

Cumberland Council

Section 106

Draft Heads of Terms

Site Address	Land at Flosch Farm, Cleator.
Applicant/Developer	Thomas Armstrong Construction Limited, Workington Road, Flimby CA15 8RY.
Applicant's Solicitor	Burnetts Victoria House, Wavell Drive, Rosehill, Carlisle, CA1 2ST
Land Owner(s) (please attach: Registered details e.g. Office Copy Entries and Title Plan)	Title Number CU185362 as attached plan (excluding areas 6276 & 7581)
Summary of Proposal	Residential development and associated infrastructure
Date received	07/10/26
Application No	

Cumberland Council

SUMMARY OF OBLIGATIONS	
Item	Contribution (financial and in-kind)
Affordable Housing	Provision of 2 Discount Sale Dwellings (Affordable Housing units). These must be sold at no more than 80% of Open Market Value. The 20% discount remains on all future sales. Pursuant to previous applications
Transport/Traffic Improvements	None. Pursuant to previous applications
Education	Developer to pay £81,960 towards local education provision. Payment is index linked to RPI. Payable prior to occupation of the 12th dwelling. Pursuant to previous applications
Other Site Related Obligations	
Legal Fees	Thomas Armstrong Limited undertake to meet Cumberland Council's reasonable legal costs in preparing and completing an agreement whether or not the agreement is actually completed.

We hereby confirm that all of those with an interest in the land to be bound by the Planning Obligations confirm that they will enter into the S106 agreement of undertaking.

We confirm that work can be commenced on preparing the S106 agreement and undertake to meet Cumberland Council's legal costs in preparing and completing an agreement whether or not the agreement is actually completed.

For and behalf of Thomas Armstrong Limited.....(name of Company)

Signed ...D Hill..... **Dated**
Name
Capacity

Signed **Dated**
Name
Capacity

(NB the document must be signed by authorised signatories only.)

Cumberland Council

