

## Heads of Terms (Draft)

In respect of the outline planning application relating to land at Higher College Farm, it is considered that the following aspects may need to be addressed through a planning obligation (under s.106 of the Town and Country Planning Act 1990 (as amended)).

- Provision and phasing of 30% of the total number of dwellings to be provided on-site as 'affordable housing', as defined within NPPF or other national guidance. Unit size, type and tenure to be agreed with the LPA;
- Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.