

Project: Land North Of Devizes Road, Hilperton

Date: February 2026

DRAFT S106 Heads of Terms (HoTs)

It is envisaged that the Section 106 Agreement will include the following planning obligations, based on the submission proposal of a residential development of up to 80 dwellings. This is set out without prejudice and subject to further agreement with the LPA:

- Affordable Housing
 - 30% of the proposed dwellings are to be provided on-site as affordable, with tenure split to be agreed, based on the assumption that priority is given to the provision of affordable housing for social rent.
- Education Provision, provided that adequate justification is provided in respect of both Primary and Secondary Education contributions
- Recreation and Open Space, with eastern buffer to be provided prior to first occupation of the development
- Highways Improvements
 - £92,000 contribution towards cycling and walking measures
 - £20,000 contribution towards the delivery of a bus shelter and associated infrastructure on the north side of carriageway on the A361 near Paxcroft cottages/rugby club.
 - Footway widening between the site on the A31 and Trowbridge Rugby Club
- Bat Mitigation
 - £972.03 contribution per dwelling for yellow zone
 - £925 contribution per dwelling for grey zone
- Waste and Recycling
- Travel Plan Monitoring Fee