

DRAFT HEADS OF TERMS

OUTLINE PLANNING APPLICATION FOR THE ERECTION OF UP TO 114 DWELLINGS, UP TO 2,000 SQM OF EMPLOYMENT SPACE (USE CLASS B1, WITH UP TO ONE CLASS A1 UNIT), VEHICULAR ACCESS POINTS AND ASSOCIATED WORKS

LAND SOUTH OF LOWER ROAD, STALBRIDGE

It has been identified that a number of planning obligations will be required in connection with the development and these will be incorporated within a Section 106 Agreement.

At this stage, we have identified a number of obligations that will be required, as follows:

- Affordable Housing:
 - To be provided in line with Council policy (40% of total dwellings).
 - Tenure split to be agreed as part of the application discussions.
- Highways Works:
 - Necessary highways improvement works
- Education contribution:
 - Contributions to be provided based on the appropriate tariff for local primary and/or secondary requirements for the provision of additional school places, if requested and evidenced by the appropriate Council department.
- Primary Care Facilities:
 - To be provided at a rate per dwelling to meet additional demands placed on the health service by the proposed development.
- Public Open Space:
 - To be provided on site in the form of open space, natural space, and an equipped children's play area.

We are aware that other contributions may be identified through the consideration of the planning application. We would be happy to discuss the inclusion of these, subject to them meeting the relevant tests: being necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.