

21/01203/OUT Land South and East of Hollygate Lane - Cotgrave - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT.

WORK IN PROGRESS DOCUMENT – may be subject to change.

Item/Policy	Detail/requirement	Developer proposes	RBC comment	Trigger sought by consultees
Primary School Contribution	A development of up to 210 dwellings on this site and the neighbouring allocation of up to 235 dwellings would generate a requirement for an additional 77 places at £17,613 per place towards the current deficiency in primary places available in the planning area. However, this site would only generate a need for 19 additional spaces based on 90 dwellings. This site, along with other sites which are proposed for allocation in the Local Plan, mean that	Accept the principle and the proposed pro-rate breakdown suggested by the County Council	Pro-rata approach seems fairest allocation of the existing capacity in the system and therefore officers agree with the approach adopted by the County Council.	TBC

	<p>additional education provision will be required, either through extensions to existing provision. No feasibility study has been undertaken to understand the scope to expand provision at Candleby Lane School and it is not expected that additional provision can be delivered at Cotgrave CofE School. It is therefore requested that the Section 106 Agreements provide sufficient flexibility to enable the County Council to expend the contributions at another local primary school outside of the Cotgrave Planning Area if subsequent feasibility studies demonstrate that expansion of the Cotgrave Schools is unviable.</p>			
Secondary School Provision	<p>In relation to Secondary Education, they advise that the two allocated sites would generate a need for an additional 70 new</p>		<p>Agreed that this request is covered by the Authority's Community Infrastructure Policy (CIL).</p>	

	secondary places and there is a deficiency in places available. As a result, the County Council would be seeking a total contribution across the two allocations of £1,697,570 (70 x £24,251 per place).			
A52 Improvements Contribution	Highways England state that they take responsibility for delivering infrastructure improvements required to support growth on the A52, whilst seeking appropriate local contributions proportional to the scale of impact through a developer contribution strategy. This approach is supported in Rushcliffe Core Strategy Policy 18. As part of the contribution strategy for this proposed development a sum of £955.82 per-dwelling basis has been identified by Highways England in consultation with Rushcliffe Borough Council. This will be required by way of developer contributions.	Agrees to the principle of the request	The requested contributions from Highways England accord with the A52/A606 Improvement Package Developer Contributions Strategy Memorandum of Understanding and Policy 18 Rushcliffe Core Strategy. The applicant has agreed to provide them on a pro rata basis and the timing of the payment need to be considered and confirmed as part of the S106A discussions.	<ul style="list-style-type: none"> • 20% of the A52 Improvements Contribution on first occupation • 80% of the A52 Improvements Contribution prior to Occupation of 75% of the Dwellings and not to allow Occupation of more than 75% of the Dwellings

Highway Improvements	A contribution (TBC) towards 30% of the cost of improving the A606 Melton Road/Cotgrave Road junction	Matter is being considered	Officers note the impact is arising in part from this, and the other developments proposed on the allocations within Cotgrave and that any improvement works to this junction do not appear to be covered by the MoU.	TBC
Bus Service Support	NCC Transport & Travel Services request that a bus service contribution of £300,000 is paid to provide improvements to the local bus services to serve the combined sites. The contribution should be shared pro-rata between all applications that form part of the Cotgrave Local Plan Policy 2.1 and 2.2 sites, which together comprise 445 dwellings. The pro-rata contribution requested for this site is therefore approximately £60,674		Officers note that the pro-rata break down is not provided and that none of the other sites on the south of Hollygate Lane (or the site to the north) have had a Bus Service Support request made against them. NCC to clarify the position.	
School Bus Service Support	The County Council request that a school transport contribution of £140,000 is		Officers note that the pro-rata break down is not provided and that none of the other	

