

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	To be maintained by management company	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.	Contribution to upgrading facilities at Sellors Field.	Financial contribution of £93,353 for off-site provision is made to the Parish Council for improvements to Sellors Field	To be secured through obligation within S106 – triggers to be determined
<b>Allotments</b>	RBC Leisure Facilities Strategy requires 0.4hectares per 1000 population.  $4,000/1000 = 4 \text{ sqm per person}$ $4 \times 2.3 \text{ residents per dwelling} = 9.2 \text{ sqm per dwelling}$ $9.2 \times \text{£}8.00^* = \text{£}73.00 \text{ per dwelling}$	Not shown on masterplan	No preference between onsite provision and off-site contribution £12,191. but to be located somewhere in the Parish	
<b>Education</b>	Primary: £609,910 (35 places x £17,426 per place).	Currently seeking clarification on required contribution. Suggesting no requirement.	Off-site contribution of £609,910 towards the costs of providing additional places	To be agreed

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	<p>Secondary:                      An additional 27 places would be required</p>		CIL liable	In accordance with CIL charging schedule
<b>Health</b>	<p>Contribution is sought on the following formula, 155 2+ bed request £920 per dwelling = £142,600 and for the 12 x 1 bed dwellings request £600 per dwelling. Total £149,800.</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>Any contribution for this development would be put towards extending Ruddington Medical centre further or increasing capacity at neighbouring practices”.</p>		CIL liable	In accordance with CIL charging schedule
<b>Leisure</b>	<p>Indoor leisure</p> <p>A contribution from this application for indoor leisure provision would be sought.</p>		CIL liable	In accordance with CIL charging schedule

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<b>Highways</b>	Bus stop improvements to the value of £19,000. For improvements to bus stops: RU0566 Paget Crescent; RU0888 Paget Crescent. Real time displays and shelter.  No bus service contributions sought.	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.
<b>Travel Plan Monitoring Fee</b>	£1500 per annum for five years	Agreed		
<b>Highway Contribution to Strategic Road Network via S278 with Highways England</b>	Memorandum of Understanding contribution for improvements to trunk road network	N/A	To be secured through a condition of planning permission	n/a
<b>Ruddington Parish Council</b>	A sum of £69,125 towards the costs of providing a community centre and Parish Office in the centre of the village is sought. The sum of £100,000 to enhance and improve the facilities and public	Financial contribution To Parish Council for improvements to Sellors Fields.	Community Centre/Parish Office - Parish Council receive a receipt of a proportion of the CIL liability.  A contribution of £93,353 is proposed for improvements as set out	Community centre and Parish Office CIL liable  TBC for contribution for play contribution.

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	open space at Sellors Field.		above in the section on equipped play space.	
<b>Monitoring Fee</b>	S106 monitoring costs of £273 per principal obligation multiplied by the number of years over which monitoring will be required		To be determined once final heads of terms are agreed	Payable prior to commencement of development.
<b>Indexation</b>	All S106 financial contributions subject indexation – BCIS All In Tender Prices Index			
<b>Legal Costs</b>	TBC			