fee will be the sum of either:</p> <p>(i) £220.00 (two hundred and twenty pounds) Index Linked per Residential Unit to be used by the Council towards the Council's costs and expenses incurred by the Council in the preparation and implementation of the Residential Travel Plan on behalf of the Owner; or</p> <p>(ii) £5,693.00 (five thousand six hundred and ninety-three pounds) Index Linked to be used by the Council towards the Council's costs and expenses incurred by the Council in auditing and monitoring the Residential Travel Plan prepared by the Owner</p> | <p>The travel plan is only required as a result of the development and the anticipated increase in travel by those accessing the development.</p> | <p>The monitoring fee is required, together with the provision and maintenance of supporting systems, to:</p> <ol style="list-style-type: none"> 1. Set up and update the database to ensure monitoring takes place at appropriate times. 2. Attend the development Travel Plan Steering Group meetings to monitor progress and to support the delivery and success of the Travel Plan. 3. Provide training to developer Travel Plan Co-ordinators. 4. Audit and review biennial monitoring over the 5-year period of the Travel Plan. 5. Review Travel Plan progress in light of monitoring results. 6. Discuss the results and future measures with the site Travel Plan Co-ordinator. |

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| <p>Traffic Regulation Order Fee</p> <p>Core Strategy Policy BSC10: Transport and Access Improvements and Policy BSC11: Infrastructure and Developer Contributions</p> <p>Policy DM23 Transport Development Management</p> <p>Planning Obligations SPD (pg 18)</p> | <p>The TRO is required to be used by the Council for the making and implementation of four (4) traffic orders for the Development comprised as follows:</p> <p>1 New pedestrian crossing on School Road;</p> <p>2 New road humps on School Road (crossing site) and Bonville Road (emergency access site);</p> <p>3 Area wide waiting restrictions on new “adopted” development roads and roads surrounding the development site;</p> <p>4 20mph on new adopted roads within development site.</p> | <p>The TRO is only required as a result of the development and the anticipated increase in travel by those accessing the development.</p> | <p>The TRO cost is a standard charge by the Council and reasonably reflects the expense incurred by the Council in making a TRO</p> |
| <p>Employment and Skills Plan</p> <p>Core Strategy Policy BCS8 Delivering a thriving economy</p> | <p>In recognition of the local employment opportunities offered in the construction phase of the development</p> | <p>The proposed development will involve the construction of up to 260 new residential units will involve a substantial construction phase</p> | <p>The sum of £2,000.00 (two thousand pounds) Index Linked to be used by the Council towards the Council’s costs and expenses incurred by the Council in</p> |

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| <p>Core Strategy Policy BCS11 Infrastructure and developer contributions.</p> <p>Delivering Employment and Skills through Development: A guide for applicants and developers</p> | | | <p>monitoring the implementation of the Employment and Skills Plan</p> |
| <p>Tree Replacement Contribution</p> <p>Policy BCS9 Green Infrastructure</p> <p>Policy BSC11: Infrastructure and Developer Contributions</p> <p>Policy DM15 Green Infrastructure Provision</p> <p>Policy DM17 Development Involving Existing Green Infrastructure</p> <p>Planning Obligations SPD (pg 20)</p> | <p>Off-site planting of replacement trees in mitigation for the loss of those trees located on the Land and identified for removal (but not capable of replacement on the Land)</p> | <p>The development results in the loss of trees on the development site, and it has not been demonstrated that the appellant can provide replacement tree planting on site.</p> <p>Following approval of an arboricultural survey pursuant to the Planning Permission but prior to Commencement of Development the Developer shall agree with the Council in writing the total sum to be paid by the Developer for the Tree Replacement Contribution</p> | <p>Sum to be agreed with the Council towards the costs and expenses incurred by the Council in the event of any off-site planting of replacement trees</p> |
| <p>Transport Infrastructure Contribution</p> <p>Core Strategy Policy BSC10: Transport and Access Improvements</p> | <p>Cost of works to make the network safe and appropriate for the proposed use.</p> | <p>Financial contributions are required as a result of the development and the anticipated increase in travel by public</p> | <p>The sum of £143,208.00 (one hundred and forty three thousand two hundred and eight pounds) Index Linked to be used for</p> |

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| Core Strategy Policy BSC11: Infrastructure and Developer Contributions Policy DM23 Transport Development Management Planning Obligations SPD (pg 15) | | transport by those accessing the development. | expenditure by the Council on new and upgraded public transport facilities in the vicinity of the Land to include the provision of real-time information displays, raised kerbs and new shelters for two locations. |
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