

S106 Heads of Terms Note [DRAFT]

Proposed development at Peel Park Avenue, Clitheroe

Date: 28th December 2017

Local Planning Authority: Ribble Valley Borough Council

Applicant: Applethwaite Ltd

1. Introduction

2. This note has been prepared on behalf of Applethwaite Limited ("the Applicant") in support of its planning application for the demolition of an existing dwelling and the erection of bungalows for the over 55s with associated access, car parking, landscaping and open space ("the Development") on land at Peel Park Avenue, Clitheroe ("the Site").

3. Potential planning obligations

4. Subject to the consideration of matters raised and comments received from statutory consultees during the determination of the planning application, it is not anticipated that it will be necessary to enter into a Section 106 undertaking, either unilaterally or by agreement with the Local Planning Authority, as relevant matters can be dealt with by way of planning condition/s rather than planning obligation/s.
5. Notwithstanding this position, the Heads of Terms of any S106 agreement (or unilateral undertaking) considered necessary, will be discussed and agreed with Officers at Ribble Valley Borough Council during the course of the planning application determination.
6. Any and all financial contributions and other planning obligations sought by the Local Planning Authority must be in accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010 ("the CIL Regulations") and Paragraphs 203-206 of the National Planning Policy Framework.