

21/01768/FUL Land East of Loughborough Road, Ruddington – S106 Heads of Terms Summary  
 - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT.

WORK IN PROGRES DOCUMENT - May be subject to change.

Item/Policy	Detail/Requirement	Developer Proposes	RBC comment	Trigger sought by consultees
Primary School contribution can accommodate a fully laden refuse vehiclehis	A development of 24 dwellings would yield an additional 5 primary school places and there is insufficient capacity to accommodate the additional pupils. A contribution of <b>£88,065</b> (based on 5 pupils x £17,613 per place) is sought	Applicant has submitted a draft s106 incorporating the full requirement sought		To be paid prior to first occupation
Secondary School Contribution	This development would generate 4 new secondary places and there is an deficiency of secondary school places in West Bridgford. A contribution of £101,712 (4 places x £25,428) would be required.		This is covered by the Borough's Community Infrastructure Policy	
Affordable Housing	Policy 8 of the Local Plan Part 1 requires provision of <b>30%</b> affordable dwellings.  The tenure mix would comprise 3no homes to be provided as Affordable Rent, 3no homes to be provided as Intermediate homes and 1no would be for social rent.	Applicant has submitted a draft s106 incorporating the 30% affordable housing provision	The applicant has agreed to the provision of 30% affordable housing through the submission of a draft s106	Prior to occupation of 40% market dwellings.
Health	CGG require a contribution of £20,680 towards provision of additional health care services to meet patient demand		This request is covered by the Borough's Community Infrastructure Levy	

Sustainable Travel Contributions	The County Council secured a contribution of £40,000 as part of the Phase 1 development to provide bus taster tickets. The County Council request a planning obligation of <b>£5,328</b> towards sustainable travel	Applicant has submitted a draft s106 incorporating the full requirement sought		To be paid prior to occupation of the first dwelling
Community Centre Contribution	The Parish Council secured a contribution of £73,000 towards the provision of a Community Centre for the village. The Parish Council request a contribution of <b>£9,700</b> towards provision of a new community centre	Applicant has submitted a draft s106 incorporating the full requirement sought		To be paid upon first occupation of the 10 <sup>th</sup> dwelling to be occupied.
Monitoring Fee	S106 monitoring costs of <b>£273</b> per obligation.	Amount to be agreed.	The monitoring fee shall be agreed prior to the conclusion of the s106 agreement.	Prior to commencement of development to pay the Council the Monitoring Fee. Not to occupy more than 10 dwellings until the monitoring fee has been paid to the Council
Indexation	The contributions subject to indexation of the Retail Prices Index	TBA	TBA	TBA
Legal Costs	The applicant is required to pay the Council's legal fees of <b>£1,500</b> .		Required to complete legal agreement	To be paid on completion of agreement.