

S.106 Agreement Head of Terms
Rosemary Lane, Leintwardine

THE FIGURES SET OUT IN THESE HEADS OF TERMS ARE THE FIGURES CURRENTLY BEING DISCUSSED BETWEEN THE APPLICANT AND THE COUNCIL

Obligation	Detail	Purpose	When
Affordable Housing	Provision of off-site contribution in lieu of 35% on-site provision – amount to be agreed OR Provision of 35% on-site affordable housing	To provide affordable housing on-site or on a more suitable site.	
Sustainable Transport Contribution	£ 2,457 per 2 bed, £ 3,686 per 3 bed, £ 4,915 per 4+ beds	To provide sustainable transport infrastructure to serve the Development	Paid on or before occupation of first general market dwelling *
Community Services Contribution (Libraries)	£ 120 per 1 bed, £ 146 per 2 bed, £ 198 per 3 bed, £ 241 per 4+ beds	To provide enhanced library facilities in Leintwardine / Leominster	Paid on or before occupation of first general market dwelling*
Children and Young People Contribution (Education)	£ 2,845.00 per 2 bed £4,900.00 per 3 bed £8,955.00 per 4+ bed (NB no contribution for 1 bed units)	To provide enhanced educational infrastructure at: - Leintwardine Primary School (Early Years) - Wigmore Secondary School, and local education for: -post 16 youth services and - Special Education	Paid on or before occupation of first general market dwelling*

		Needs Schools.	
Public Open Space	On-site provision : <ul style="list-style-type: none"> - POS - attenuation basins 	Provision of onsite POS to be maintained by a management company.	
Waste	£ 120 per dwelling	For waste reduction and recycling in Leominster	Paid on or before occupation of first general market dwelling*
Monitoring Fee	2% of the value of the contribution.		
Legal Fees	The reasonable legal fees of the Council will be paid by the Applicant. A solicitors undertaking will be provided at the outset, upon confirmation of the Council's estimate of their legal charges.		
Repayment	any unspent (or not-committed) contributions are to be repaid to the Applicant (or whomever paid the contribution) 10 years after receipt by the Council. Any interest accrued on the monies whilst they are held by the Council are also to be paid to the Applicant along with any repayment of contributions.		
Timetable	A draft S.106 Agreement is to be in an agreed for my the date of the Committee and for finalising within 4 weeks of receiving a resolution to grant planning permission		

- * may be pooled with other contributions
- All contributions to be index linked
- please note that contributions are paid on general market dwellings only (not affordable housing units).

LJW/909357/1 (LWD Developments LLP)

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