

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
<b>Public Open Space and SUDS</b>	<p>Layout, provision and maintenance would need details of management company, and plan.</p> <p>Area of at least 0.13915 hectares required for unequipped play/ amenity public open space equivalent.</p>		<p>Maintenance to be provided by management company or nominated organisation – funded through service charge on properties</p>	<p>To be secured by way of a planning condition – details of long term maintenance secured by S106</p> <p>Trigger to be agreed</p>
<b>Equipped play space</b>	<p>RBC Leisure Facilities strategy requires 0.25 HA of equipped play area per 1000 population.</p>		<p>Based on 110 dwellings with an average of 2.3 residents per dwelling this equates to 253 new residents. Therefore on site provision of 0.06325 hectares is required.</p>	<p>Proposed to be secured by planning condition and S106 – Developer to provide or provided through S106 contributions.</p> <p>Long term Maintenance secured by S106.</p> <p>Trigger to be agreed</p>
<b>Allotments</b>	<p>RBC Leisure Facilities Strategy requires 0.4 hectares per 1000 population. Therefore 0.1012 hectares are required.</p>	<p>Preference for off- site provision.</p>	<p>No capacity for off- site provision/ improvements, therefore on-site provision requested in line with RBC Leisure Facilities Strategy</p>	<p>Trigger to be agreed</p>

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<b>Education</b>	<p>Primary: development would generate 23 primary place school pupils. There would be a shortfall of 13 spaces.</p> <p>A contribution of £228,969 is sought (based on 13 pupils x £17,613 per place).</p>		<p>As set out in the requirement – contribution is justified</p> <p>Off-site contribution towards the costs of providing additional places</p>	Triger to be agreed
<b>Affordable Housing</b>	30% affordable housing is required.		<p>30% houses equating to 33 affordable units.</p> <p>Housing mix (rounded up/down):                      First Homes – 8 units (25%)                      Social Rent – 6 units (19%)                      Intermediate / Affordable Homes for Sale – 10 units (29%)                      Affordable Rent – 9 units (27%)</p>	Triggers to be agreed
<b>Highways</b>	<p>Bus stop improvements – The County Council seek £50,000 towards bus stop infrastructure.</p> <p>The requested</p>		<p>To ensure the appropriate facilities are provided to encourage the use of sustainable transport options. The current bus stop facilities do not meet the standards set out in the County Councils Public Transport Planning Obligations Funding</p>	Prior to the occupation of the development

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	improvements are: <ul style="list-style-type: none"> <li>• RU0458 Gotham Lane – Real time bus stop poles &amp; displays including electrical connections, electrical lighting, raised kerbs</li> <li>• RU0446 Gotham Lane – Raised kerbs</li> <li>• New bus stop - Nottingham bound - Polycarbonate shelter, real time bus stop poles &amp; displays including electrical connections, raised kerbs, solar lighting</li> <li>• New bus stop - Loughborough bound - Real time bus stop poles &amp; displays including electrical connections, raised kerbs.</li> </ul>		Guidance for Prospective Developers.	
<b>Waste management</b>	£7,494.46 sought for a contribution to meet additional demand on recycling centres.		Likely not justified- clarification sought	

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<b>Monitoring Fee</b>	TBC – in accordance with our monitoring fees schedule			
<b>Indexation</b>	All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate			
<b>Legal Costs</b>	TBC			

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