

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
<b>Public Open Space and SUDS</b>	Layout, provision and maintenance (including suds pond) - would need details of management company and management plan	Amenity open space shown on the development schedule with Landscape Management Plan provided	Maintenance to be provided by management company or nominated organisation – funded through service charge on properties	TBC
<b>Equipped play space</b>	RBC Leisure Facilities strategy requires 0.25 HA of equipped play area per 1000 population. Therefore on site provision of 0.1075 hectares is required.. Maintenance details needed	The submission indicates provision of a central LEAP (Local Equipped Area Play) approx. area of 682sq.m (0.0682ha)	Agreed developers provision on the basis that the LEAP is not restricted in size by perimeter fencing and is located within a large area of open space for wider play.	TBC
<b>Allotments</b>	RBC Leisure Facilities Strategy requires 0.4hectares per 1000 population.	Agreed after discussions with the Parish Council and Community Development Manager that that there was no demand	Agreed no provision	
<b>Education</b>	Primary: Not required			
	Secondary: 30 pupils x 17,753 = £532,590.	Agree in principle to making an appropriate level of contribution.	Secondary school contribution to go towards providing extra capacity at Southwolds School £532,590	TBC
<b>Affordable Housing</b>	Core Strategy Policy 8 requires 20% affordable housing:- therefore 37 affordable units with 14	Breakdown of affordable housing is:-	Accept the mix developer is offering	

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	intermediate units , 15 affordable rent and 8 social rent.	<p>Social rent 8 units                      2 x 1 bed starter flat                      2 x 2 bed maisonette                      1 x 2 bed house                      1 x 3 bed house                      1 x 1 bed bungalow                      1 x 2 bed bungalow</p> <p>Affordable rent 15 units                      4 x 1 bed starter flat                      5 x 2 bed house                      2 x 3 bed house                      2 x 1 bed bungalow                      2 x 2 bed bungalow.</p> <p>Intermediate 14units                      2 x 2 bed houses                      10 x 3 bed house                      1 x 4 bed house                      1 x 2 bed bungalow</p>	<p>“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. 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> <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</p>	

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			<p> dwellings remain affordable.</p> <p> The S106 shall allow for the provision of 20% affordable in each phase of the development.</p>	
<b>Health</b>	<p> CCG standard formula require contribution of £920 per dwelling (2bed+)</p> <p> 187 dwelling = £172,040</p> <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</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>development starting and any uncommitted funding could be returned within an agreed expiry period.</p> <p>Amount sought: £43,010</p>			
<b>Leisure</b>	<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 modernised facilities which would serve Keyworth.</p> <p>Swimming Pool = Contribution of £78,755 required to go towards Keyworth Leisure Centre</p>	<p>A sum of £78,755 Towards the improvement of the swimming pool at Keyworth Leisure Centre</p>	<p>Contribution is necessary and justified</p>	<p>TBC</p>
	<p>Sports Hall = Contribution of £73,160 – improving the quality of provision Keyworth</p>	<p>A sum of £73,160 Towards the provision and/or improvement of the sports hall facilities and associated sports classes at Keyworth Leisure Centre.</p>		<p>TBC</p>

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	<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 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</p> <p>Sports pitches commuted sum for off site provision £70,502 and a total lifecycle cost</p>	<p>A sum of £24,972 plus maintenance 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>Provision of 40 space grasscrete car park for the Platt lane leisure facility</p>	<p>Offsite provision required however agreed a reduced sum in light of the car park provision . Contribution is necessary and justified</p>	<p>TBC</p>

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<b>Highways</b>	<p>Policy 14 of the Core Strategy Managing Travel Demand</p> <p>Contributions towards Passenger Transport improvements</p> <p>Bus Service contribution of £80,000 would support the provision of service enhancements to serve the development. To augment either service 853 or 863 to provide a peak time facility. Service 853 is currently being reviewed and a new timetable planned to extend the service into West Bridgford is planned for introduction in 2019</p> <p>Bus Stop Improvements to the value of £45,000. Towards the provision of improvements to existing bus stops and/or installation of new bus stops within the vicinity of the development site.</p>	<p>£80,000 towards provision of improved bus services towards provision of improved bus services to serve the site</p> <p>£45,000 index linked to be made towards improvements to the following bus stops</p> <p>RU0501 Park Road - Bus Stop Pole and Wooden Shelter.</p> <p>RU0502 Park Road - Bus Stop Pole.</p> <p>RU0801 Green Close – No Infrastructure.</p> <p>RU0503 Green Close – Both Ways Bus Stop Pole, and Polycarbonate Clear Channel Non-Advertising Shelter.</p> <p>RU0145 Platt Lane – Bus Stop Pole and Raised Boarding Kerbs.to the site to provide enhanced public transport infrastructure</p> <p>Bus Taster Tickets Contribution of £47,000</p>		

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	Bus Taster Tickets Contribution of £47,000 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.			
<b>Ball Strike Nett</b>	Scheme, provision and Maintenance	.	By condition	NOT IN S106
<b>Highway Contribution to Strategic Road Network via S278 with Highways England</b>	Policy 15 of the Core Strategy ( Transport Infrastructure Priorities ) Financial contribution under requirements of Memorandum of Understanding		Contribution to be sought via S278 with HE	NOT IN S06
<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.
<b>Indexation</b>	All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate			

S106 Draft Heads of terms Summary 18/02412/FUL Platt Lane and Station Road Keyworth WITHOUT PREJUDICE AND SUBJECT TO CONTRACT (rev 19 June updated education comments LEAP and education) NEGOTIATIONS STILL IN PROGRESS

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<b>Legal Costs</b>	TBC			.