**S106 – Heads of Terms template for planning obligations relating to major development proposals**

*Please complete this form if you are proposing a major development or other forms of applications where a planning obligation is required. This form should be submitted to the council along with your planning application.*

*Please also provide up to date office copy entries and title plan with your application.*

*To establish the required contribution for your scheme, you should contact the Development Management Team by telephone 01952 380380 or email planning.control@telford.gov.uk*

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| --- | --- | --- |
| **Application details** | | |
| *1* | *Site address* |  |
| *2* | *Applicant(s) full name and address* |  |
| *3* | *Is the applicant the legal owner of the application land?* | **Yes/No** (delete as appropriate)  If no, please provide the legal owner’s full name and address below: |
| *4* | *If the applicant is not the owner, do they have an agreement to purchase the land?* | **Yes/No/Still under negotiation** (delete as appropriate)  Date of the agreement if yes:  Additional information: |
| *5* | *If the Owner/Applicant intends to instruct a solicitor, what are the details of their Solicitor?* | Name:  Address:  Telephone:  Email: |
| *6* | *Title number of land* |  |
| *7* | *Is there a mortgage or charge over the property?* | **Yes/No** (delete as appropriate)  If yes, please provide details: |

**Proposed Planning Obligations**

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| **8** | **Highways and Transport** | |
| *8a* | *Amount to be paid* |  |
| *8b* | *Trigger for payment* |  |
| *8c* | *Any other information relevant to the legal agreement* |  |
| **9** | **Education** | |
| *9a* | *Amount to be paid* |  |
| *9b* | *Trigger for payment* |  |
| *9c* | *Any other information relevant to the legal agreement* |  |
| **10** | **Highways and Transport** | |
| *10a* | *Amount to be paid* |  |
| *10b* | *Trigger for payment* |  |
| *10c* | *Any other information relevant to the legal agreement* |  |
| **11** | **Leisure and open space** | |
| *11a* | *Amount to be paid as commuted sum in lieu of on-site contribution (where applicable)* |  |
| *11b* | *Trigger for payment* |  |
| *11c* | *Is the intention to transfer any open space land to the Council? Please provide any relevant information* |  |
| *11d* | *Details of management company (if available/applicable)* |  |
| *11e* | *Plan number if open space shown on a submitted plan* |  |
| *11f* | *Any other information relevant to the legal agreement* |  |
| **12** | **Biodiversity** | |
| *12a* | *Amount to be paid:*  *Tree replacement standard -*  *Strategic Newt Licencing -*  *Biodiversity Net Gain -* |  |
| *12b* | *Trigger for payment:*  *Tree replacement standard –*  *Strategic Newt Licencing –*  *Biodiversity Net Gain -* | Prior to the commencement of development  At the Grant of planning permission  Prior to the commencement of development |
| *12c* | *Any other information relevant to the legal agreement* |  |
| **13** | **Affordable housing** |  |
| *13a* | *Number/ percentage of affordable units* | Number:  Percentage: |
| *13b* | *Breakdown of tenure* | First homes –  Shared ownership –  Social/affordable rent –  If other, please provide details: |
| *13c* | *Any additional requirements e.g. local connection* |  |
| *13d* | *Amount to be paid as commuted sum in lieu of on-site contribution (where applicable)* |  |
| *13e* | *Any other information relevant to the legal agreement* |  |
| **14** | **Other payments** | |
| *14a* | *Indexation* |  |
| *14b* | *Monitoring* |  |
| **15** | **Any other matters** | |
| *15a* |  | |