

Heads of Terms – Section 106 Habitat Mitigation Contribution

24 & 26 Fowler Street, South Shields (15 Dwellings)

Subject: Heads of Terms – Section 106 Habitat Mitigation Contribution

Development: 24 & 26 Fowler Street, South Shields

Dear Planning Officer,

Further to our discussions regarding the planning submission for the development at 24 & 26 Fowler Street, South Shields, please find below the draft Heads of Terms for the Section 106 Agreement relating to the required Habitat Mitigation Contribution. The contribution will be paid into the Council's mitigation strategy in lieu of providing a bespoke Habitat Regulations Assessment.

Site Address

24 & 26 Fowler Street
South Shields
Tyne and Wear

Local Planning Authority

South Tyneside Council

Purpose of the Agreement

The Section 106 Agreement will secure a financial contribution towards the Council's Strategic Habitat Mitigation Strategy. The contribution is required to mitigate potential recreational impacts arising from the proposed residential development on designated European protected habitats. This contribution is required in lieu of undertaking a bespoke Habitat Regulations Assessment (HRA).

Description of Development

The proposed development comprises the conversion and redevelopment of properties located at 24 and 26 Fowler Street, South Shields, to provide 15 residential dwellings.

Financial Contribution

Contribution Rate: £403 per dwelling

Number of Dwellings: 15

Total Contribution: £6,045

Payment Trigger

The Habitat Mitigation Contribution will be payable prior to the commencement of development unless otherwise agreed with the Local Planning Authority. Payment is not required prior to the submission of the planning application but will form part of the planning obligations secured through the Section 106 Agreement should planning permission be granted.

Use of Contribution

The contribution will be used by South Tyneside Council to fund measures contained within the Strategic Habitat Mitigation Strategy, which may include visitor management measures, monitoring of protected sites, strategic mitigation projects, and habitat protection or enhancement works.

Planning Policy Context

The requirement for this contribution arises from the need to ensure compliance with the Conservation of Habitats and Species Regulations 2017, the Habitats Directive, and relevant Local Plan policies relating to biodiversity and protection of designated habitats.

Parties to the Agreement

The parties to the agreement will include the Developer / Landowner and South Tyneside Council.

Binding Nature

The obligations secured within the Section 106 Agreement will bind the land and any successors in title.

Kind regards,

Glenn Stroud