DRAFT HEADS OF TERMS

LAND OFF STYCH ROAD, BROWN EDGE



PA TAYLOR
PLANS DESIGN AND CONSTRUCT LTD

Date: 21.09.2016

1. INTRODUCTION

1.1 The applicant submits with the outline planning application for residential development, draft Heads of Terms. These are based on relevant development plan policies and supplementary guidance. It should be noted that during pre-application discussions with the LPA, no specific requirements were identified.

1.2 The applicant will therefore continue discussions with Staffordshire Moorlands District Council and relevant consultees to clarify the need for any obligations to ensure compliance with relevant development plan policy and supplementary guidance and the Framework.

1.3 The detail of the obligations below will be agreed with the Council as part of the application process. However, the applicant reserves the right to withdraw or amend these obligations during negotiations with the Council – particularly if any obligations cannot be fully justified in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 and Government Guidance on Planning Obligations.

2. PROPOSED DEVELOPMENT

2.1 The application is submitted in outline with all matters reserved for later approval. Indicative plans are provided which show the provision of up to 25 dwellings on the site.

3. DRAFT HEADS OF TERMS

Affordable Housing

3.1 The applicant is willing to enter into an obligation to confirm such provision in the event this is required.

Public open space/ play provision

3.2 The applicant is willing to enter into an obligation to confirm such provision in the event this is required.

Legal and Administrative Costs

3.3 The applicant is willing to pay the Council's reasonable costs to produce the legal agreement. Such costs should be set out and agreed in advance. Any monies paid under the above terms but not spent directly on such provision shall be paid back to the applicant within 5 years of receipt of payment.