

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger sought by consultees
<p><b>Public Open Space (and SUDS provision of this in the proposal is yet to be confirmed)</b></p>	<p>Incidental open space at the development 0.55 = 0.0096HA</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 (provision to be confirmed – due to contamination suds may not be provided)</p> <p>Open Space Scheme Layout, provision and maintenance of Amenity Open Space</p>		<p>Maintenance to be provided by management company or nominated organisation – funded through service charge on properties</p>	<p>TBC</p>
<p><b>Equipped play space</b></p>	<p>Contribution sought for offsite provision of equipped play space (Local equipped area for Play) (LEAP)</p> <p>The cost per dwelling for off-site equipped play is £559 per dwelling x 76 = £42,484</p>		<p>Contribution for off-site improvements to existing LEAP at Abbey Park/ Buckfast Way</p>	<p>TBC</p>

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	<p>This contribution to be made toward the development of the play area on Abbey Park/Buckfast Way</p>			
<p><b>Allotments</b></p>	<p>RBC Leisure Facilities Strategy requires 0.4 hectares per 1000 population.</p> <p>Subject to further information from West Bridgford Allotments Society regarding waiting lists for current allotments) offsite provision of 0.07 hectares is required,) in terms of capacity it may be possible for example to put the investment into making plot sizes smaller to increase number of spaces. Further comments awaited from Community Development in this regard</p> <p>There is an allotment to the rear of the site which is accessed via Buckfast way.</p>			<p>TBC</p>

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<b>Education</b>	<p>NCC request for Primary school capacity improvements</p> <p>West Bridgford Primary Planning Area and would generate 16 additional places.</p> <p>There is insufficient capacity to accommodate these pupils. The County Council would therefore request a contribution, based on build cost, of £304,768 (16 places x £19,048 per place). This would be spent on the expansion of Abbey Road Primary School. Secondary</p>			<ul style="list-style-type: none"> <li>- 50% on commencement of development</li> <li>- 50% at completion of 50% of the development or within 2 years of the commencement of the development whichever is the sooner.</li> </ul>
<b>Education</b>	<p>NCC request for Secondary school capacity improvements</p> <p>Catchment of Rushcliffe School and would generate 12 places. Insufficient capacity to accommodate these pupils.</p>			<ul style="list-style-type: none"> <li>- 50% on commencement of development</li> <li>- 50% at completion of 50% of the development or within 2 years of the commencement of the</li> </ul>

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	Contribution sought based on build cost, of £228,576 (12 places x £19,048 per place)			development whichever is the sooner.
<b>Affordable Housing</b>	<p>Core Strategy Policy 8 requires 30% affordable housing:</p> <p>42% should be intermediate housing, 39% should be affordable rent and 19% should be social rent.</p> <p>This equates to 9 intermediate units, 9 affordable rent and 4 social rent units on a scheme of 76 dwellings</p>	<p>Up to 76 units                      42% intermediate, 39% affordable rent and 19 % social rent.</p> <p>Proposed mix                      9 Intermediate units (2 bed flats)</p> <p>14 Affordable rent (7 x 1 bed and 7 x 2 bed flats for the elderly)</p>	<p>Up to 76 units                      42% intermediate, 58% either affordable rent or social rent</p> <p>Proposed mix                      9 Intermediate units (2 bed flats)</p> <p>14 Affordable rent (7 x 1 bed and 7 x 2 bed flats for the elderly) (either Affordable or Social Rent instead of both</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</p>	TBC

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			<p>mechanism which ensures that the dwellings remain affordable.</p> <p>An Affordable Housing Scheme that identifies the Registered Provider and includes a plan showing the layout of affordable units by type and tenure should be submitted to and approved by the Council before commencement of development</p>	
<b>Health</b>	<p>CCG standard formula require contribution of £600 per 1 bed dwelling and £920 per 2 bed + dwelling</p> <p>Current mix illustrated in the outline application of 76 dwellings (7 x 1 bed and 69 x 2 bed = £67,680)</p> <p>To enable extension/bring into use clinical space at St Georges Medical Practice / West Bridgford Medical Centre on Muster Road or the Embankment Primary Care Centre on Wilford Lane</p>		<p>CCG formula to be applied towards improvements. Contribution is necessary and justified</p>	<p>Payment prior to occupation of the first house</p>

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<b>Leisure</b>	<p>The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this development would worsen.</p> <p>Sports pitches commuted sum for off site provision £28,693 and a total lifecycle cost of £5,659                      Total £34,352</p>		On site provision not required. Contribution is necessary and justified	TBC
<b>Highways</b>	<p>Policy 14 of the Core Strategy Managing Travel Demand</p> <p>Contributions towards Transport improvements,</p> <p>A sum of £15,000 (BCIS All in Tender Price Index) Towards the provision of improvements to existing bus stops within the vicinity of the development site.</p> <p>RU0261 Abbey Circus (both ways stop)- raised boarding kerbs and</p>		Contribution is necessary and justified	Bus Stop contribution – 100% prior to occupation of any dwellings.

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	<p>enforceable bus stop clearway</p> <p>RU0269 Hexham Close - extended hardstands/footways; raised boarding kerbs and enforceable bus stop clearway.</p> <p>Only basic facilities are available at stop RU0261 Abbey Circus and RU0269 Hexham Close (bus stop pole). These stops are served by the L22/L23 service which provides daytime links to key services, including West Bridgford Town Centre, Gamston Local Centre, LadyBay, Holme Pierrepont and Wilford Lane GP Surgery. Extended hardstands/footways (stop RU0269), raised boarding kerbs and enforceable bus stop clearways would be installed at both stops to ensure residents have an acceptable standard of</p>			

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	<p>access to the stops, and to ensure vehicles are able to access the stop, enabling level and accessible boarding to buses.</p> <p>The level of funding requested is based on the expected cost for the above improvements. If there is any remaining funding it could be utilised towards the provision of a Real Time Bus Stop Pole &amp; Display at Stop RU0251, Ethel Road, subject to availability of other funds.</p>			
<b>Street tree</b>	Possible request from NCC for contribution for replacement street tree, however a condition is currently proposed in the draft report to mitigate loss of tree			
<b>Monitoring Fee</b>	S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required			Commencement of development.



S106 Draft obligations 19/000678/OUT - Depot Abbey Road West Bridgford WITHOUT PREJUDICE AND SUBJECT TO CONTRACT (17 May 2019 updated - )  
 WORK IN PROGRESS DOCUMENT – may be subject to change

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