

Planning Obligations Pro Forma Statement

This pro forma must be completed in full. If any question is not answered or any reply is not legible your application will not be validated.

Application details	
Site address:	
Description of development:	
Number of residential units proposed (if applicable): Schedule of accommodation must be provided with your replies to this pro forma.	
Total number of bed spaces proposed (for each dwelling this is calculated by adding 1 to the number of bedrooms, e.g. 3 bedrooms = 4 bed spaces): If the application is in outline and the number of bed spaces is not certain, please indicate, otherwise, the calculation must be shown.	
Non-residential floorspace created (if applicable): Where more than one type of non-residential floorspace is proposed, a schedule of uses and the associated floorspace must be provided with your replies to this pro forma.	
Pre application discussions	
Have you engaged in pre-application discussions with a planning officer regarding the scope of the legal agreement?	Yes / No (delete as appropriate)

Viability appraisal	
<p>The Council recognises that the impact of any planning obligations, when coupled with other policy requirements, may affect the viability of some development proposals. In such circumstances, the Council will consider whether the benefits of the proposed development would outweigh the disadvantages of a more limited planning obligation, or no planning obligation at all. This will only be possible, however, where the developer provides evidence of the likely impact of the proposed planning obligation(s) on the viability of their development.</p> <p>If you wish to provide such evidence, any viability assessment should include:</p> <ul style="list-style-type: none"> ○ Schedule of both gross and net internal floor areas; ○ Land purchase price (with proof), and the estimated market value of the site; ○ Date of land purchase; ○ Schedule of development costs (normals); ○ Schedule of development costs (abnormals); ○ Proof of development costs (abnormals); ○ Reasons why full costs (including abnormals) were not reflected in the purchase price; ○ Expected sale price of dwellings/buildings (including at what date/s); and ○ Intended profit level/s (including profit type). <p>In relation to affordable housing the assessment should include all the above and details of the amount of affordable housing (%) that could be provided against a diminishing scale of profit levels, to the level of full affordable housing provision.</p> <p>Financial appraisals should factor in a land value that represents the market value of the site at the time of the application (i.e. what it would cost to buy reflecting planning policy and all development costs), and not the actual price paid. Only costs that were unforeseeable at the time of acquisition will be considered abnormal for the purposes of affordable housing negotiations.</p> <p>Known costs such as site clearance, preparation, retaining walls, piling, infrastructure provision and or diversion, highways works, servicing, flood mitigation measures, archaeology, decontamination/remediation will not be considered as abnormals. Where abnormal costs can clearly be demonstrated, a reduction in the affordable housing requirement may be agreed on a site by site basis.</p>	
<p>It is your intention that full contributions will be made in accordance with the adopted Supplementary Planning Document on Planning Obligations.</p> <p><i>(Note: An intention not to make full contributions may only be based upon impact upon financial viability of the proposed development.)</i></p>	<p>Yes / No</p> <p>(delete as appropriate)</p>
<p>If you have answered “No” to the previous question, please briefly state the reasons why full contributions are not intended:</p>	<p>Reason(s):</p>
<p>If you consider that it would not be financially viable to make full</p>	<p>Yes / No</p>

contributions as detailed above, have you submitted, with this pro forma, a financial viability appraisal which accords with the requirements above?	(delete as appropriate)
--	-------------------------

The applicant confirms that all the information included within and annexed to this pro forma is accurate to the best of its knowledge.

Where an agreement is to be entered into or a unilateral undertaking given under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant agrees to pay (irrespective of whether or not planning permission is granted on the application and irrespective of whether the section 106 agreement/unilateral undertaking proceeds to completion) all the local planning authority's reasonable legal costs and disbursements in relation to preparing, perusing, negotiating and/or discussing the same and generally in connection therewith. The applicant acknowledges that the Council will not proceed in this regard until, either a solicitor's undertaking is given for such costs and disbursements, or a deposit of an agreed amount of monies is made by the applicant against those costs and disbursements.

The applicant agrees to use best endeavours to procure the early completion of the agreement or the delivery of the unilateral undertaking

Name.....*Agent/Applicant

** Delete as appropriate*

Signed..... Dated.....