

**19/02589/HYBRID Nottingham Forest Football Club, City Ground, Pavilion Road, West Bridgford – Section 106 Draft Heads of Terms**

<b>Item/Policy</b>	<b>Detail/Requirement</b>	<b>Developer proposal</b>	<b>RBC Comment</b>	<b>Triggers</b>
Replacement facilities for the Britannia boathouse	The boathouse is both a community facility and part of a wider Asset of Community Value and needs to be replaced in accordance with development plan policies.	To provide a replacement boathouse to an agreed schedule.	Agreed	RBC - Demolition works will not proceed until the replacement facility is available for use.
Link between the two elements of the application	The phasing of the works, not occupying the residential until the plaza is complete – required in the interests of highway safety.	No occupation of any residential unit until the plaza is completed.	Agreed	N/A
Production of Framework Travel Plan	Details of sustainable travel for the Stand.	Submission of Plan to the County Council before the completion of the Stand.	Agreed	NCC - N/A – First Use
Production of Residential Travel Plan	Details of sustainable travel for the residential element of the application.	Submission of Plan to the County Council before the occupation of the first unit.	Agreed	NCC - N/A – First Occupation
General	Legal costs associated with the Agreement.	Meet the Council's reasonable costs.	Agreed	RBC & NCC
Replacement Stand	Match day TROs.	£50,000	Agreed	NCC - Payable on commencement of the development of the stand.
Replacement Stand	Match day parking permits.	£190,000	Agreed	NCC - 50% on commencement of the development of the stand and remainder on first use of the Stand.
Replacement Stand	Improved bus services.	£1,050,000 over five annual payments.	Agreed	NCC - First payment on first use of the stand. 5 instalments of £210,000 – yearly thereafter.
Replacement Stand	Contribution to electronic transport displays.	£50,000	Agreed	NCC - Payable on commencement of the development of the stand.

Replacement Stand	Footpath upgrades to Grantham Canal.	£50,000	Agreed	RBC - Payable on commencement of the development of the stand.
Replacement Stand	Cycle access improvements along Lady Bay Bridge and from Scarrington Road.	£200,000	Agreed	NCC - Payable on commencement of the development of the stand.
Replacement Stand	Highways Safety Improvements along the A60 in the City – Cattle Market Junction pedestrian crossing.	£150,000	Agreed	RBC - Payable on commencement of the development of the stand.
Residential Units	Residential car parking permit Fox Road/Radcliffe Road.	£40,000	Agreed	NCC - Payable on commencement of the development of the residential element.
Residential Units	Contribution to residential parking permits.	£40,000	Agreed	NCC - Payable on commencement of the development of the residential element.
Residential Units	Primary Education  Remodelling, enhancing or expanding facilities to provide additional permanent capacity within the West Bridgford Primary Planning Area.	£355,606	Agreed	NCC - 50% Payable on commencement of the development of the residential element. 50% prior to occupation of the 86 <sup>th</sup> Dwelling or prior to the third anniversary of the commencement of development, whichever is sooner.
Residential Units	Secondary Education  Remodelling, enhancing or expanding facilities to provide additional permanent capacity within the West Bridgford Secondary Planning Area.	£330,564	Agreed	NCC - 50% Payable on commencement of the development of the residential element. 50% prior to occupation of the 86 <sup>th</sup> Dwelling or prior to the third anniversary of the commencement of development, whichever is sooner.

Residential Units	NHS Nottingham West ICB Extending or improving clinical space to accommodate new patients at either Castle Healthcare Practice and Musters Medical Practice at Embankment Primary Care Centre, St. Georges Medical Centre, West Bridgford Medical Centre, Gamston Medical Centre.	£128,240	Agreed	RBC - on commencement of the development of the residential element.
Residential Units	Offsite Play Equipment New or enhanced existing provision to cater for increased demand within the West Bridgford area.	£105,000	Agreed	RBC - Prior to first occupation of any dwelling.
Residential Units	Sports Pitches The provision and/or improvement of sports pitches in West Bridgford based on the Rushcliffe Borough Council Playing Pitch Strategy.	£206,263	Agreed	RBC - Prior to first occupation of any dwelling.
Residential Units	Allotments Improved allotment facilities in West Bridgford area.	£12,410	Agreed	RBC - Prior to first occupation of any dwelling.
Residential Units	Affordable Housing Commuted Sum	£31,917	Agreed	RBC – Prior to commencement of the residential development