	<p>paid to provide statutory school transport to serve the development. The contribution should be shared pro-rata between all applications that form part of the Cotgrave Local Plan Policy 2.1 and 2.2 sites, which together comprise 445 dwellings. The pro-rata contribution requested for this site is therefore approximately £28,315.</p>		<p>sites on the south of Hollygate Lane (or the site to the north) have had a Bus Service Support request made against them. NCC to clarify the position.</p>	
<p>The Bus Stop Improvements Contribution</p>	<p>If current bus routes are to be maintained i.e. no spine road through the site: The County Council will request that a Planning Obligation be added to state the below: A Bus Stop Infrastructure contribution of £38,800 is paid to provide improvements to the two bus stops RU0417 and RU0418 on Colston Gate, and shall include: RU0417 Colston Gate – Install additional hardstand, real time bus stop pole &</p>		<p>This is a duplicate of the request made for application ref 20/02508/OUT and 21/00231/OUT for the improvements to RU0417 and RU0148 – therefore clarification should be sought as the contribution cannot be made against three separate applications unless it is to be split across the site?</p>	<p>TBC</p>

	<p>displays including associated electrical connections, polycarbonate bus shelter including lighting and bus stop clearway markings.</p> <p>RU0418 Colston Gate – Install real time bus stop pole & displays including associated electrical connections, replacement polycarbonate bus shelter including lighting and bus stop clearway markings.</p> <p>Note: Some of the improvements included as part of the requested Bus Stop Infrastructure Planning Obligation have also been requested as part of the planning response for planning site ref. 21/00231/OUT. If both sites are approved, it will be necessary to include provisions for the requirements to be shared. Or, if bus routes are to be diverted through the site</p> <p>View our privacy notice at</p>			
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	<p>www.nottinghamshire.gov.uk/privacy Nottinghamshire County Council, County Hall, West Bridgford, Nottingham NG2 7QP Any planning permission be subject to the following Planning Condition: No part of the development hereby permitted shall be brought into use unless or until bus stops have been installed on the spine road to the satisfaction of the Local Planning Authority, and shall include at each stop: Real time bus stop pole & displays including associated electrical connections, polycarbonate bus shelter including lighting, raised boarding kerbs and bus stop clearway markings. Should all bus services operate through the site then this condition should also include the removal of bus stops RU0417 and RU0418. This will need to</p>			
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	be decided at the earliest opportunity and with agreement from bus operators			
Waste Collection	No request made, but officers note that for the site on the north of Hollygate Lane as contribution of 68.13 per dwelling was sought.		Clarification should be sought from NCC re the need for a waste contribution.	
Sustainable Travel Contribution	None sought as part of this application; however, a travel plan is requested to be conditional on the grant of ant permission. However, the application on the North side of Hollygate Lane attracted a contribution request of £36,000 towards sustainable travel which may include, but not exclusively, the use of taster tickets for travel on public transport.		Clarification should be sought from NCC re the need for a sustainable travel contribution.	
Affordable Housing	Core Strategy Policy 8 requires 10% affordable housing:		The applicant has agreed in principle of providing 11% of affordable housing which is a 1% over provision when	Provide details of affordable housing in an affordable housing scheme as part of the S106A which would

	<p>42% should be intermediate housing, 39% should be affordable rent and 19% should be social rent. Table of the breakdown on house types also provided in the comments from the affordable housing officer.</p> <p>Since applications are being determined post the March transition agreement then First Homes will also need to be applied.</p>		<p>assessed against Core Strategy Policy 8. As part of the S106A.</p> <p>The details of securing the affordable housing scheme would be included as part of the S106A. It is agreed that an affordable housing scheme could provide the necessary details of tenure mix, dwelling (size mix) details of the location, and the affordable housing provider. However, the timing of this agreed to be agreed but it would be expected prior to the commencement of development on the site or as part of the reserved matters application once the layout and design is considered.</p>	<p>include details of tenure mix, dwelling (size mix) details of the location, and the affordable housing provider.</p>
NHS Hospitals Trust	<p>A contribution of £77,552.00 was requested to cover the cost to the NHS of emergency admissions</p>		<p>The site is allocated in the Local Plan Part 2 and as such the population growth and impacts on the NHS have long been known. The NHS therefore should have</p>	<p>N/A</p>

