

Infrastructure requirements and S106 Draft Heads of Terms Summary 14/01417/OUT Land East and West of Nottingham Road South of Clifton WITHOUT PREJUDICE AND SUBJECT TO CONTRACT work in progress document and subject to change. Position at 8/01/2018

Item/Policy	Detail/requirement	Financial contribution sought	Developer position	Borough Council position	Trigger
Public Open Space/ Landscaping and SuDS	Maintenance - management company	On site provision	Masterplan shows indicative provision.	Satisfied level and general approach acceptable.	Submit scheme, including triggers for implementation and management before commencement of residential development or associated commercial.
Equipped play space	To be determined by scheme and agreed at Reserved Matters stage. Ongoing maintenance needs to be achieved. Management company required.	On site provision	Community/ destination park and Local Play Areas Equipped for all ages – masterplan shows indicative provision.	Satisfied level and general approach acceptable.	Submit scheme, including triggers for implementation, before commencement of residential development.
Allotments	Shown in masterplan, would require perimeter fencing, planting, haulage way, water supply and car parking.	On site provision	Shown on masterplan	Location appropriate and will potentially assist in management	Phasing to be agreed - Submit scheme, including triggers for implementation and details of management, before commencement of residential development.
Education	PRIMARY The County Council previously requested the provision of two primary schools (one 420 place and one 210 place with nursery provision) on two 2 hectare sites. The County Councils preferred approach is now for one three form Entry (630 place primary school) to serve the development which would require a single three hectare site, located in association with the first	Two potential scenarios provided:- Total build cost of £8,482,000(plus £150,000 feasibility study- = £8,632,000 or as alternative approach to design	Developer position – preferred option in relation to viability is the second option – although a higher overall figure includes benefits in terms of the deferral of	Masterplan amended to reflect need for a 3 HA site. Provision is justified on site.	Prior to commencement of development – feasibility study payment of £150,000 Option 1 Phase 1 land and funding for core building for 3FE primary school to be built with five classrooms fully fitted and external shell for remaining classrooms (on completion of 478 dwellings)

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	<p>phase of development.</p> <p>Sufficient capacity existing to accommodate children from up to 478 dwellings in existing schools (site is within Gotham Primary)</p> <p>NCC have confirmed that there is no longer a requirement for nursery provision. It is not a statutory duty on the LEA to make such provision.</p>	<p>and cost of the school which results in lower initial costs but higher cost of total build - £9,856,000 + £150,000 feasibility study = £10,006,000</p>	<p>payments.</p>		<p>£ 6,524,000</p> <p>Phase 2 – funding for additional five classrooms to be fitted out (on completion of 1278 dwellings) £ 630,000</p> <p>Phase 3 funding for additional five classrooms to be fitted out (on completion of 1878 dwellings) £691,000</p> <p>Phase 4 – final six classroom to be fitted out and any other outstanding provision on completion of 2478 dwellings £637,000</p> <p>Option 2 Alternative – it would be possible to build the core area and five classrooms within phase 1 at an cost of £4,533,000 and complete the additional classrooms as extensions</p> <p>Phase 1 – new build £4,533,000 Phase 2 extension £</p>

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					<p>1,689,000 Phase 3 extension £1,899,000 Phase 4 extension £ 1,735,000</p> <p>The site for the school will be required to meet the County Councils Serviced Sites requirement for new school</p>
	<p>SECONDARY The closest available secondary school within the County to the proposed development is East Leake Academy and following discussions with the school they have confirmed that they will work with the County Council to accommodate the additional 480 secondary age pupils generated. At the time of the original comments the Academy estimated there was 140 surplus places and as such a financial contribution of £6,748,660 (£19,849 x 340) was required. The academy is a PFI school and as such the costs of expanding this type of school are 15% higher than those costs related to a non PFI building (17,260 x 15%=£19,849).</p>	<p>NCC originally requested £6,748,660</p> <p>Update as of 4th May 2017</p> <p>Schools surplus is now reduced to 118 therefore the contribution is now (£19,849 x 362) = £7,185,338</p>		<p>Consider that the PFI uplift is not justified and is not therefore sought. The total contribution sought is therefore £6,248,120</p>	<p>Based on the requested contribution this would be phased in the following way (need to be revised to take into account the non PFI contribution)</p> <p>Phase 1 - £150,000 for feasibility study Phase 2 -£ 200K for design development of the scheme at completion of 165 dwellings Phase 3 - at completion of 365 dwellings payment of £1m Phase 4 -at completion of 1165 dwellings payment of £1.5m to deliver first specialist teaching</p>

