

22/02311/FUL - S106/ Unilateral Undertaking (UU) Draft Heads of terms Summary Land at Hillside Farm - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
Public Open Space and SUDS	<p>Layout, provision and maintenance would need details of management company, and plan.</p> <p>Area of at least 0.0924 hectares required for unequipped play/ amenity public open space equivalent.</p>		Maintenance to be provided by management company or nominated organisation – funded through service charge on properties	<p>To be secured by way of a planning condition – details of long term maintenance secured by UU</p> <p>Prior to the commencement of development</p>
Equipped play space	RBC Leisure Facilities strategy requires 0.042 HA of equipped play area.		0.042 HA of equipped play area proposed	<p>Proposed to be secured by planning condition and UU.</p> <p>Long term Maintenance secured by UU.</p> <p>Prior to the commencement of development</p>
NCC Libraries	Contribution of £2,574 towards library provision		Contribution to be secured via UU	Prior to occupation
Affordable Housing	20% affordable housing is required.		<p>20% houses equating to 15 affordable units.</p> <p>Housing mix (rounded up/down): First Homes – 8 units (53%) Social Rent – 3 units (20%)</p>	Prior to occupation of more than 35 market dwellings 6 affordable units shall be provided and then on occupation of 52 market units all

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			Affordable Rent – 4 units (27%)	remaining affordable units shall be provided.
Highways	A contribution equivalent to 25% of the cost of off-site roundabout improvement works at the A60/Pendock Lane junction is sought		Shall be secured as part of the UU	Prior to the occupation of the development
Monitoring Fee	TBC – in accordance with our monitoring fees schedule			
Indexation	All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate			
Legal Costs	TBC			