

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
Public Open Space and SUDS	Layout, provision and maintenance (including ponds) - would need details of management company,	Amenity open space of 4.52HA shown on the development schedule	Maintenance to be provided by management company or nominated organisation – funded through service charge on properties	Phasing of development and ongoing
Equipped play space	RBC Leisure Facilities strategy requires 0.25 HA of equipped play area per 1000 population. Therefore on site provision of 0.23 hectares is required. Shown in illustrative masterplan and required on site. Maintenance details needed	Masterplan indicates provision of a central LEAP (Local Equipped Area Play) – parameters plan shows provision of 0.23HA	Agreed provision	Dependent on phasing of development
Allotments	RBC Leisure Facilities Strategy requires 0.4hectares per 1000 population. On site provision of 0.37HA required. Shown in masterplan, would require perimeter fencing, planting, haulage way, water supply and car parking	0.37 HA shown on the masterplan in south east corner of the site	Management to be provided by Parish Council or management company? Area and siting acceptable on masterplan – details of perimeter fencing, planting , haulage way, water supply and car parking – consideration needed to proximity of railway line	Dependent on phasing of development
Education	Emerging Local Plan Part 2 policy 5.3 requirement	Site is reserved on the masterplan (at nil cost) and the parameters plan	Serviced Site of 1.1H is required together with appropriate level of	50% of primary school contribution prior to occupation of 100th

	<p>Primary: This site generates an additional 83 primary school places. The wider housing numbers proposed in Part 2 of the Local Plan mean that a site of 1.1Ha is required to be able to accommodate a 210 place primary school. Cost of school in total is estimated at £4million. Therefore NCC have advised that contribution sought would be £19,048 per pupil place. This needs to be reviewed to take into account provision of site.</p>	<p>allows for 1.1Ha site within the site to allow for accessibility from the development itself and to avoid congestion issues on Shelford Road that might arise at school drop off/ pick up time. Agree in principle to making appropriate financial contribution. £1,133,448 if the new school is provided off site and £1,580,984 if primary is provided on site.</p> <p>Site is reserved for five years from commencement of development</p>	<p>contribution to reflect the provision of the site within this application site boundary (£19,048 per pupil place) . S106 should allow flexibility to allow for ongoing discussions with NCC education to finalise most appropriate way of delivering pupil places in Radcliffe. If site not ultimately required contribution may change to reflect change in circumstances and contribution would be based on the figure of £13,656 per pupil place. This would therefore equate to 83 x £13,656 = £1,133,448</p>	<p>dwelling</p> <p>Remaining 50% prior to occupation of 200th dwelling</p>
	<p>Secondary: 64 x £17,753 = £1,136,192</p>	<p>Agree in principle to making an appropriate level of contribution.</p>	<p>Secondary school contribution to go towards providing extra capacity at South Notts Academy in Radcliffe £1,136,192</p>	<p>50% of secondary school contribution prior to occupation of 100 dwelling</p> <p>Remaining 50% prior to occupation of 200th dwelling</p>
Affordable Housing	<p>Core Strategy Policy 8 requires</p> <p>30% affordable housing is required:- therefore up to 120 units with 70 rent (23 social rent and 47</p>	<p>Deliver appropriate and viable level</p>	<p>Breakdown of affordable housing is:-</p> <p>Social rent 23 1 bed flats 5 no. 2 bed flats 2 no. 2 bed houses 5 no.</p>	

	<p>affordable rent) 50 intermediate.</p>		<p>3 bed houses 4 no. 4 bed houses 2no. 1 bed bung 2no. 2 bed bung 3no.</p> <p>Affordable rent 47</p> <p>1 bed flats 9no. 2 bed flats 4 no. 2 bed houses 10no. 3 bed houses 10no. 4 bed houses 3no. 1 bed bung 5no. 2 bed bung 6no.</p> <p>Intermediate 50no.</p> <p>2bed bung 4 no. 2 bed houses 23no. 3 bed houses 23no.</p> <p>“The affordable units should be ‘pepper potted’ in small groups across the site. The flats should be no higher than two storeys with each unit having its own entrance. The bungalows (for elderly needs) should also be clustered together. The bungalows should also be located close to main access roads, preferably close to public transport</p>	
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Health	Emerging Local Plan Part 2 policy 5.3 requires land to be safeguarded for a site for a potential health centre and an appropriate level of financial contribution to take into account the site providing land for the facilities.	Site of 0.4 Ha is proposed to be reserved adjacent to Shelford Road (at nil cost) to allow for access to enhanced bus service provision. Site is reserved for five years from commencement of development	Serviced site of 0.4 HA - Ongoing discussions regarding how to calculate level of contribution to be sought if the site is required. If the site is not required then the standard CCG formula would be applied towards improvements / new	Trigger proposed offer site to the Council or body nominated by the Council prior to commencement of development and offer shall remain open until 5 th Anniversary of commencement. Not occupy more than 80% of the dwellings until