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	<p>UPDATE 4th May 2017</p> <p>Schools surplus is now 118 therefore the contribution is now (£19,849 x 362) = £7,185,338</p> <p>If the figure is based on normal formula figures then the contribution sought will be 362 x 17,260 = 6,248,120</p>				<p>Phase 5 - at completion of 1765 dwellings payment of £2m to deliver classrooms and specialist teaching</p> <p>Phase 6 - at completion of 2365 dwellings payment of £2,335,338 to deliver balance of required teaching accommodation.</p> <p>Potentially need to ensure flexibility of S106 to allow for contribution to be paid to the City Council/ free schools for new facilities/ expanded facilities</p>
	<p>Other Education matters</p> <p>Local Authorities have a duty to fund the costs of pupils travel to school in excess of certain defined distances. For children aged 8- 16 years old this is 3miles. East Leake Academy is more than 3 miles away from the proposed development. Therefore, the County Council would request the cost of transporting the secondary age students from the proposed development to the Academy. The estimated cost of this is that a double decker bus, carrying 70 pupils from Clifton Pastures will cost in the region of £170 per day (based on 2014 cost)</p>	£1,535,273	Applicant considers that funding for such services would be paid for by council tax payments and Central Government School funding for pupils.	Not considered that this is justified and, therefore, is not sought	None required

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	<p>thus the cost to transport 480 pupils will be £221,500 per annum (480/£170 x 190). The County Councils statutory home – school transport policy is without a time limit and would therefore stand in perpetuity. It is impossible to predict how many families located on the new development would choose to use a bus service and therefore the County Council plans for the total number of 480 students utilising the bus service, of whom the overwhelming majority would travel to school by bus.</p> <p>UPDATE 8 June 2017</p> <p>Capacity should be provided for 393 pupils</p> <p>Bus service cost should be projected through the build out phase of the development i.e. 17 years</p> <p>Projected contribution is £1,535,273.</p>				
Health	<p>Developer contribution required based on formula. (£920 per dwelling Anticipate total contribution would be £2,760,000 plus possibility of reserving a site for a new health facility – need is demonstrated from analysis of the current facilities but would be subject to further work undertaken by Nottingham</p>	£2,760,000	Applicant content with making a site available for a health facility – facility can be provided on a commercial	Land and contribution of £2,760,000 required	Trigger to be agreed. As set out in the Viability Assessment this allows for 20% unit 1, 50% at 250 unit and 30% at 500 unit. – awaiting confirmation from CCG – S106 will need to consider when the serviced

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	<p>City and Rushcliffe CCGs in the process of developing their estate strategies.</p> <p>CCG have confirmed their serviced land requirements to be 0.7 acres</p> <p>Land requirement based upon the following:- Total primary care and community care space in building (895m²) to be split 2/3 ground floor and 1/3 first floor (600m² and 295m² respectively) Pharmacy to be based on ground floor (150m²) meaning ground floor footprint to be 750m² (600m² + 150m²) Building footprint to cover 30% of the site therefore site of 0.7acres required (would provide circa 30 -35 car parking spaces).</p>		<p>model. Specialist developer would construct new units which would then be rented to GP practices. The buildings would either then be retained or sold on the investment market. Not clear what the contribution is needed for.</p>		<p>site is proposed to be released</p>
<p>Leisure/ community</p>	<p>Swimming Pool – City Council have confirmed sufficient capacity to take new development – no contribution sought as does not satisfy S106 requirements in relation to need. Sports Hall – City Council have confirmed sufficient capacity to take new development – health and fitness demand can be accommodated within the existing centre – no contribution sought as does not satisfy S106 requirement in relation to need.</p>			<p>No requirement for additional or improved facilities</p> <p>No requirement for additional or improved facilities</p>	<p>None required</p> <p>None required</p>

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	Sport Pitches - on site provision required as shown on the masterplan and parameters plan.	On site provision		Provision on site to appropriate standard – provision to be required by condition of planning permission. Management of pitches to be addressed through S106 agreement	Sports pitch strategy detailing management of pitches to be submitted to aim to follow The Rushcliffe Playing Pitch Strategy and include details of delivery, specification to follow Football Foundation ‘Natural Grass Pitches’ and performance quality standard produced by the FA and Institute of Groundmanship. Management Company to maintain. Scheme to be submitted prior to laying out/provision of pitches.
	Sports changing rooms/facilities to be sought on site. Community Centre to be provided on site.		Agree to approach	Agreed that appropriate to provide shared facility consisting of community hall and sports pavilion/ changing facilities – developer to provide facility and	Cost provided for a joint use facility is approximately £2,203,894. Provision of site and building. Joint building of min of 500sqm (incorporating a main hall, separate meeting room, kitchen, bar and ancillary facilities) plus 8 x changing rooms for teams plus associated officials changing and storage. Car parking – 150 spaces plus 6 disabled – Sport England

