

DRAFT HEADS OF TERMS

Planning Application Ref. 105905/OUT/21

Proposed Residential Development at Thorley Lane, Timperley, Altrincham, WA15 7PJ.

November 2021

These draft Heads of Terms have been prepared by Rapleys LLP (Rapleys), on behalf of Harlex (RLP Timperley) LLP in support of an outline planning application at Thorley Lane, Timperley, Altrincham, WA15 7PJ.

The submitted planning application seeks outline planning permission for the following development:

“Outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought.”

It is anticipated that the development proposed will provide either financial contributions or a commitment to providing the following by way of Section 106 Agreement:

- Affordable housing - 45% provision (75% intermediate tenure / 25% affordable or social rented);
- Education contribution;
- Electric vehicle charging spaces for public use (a minimum of 2no.);
- On site children’s play area; and
- A financial contribution towards Thorley Lane transport infrastructure outlined within the Timperley Wedge Masterplan.

Full details of any such contributions will be discussed and agreed through the planning application’s consideration / determination.