

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, and plan.		Maintenance to be provided by management company or nominated organisation – funded through service charge on properties	To be secured by way of a planning condition – details of long term maintenance secured by S106
Equipped play space	<p>Area of at least 0.1035 hectares required to be equipped, landscaped and designed to allow children to play safely.</p> <p>Area of at least 0.2277 hectares required for unequipped play/ amenity public open space equivalent.</p>	<p>Indicative Masterplan indicates provision of LEAP to north western corner of the site.</p> <p>Footpath link through site and numerous other green spaces across the site including 2 green corridors and 2 green courtyards as well as green spaces to the south eastern portion of the site facing the open countryside.</p> <p>Total of 2.42 Ha of green infrastructure on site.</p>	<p>Given the proposed LEAP on the neighbouring site allocation which is aimed at younger audiences (5-8 years) it is considered the space on this proposed site should provide equipment, design, landscape space aimed at children between the ages of 8 and 11.</p>	<p>Secured by planning condition and S106 – Developer to provide or provided through S106 contributions.</p> <p>Long term Maintenance secured by S106.</p>
Allotments	RBC Leisure Facilities Strategy requires 0.4 hectares per 1000 population. On site	Onsite contribution not feasible due to site size, and limited allotment size requirement. Developer	Ruddington Parish Council are currently operating a waiting list. The new development will impact upon current provision and	£13,140 contribution to be made available to Ruddington Parish Council for improvements

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	provision of 0.1656 hectares is required. Not Shown in masterplan, would require perimeter fencing, planting, haulage way, water supply and car parking.	proposes to offer contribution for improvement of offsite provision.	therefore the new development needs to mitigate this by providing 0.1656 hectares for allotments. If an onsite provision is unachievable an offsite contribution would be sought as follows: $4,000/1000 = 4 \text{ sqm per person}$ $4 \times 2.3 \text{ residents per dwelling} = 9.2 \text{ sqm per dwelling}$ $9.2 \times \text{£}8.00^* = \text{£}73.00 \text{ per dwelling}$ $\text{£}73.00 \times 180 = \text{£}13,140.$	to existing provisions, or new provision. Contribution payable prior occupation of 150 th dwelling.
Education	Primary: development would generate 38 primary place school pupils. £19,048 per place for extension to St Peters Junior School to transform to a primary. Contribution based on that formula will be	£723,824 contribution agreed.	As set out in the requirement – contribution is justified Off-site contribution towards the costs of providing additional places	50% on commencement of development, 50% at completion of 50% of the development or within 3 years of the commencement of development, whichever is sooner.

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	<p>38 x £19,048 = £723,824</p> <p>Secondary School - development will generate 29 secondary school pupils.</p> <p>New secondary provision preferred.</p> <p>NCC have confirmed at the present time that the per pupil amount will be £19,048 to go towards additional educational provision.</p> <p>19 x £19,048 = £552,392</p>	<p>£552,392 contribution agreed.</p>	<p>Off site contribution towards the costs of providing additional places</p>	<p>50% on commencement of development, 50% at completion of 50% of the development or within 3 years of the commencement of development, whichever is sooner.</p>
Affordable Housing	<p>30% affordable housing is required.</p>	<p>Affordable housing percentage and mix in accordance with policy requirements.</p>	<p>42% should be intermediate housing, 39% should be affordable rent and 19% should be social rent. This equates to 23 intermediate units, 21 affordable rent and 10 social rent units.</p>	

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<p>Health</p>	<p>CCG standard formula require contribution of £920 per dwelling (2bed+) £600 per 1 bed dwelling). This gives a potential maximum £165,600</p>	<p>Contribution in accordance with CCG Formula.</p>	<p>Contribution is justified for the purposes of providing additional / replacement health care facilities in the vicinity of the site to serve the development.</p> <p>Ruddington Medical centre is a purpose built facility extended several years ago by adding an additional floor to the building to cope with the rapid expansion of the village. Since then further additional housing developments have taken place which have put pressure on the extended facility to the point that it is now at capacity. The Church House branch surgery (part of East Leake Medical Group), is at capacity with no opportunity to develop further space as it is constrained by existing buildings.</p> <p>Any contribution for this development would be put towards extending Ruddington Medical centre further or increasing capacity at neighbouring practices.</p>	<p>Prior to the first occupation of the first Dwelling.</p>

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NHS West - Nottingham Universities Trust	The Universities Trust requests a contribution of £139,983 to provide capacity for the Trust to maintain service delivery during the first year of occupation of each unit, not provided through standard NHS funding mechanisms	Developer does not consider this request meets the tests set out in the CIL regulations.	<p>RBC does not consider this request meets the tests set out in the CIL Regulations.</p> <p>Contributions can be sought towards infrastructure required to mitigate the impacts of development and to otherwise make the development acceptable.</p> <p>The contribution requested and evidenced by the universities trust seeks funding to largely cover staffing costs over the first year to of occupation, which does not represent infrastructure provision.</p>	None.
Leisure	Swimming Pool = Contribution of £75,824	Agreed.	Contribution required towards the improvement of swimming pool provision at Keyworth Leisure Centre.	Prior to the first occupation of the first Dwelling.
	Sports Hall = contribution of £70,438 - improving the quality of provision	Agreed.	Contribution required towards the provision and/ or improvement of sports halls at Keyworth leisure Centre.	Prior to the first occupation of the first Dwelling.

