

Item/Policy	Detail/requirement	Developer proposes	RBC proposes	Trigger
<b>Public Open Space and SUDS</b>	Layout, provision and maintenance (including sud pond) - would need details of management company and management plan	Management of on-site open space and SuDS infrastructure	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
<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 0.032 hectares is required.  Area of at least 0.0704 hectares required for unequipped play/ amenity public open space equivalent.	The submission shows the provision of a LEAP (Local Equipped Area Play) to the SW corner of the site of 320sq.m (0.032ha)  0.69ha of public open space proposed. Footpath linkage with adjacent site.	LEAP to be aimed at younger audiences (3-8 years). Linkages with neighbouring site which is envisaged to provide equipment for older audiences.  LEAP meets the criteria but the inclusion of a junior swing to allow provision	Secured by planning condition and S106 – Developer to provide or provided through S106 contributions.  Long term Maintenance secured by S106 as part of the open space management.
<b>Allotments</b>	RBC Leisure Facilities Strategy requires 0.4hectares per 1000 population.  4,000/1000 = 4 sqm per person 4 x 2.3 residents per dwelling = 9.2 sqm per dwelling 9.2 x £8.00* = £73.00 per dwelling	Not shown on masterplan	No preference between onsite provision and off site contribution	TBC

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<b>Education</b>	Primary: £202,704 (12 places x £16,892 per place).		Off-site contribution towards the costs of providing additional places	TBC
	Secondary: £216,447 (9 places x £24,157 per place).		CIL liable	TBC
<b>Libraries</b>	NCC request 129 (population) x 1.532 (items) x £10.00 (cost per item) = £1,976.00		Off- site library contribution	TBC
<b>Affordable Housing</b>	<p>Core Strategy Policy 8 requires 30% affordable housing (17 homes). Breakdown of affordable housing is:-</p> <p>Social rent 3</p> <p>1 x 1 bed starter flat. 1 x 3 bed house 1 x 1 bed bungalow/ downsizing flat</p> <p>Affordable rent 7</p> <p>2 x 1 bed starter flat 1 x 2 bed house 2 x 3 bed house 1 x 1 bed bungalow/</p>	<p>Developer proposes 17 affordable homes in the following mix:</p> <p>7x intermediate housing</p> <ul style="list-style-type: none"> <li>- 2x 2 bed units</li> <li>- 5x 3 bed units</li> </ul> <p>6x affordable rent</p> <ul style="list-style-type: none"> <li>- 5x 2 bed</li> <li>- 1x 6 bed</li> </ul> <p>4x social rent</p> <ul style="list-style-type: none"> <li>- 4x1 bed</li> </ul>	<p>The Borough Council agrees with the revised affordable housing mix which now includes 4x1 bed units.</p> <p>The ‘pepper potting’ of the affordable units within two groups is broadly supported. The bungalows for elderly residents should be located together and close to the exit where public transport services on the A60 can be more easily accessed.</p>	To be confirmed with strategic housing

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	<p>downsizing flat 1 x 2 bed bungalow/ downsizing flat</p> <p>Intermediate 7</p> <p>3 x 2 bed house 3 x 3 bed house 1 x 2 bed bungalow/ downsizing flat</p> <p>1 bed 'flats' should be provided as maisonettes with each flat unit having their own entrance</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.</p>	
<p><b>NHS West - Nottingham Universities Trust</b></p>	<p>The Universities Trust requests a contribution of £43,550 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</p>	<p>N/A</p>	<p>Whilst the request could potentially be found CIL compliant should it be supported by appropriate justification, it is not considered that the request as evidenced by the Nottingham University Hospital NHS Trust in the supporting documents would be Regulation 122 CIL Compliant, with the obligation as requested not considered to be fairly and</p>	<p>N/A</p>

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			reasonably related in scale and kind to the development.	
<b>Health</b>	<p>CCG standard formula require contribution of £920 per dwelling (2bed+) 56 dwelling = £51,520</p> <p>Contributions to be put towards extending Ruddington Medical Centre or increasing capacity at neighbouring practices.</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</p>		CIL liable	Prior to the first occupation of the first Dwelling.

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	<p>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>			
<b>Leisure</b>	<p>Indoor leisure</p> <p>A contribution from this application for indoor leisure provision would be sought. The Sports England sports facilities calculator generated on 05/08/2019, suggest a contribution as follows.</p>		CIL liable	

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	<ul style="list-style-type: none"> <li>• Sports Halls- £22,712</li> <li>• Swimming- £24,121</li> </ul>			
	<p>Sports pitches</p> <p>The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this development would worsen. The Sport England Playing Pitch Demand Calculator (with Rushcliffe specific data) provides the following commuted sum for offsite provision £20,987 capital cost and total life cost (per annum) of £4,139 of which contributions would sought for a period of 3 year bringing the maintenance contribution to £12,417. Therefore the total cost is £33,404</p>		CIL liable	
<b>Highways</b>	<p>Bus stop improvements to the value of £20,000. For improvements to bus stops: RU0153 Flawforth Lane; RU0154 Flawforth Lane.</p>		To ensure the appropriate facilities are provided to encourage the use of sustainable transport options. The current bus stop facilities do not meet	Prior to the first occupation of the first Dwelling.

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	<p>Real time displays and shelter.</p> <p>No bus service contributions sought.</p>		<p>the standards set out in the County Councils Public Transport Planning Obligations Funding Guidance for Prospective Developers.</p>	
<b>A60/ Kirk Lane junction improvements</b>	<p>Pedestrian crossing provision on the A60/ Kirk Lane junction. Highways have provided a cost estimate of XX for the scheme of works</p>	<p>Contribution towards crossing provision to be secured via S106 rather than by way of a 'prior occupation' condition</p>		
<b>Flawforth Lane footway improvements</b>	<p>The Highway Authority seeks the widening of the footway between the site access and the A60/Flawforth Lane/Kirk Lane junction due to increased pedestrian flows</p>	<p>Widening of footway between the site and the A60 junction to a width of 2 metres.</p>	<p>Securing the footway improvements by way of a 'prior to occupation' condition</p>	n/a
<b>Highway Contribution to Strategic Road Network via S278 with Highways England</b>	<p>Memorandum of Understanding not required (below threshold)</p>	N/A	<p>Development below threshold requiring contribution as confirmed by Highways England</p>	n/a
<b>Ruddington Parish Council</b>	<p>The Parish Council requested a sum of £22,250 towards the costs of providing a community centre and Parish Office in the centre of the village.</p>		<p>Parish Council receive a receipt of a proportion of the CIL liability.</p>	TBC

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	The Parish Council also request contributions to enhance and improve the facilities and public open space at Elms Park/Jubilee Fields- this has been covered in Leisure provision above.			
<b>Monitoring Fee</b>	S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required			TBC
<b>Indexation</b>	All S106 financial contributions subject indexation – BCIS All In Tender Prices Index			
<b>Legal Costs</b>	TBC			