
DRAFT HEADS OF TERMS

In respect of

**PROPOSED RESIDENTIAL
DEVELOPMENT ON LAND
SOUTH OF B4221 AND
NORTH OF LOVERS WALK
GORSLEY,
HEREFORDSHIRE (LPA
REF: P153661/O)**

On behalf of

**NORTH OAK HOMES
LIMITED**

Ref: RCA041o

Date: January 2016

rca

REGENERATION

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DRAFT HEADS OF TERMS

This draft Heads of Terms has been prepared in accordance with the Community Infrastructure Levy, April 2010 (as amended) as well as s106 of the Town and Country Planning Act 1990.

Affordable Housing:

1. The developer covenants with Herefordshire Council to provide 10 of the proposed residential units shall be affordable housing as defined by the Development Plan and / or National Planning Policy Framework or any statutory replacement document.
2. While the application is submitted in outline format with all matters reserved except for access, discussions with Herefordshire Council's affordable housing officer has requested that the following affordable units are provided with the development:
 - 2 x 1 bed property for social rent
 - 4 x 2 bed property (2 for social rent and 2 for intermediate tenure)
 - 4 x 3 bed property (2 for social rent and 2 for intermediate tenure)
3. The above provision of affordable housing units will be subject to final confirmation within the consultation response from Herefordshire Council's affordable housing officer.
4. The above affordable housing shall at all times be used for the purposes of providing affordable housing to persons who are eligible in accordance with the allocation policies of the Local Authority.

Subject to the content of the Community Infrastructure Levy, April 2010 (as amended), the following contributions will also be provided.

Children and Young People:

5. The developer will pay Herefordshire Council for enhancement to educational facilities at Gorsley Goffs Primary School, Glebe Infant School, John Kyrle High School and St Mary's RC High School, alongside pre-school requirements, post 16, Youth Services and Special Educational Needs the following contributions based upon unit size;

Property type	Pre-school	Primary	Secondary	Post 16	Youth	SEN	Total
2 / 3 bed house	£244	£1,899	£1,949	£87	£583	£138	£4,900
4+ bedroom	£360	£3,111	£4,002	£87	£1,148	£247	£8,955

6. As the application is submitted in outline format with all matters reserved bar access, the precise scale of the contribution is unable to be quantified at this stage.

Library Facilities:

7. The developer will pay Herefordshire Council to provide enhanced library facilities within the locality. A breakdown of market housing contribution is provided below;
- £146 per 2 bedroom dwelling
 - £198 per 3 bedroom dwelling
 - £241 per 4+ bedroom dwelling

8. As the application is submitted in outline format with all matters reserved bar access, the precise scale of the contribution is unable to be quantified at this stage.

Recycling:

9. The developer will pay Herefordshire Council £120 per open market residential property.

POS / Play Contributions / Sport England Contributions:

10. The developer will pay Herefordshire Council the following for each open market unit on site;

- £496 per 2 bed open market dwelling
- £672 per 3 bed open market dwelling
- £818 per 4+ bed open market dwelling

11. As the application is submitted in outline format with all matters reserved bar access, the precise scale of the contribution is unable to be quantified at this stage.

Transport:

12. Herefordshire Council's SPD identifies that the application site is situated within a Medium Accessibility area; accordingly the developer will pay the following to Herefordshire Council;

- £2,457 per 2 bedroom open market dwelling
- £3,686 per 3 bedroom open market dwelling
- £4,915 per 4 bedroom open market dwelling

Miscellaneous:

13. In the event that Herefordshire Council does not use the specified sums for purposes identified within 10 years of the date of agreement of the Planning Obligations, the Council will repay to the developer said sum.
14. The developer will pay Herefordshire Council a 2% surcharge of the total sum within the final agreed obligation as a contribution towards the cost of monitoring and enforcing the s106.
15. The identified sums shall be index linked to an index selected by the Council.