

Draft Heads of Terms for S106 Agreement

Glossopdale Community College Lower Site, Talbot Road, Glossop, SK13 7DR

The draft Heads of Terms are subject to discussions with Officers and the completion of a Section 106 Agreement.

For clarity, the Applicant is seeking Outline Planning Permission for *“Outline planning application for the construction of up to 110 dwellings, with all matters reserved (except principal points of access) including all associated ancillary works and engineering operations.”*

The exact wording and level of contributions will be agreed in detail with the Local Planning Authority during the course of the planning application.

In such circumstances, the applicant will enter into discussions to discuss obligations to secure;

Affordable Housing

On site affordable housing. The breakdown of this provision to be determined following discussions with the LPA.

Highway, Access and Transport

Off-site highway works and improved public and sustainable transport infrastructure to serve the development (other than Section 278 works essential to facilitate the development).

Education

A contribution will be made towards the capital costs of providing new school places required as a result of a proposed development which will be related in scale and kind to the proposed development.

Biodiversity

A contribution will be made towards biodiversity measures and other green infrastructure.

Public Open Space, Children’s Play Equipment and Sports Development

A contribution will be made towards the provision of high quality open space and associated facilities.

Economic Development Services & Infrastructure

Other infrastructure not specifically required by the Local Plan but reasonably requested by an infrastructure provider;

Administration Cost

The Developer will pay for the reasonable costs incurred by the Council in administering the Deed.

All of the financial contributions shall be Index linked and paid on or before commencement of the development.

The developer shall pay to the Council on or before the completion of the Agreement, the reasonable legal costs incurred by the Council in connection with the preparation and completion of the Agreement and an agreed monitoring charge as required by the Supplementary Planning Document,

“Developer Contributions” Supplementary Planning Documents, adopted by High Peak Borough Council in October 2023.