
DRAFT HEADS OF TERMS

In respect of

**RESIDENTIAL
DEVELOPMENT ON LAND
OFF THE A40, LEA,
HEREFORDSHIRE
(P142108/O)**

On behalf of

**NORTH OAK HOMES
LIMITED**

Ref: RCA041j

Date: July 2014

rca

REGENERATION

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DRAFT HEADS OF TERMS

- 1.1 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.
- 1.2 The content of this document is based on information provided by the case officer in response to the pre-application advice request (letter dated 27 June 2014) alongside Herefordshire Council's Planning Obligations Supplementary Planning Document (April 2008).
- 1.3 The contributions calculated are based on the provision of open market dwellings on the basis that the SPD identifies that *"affordable housing generally will normally be exempt from contributions on the basis that they are fulfilling a need for housing for people already in the local community"*.

Children and Young People:

- 1.4 The developer will pay Herefordshire Council for enhancement educational facilities at Lea Primary School, St Joseph's RC Primary 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

- 1.5 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:

- 1.6 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

- 1.7 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:

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

POS / Play Contributions / Sport England Contributions:

- 1.9 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

- 1.10 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.
- 1.11 The pre-application also notes that our indicative layout exceeds the minimum required for on-site POS. However, given that the final design is a reserved matter, the precise scale and location of POS is as yet undetermined. Accordingly this detail and any necessary contribution will be agreed at reserved matters stage.

Transport:

- 1.12 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;
- £1,966 per 2 bedroom open market dwelling
 - £2,949 per 3 bedroom open market dwelling
 - £3,932 per 4 bedroom open market dwelling

Affordable Housing:

- 1.13 The developer will provide 35% of the residential units are affordable housing. As the application is submitted in outline format with all matters reserved bar access, the precise number of affordable units cannot be quantified at this stage. The affordable units will be provided in accordance with Herefordshire Council's relevant policies concerning tenure and occupancy.

Miscellaneous:

- 1.14 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.

- 1.15 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.
- 1.16 The identified sums shall be index linked to an index selected by the Council.