

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger sought by consultees
Waste Contribution	A contribution of £68.13 per dwelling is requested to meet the growing demand on the Recycling Centre on Rugby Road (which is close to capacity) and therefore contributions are sought towards a new facility.	£13,898.52 based on £68.13 per dwelling.		TBC
Play space	On site provision of equipped play space for a LEAP equivalent to 0.25ha per 1000 population = 0.15ha based on 2.3 residents per dwelling and 267 dwellings on site. On site provision of amenity space for unequipped play of at least 0.33ha is also requested.	0.1535 ha - Local Equipped Area for Play (LEAP) 0.3377 ha - Unequipped Play / Amenity Public Open Space		TBC
Allotments	RBC Leisure Facilities Strategy requires 0.4 hectares per 1000 population. This equates to an off-site provision of 0.24 hectares is required).	0.2456 ha - Allotments		TBC
Education	NCC request for both Primary and Secondary school capacity improvements.	The applicant has undertaken their own exercise to demonstrate that if 2x bed apartments are proposed these	Based on the level of technical information provided by the applicants, and the lack of rebuttal by the County Council, RBC is	TBC

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	<p>The proposal would generate the need for 20 primary school places. Insufficient capacity to accommodate these pupils. Contribution sought £237,120 (20x £13,656 per place).</p> <p>The proposal would also generate the need for 15 secondary school places. Again there is insufficient capacity to accommodate this need. Contribution sought £266,295 (15x £17,753 per place).</p>	<p>attract significantly less families than the equivalent 2x bed houses, typically only 3% of 2x bed apartments attract families.</p> <p>Therefore the applicants propose a lower contribution for 2x primary school places at £13,656 per place (£27,312) and 1x secondary school place at £17,753 per place (£17,753). That equates to a total education contribution of £45,065 (rather than the £539,415 requested by the County).</p>	<p>recommending that the Developers figures be used, BUT that the S106 covers all eventualities regarding the types of accommodation that could be built on site in recognition that the layout, design and quantum of development are reserved matters at this time.</p>	
Affordable Housing	<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>	Policy compliant scheme		TBC

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	This equates to 26 intermediate units, 24 affordable rent and 11 social rent units on a scheme of 204 dwellings (i.e. excluding the retirement accommodation)			
Health	<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 267 dwellings</p> <p>To facilitate an extension at the site to provide additional clinical space at Embankment Primary Care Centre on Wilford Lane</p>	<p>Developer sought clarification that pooling was not an issue – clarification was provided confirming that only one (1) previous contribution towards extending Embankment has previously been secured.</p> <p>Formula is £600 per one bed dwelling and £920 per two bed dwelling.</p> <p>106no. one bed apartments (106 x £600 = £63,600), 98no. two bed apartments (98 x £920 = £90,160), 42no. one bed retirement apartments (42 x £600 = 25,200) and 21no. two bed retirement apartments (21 x £920 = £19,320).</p>	CCG formula to be applied towards improvements. Contribution is necessary and justified	Payment prior to occupation of the first house

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Leisure	<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 offsite provision £100,670 and a total lifecycle cost of £19,855 Total £120,525.</p> <p>Based on the Sports England Facility Calculator the following commuted sums are requested:</p> <p>£104,465 towards as Sport Hall; £112,454 towards Swimming Pools; £15,184 towards Artificial Grass Sports Pitches.</p> <p>Total: £232,103</p>	<p>The contribution requests towards sports halls and swimming pools were challenged and proven not to be 122 compliant.</p> <p>The developer also sought clarification that contributions towards artificial sports pitches and grass pitches had not exceeded pooling requirements. Clarification was provided confirming that contributions had only been secured for these facilities from three (3) other developments.</p> <p>£15,184 - Artificial Grass Pitches</p> <p>£120,525 - Sports Pitches</p>	<p>Sports pitches commuted sum for offsite provision £100,670 and a total lifecycle cost of £19,855 Total £120,525.</p> <p>£15,184 towards Artificial Grass Sports Pitches.</p> <p>Overall Total: £135,709</p>	TBC
Highways	<p>Policy 14 of the Core Strategy Managing Travel Demand</p> <p>Contributions towards Transport improvements,</p>	<p>£5000 plus VAT - Works to A60 / Wilford Lane Junction</p> <p>£3,500 plus VAT - Works to link Wilford lane /</p>	Contributions are necessary and justified	Bus Stop contribution – 100% prior to occupation of any dwellings.

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	<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, namely the following stops:</p> <p>RU0008 Roko & RU0009 Roko</p> <p>Contributions towards junction improvements at various locations area also sought, namely:</p> <ul style="list-style-type: none"> • A60/Wilford Lane Junction £5000+VAT • Works to link Wilford Lane/Compton Acres and Tram Crossing £3,500 +VAT. • Works to install on-crossing detection and optimisation of Wilford Lane/Compton Acres and Tram Crossing £18,200 plus VAT. 	<p>Compton Acres and Tram Crossing</p> <p>£18,200 plus VAT - Works to install on-crossing detection and optimisation of Wilford lane / Compton Acres and Tram Crossing</p> <p>£7,500 - Travel Plan Monitoring Fee Residential Element</p> <p>£7,500 - Travel Plan Monitoring Fee Retail Element</p> <p>£6,500 - Design and build works to provide cycle / footway connection to Bede Ling</p>		

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	Travel Plan Monitoring Fee's: Residential Element £7,500 & Retail Element £7,500. Design and build works to provide cycle/footway connection to Bede Ling, £6,500.			
Library	Based on a population of 2.3 persons per dwelling and 204 dwellings proposed a contribution of £7,185 towards increased stock at West Bridgford Library is sought.	£0 as the contribution request is not 122 compliant. More than 5 contributions towards stock at West Bridgford have already been sought.	Agree, that thee request is not 122 compliant, therefore the contribution request cannot be justified. Furthermore, no requests for any of the monies claimed have previously been requested by the County Council	N/A
Implementation of Highway Improvements timings and triggers	Still subject to discussions, dependent on timing/phasing			
Management Company	To be confirmed			
Monitoring Fee	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 18/02920/HYBRID – Land on Wilford Lane, West Bridgford WITHOUT PREJUDICE AND SUBJECT TO CONTRACT (19 June 2019 updated)
 NEGOTIATIONS STILL IN PROGRESS – may be subject to change

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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			.