



Draft Heads of Terms for a section 106 legal agreement

Land south of Hollincross Lane, Glossop, SK13 8JH

These draft heads of terms accompany an application at the above site for:

Demolition of redundant buildings including partial demolition of modern extensions to Redcourt and redevelopment of site to provide 24 dwellings (Use Class C3) including the retention and conversion of Redcourt together with access, parking and landscaping (resubmission of application reference HPK/2020/0334).

They have been prepared with regard to the High Peak Draft Developer Contributions Supplementary Planning Document (January 2023). They also follow the obligations that were required to support a previous application at the site (reference HPK/2020/0334) which was refused by High Peak Borough Council on 24 January 2022.

It is expected that this application will be required to provide obligations to cover the following matters, to be negotiated during assessment of the application:

- **Affordable housing** – an affordable housing plan has been provided which identifies two on-site units of affordable housing as part of the development, the tenure to be split between shared ownership and affordable rent. The provision is based on a policy requirement for 20% of the 24 homes to be affordable which is reduced by vacant building credit to 1.91 units (rounded up to two units). Further detail on the vacant building credit assessment can be found in the Planning Statement
- **Education contributions** – if required and justified by a deliverable scheme
- **Open space** – delivery of on-site open space and potential financial contributions towards allotments, outdoor sports facilities, parks and gardens and play space
- **Management company** – to manage the public open space including highways infrastructure