

| Item/Policy                       | Detail/requirement   | Developer proposes  | RBC proposes   | Trigger  |
|-----------------------------------|--|---|--|--|
| <b>Public Open Space and SUDS</b> | Layout, provision and maintenance (including sud ponds) - would need details of management company and management plan   | Amenity open space, play are and suds to be managed and maintained by an appropriate organisation either management company or other                            | 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 a minimum 0.13 hectares is required. Maintenance details needed | The submission indicates provision of a total of area of 0.13ha (2 play areas - a central LEAP (Local Equipped Area Play) and a natural play area in the north) | Total of area of 0.13ha agreed subject to condition regarding details of equipment                                       | 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:<br>36 pupils x 17,753 =<br>£639,108.  | Agree in principle to making an appropriate level of contribution.  | Secondary school contribution to go towards providing extra capacity at Southwolds School<br>£639,108                    | TBC. Contribution may not be required through S106 agreement if CIL is adopted prior to issue of a planning permission |
| <b>Affordable Housing</b>         | Core Strategy Policy 8 requires:   | Revised plan rev P indicate<br><u>Intermediate 18</u><br>8 x 2 bed houses   | The mix is not in line with identified need, however the Strategic Housing Officer has confirmed that                    |  |

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|               | <p>20% affordable housing is required:- therefore Total 44 affordable units with 18 intermediate units, 18 affordable rent and 8 social rent.</p> <p><u>Intermediate</u><br/>8 x 2 bed houses<br/>8 x 3 bed houses<br/>2 x 2 bed bungalows</p> <p><u>Affordable Rent</u><br/>5x 1 bed flats<br/>2 x 2 bed flats<br/>2 x 2 bed houses<br/>4 x 3 bed houses<br/>1 x 4 bed house<br/>2 x 1 bed bungalow<br/>2 x 2 bed bungalow</p> <p><u>Social Rent</u><br/>2 x 1 bed flats<br/>1 x 2 bed flats<br/>1 x 2 bed houses<br/>2 x 3 bed houses<br/>1 x 1 bed bungalow<br/>1 x 2 bed bungalow</p> | <p>8 x 3 bed houses<br/>2 x 2 bed bungalows</p> <p><u>Affordable rent 18</u><br/>5 x 1 bed bungalows<br/>1 x 2 bed bungalows<br/>4 x 2 bed houses<br/>4 x 3 bed houses<br/>1 x 4 bed house<br/>2 x 2 bed flats</p> <p><u>Social Rent 8</u><br/>2 x 1 bed flats<br/>1x 1 bungalow<br/>1x 2 bed bungalow<br/>2 x 2 bed houses<br/>2 x 3 bed houses</p> | <p>the mix proposed is acceptable</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 dwellings remain affordable.</p> |  |
| <b>Health</b> | CCG standard formula require contribution of £920 per dwelling (2bed+)  | Payment of £51,060 as per the CCG request  | Discounted rate of the standard CCG formula to be applied towards  | TBC. Contribution may not be required through S106 agreement if CIL is |

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|                | <p>222 dwelling = £204,240</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 development starting and any uncommitted funding could be returned within an agreed expiry period.</p> <p>Amount sought: £51,060</p> |   | <p>improvements.<br/>Contribution is necessary and justified</p> | <p>adopted prior to issue of a planning permission</p>                        |
| <b>Leisure</b> | <p>Indoor leisure - The RBC Leisure Facilities Strategy 2017-2027 and associated Strategic Assessments of</p>   | <p>A sum of £93,590 towards the improvement of the swimming pool at Keyworth Leisure Centre</p> | <p>Contribution is necessary and justified</p>                   | <p>TBC. Contribution may not be required through S106 agreement if CIL is</p> |

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|             | <p>provision for sports halls and swimming pools identifies the need for modernised facilities which would serve Keyworth.</p> <p>Swimming Pool = Contribution of £93,590 required to go towards Keyworth Leisure Centre</p>   |   |  | <p>adopted prior to issue of a planning permission</p>  |
|             | <p>Sports Hall = Contribution of £86,941– improving the quality of provision Keyworth</p>  | <p>A sum of £86,941 Towards the provision and/or improvement of the sports hall facilities and associated sports classes at Keyworth Leisure Centre.</p>  | <p>Contribution is necessary and justified</p>   | <p>TBC. Contribution may not be required through S106 agreement if CIL is adopted prior to issue of a planning permission</p> |
|             | <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</p> | <p>A sum of £83,782 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>Offsite provision required however agreed a reduced sum in light of the car park provision. Contribution is necessary and justified</p> | <p>TBC. Contribution may not be required through S106 agreement if CIL is adopted prior to issue of a planning permission</p> |