	<p>generated by this level of housing.</p> <p>A development of 90 dwellings equates to 217.8 new residents (based on the current assumption of 2.42 people per dwelling as adopted by relevant council Council's Education team). Using existing 2016 demographic data as detailed in the calculations in Appendix 2 will generate 291 acute interventions over the period of 12 months.</p> <p>Emergency admissions: For the 22 emergency admissions, representing 10% of the residents, the Trust will have no method of recovering the 80% of tariff needed to invest in the stepped change needed for services. Formula: Emergency admissions - Development Population x Average Emergency Admission Activity Rate</p>		<p>planned for this level of population growth in the local area. Therefore, the request is not considered to be justified in this instance.</p>	
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	<p>per Head of Population x Average Emergency Tariff x 80% Cost per Emergency Admission Activity = Developer Contribution.</p> <p>Premium Costs:</p> <p>For all the 291 anticipated hospital-based interventions, the Trust will have no method of recovering the additional Premium Costs needed to ensure the level of service required. Formula:</p> <p>Development Population x Average Admission Activity Rate per Head of Population x Average Tariff x proportion of Trust staff cost of total cost (58%) x NHSI Agency Premium Cap (55%) = Developer Contribution.</p>			
Open Space	The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this	Agrees to the principle of the requested provision being provided as indicated in the indicative masterplan.	As we are only considering the principle of development (and access) at this stage; the location, size and management of open space	TBC

	<p>development would worsen. Based on 90 dwellings and an average of 2.3 residents per dwelling this equates to 207 new residents which will create additional demand which can't be met by existing provision. <u>Children's play</u></p> <p>For Children's play on site provision of equipped play space Local equipped area for Play (LEAP) equivalent of 0.25 hectares per 1,000 = 0.0517 hectares is required onsite (within the allocation area covered by the three applications). With regards the siting and location of the play area proposed I would draw attention to The Fields in Trust National Playing Fields Association General Design Principles Guidance (attached). 6.1.9 states that play areas should be sited in open, welcoming</p>		<p>within the site cannot be considered in detail. The applicant has agreed to the provision of open space within the site and for details to be provided as part of an Open Space Scheme. The details of it can be secured by the S106A and considered in detail at the reserved matters stage.</p> <p>Also, with the allocation comprising three separate planning applications (and legal agreements) a mechanism to ensure that one site is provided on the allocation will be required.</p>	
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	<p>locations and visible from nearby dwelling or well used pedestrian routes.</p> <p><u>Unequipped play/ amenity public open</u></p> <p>Unequipped play/ amenity public open space equivalent for unequipped children's play/ amenity open space provision as a new site we would expect on site provision of unequipped play space of at least 0.55= 0.1138 hectares is required (onsite).</p> <p><u>Sports and Leisure provision</u></p> <p>This development will be liable for a Community Infrastructure Levy (CIL) for sports and leisure provision <u>Allotments</u></p> <p>The Rushcliffe Borough Council Leisure Facilities Strategy 2017-2027 requires 0.4 hectares of</p>			
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	<p>provision for allotments per 1,000 population on-site (i.e., within the allocation covered by the three applications). Cotgrave town Council are 98% occupied but and operating a waiting list so 0.0828 hectares is required (onsite).</p>			
Monitoring Fee	<p>S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required.</p>	<p>Agrees to the principle of proving a monitoring fee but the actual amount is TBA</p>	<p>The approach is accepted but the actual overall monitoring fee shall be agreed with the applicant prior to the conclusion of the S106A.</p>	<p>Prior to Commencement of Development to pay to the Borough Council the Monitoring Fee Not to Commence Development until the Monitoring Fee has been paid to the Borough Council.</p>
Indexation	<p>All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate</p>	TBA	TBA	TBA
Legal Costs	<p>With all Sect 106 agreements, the applicant is required to pay the Council's legal fees. In this</p>	TBC	Required to complete agreement.	To be paid on completion of agreement.

	instance these would be £2,000.			
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