

Heads of Terms

South Ribble Borough Council

regarding former Leyland Test Track Site, Leyland

Subject to Contract

The Agreement proposed will be on the following principle terms:

SRBC:	South Ribble Borough Council, Civic Centre, West Paddock, Leyland, Lancashire; PR25 1DH
BDW	BDW Trading Limited of Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF
LCC	Lancashire County Council of PO Box 78 County Hall Fishergate, Preston, Lancashire, PR1 8XJ
Pilgrim	Pilgrim Technology Limited of 12 York place, Leeds LA1 2DS
PC	Property Capital Plc of Regency House, 45-51 Chorley New Road, Bolton, BL1 4QR
Site:	Land at Longmeanygate and Titan Way, comprising of the former Leyland Test Track, Leyland currently owned in parts by Pilgrim and SRBC.
The Detailed Application	That Part of the Site edged [] on the attached Plan and subject to the Hybrid Application submitted by BDW to SRBC on [] with planning application reference [] for which a detailed application has been made.
The Outline Application	That Part of the Site edged [] on the attached Plan and subject to the Hybrid Application submitted by BDW to SRBC on [] with planning application reference [] for which outline consent only has been requested.
Paradise Park:	That part of the Site shown edged [] on the attached plan and presently owned by SRBC and the "Paradise Park Owner" shall mean the owner of Paradise Park from time to time
Transport Contribution	<ol style="list-style-type: none">1. The sum of £120,000 to be paid annually to LCC for a period of 5 years commencing on []2. The contribution is to be provided for the provision of additional buses on the 111 Bus Service between Leyland and Preston to allow for routing

within the Site.

Affordable Housing

In respect of the Detailed Application the Owner shall provide []% of the total Dwellings as Affordable Housing, to be delivered as:

1. []% Affordable Rented;
2. []% Discount Market Sale Units;
3. []% Shared Ownership Units.

No more than [] Market Dwellings shall be occupied prior to the practical completion of [] number Affordable Housing Units.

[details of marketing provisions, spiraling out provisions nominations/approved persons/local connections]

[In respect of the Outline Application, the Owner of the Site shall submit a scheme for the approval of SRBC prior to Commencement of Development. Such scheme to provide details of timing, location, tenure, and marketing]

Public Open Space

The Owner shall submit a scheme approved by SRBC in respect of each Phase detailing (i) the size location and type of Open Space (ii) details and specifications for works and materials showing how the Open Space will be graded, drained, landscaped, seeded, planted, laid out and provided fit for use.

Paradise Park Upgrade

The Owner shall pay an off-site contribution of [] in respect of the Paradise Park Upgrades.

Not more than [] number Market Dwellings shall be occupied prior to payment of []% of the Paradise Park Contribution.

Not more than [] number Market Dwellings shall be occupied prior to payment of []% of the Paradise Park Contribution.

The Contribution shall be used towards the upgrade of Paradise Park such that [*specific details of upgrade required*].

Electric Charging Points

[The Owner shall ensure that a minimum of [] dwellings over the whole Site shall have electrical charging points within their curtilage for the purposes of vehicular charging.]

[The Owner shall ensure that [] number of electrical charging points for the purposes of vehicular charging shall be provided within the Site and such electrical

charging points provided by the Owner within the curtilage of a dwelling shall be included within the overall number of electric charging points provided within the Site.

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