

**PLANNING OBLIGATION
HEADS OF TERMS**

**APPLICATION BY
AITCHISON RAFFETY
PROPOSED MIXED USE
DEVELOPMENT OF THE FORMER
KINGSPAN WORKS
CHARLESTOWN ROAD
GLOSSOP**

May 2011

**Statement on behalf of
the applicant**

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1. INTRODUCTION

- 1.1 The following sets out the details of the Heads of Terms which will form the basis for a planning obligation for the development. The scope of the contributions have been developed following the results of the technical reports which identify works required and also information in the Planning Obligations SPD1.

2. HEADS OF TERMS

Affordable housing

- 2.1 A total of 21 affordable units will be provided.
- 2.2 16 units would be rental and 5 shared ownership.
- 2.3 The developer will build the units for an RSL at a fixed price.
- 2.4 The rental properties will be available at 75% of the open market value.
- 2.5 14 affordable units will be made available before the occupation of 50% of the residential units in the development and the remaining 7 units will be available for occupation before the completion of 90% of the units in the development.

Highways

- 2.6 Full details of the improvement works to Charlestown Road as indicated in the Transport Assessment will be prided to and agreed with the Council prior to any construction works on the site.
- 2.7 The agreed scheme shall be implemented in accordance with a timetable to be agreed with the Council.

- 2.8 Preparation and implementation of a travel plan as detailed in the Travel Plan Framework.

Open Space

- 2.9 The developer will carry out a scheme of restoration and enhancement to the area of the former millpond.
- 2.10 The works will be in accordance with a detailed plan which shall be agreed prior to any construction works on the site.
- 2.11 The open space will be laid out in accordance with the approved plan and made available for public access in accordance with a timetable to be agreed with the Council.
- 2.12 The open space shall be maintained by a management company or transferred to the Council together with a commuted sum for future maintenance.

Education

- 2.13 There is no information available on capacity of local schools or the level of contributions that would be required to mitigate impacts if capacity were a problem locally. It is recognised that if justification in the form of capacity figures could be provided, then a financial contribution towards mitigating the impact of the development would need to be provided. It is, however, not possible given the information that is available, to set out the level which may be necessary if any. It is anticipated that this matter will be addressed during the application process.