



BLOOR HOMES SOUTH WEST

Heads of Terms for Land North of the A3102, Melksham

December 2025

In line with the 2010 Community Infrastructure Levy Regulations (as amended) and Section 106 of the Town and Country Planning Act 1990 (as amended), it is proposed that Bloor Homes South West, who are the freehold owners of the application site, would enter into a Section 106 Legal Agreement with Wiltshire Council. Such an agreement would be conditional upon the grant and implementation of a planning permission.

THE PARTIES

First Party

Bloor Homes South West
Unit 7 Latham Road
Swindon
Wiltshire
SN25 4DL

Second Party

Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

BLOOR HOMES SOUTH WEST'S SOLICITOR

Cairo Nickolls
Freeths LLP
80 Mount Street
Nottingham
NG1 6HH

Email: Cairo.Nickolls@freeths.co.uk

LAND BOUND BY THE AGREEMENT

Land shown on the site location plan submitted as part of the planning application. It includes land within title WT468606.

THE DEVELOPMENT

This planning application seeks outline planning permission for residential development; public open space including formal play space and allotments; sustainable drainage systems and associated infrastructure; a 100 place nursery and access points for pedestrians and cyclists. All matters are reserved except for access, the principal point of access is to be provided from a new northern arm onto an improved arrangement of the Eastern Way/A3102 roundabout junction and an emergency access onto the A3102".Costs of the Agreement

Bloor Homes South West will be responsible for the reasonable costs of negotiating and completing the Legal Agreement.

THE LEGAL FRAMEWORK

Section 106 of the Town and Country Planning Act 1990 (as amended) and Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended).

THE POLICY BASIS FOR THE AGREEMENT

- National Planning Policy Framework (paras. 56 and 58);
- National Planning Practice Guidance (Planning Obligations, paras. 001 Reference ID: 23b-001-20190315 and 002 Reference ID: 23b-002-20190901);
- Wiltshire Council Core Strategy (adopted January 2015), particularly Core Policy 3;
- Melksham Neighbourhood Plan 2 (made August 2025), particularly Policy 8;
- the emerging Wiltshire Local Plan Review Regulation 19 Plan (published in September 2023), particularly Policies 5, 17 and 20; and
- other specific Development Plan policy, Supplementary Planning Documents or Interim Guidance referred to below.

PLANNING OBLIGATIONS

Matters to be potentially addressed subject to need, in the agreement are set out below:

- **Affordable housing provision** – 40% affordable housing to be provided with nil public subsidy. This is a higher level of affordable housing than the minimum requirement of Core Policy 43 of the Core Strategy, but accords with Policy 76 of the emerging Local Plan Review.
- **Affordable housing tenure** - 64% affordable rent 13% shared ownership and 24% First Homes.
- **Custom build housing quantum** - a total of 5% of the proposed homes will be made available as custom build housing, in accordance with Policy 80 of the emerging Local Plan Review.
- **Nursery land** – in accordance with Policy 20 of the emerging Local Plan Review, 0.4ha of land has been identified for a 100-place nursery. The location of the safeguarded land is shown on the illustrative layout.
- **Allotments** – by the occupation of the 25th dwelling, the applicant will submit for approval an allotment specification.
- **Management company** – The future management and maintenance arrangements of the open spaces will be secured within the Section 106 Legal Agreement.

The future management and maintenance of the sustainable drainage systems (i.e. the attenuation basins, the inlet and outlet headwalls, flow controls, the outfall channels and the outfall to the watercourses) will be transferred to Wessex Water, or another approved water/sewerage undertaker, or a private management company with appropriate experience.

- **Sport** A potential financial contribution towards sports provision in the area,
- **Early years education provision** – A potential financial contribution towards early years places.
- **Primary school provision** – A potential financial contribution towards primary school places.
- **Sustainable transport contributions** - Potential contributions will be made towards:
 - the implementation of the principal point of access and emergency access from the A3102 (including associated footways);
 - green travel vouchers;
 - bus services;
 - rail accessibility improvements.
- **Public rights of Ways** - A potential financial contribution will be made towards improvements to local Public Rights of Ways.
- **Community hub contribution** – A potential contribution towards the provision of a community hub, which is to be delivered on the Blackmore Farm site (ref: PL/2023/11188).
- **Health** - If necessary and not provided via the Community Infrastructure Levy contributions, a potential financial contribution towards off-site healthcare capacity will be provided.
- **Waste** – a potential financial contribution towards waste and recycling containers for each home
- A potential contribution towards public art,

Section 106 monitoring fee

- The following contributions will be provided for the purposes of monitoring compliance with the planning obligations contained within the Section 106 Legal Agreement:
 - 1% of any financial obligations; and
 - £300 for any planning obligation that is not a financial obligation.

***LRM Planning
December 2025***