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|                 | <p>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 £83,782 and the maintenance contribution is £8,256 per year (£24,768 total).</p> |   |                      |            |
| <b>Highways</b> | <p>Policy 14 of the Core Strategy Managing Travel Demand</p> <p>Contributions towards Passenger Transport improvements, traffic calming and footpath improvements.</p> <p>Bus Service contribution of £150,000 would support</p>  | <p>£150,000 towards provision of improved bus services towards provision of improved bus services to serve the site</p> | <p>In discussion</p> | <p>TBC</p> |

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|             | <p>the provision of service enhancements to serve the development. To augment either service 853 or 863 to provide a peak time facility.</p> <p>Bus Stop Improvements to the value of £30,000. Towards the provision of improvements to existing bus stops and/or installation of new bus stops within the vicinity of the development site. RU00246 Croft Road. RU0809 Croft Road. RU0434 Park Avenue. to provide enhanced public transport infrastructure in the form of Real time bus stop poles and displays including associated electrical connections, extended hardstands/ footways, Polycarbonate or Wooden Bus Shelters, Solar Lighting, Raised Boarding kerbs, Lowered Access Kerbs and Enforceable Bus Stop Clearways</p> | <p>£30,000 index linked to be made towards improvements to the following bus stops<br/> RU00246 Croft Road.<br/> RU0809 Croft Road.<br/> RU0434 Park Avenue to provide enhanced public transport infrastructure in the form of Real time bus stop poles and displays including associated electrical connections, extended hardstands/ footways, Polycarbonate or Wooden Bus Shelters, Solar Lighting, Raised Boarding kerbs, Lowered Access Kerbs and Enforceable Bus Stop Clearways.</p> <p>(However discussions on going as to whether this payment is required and justified if providing for a possible bus service diversion into the site. Comments from NCC awaited)</p> | <p>Discussions ongoing</p> | <p>TBC</p> |

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|  | <p>Bus Taster Tickets<br/>Contribution of £35,000 for use on the existing local bus network, and encourage use of sustainable modes of travel. (two months taster)</p> <p>Off site highway improvements to the Junction of the A60 and Pendock lane</p> <p>Footpath improvements</p> | <p>Bus Taster Tickets<br/>Contribution of £35,000</p> <p>Provision / financial contribution towards provision/ clawback if future developments of the emerging Part 2 site comes forward</p> <p>Improvements to Bunny Lane from site to the junction with Nottingham Road</p> | <p>Contribution is necessary and justified</p> <p>Provision is required and justified. Discussions ongoing provision or financial amount</p> <p>Discussions ongoing provision or financial amount</p> | <p>TBC</p> <p>TBC</p> <p>TBC</p> |
| <b>Waste Management</b>  | £15,125.19 contribution sought for waste disposal to contribute towards a new recycling centre for Rushcliffe.   | £15,125.19 contribution sought for waste disposal to contribute towards a new recycling centre for Rushcliffe.  | Contribution is necessary and justified   | TBC                              |
| <b>Highway Contribution to Strategic Road Network via S278</b> | Policy 15 of the Core Strategy ( Transport Infrastructure Priorities )<br>Financial contribution under requirements of   |   | Contribution to be sought via S278 with HE  | NOT IN S06                       |

S106 Draft Heads of terms Summary 18/02515/FUL Bunny Lane Keyworth WITHOUT PREJUDICE AND SUBJECT TO CONTRACT (rev 3 September updated include waste and off site highway - ) WORK IN PROGRESS DOCUMENT – may be subject to change

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| <b>with Highways England</b> | Memorandum of Understanding   |                    |              |   |
| <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. Calculation of monitoring fee may not need to reflect those infrastructure items that may be collected through CIL if adopted before planning permission is issued |
| <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   |                    |              | .   |