

**BARWOOD DEVELOPMENT SECURITIES LTD & NORTH WEST THORNBURY LANDOWNER  
CONSORTIUM**

**PROPOSED DEVELOPMENT AT LAND TO THE WEST OF PARK FARM, THORNBURY**

**DRAFT HEADS OF TERMS FOR SECTION 106 OBLIGATION**

<b>Parties:</b>	South Gloucestershire Council Barwood Development Securities Ltd North West Thornbury Landowner Consortium
<b>Effective Date:</b>	The obligations are conditional upon the grant and implementation of the Planning Permission.
<b>PLANNING OBLIGATIONS:</b>	
<b>Affordable Housing</b>	Securing provision of 35% affordable housing provision.
<b>Open Space and Green Infrastructure</b>	To provide public open space areas (POS) in line with the green infrastructure strategy, comprising; <ul style="list-style-type: none"> <li>- parkland;</li> <li>- amenity open space;</li> <li>- natural green space; and</li> <li>- allotments.</li> </ul>
<b>Bus Services</b>	Financial contribution for bus services within Thornbury to include: <ul style="list-style-type: none"> <li>- Bus service provision;</li> <li>- improvement of bus waiting facilities within Thornbury Town Centre</li> </ul>
<b>Highway Mitigation Works (potential s278 works)</b>	Improvements to Butt Lane/Morton/Way/Gloucester Road junction to provide signalised staggered junction, road widening and pedestrian crossing.  TRO to secure reduction in speed limit along Oldbury Lane.
<b>Framework Travel Plan</b>	Secure the implementation of Residential and Occupier Travel Plans, in accordance with the Framework Travel Plan.
<b>Maintenance and Management of Open Space</b>	Secure mechanism to establish maintenance and management of open space in accordance with principles established in the LEMP (submission via planning condition)
<b>Land for Education Purposes</b>	Land is available should the Education Authority confirm there is a need for additional primary school provision within Thornbury arising from the proposed development during the determination of the application proposal.
<b>Repayment Clause</b>	All sums payable above will be subject to a repayment clause if monies are not spent within 5 Years.