

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
<p>Public Open Space and SUDS</p>	<p>Incidental open space at the development</p> <p>Those areas to be laid out and permanently maintained as a drainage area to accommodate surface water run-off and land drainage outfalls attributable to the development</p> <p>Open Space Scheme Layout, provision and maintenance (Amenity Open Space, s Children’s Play, Allotments, and Sustainable Urban Drainage) -</p>	<ul style="list-style-type: none"> • Amenity open space of 0.84HA • BGS Meadow 4.50HA (suds) • Landscape Buffer 0.18HA (along boundary with BGS shown on the development schedule) 	<p>Maintenance to be provided by management company or nominated organisation – funded through service charge on properties</p>	<p>TBC</p>
<p>Equipped play space</p>	<p>RBC Leisure Facilities strategy requires 0.25 HA of equipped play area per 1000 population.</p> <p>Therefore on site provision of equipped play space equivalent of 0.25 hectares per 1,000 = 0.087 hectares in size is required.</p>	<p>Masterplan indicates this within the amenity open space area of 0.84HA</p>	<p>Provision and then maintenance to be provided by management company or nominated organisation – funded through service charge on properties</p>	<p>TBC</p>

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	<p>Shown in illustrative masterplan and required on site.</p> <p>Maintenance details needed</p>			
Allotments	RBC Leisure Facilities Strategy requires 0.4hectares per 1000 population. On site provision of 0.18HA required. Shown in masterplan, would require perimeter fencing, planting, haulage way, water supply and car parking	Onsite provision of allotments comprising a minimum of 0.13ha (including a water supply, infrastructure of car access/parking, and means of securing the site) to eastern side of site	<p>Management to be provided by Parish Council or management company?</p> <p>Area and siting acceptable on masterplan – details of perimeter fencing, planting , haulage way, water supply and car parking</p>	Dependent on demand TBC
Education	NCC request for Secondary school capacity improvements only : £6424 x £17,753 = £426,072		Secondary school contribution to go towards providing extra capacity at Southwolds School	TBC
Affordable Housing	Core Strategy Policy 8 requires 20% affordable housing – 30 units required	<p>Up to 151 units 42% intermediate, 39% affordable rent and 19 % social rent.</p> <p>Which equates to 12 Intermediate units</p>	<p>Breakdown of affordable housing based on current information and 151 dwellings is:-</p> <p>Social rent 6 1 bed flats 2 no.</p>	TBC

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		12 Affordable rent 6 Social rent	2 bed houses 1 no. 3 bed houses 2 no. 2 bed bung (older persons) 1no. Affordable rent 12 1 bed flats 4no. 2 bed flats 1 no. 2 bed houses 1no. 3 bed houses 3no. 1 bed bung (older persons) 1no. 2 bed bung (older persons) 2no. Intermediate 12no. 2bed bung (older persons)1 no. 2 bed houses 5no. 3 bed houses 6 no. “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. Flats can be in the form of maisonettes so as to be tenure blind .The bungalows (for elderly needs) should	

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			<p>also be clustered together. The bungalows should also be located close to main access roads, preferably close to public transport corridors, to ensure that the elderly residents have good access to services and facilities to ensure they do not become isolated.</p> <p>The intermediate dwellings should be sold at 50% or less of the open market value to ensure that they are affordable having regard to local incomes and prices. The dwellings should be provided through a Registered Provider or through another appropriate mechanism which ensures that the dwellings remain affordable.</p>	
Health	<p>CCG standard formula require contribution of £920 per dwelling (2bed+)</p> <p>151 dwellings Keyworth £138,920</p>	<p>Payment of £34,730 as per the CCG request</p>	<p>Discounted rate of the standard CCG formula to be applied towards improvements. Contribution is necessary and justified</p>	<p>TBC</p>

