

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
Public Open Space and SUDS	Layout, provision and maintenance (including ponds proposed) - would need details of management company,	Area of open space in centre of development as shown on sketch masterplan Design and Access sets out the amount of open space as 0.93 Ha including water storage	Maintenance to be provided by management company or nominated organisation – funded through service charge on properties	Provision of 0.93 HA is secured by way of a planning condition – details of long term maintenance secured by S106
Equipped play space	RBC Leisure have confirmed that the provision of on site open space is not required to be equipped but should be designed in a way that would enable children to play safely	Sketch Masterplan indicates provision of a central area of open space Design and Access sets out the amount of open space as 0.93 Ha including water storage	Area of at least 0.069Ha required and landscaped and designed to allow children to play safely	Prior to the occupation of the 20 dwelling.
Education	Emerging Local Plan Part 2 policy 5.2 requirement Primary: development would generate 12		As set out in the requirement – contribution is justified Off site contribution towards the costs of providing additional places at a new primary school off site or Off site contribution towards the costs of extending / altering	Prior to occupation of first dwelling – highest amount will be sought if the solution for delivering new spaces in Radcliffe has not been resolved by the NCC. Once established if necessary a refund will be provided if

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	<p>primary place school pupils. It is anticipated that the contribution will be based on the agreed methodology agreed at Shelford Road – this equates to</p> <p>£19,048 per place if a new school is required and £13, 656 if extension to existing provision is required. Therefore the contribution based on that formula will be</p> <p>12 x £19,048= £228,576 or 12 x £13,656 = £163,872.</p>		existing school provision within Radcliffe	the lower amount is determined to be payable
	Secondary School - development will generate 9 secondary		As set out in the requirement – contribution is justified – to go towards the provision of	Prior to occupation of first dwelling

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	<p>school pupils. NCC have confirmed at the present time that the per pupil amount will be £17,753 to go towards additional educational provision = 9 x £17,753 = £159,777.</p>		<p>additional places at the South Notts Academy in Radcliffe</p>	
<p>Affordable Housing</p>	<p>30% on site provision required therefore 16 affordable units required 42% should be intermediate , 39% should be affordable rent and 19% should be social rent</p>		<p>7 no. intermediate , 6no. affordable rent and 3 social rent units</p> <p>Social rent</p> <p>1 bed starter flats 1no. 3 bed houses 1no. 2 bed bungalow 1no.</p> <p>Affordable Rent</p> <p>1 bed starter flats 1no. 2 bed houses 1no. 3 bed houses 2 no. 1 bed downsizing bungalow 1no. 2 bed downsizing bungalows 1no.</p> <p>Intermediate</p>	

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			<p>2 bed houses 3no. 3 bed houses 3no. 2 bed downsizing bungalow 1no.</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> <p>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 corridors, to ensure that the elderly residents have good access to services and facilities to ensure they do not become isolated.</p>	

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Health	<p>Emerging Local Plan Part 2 policy 5.2 requirement</p> <p>CCG standard formula require contribution of £920 per dwelling (2bed+) £600 per 1 bed dwelling) this gives a potential maximum £50,600</p>		Contribution is justified for the purposes of providing additional health care facilities in the vicinity of the site to serve the development.	Prior to occupation of first dwelling
Leisure	Swimming Pool = Contribution of £23,260 required to go towards replacement for Bingham Leisure centre		Contribution required towards the provision and/or improvement of swimming pool provision in Bingham.	Prior to occupation of first dwelling
	Sports Hall = contribution of £21,608– improving the quality of provision in either Radcliffe or potentially Bingham		Contribution required towards the provision and/ or improvement of sports halls in Radcliffe on Trent and/or Bingham	Prior to occupation of first dwelling
	Sports pitches commuted sum for off site provision £24,930 to work with partners to deliver identified		Contribution required towards the provision and /or improvement of sports pitches and changing room facilities in Radcliffe in accordance with the	Prior to occupation of first dwelling

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	<p>projects within the detailed Radcliffe area action plan of the Rushcliffe Playing Pitch Strategy.</p>		<p>Radcliffe Area Action Plan of the Rushcliffe Playing Pitch Strategy.</p>	
Highways	<p>NCC have confirmed that due to the size of the proposed development it is not envisaged that contributions towards local bus service provision will be sought</p> <p>Request a contribution of £17,000 be sought for improvements to bus stops infrastructure enhancements.</p>		<p>Contribution is justified – this may not be required if the larger Shelford Road development is commenced.</p>	<p>Prior to occupation of first dwelling</p>
Network Rail	<p>Contribution of £2,000 towards station pedestrian/ cycle improvements to encourage increased usage.</p>		<p>Justified to encourage sustainable transport and go towards the provision and /or improvement of pedestrian/ cycle facilities at Raliffe Railway centre.</p>	<p>Prior to occupation of first dwelling</p>

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Monitoring Fee	TBC – in accordance with our monitoring fees schedule £273 per principal obligation			Commencement of development.
Indexation	All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate			
Legal Costs	TBC			

Please note that a contribution of £1,069.85 per dwelling will be sought by way of a S278 agreement with Highway England in line with the Memorandum of Understanding for works along the A52/A606 – this equates to £58,842 with 55 dwellings - a planning condition will be attached to any permission to require this S278 to be entered into