

Developer Obligations: Assessment Report



Date: 04/03/2016
Application Reference: 16/00241/PPP

Description: Planning Permission in Principle to Erect 4No Dwellinghouses on Site to Rear of Heatherlea, Main Street, Tomintoul

To: Interurban Developments Ltd

I refer to the above mentioned planning application under consideration by Moray Council. As you may be aware Aberdeenshire Council's Developer Obligations Team provide the Developer Obligations service to Moray and will assess the requirements for this planning application.

This site is within the Cairngorms National Park therefore this assessment is carried out in relation to policies contained within the Cairngorms National Park Local Development Plan 2015, specifically Policy 1: New Housing Development and Policy 11: Developer Contributions and related Supplementary Guidance. Copies of these policies can be found on the Council website at:
<http://cairngorms.co.uk/park-authority/planning/role-of-local-dev-plan/>

This assessment report will set out the basis for any agreement you enter into with Moray Council.

Your application will be unable to be determined (in terms of delegated powers/reported to committee) until we have reached agreement in writing on the terms as set out in the assessment report.

SUMMARY OF OBLIGATIONS

Total Due: Provision of 1 unit on site for affordable housing

Primary Education	Nil
Secondary Education	Nil
Community Facilities	Nil
Sports & Recreation	Nil
Affordable Housing	1 unit on site

Breakdown of Calculation of Obligations

This section of the report sets out how the obligations outlined above have been calculated. Further detail is set out in the Cairngorms National Park Local Development Plan & Non Statutory Supplementary Guidance on New Housing Development and Statutory Guidance on Developer Contributions.

INFRASTRUCTURE

Education

The site is within the school catchment for Tomintoul Primary School and Speyside High. Both schools are operating within capacity therefore no contributions are required.

Community Facilities

Tomintoul is served by the Richmond Hall. The small scale nature of this development can be accommodated within this facility therefore no contributions are required.

Sports and Recreation

This development can be accommodated within existing sports and recreation facilities.



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AFFORDABLE HOUSING

Policy 1 of the LDP states that proposals for 4 units will be required to make a contribution towards affordable housing through the provision of a unit on site.

The unit for affordable housing should be identified as part of the proposal.

The form and method of delivery would be agreed at the detailed application stage and this is likely to be conditioned as part of any consent.

Jill Paterson
Principal Developer Obligations Officer



Developer Obligations: Terms of Report



TERMS OF ASSESSMENT

Please note that any subsequent planning applications for this site may require a re-assessment to be undertaken on the basis of the policies and rates pertaining at that time.

The terms relative to how the obligations are remitted are set out in the enclosed sheets.

REMITTANCE OF OBLIGATIONS

Remittance of financial obligations can be undertaken either through the provision of an upfront payment prior to the release of the Planning Decision Notice or by entering into a Section 75 Agreement.

The provision of an upfront payment will allow a planning consent to be issued promptly. Details of how you can make payment via this route are included within the enclosed remittance advice sheet.

Where there is a requirement for affordable housing on site and/or the amount of Developer Contributions for Infrastructure are such that an upfront payment may be considered prohibitive a Section 75 will likely be required. Please note that Applicants are liable for both the legal costs of their own Legal Agent fees and Council's legal fees and outlays in the preparation of the document. These costs should be taken into account when considering the options.

MANAGEMENT OF FUNDS

Contributions, identified individually, are current held in the Council's balance sheet in a unique account to which notional interest, at Bank of England base rate, unless otherwise stipulated, is added on a monthly basis. In the event of a repayment of contribution the interest added will be calculated to reflect, in addition, compounding on an annual basis.

The Council undertake to spend contributions received in respect of an appropriate project or projects in line with the detail of this assessment within 10 years of the date when planning permission is implemented (evidenced through the notice of initiation of development). In the event of the contribution or part of it not being spent within this time period the contribution or part will be refunded to the applicant or their nominee along with relative interest accrued



Developer Obligations: Remittance Advice



A Planning Decision Notice cannot be issued until a payment in respect of developer obligations has been made. Prior to remitting funds the applicant should check with the Planning Officer that the payment is the only outstanding matter.

The Planning Officer will be informed directly by the Developer Obligations Team as soon as payment has been received.

Methods of Payment

Payment for developer obligations can be made by debit/credit card or through a BACS (internet banking).

Remittance by Card

To make a card payment please call Teresa Ruggeri on 01343 563 270.

When calling please remember to have to hand the following information:

- Your card details
- Whether it is a DEBIT or CREDIT card
- The full amount due
- The planning application to which the payment relates
- Your email address so that a receipt may be issued directly
- If you are the applicant or paying on behalf of the applicant

Please note: There may be a service charge applicable to CREDIT card payments. You will be

advised prior to the payment being processed if a charge will apply.

Remittance by BACS (Internet Banking)

To make a BACS payment please call Teresa Ruggeri on 01343 563 270 to confirm that you are making a payment via BACS and to confirm the full amount due and planning application reference.

Failure to advise the team that you are making a payment may delay the issue of your planning consent.

Bank Detail for Payment by BACS:

Bank of Scotland

Sort Code: 800666

Account Number: 00111257

Please ensure that your planning application reference is included as your BACS reference.

Receipts

All payments will be receipted.

