

DRAFT HEADS OF TERMS

Section 106 Agreement

Proposed residential development at Cottage Lane, Gamesley
Planning reference: HPK/2024/0154

Land to east of Cottage Lane
Gamesley
Derbyshire
SK13 6EQ

30th April 2024

Applicant		Agent	
Name	Westshield	Name	Eden Building Design
Address	Ashcroft House Bredbury Park Way Bredbury Stockport	Address	Beech Farm Offices Lymm Road Thelwall Cheshire
Postcode	SK6 2SN	Postcode	WA4 2TG
Contact name	Craig Dulson	Contact name	Adam Scott

1. These Heads of Terms are set out on behalf of Westshield to inform the preparation and negotiation of a Section 106 agreement with High Peak Borough Council to support planning application HPK/2024/0154 for new dwellings.
2. These Heads of Terms are submitted as part of the application on a without prejudice basis and are subject to the receipt of formal consultation responses and evidence from those to whom the obligation are to be given that the obligation satisfies the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010. This requires that planning obligations set out in a Section 106 Agreement must be:
 - necessary to make the development acceptable in planning terms
 - directly related to the development
 - fairly and reasonably related in scale and kind to the development

Based on the content of the Council's Development Plan, High Peak Developer Contributions Supplementary Planning Document and other information available at the time of submission of the planning application, it is envisaged that the Section 106 Agreement may include obligations listed and summarised below:

- Housing & Affordable Housing
- Environment & Open Space
- Transportation
- Community

All the above and any additional requested contributions as may be forthcoming will be subject to overall scheme viability as recognised by relevant policies of the adopted Development Plan.

Prepared by Eden Building Design on behalf of Westshield
April 2024