

## **Draft Heads of Terms: Lansdown Industrial Estate (V3)**

### **Owner and Applicant**

Cheshire West and Chester Council

### **Applicant's Solicitor**

Forsters LLP  
31 Hill Street  
London  
W1J 5LS  
Telephone: +44 20 7863 8535  
Mobile: +44 79896 90477  
Email: [ella.jones@forsters.co.uk](mailto:ella.jones@forsters.co.uk)

### **Title Number**

GR161376

### **Application reference number and description**

21/02832/OUT - Outline application for the redevelopment of the northern part of Lansdown Industrial Estate for up to 215 dwellings with associated access roads, parking and public open space following the demolition of the existing buildings. All matters reserved except for access.

Subject to viability and the application of the relevant parts of the CIL Regulations and paragraphs of the NPPF, the applicant is agreeable to:

- Provision of affordable housing [currently 40 on site affordable units and to be finally determined by **full review** of Viability Assessment at detailed planning stage]
- Provision of public open space to be confirmed at detailed planning stage
- Contribution to off-site improvements to local green space/recreational facilities, subject to an identified need and proportionate contributions
- Contribution to education [£650,722] to be reviewed depending on the precise number and mix of units applied for at detailed planning stage
- Contribution to libraries [£42,140] to be reviewed depending on the precise number and mix of units applied for at detailed planning stage
- 'Implementation and delivery of the public realm and heritage enhancement works in respect of the retained Southern portion of Lansdown Industrial Estate. The works shall be in general accordance with indicative 'Lansdown Public Realm &

12 ROYAL CRESCENT, CHELTENHAM, GLOUCESTERSHIRE GL50 3DA T: 01242 231575

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Heritage Vision' dated April 2023. (The approval of the detail of these works will follow and will also be subject to further stakeholder engagement).

In addition, it is anticipated the following clauses will need to be included in some form in the S106 agreement

1. The implementation of planning permission reference 21/02828/OUT (including the creation of the pedestrian and cycle 'link' through to Roman Road which is also proposed as part of application reference 21/02832/OUT) and planning permission 23/00728/FUL alongside the implementation of planning permission reference 21/02832/OUT.
2. Appropriate trigger points relating to the implementation of planning permission 21/02832/OUT and the implementation of planning permissions 21/2828/OUT and 23/00728/FUL; for example restricting occupation of a certain number of dwellings under planning permission 21/02832/OUT before completion of 23/00728/FUL and 21/2828/OUT and the provision of the 'cycle and pedestrian link' in application 21/2828/OUT.
3. Above (2) also being subject to the Lansdown Artists' Studios securing appropriate funding to enable occupation of the property under planning permission 23/00728/FUL.
4. A full review mechanism to reassess Viability in light of changing costs, market conditions and any confirmed CIL liability, vacant building credit (VBC) and any other viability related considerations upon granting of consent for detailed design by either approval of reserved matters or full planning permission.