

LAND AT MEADOW ROAD, EAGLESBUSH VALLEY, NEATH

DRAFT HEADS OF TERMS

In the event that there is a grant of planning permission, the applicant will enter into a planning obligation under Section 106 of the Town Planning Act 1990 with Neath Port Talbot County Borough Council.

To aid this process, draft Heads of Terms have been prepared in order to enable discussions during the application process to commence between the parties and to ensure that a form of agreement can be reached during the application determination period (and signed after a resolution to consent). They are prepared subject to further discussion.

The obligations listed below are those considered necessary to make the proposed development acceptable in planning terms and are directly related to the development. They have been prepared with reference to pre-application advice received from the Local planning Authority and the Planning Obligations Supplementary Planning Guidance (2016).

Currently, Neath Port Talbot County Borough Council are yet to introduce a Community Infrastructure Levy (CIL) Charging Schedule, therefore all obligations will be subject to S.106. The proposed planning obligations are as follows.

Affordable Housing

- 100% to be affordable homes, delivered on site.
- Dwelling mix and tenure to be negotiated.

Public Open Space

- Off-site contribution balanced against 3,416 sqm on-site provision.
- Standards, management and maintenance to be determined.

Education

- Contribution to be agreed based on capacity within the catchment of the site.

Transport

- Contributions towards off-site highway and sustainable transport improvement schemes, to be determined.
- Travel Plan obligations, to be confirmed