



Planning Services

Planning Obligation– Draft Heads of Terms

This form **must** be completed and returned with your application as failure to do so will delay registering your planning application.

APPLICATION DETAILS

Site name (If any):

Address: 6 Burton Road, Poole

Proposed Development: Subdivision of the plot and construction of a detached house

Existing number of units: 1

Proposed number of units: 2

Applicants Name/Address: Bayview Developments (South) Ltd, c/o Agent

Agent Name / Address: Spruce Town Planning Ltd. Office 9 Fleming Court, Leigh Road, Eastleigh, SO50 9PD

Phone: 07949500904

Mobile: 07949500904

E-mail:
matt.holmes@sprucetownplanning.co.uk

Planning Obligations:- Heathlands Strategic Access Management & Monitoring Contribution (SAMM)

£ 428 plus administration fees of £ 75 Total £ 503

Planning Obligations:- Harbour Recreation Strategic Access Management & Monitoring Contribution (SAMM)

£ 152 plus administration fees of £ 25 Total £ 177

OBLIGATIONS SETTLEMENT TYPE

I have read and understood the guidance given in respect of planning obligations on the Borough of Poole website and wish to secure the obligations associated with the above development by the following means:

S111 Undertaking

My application will be supported by an undertaking to make up-front payment. I understand that the associated funds must match the undertaking, to enable us to process them and be received prior to the decision of the application.

Unilateral Undertaking

My application will be supported by a unilateral undertaking, signed by all persons with an interest in the land including all joint owners any lessees and / or mortgagees, with payments of monies due as set out in that obligation.

Name M.Holmes Signed [Redacted] Date 15/05/2022

NOTES

UNILATERAL UNDERTAKING

All unilateral undertaking must be signed by all persons with an interest in the land including all joint owners any lessees and / or mortgagees, with payments of monies due as set out in that obligation. The LPA will also require the following documents:

Land Registry official copy of title to; cover all land within the application site. **Official copies must be less than two weeks old.**

Unregistered land – Certified copies of the title deeds, to include information on all the land within the application.

LEGAL SERVICE FEES

The Council's legal costs in the checking, alteration as necessary, negotiation and completion of the planning agreement will be recovered as part of any agreement. Legal cost will be due even if the matter does not proceed.

FREQUENTLY ASKED QUESTIONS

If my application is refused, when can I expect a refund for the contributions settled under the Fastrack process?

- The funds can be released for refund purposes after the six month appeal period has passed
- If the appeal decision is challenged through High Court or by judicial review the refund will be processed after the case is decided.

If I purchase a property/land to which contributions have been paid by the previous owner. Will the original owner have a right to claim the funds back?

- The contributions are not refundable if development has commenced.
- The land owner owns any associated planning application contribution for the site.
- The land owner has to revoke the planning application to recover any contribution (less the administration and legal fee) associated to the site.

What happens to the contribution paid, if I decide not to build?

- A refund can be applied for once the decision has expired.
- The planning application has to be revoked. A revocation agreement will need to be drawn up by the land owners and a site visit will need to take place. A charge will be made for this service.

How do I make the payment and to whom is it payable?

You can settle by any of the following methods:

- Cheque – *This will have to be cleared prior to any application being determined.*
- Bankers Draft
- Credit \Debit card
- CHAPS – *You instruct your bank for this transaction and ensure the reference detailed below is applied.*
- BACS - *You instruct your bank for this transaction and ensure the reference detailed below is applied.*

Payments are to be made out to the "BCP Council" and always use the reference **Planxx/xxxxx/x** being the word Plan following by the application number. This will enable us link your payment to the planning application avoiding any delay.

The bank details are: **Barclays Bank PLC** – Sort Code **20-68-95** Account No. **20627437**