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	<p>Sports pitches commuted sum for off-site provision £108,040 to work with partners to deliver identified projects within the detailed Ruddington area action plan of the Rushcliffe Playing Pitch Strategy.</p> <p>The Sport England Playing Pitch Demand Calculator (with Rushcliffe specific data) provides the following commuted sum for offsite provision £67,879 capital cost and total life cost (per annum) of £13,387 of which contributions would sought for a period of 3 year bringing the maintenance contribution to £40,161. Therefore</p>	<p>Agreed.</p>	<p>This provision would be sought to support both the adjacent Loughborough Road plying fields and Jubilee (Elms Park) playing fields, as identified by the Rushcliffe Playing pitch strategy (2017) page 77,79 and the Football foundation Rushcliffe Local Football Facilities Plan (2019) page 44,45</p> <p>https://www.rushcliffe.gov.uk/media/1rushcliffe/media/documents/pdf/leisureandculture/leisuresportgeneral/Rushcliffe%20Playing%20Pitch%20Strategy%20-%20%20Action%20Plan.pdf</p> <p>https://lffp-prod.ff-apps.dh.bytemark.co.uk/local-authorities-index/rushcliffe/rushcliffe-local-football-facility-plan/Allotments</p>	<p>Prior to the first occupation of the first Dwelling.</p>

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	the total cost is £108,040.			
Highways	£40,000 is requested for bus taster tickets to provide new occupants with a two month smartcard bus pass for use on the existing local bus network and encourage use of sustainable modes of travel	Agreed.	To encourage use of sustainable modes of travel, or to support other sustainable transport measures to serve the site.	Prior to the first occupation of a Dwelling.
	Bus stop improvements – £45,000 requested to support either new bus stops in vicinity of the site, or improvements to RU0814 Mere Way; RU0860 Mere Way; RU0695 Scout Hut; RU0166 Scout Hut. Improvements could include the provision	Agreed.	To ensure the appropriate facilities are provided to encourage the use of sustainable transport options. The current bus stop facilities do not meet the standards set out in the County Councils Public Transport Planning Obligations Funding Guidance for Prospective Developers.	Prior to the first occupation of the first Dwelling.

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	of real time bus stop poles & displays including associated electrical connections, bus shelters and solar lighting, raised boarding kerbs and Enforceable Bus Stop Clearways, subject to site visit.			
	£65,000 for improvements to FP17 to convert to a pedestrian and cycle link between the A60 and Stevenson Gardens	Agreed.	To improve connectivity for cycles with the centre of Ruddington by providing a safe off road route. Should the developer find agreement with the land owner (Ruddington Parish Council) these works could be attained by condition requiring S278 works, with the developer to provide works themselves.	Prior to the first occupation of the first Dwelling.
	Travel Plan Monitoring Fee - The travel plan monitoring fee for a single-phase development of up to 200 dwellings is £1,500 + VAT per		Revised travel Plan Agreed, subject to conditions, and required to be implemented and monitored to encourage and sustain sustainable travel and transport options for future occupants.	Funding will be payable for five years from 50% completion of the development

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	annum for five years, which equates to £7,500 + VAT.			
Ruddington Parish Council	£73,000 requested to support provision of a new community centre and parish offices on land to be acquired in Ruddington.	Agreed.	The parish lease on the current facility has 5 years remaining, with the size of the building unfit for purpose and no opportunity to extend due to ownership and heritage constraints, with the building grade II listed. The funding proposed represents a figure calculated from population growth generated by the development for a demolition and build costing based on negotiations for the purchase of an alternative site within the centre of Ruddington. The funding therefore requested would be for capital works (not land purchase), and would be reasonably related to the kind of development proposed.	Prior to occupation of the 101 st Dwelling.
Monitoring Fee	In accordance with our monitoring fees schedule	£273 Per Principal Obligation.		TBC

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	£273 per principal obligation multiplied by the period over which the obligation is monitored			
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 £1,550.02 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 £279,003.60 (based on 180- units) - a planning condition will be attached to any permission to require this S278 to be entered into.