

Suggestions that might trigger the 30% overage charge and therefore potentially unsuitable:

- Toilet Block
- Permanent Caravan/camping area
- Moving the Fire station onto field releasing existing fire station site for affordable housing.
- Possibly longer term parking on the field for canal boat users who live on the canal at or around Audlem Locks
- Charging points for electric vehicles
- Pipework for ground source heating
- Row of terraced low cost housing for rental like council houses for young local people
- Visitor centre
- Basketball/netball court
- Children's playground
- Humanist/pet cemetery
- Solar panels with battery storage

What is "Overage"

Overage is to be paid to the previous owner of the land in the following cases:

- Disposal of the property following the grant of planning permission
- The implementation of planning permission prior to disposal
- The actual change of use of the property, or part of it, to a non-agricultural use even if planning permission has not been granted, other than for recreational use for the benefit of the people within the village of Audlem only, free of charge, by any persons, companies, third parties whatsoever for such use.

The rate of Overage is 30% of the difference between the enhanced rate of the property and the base rate of the property at the date of transfer. The Overage Period is 20 years from the date of transfer. Overage is to be paid within 8 weeks of the trigger date.

In addition

There is permitted use as a pay to use car park on a defined one acre of the property. However, should there be any income from the car park, 30% of the annual takings are payable to the previous owner.