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## Description of Development

Outline planning application for the development of up to 50 dwellings (Use Class C3), with all matters reserved except for means of access.

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## Draft Section 106 Heads of Terms

Draft Heads of Terms for the proposed development are detailed below.

### 1) Affordable Housing

- Affordable housing will be provided on the basis of 30% of the total floor area of the dwellings to be erected on the site in excess of the total floor area of the existing buildings (42,765 sq. ft.) to reflect the vacant building credit. Opportunity for the developer to provide a revised affordable housing scheme at the reserved matters stage once the final form of development is known for re-appraisal by the Council.
- The precise tenure mix and layout of the affordable housing provision to be determined at the reserved matters stage.
- The phasing of affordable housing delivery to be determined at the reserved matters stage.

### 2) Public Open Space

- Public open space areas equating to 0.5 hectares to be provided
- Management plan for the future management and maintenance of the public open space within the site to be secured and implemented.