

21st March 2012

Proposed s106 Heads of Terms

- To Provide 5 No. units (being 15% of the total units on site) as "affordable housing units" through an R.S.L such units built to the same specification as the open market units as follows:

- 4 No. 2 Beds – Plots 2, 3, 13 and 14
- 1 No. 3 Bed – Plot 21

Where agreement cannot be reached to transfer to an R.S.L, a commuted sum of £175,000 (being based on 5 units @ £35k discount per unit) to be paid by Gleeson and to be used in the locality for affordable housing, in lieu of on site provision.

- To pay the sum of £43,196 for contribution to off site open space, all as per BMBC SPD "Open Space Provision on New Housing Developments". The breakdown for such commuted sum is as follows:

- 6 No. 2 Beds @ £1,436.82 = £8,620.92
 - 21 No. 3 Beds @ £1,723.66 = £36,196.86
 - 6 No. 4 Beds @ £2,013.13 = £12,078.78
- £56,896.56**

- To pay the sum of £21,000 by way of compensation for loss of Greenspace, in line with Core Strategy Policy CSP35 and Government's Planning Policy Guidance Note 17 'Planning for Open Space, Sport and Recreation'.