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	<p>Given the potential capacity at Keyworth Primary Care Centre they require a contribution that would enable the conversion of underutilised space to clinical consulting rooms complying with all infection control regulations. As a consequence they seek 25% of the full amount for the conversion costs. Details of this could be provided to the developer upon planning consent being granted and the development starting and any uncommitted funding could be returned within an agreed expiry period.</p> <p>Amount sought £34,730</p>			
Leisure	<p>Indoor leisure - The RBC Leisure Facilities Strategy 2017-2027 and associated Strategic Assessments of provision for sports halls and swimming pools identifies the need for</p>	<p>A sum of £63,553 Towards the improvement of the swimming pool at Keyworth Leisure Centre</p>	<p>Contribution is necessary and justified</p>	<p>TBC</p>

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	modernised facilities which would serve Keyworth. Swimming Pool = Contribution of £63,553 required to go towards Keyworth Leisure centre			
	Sports Hall = contribution of £59,038 – improving the quality of provision in Keyworth	A sum of £59,038 Towards the provision and/or improvement of the sports hall facilities and associated sports classes at Keyworth Leisure Centre.		TBC
	<p>The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this development would worsen.</p> <p>The nearby sports pitch site at Platt Lane which caters for football and cricket is identified within the Rushcliffe Playing Pitch Strategy and Action Plan 2017 as a ‘Key site’ within the site hierarchy. Actions identified are to improve changing facilities and</p>	<p>A sum of £59,449 Towards the provision of a new 3G sports pitch and improvement of changing room facilities at Platt Lane, Keyworth in accordance with the Rushcliffe Playing Pitch Strategy 2017</p> <p>A sum of £11,133 per annum for a period of 15 years (totalling £166,995) Towards the management and maintenance of the new 3G synthetic sports pitch</p>	On site provision not required. Contribution is necessary and justified	TBC

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	<p>provide a 3G synthetic turf pitch which the sports clubs based from the site are seeking funding to deliver</p> <p>Sports pitches commuted sum for off site provision £59,449 and a total lifecycle cost of £11,133</p>	<p>and improved changing facilities at Platt Lane, Keyworth (final sum still subject to consideration and negotiation).</p>		
Highways	<p>Policy 14 of the Core Strategy Managing Travel Demand</p> <p>Contributions towards Passenger</p> <p>A sum of £90,000 Towards the enhancement to bus services 853 and 863 to serve the development for a minimum of two years.</p> <p>A sum of £30,000 Towards the provision of improvements to existing bus stops and/or installation of new bus</p>	<p>£90,000 towards provision of improved bus services to serve the site</p> <p>£30,000 index linked to be made towards improvements to bus stops (RU0432 High View Avenue RU0842 High View RU0431 The Paddock RU0843 The Paddock RU0433 British Geological Survey RU0841 British Geological Survey RU0443 Covert RU0743 Covert Close.)to the site to provide enhanced</p>	<p>Contribution is necessary and justified</p>	<p>Bus Stop contribution – 100% on occupation of 100 dwellings.</p>

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	<p>stops within the vicinity of the development site.</p> <p>Bus Taster Tickets Contribution of f £24,000 that will provide new occupants with a 2 month smartcard bus pass for use on the existing local bus network, and encourage use of sustainable modes of travel.</p>	<p>public transport infrastructure</p> <p>£24,000 for Bus taster Ticket Contributions</p>		
<p>Highway Contribution to Strategic Road Network via S278 with Highways England</p>	<p>Policy 15 of the Core Strategy (Transport Infrastructure Priorities) Financial contribution under requirements of Memorandum of Understanding £2,016.37 per dwelling (based on 151 this would equate to £304,472 based on the 2018 document</p>	<p>Condition to require accepted. Query over status of 2018 Memorandum being referred to by HE</p>	<p>Not to be included in S106 - Contribution to be sought via S278 with HE. Query whether 2015 or subsequent Memorandum figures</p>	<p>NOT IN S106</p>
<p>Monitoring Fee</p>	<p>S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required</p>			<p>Prior to commencement of development.</p>

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Indexation	All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate			
Legal Costs	TBC			.