

WITHOUT PREJUDICE AND SUBJECT TO CONTRACT

Item/Policy	Requirement	Detailed Proposals	Trigger
Affordable Housing	Provision of 30% affordable housing on site	<p>Based on 175 units this would equate to 53 units, split as follows; 42% for intermediate housing, 39% for affordable rent and 19% for social rent.</p> <p>All affordable housing to be HQI compliant.</p> <p>Any affordable housing bungalows to be constructed to Lifetime Homes.</p> <p>To be secured as affordable housing in perpetuity through an RSL.</p>	<p>Prior to commencement of development; submit an affordable housing scheme.</p> <p>Prior to occupation of 40% of market dwelling; commence the construction of the affordable housing units and, before the occupation of 60% market dwelling; complete the construction of all the affordable housing units.</p>
Community Resources and Drainage	Contribution towards sports pitches and changing room facilities	Contribution of £71,919 towards the provision / improvement of sports pitches and changing rooms facilities in Ruddington plus RPI	Prior to occupation of 1st house; pay commuted.
	On site public open space (including the play areas and the Sustainable Urban Drainage Systems)	Scheme for provision of public open space on the site (including an equipped play area of 0.1 hectares and the Sustainable Urban Drainage Systems) as shown on the illustrative masterplan	Prior to commencement of development; submit scheme

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	Maintenance	Scheme for future management and maintenance of public open spaces (including the equipped play areas and the Sustainable Urban Drainage Systems) as shown on the illustrative layout plan by an appropriate organisation including details of the funding mechanisms.	Prior to occupation of 1 st house; submit scheme
Education	Primary School	Contribution of £423,280 towards the provision of 37 primary school places, plus Pub Sec Buildings Index	Prior to occupation of 1 st house; pay commuted sum
	Secondary School	Contribution of £483,280 towards the provision of 28 secondary school places, plus Pub Sec Buildings Index	Prior to occupation of 1 st house; pay commuted sum.
Health	Health care facilities	Contribution using the following formula of £920 per 2+ bed dwelling and £600 per 1 bed dwelling towards additional health care facilities in Ruddington plus RPI (175 2+ bedroom dwellings x 920 = £161,000)	Prior to occupation of 1 st house; pay commuted sum

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Library	Library stock	Contribution of £6,193 towards extra library stock in Ruddington, plus RPI	Prior to occupation of 1 st house; pay commuted sum
Transport	Integrated transport provision	<p>Contribution of £30,000 towards integrated transport provision in Ruddington, plus RPI</p> <p>Including, but not exclusively for, the following; provision / upgrading of bus stops within the vicinity of the site to 'real time' stops</p>	Prior to occupation of 1 st house; pay commuted sum
Miscellaneous	Council's legal costs		Prior to completion of the legal agreement; pay the Council's legal costs.
	S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required		Prior to commencement of development; pay the monitoring costs.
	All financial contributions to be subject to indexation		