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				management company to maintain.	Design Guidance for village/ community halls and changing rooms should be followed. Trigger for provision to be agreed
Library	County Council have confirmed that no contribution to be sought as there are existing facilities in Clifton – no information received to show insufficient capacity at Clifton library so no contribution being sought.			Agreed not justified	None required
Affordable Housing	<p>Up to 30% of total number to be affordable which would equate to total of 900 dwellings</p> <p>Breakdown of affordable housing that should be sought in order to meet existing and predicted needs through the lifetime of the development</p> <p>RENT 58% - social rent (33%) equals 173 dwellings, affordable rent (66%) equals 346 dwellings INTERMEDIATE 42% - equals 381 dwellings</p>		Offer of 10% based on a mix of 50% affordable rent and 50% intermediate with no review mechanism	Viability Report undertaken and mix agreed - discussions ongoing regarding house type of affordable rent and potential increase in level of AH if S106 contributions negotiated	<p>Submit scheme to be agreed and phased throughout the development.</p> <p>Have mechanism in S106 to allow for review of AH provision if grant funding bid(s) successful.</p>

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Highways	Highways England:- package of junction improvements is required on the A52 – set out in the A52/ A606 Improvement Package Developer Contribution Strategy Memorandum	£1,701,612 This equates to £567 per dwelling		The Borough Council is party to the MOU	MOU states staged payment of agreed index linked contributions so that 100% of contributions is paid on completion of 75% of the development, with 20% payable on first occupation This is to be achieved by the signing of a S278
Integrated Transport Contribution	<p>NCC have initially indicated that the NCC Planning Obligation Strategy Document indicates a figure of £32,000 per 30 two-way peak hour vehicle trips generated by the development. Based on a peak hour flow of 2867 trips this would equate to a figure of £3,058,000. Should the developer be able to demonstrate that significant transport measures are to be incorporated into the sites design then this figure would be reduced accordingly.</p> <p>Pedestrian and cycle Linkage plan submitted and provision of this will be achieved by way of a planning condition or by reasonable endeavours in the S106.</p> <p>NCC have confirmed that no ITC contribution sought.</p>	To be provided through on and off site works			<p>No financial contribution required in S106</p> <p>Secure by reasonable endeavours a connection to Green Street over the A453 and pedestrian /cycle connections from the north of the site into the adjacent house estate towards Summerwood Lane.</p>

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Travel Plan	Travel Plan monitoring costs confirmed by NCC	£27,000 plus VAT			Contribution payable before 200 th Occupation (breakdown of charge applicable per year has been provided but bearing in mind the level of contribution thought a single payment may be appropriate)
Bus Service Contribution	<p>NCC have requested a local bus service contribution to provide socially necessary services, including revenue support for services that are forecast to break even and become commercial in the future. This will include school bus services where appropriate.</p> <p>Bus infrastructure contribution to provide bus stop facilities, information (including real time information) and bus priority measures including bus stop clearways.</p>	£1,233,169	Offered £300,000	<p>Bearing in mind existing bus service provision and the close proximity to NET, the full request is not considered to be justified and the £300,000 is sought if NCC can demonstrate that it is required after the first four years</p> <p>On site infrastructure to be</p>	No contribution sought in first four years. Triggers after that to be agreed

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				required by conditions of planning permission.	
Waste	Contribution towards the building of a new fit for purpose, split level recycling centre that can cater for both the additional waste generated and the additional site users particularly during peak hours.	£204,743.22		Recycling provision is being made on the site. The County Council have not identified a new site and no contribution is being sought.	None required
Traveller Pitches	4 pitches required - In terms of size of site, a pitch should be capable of accommodating 1.3 vans, together with any ancillary buildings such as utility blocks, storage and the accommodation of works vehicles as per the recommendation of the 2016 GTAA. - to be managed privately	No financial contribution sought	VA allows for 6 pitches costing 75,000 each – masterplan allows for 2000sqm	Delivered by condition - suggested location on masterplan is considered appropriate	
Grant funding	The Borough Council is awaiting decisions on a number of bids for grant funding. In addition, other funds may become available during the life of the development, e.g. funding opportunities for schools.				Have mechanism in S106 to allow for review of AH provision if bids for grant funding are approved or funding opportunities for new schools is sought and any bid is successful.

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Safeguarded route for extension of tram into/beyond site	Tram park and ride is located immediately adjacent to the site and illustrative master plan shows potential for tram to be extended in to the site and potentially beyond.				Obligation within S106 agreement to ensure that route of possible tram extension is formally safeguarded in the long term
Monitoring Fee	Contribution sought based on 0.5% of gross S106 contributions sought minus £10,000 initial monitoring fee				
Legal Costs				To be met by applicant	