	CCG standard formula require contribution of £920 per dwelling (2bed+) £600 per 1 bed dwelling) this gives a potential maximum £368,000.	An appropriate level of contribution will be provided based on £920 per 2 bed dwelling and £600 per 1 bed dwelling.	facilities elsewhere. Flexibility required in the S106 to allow for alternative provision elsewhere	healthcare contribution is paid.
Leisure	Swimming Pool = Contribution of £147,564 required to go towards replacement for Bingham Leisure centre	Agreed	Contribution is necessary and justified	Not to occupy more than 50% of dwellings until contribution paid
	Sports Hall = contribution of £134,555 – improving the quality of provision in either Radcliffe or potentially Bingham	Agreed	Flexibility required to allow for potential provision in Radcliffe in accordance with Neighbourhood plan aspirations. Contribution if necessary and justified	Not to occupy more than 50% of dwellings until contribution paid
	Sports pitches commuted sum for off site provision £150,841 to work with partners to deliver identified projects within the detailed Radcliffe area action plan of the Rushcliffe Playing Pitch Strategy.	Agreed	On site provision not required. Contribution is necessary and justified	Not to occupy more than 50% of dwellings until contribution paid
Highways	Policy 14 of the Core Strategy Managing Travel Demand Contributions towards Passenger Transport improvements, traffic calming and footpath	£405,000 towards provision of improved bus services along Shelford Road £30,000 index linked to be made towards improvements to the three	Ongoing discussions with NCC re level of contributions to ensure consistency of approach	Bus service contribution :- 50% on occupation of 100 dwellings and 50% on occupation of 200 dwellings Bus Stop contribution – 100% on occupation of 100

	<p>improvements.</p> <p>Provision of new pedestrian crossing facility – zebra or pelican to be provided on Bingham Road in the vicinity of the Bingham Road/ New Road junction. Preferred location for NCC is on Bingham Road – form and location of the crossing facility will be agreed with NCC as part of a S278 agreement</p>	<p>bus stops (RU0070, RU0086 and RU618)to the site to provide enhanced public transport infrastructure</p> <p>£260,000 provision of a traffic management / traffic calming scheme / measures along Shelford Road</p> <p>£27,000 towards provision of traffic calming scheme along main street in newton</p> <p>£10,000 to provide improvements to the Trent Valley Way footpath.</p>	<p>Flexibility needed in final design to be drawn up by NCC which is likely to differ to that proposed as part of the TA but contribution would be used for Traffic Management measures on Shelford Road to reduce speeds and facilitate non vehicular movements.</p>	<p> dwellings.</p> <p>Traffic calming – 100% on occupation of 50th dwelling.</p> <p>Improvements to footpath - 100% on occupation of no more than 100 dwellings</p>
Network Rail	Contribution to station improvements	10,000 to improve cycle facilities including a new cycle shelter with cycle parking stands.	Agreed appropriate to encourage residents to cycle and use station	To be paid before 200 dwellings are occupied.
Other highways to be secured via S278 agreement with NCC	New pedestrian crossing facility (zebra or pelican)	New pedestrian crossing facility (zebra or pelican) proposed to be provided on Bingham Road in vicinity of Bingham Road/ New Road junction	NCC preferred location is on Bingham Road but closer to the school. The form and location of the crossing facility will be agreed with NCC as part of a S278 Agreement for the improvement	

Highway Contribution to Strategic Road Network via S278 with Highways England	Policy 15 of the Core Strategy (Transport Infrastructure Priorities) Financial contribution under requirements of Memorandum of Understanding £1,069 per dwelling which equates to a maximum contribution of £427,939	Contribution agreed	Contribution to be sought via S278 with HE	
Monitoring Fee	S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required			Commencement of development.
	All financial contributions subject to interest			
Legal Costs	TBC			

Note :- Safeguarding area for potential future landing of pedestrian/ cycle bridge – to be dealt with by way of a planning condition