

S E 08 / 19 27 / F

DRAFT HEADS OF TERMS

Proposed Planning Obligation Agreement

Section 106 Town and Country Planning Act 1990

Planning Application – [application reference number - not yet registered]

[Description of Development – Refurbishment of existing vacant office block and re-cladding of exterior and re-landscaping of adjacent car park]

[Location of development – Unit 01, Alton Road Industrial Estate, Alton Road, Ross on Wye]

1. The developer covenants with Herefordshire Council, to pay Herefordshire Council the sum of £0 for off-site highway works and improved public and sustainable transport infrastructure to serve the development (other than Section 278 works essential to facilitate the development). The monies shall be used by Herefordshire Council at its option for any or all of the following purposes:

- a) Improved bus shelters/stops in the locality of the application site
- b) Safe Routes for Schools
- c) Improve lighting and signage to existing highway/pedestrian and cycle routes leading to the site
- d) Improved pedestrian and cyclist crossing facilities
- e) New on/off road pedestrian/cycle links to the site
- f) Traffic calming measures

2. In the event that Herefordshire Council does not for any reason use the said contribution 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.

3. All of the financial contributions shall be Index linked and paid on or before commencement of the development unless otherwise agreed with Herefordshire Council

4. 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.

M F Freeman Limited

16 July 2008

