

Heads of Terms – Reference:

1. FINANCIAL CONTRIBUTIONS

Contribution	Amount or Formula	Trigger(s)	Project
Monitoring Fee	Amount £XXX £400 per obligation Max £10,000	Commencement of development	N/A
Tree Replacement			
Affordable Housing Commuted Sum			
Fire Hydrants			
Carbon Offsetting			
Open/Green Space			
Targets Recruitment and Training Contribution			
Highways works			
Education			
BNG monitoring fee			
Travel Plan monitoring fee			
Travel Plan – Council Delivery (Option 1)			
Travel Plan – Landowner/Developer Delivery (Option 2) Bond ¹			
Other			

¹ Travel Plan bond is repayable in accordance with the Transport and Development SPD.

2. ON-SITE AFFORDABLE HOUSING

Total number of dwellings to be approved:	
% of Affordable Housing:	
Total number of affordable homes:	
Tenure Split %	
• Social Rent	
• Shared Ownership	
• Affordable Rent	
• Discount Market Rent/Sale	
Has the affordable housing mix been agreed (YES or NO)	

If NO then an Affordable Housing Scheme will need to be submitted and approved after the completion of the agreement

If YES then complete below table

Tenure	No. of units	Size (e.g. 2 bed flat)	Plan reference (if known)
Social Rent			
Shared Ownership			
Affordable Rent			
Discount Market Sale			

Other Tenures (Please specify)			
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In the case of Discounted Market, please specify the Discount Percentage	
No. of dwellings to be built to M4(3)(2b) standard -Wheelchair Accessible Housing (7.8%)	
No. of dwellings to be built to M4(2) standard - Accessible and adaptable dwellings (92.2%)	

Timing, triggers and phasing
<p>Amend if different from SPD approach.</p> <p>No more than 25% of open market dwellings should be occupied until 25% of the affordable housing units have been constructed and transferred to the affordable housing provider ready for immediate occupation.</p> <p>No more than 85% of open market dwellings on each phase should be occupied until 100% of the affordable homes have been transferred to affordable housing provider, ready for immediate occupation.</p> <p>Each phase will be expected to deliver a proportional level of affordable housing</p>

3. OTHER OBLIGATIONS

Obligation	Detail	Trigger(s)
Delete/amend as appropriate		
Highways works		
Targeted Recruitment and Training	XX Work Placements XX Apprenticeship Starts XX New Jobs Advertised through DWP Participate and contribute to a TR&T Management Board	
On-site significant BNG	Details of all on-site habitats Management and maintenance regime for min. period of 30 years Schedule of monitoring for min. period of 30 years Submission of monitoring reports to LPA in years 2, 5, 10, 15, 20, 25 and 30 (prepared by a suitable qualified ecologist)	
Green Space, allotments and landscaping delivery and maintenance	Delivery of relevant green space, allotments and/or landscaping Submission and implementation of LEMP	

4. OTHER RELEVANT INFORMATION

Use box below to provide any further relevant information or list any obligations not identified above