

DRAFT HEADS OF TERMS
Proposed Planning Obligation Agreement
Section 106 Town and Country Planning Act 1990

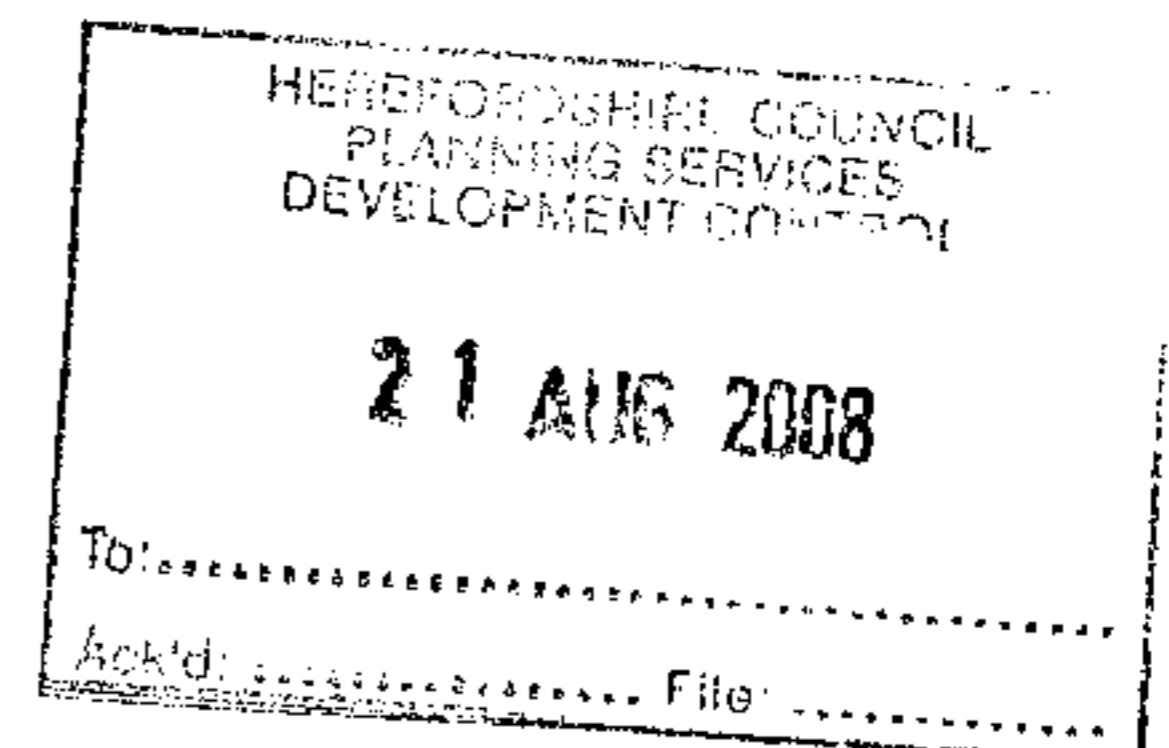
**Proposed Conversion of Agricultural Buildings to Four Houses at
Woodcroft Farm, Bosbury, Ledbury for the Herefordshire Council**

1. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £2,832 (sports) and £1,337 (open space) towards the cost of new or enhancement of existing open space, play, sport and recreation facilities in lieu of such facilities being provided on site to be used in the (as yet unspecified locality) or other location as may be agreed in writing with Herefordshire Council.
2. The developer covenants with Herefordshire Council to pay the sum of £13,806 to provide enhanced educational infrastructure at (as yet unspecified).
3. The developer covenants with Herefordshire Council to pay the sum of £15,987 for off site highway works and improved public sustainable transport infrastructure to serve the development (other Section 278 works essential to facilitate the development). [As yet unspecified a) – g)]
 - a) Improved Bus shelters/stops in the locality of the application site.
 - b) Safe routes for schools
 - c) Traffic calming measures in the area
 - d) Improve lighting and signage to existing highway/pedestrian and cycle routes leading to the site
 - e) Improved pedestrian and cyclist crossing facilities in the area
 - f) Improvements to public transport services
 - g) Any other purpose falling within the criteria defined in 2 above
4. The developer covenants with Herefordshire Council to pay £835 to provide libraries (the location as yet unspecified).

5. In the event that Herefordshire Council does not for any reason use the said contributions (in paragraphs referenced above) for the purposes specified in the agreement within 10 years of the date of each payment, the Council shall repay to the developer the said sum or such part thereof, which has not been used by Herefordshire Council.
6. All of the financial contributions shall be index linked and paid on or before commencement of the residential development unless otherwise agreed with Herefordshire Council. Also a 2% levy of £695.94 shall be paid to Herefordshire Council.
7. The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by Herefordshire Council in connection with the preparation and completion of the Agreement and the administration charge as required by the Supplementary Planning Document, "Planning Obligations", adopted by Herefordshire Council in April 2008.

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