

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

Item/Policy	Detail/requirement	Developer proposes	RBC comment	Trigger sought by consultees
<p>Primary School Contribution</p>	<p>A development of 300 dwellings would generate a requirement for an additional 63 primary school places and that there is a deficiency in primary places available in the planning area. This site, along with other sites which are proposed for allocation in the Local Plan, mean that additional education provision will be required either through extensions to existing provision or through the delivery of a new school (for which a site has been reserved as part of the Shelford Road application). If education provision is provided via an</p>	<p>The overall amount has been reduced to take account in the number of proposed housing units (300 to 200). The applicant proposes a payment of the sum of £731,890 (subject to Indexation in accordance with the BCIS Index) which is a pro rata figure.</p>	<p>Agrees that the pro-rata figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<ul style="list-style-type: none"> • Prior to Occupation of 25% of the Dwellings to pay 50% of the Primary School Contribution to the County Council • Not to Occupy more than 25% of the Dwellings until 50% of the Primary School Contribution has been paid to the County Council • Prior to the Occupation of 75% of the Dwellings to pay the remaining 50% of the Primary School Contribution to the County Council • Not to occupy more than 75% of the Dwellings until the whole of the Primary School Contribution has been paid to the County Council

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

	extension to an existing school, a contribution of £860,328 (63 x £13,656) would be sought. If provision is to be made by delivering a new school a contribution of £1,200,024.00 (63 x £19,048) would be sought and this is based on build cost.			
Secondary School Provision	In relation to Secondary Education, they advise that this proposal would generate 48 new secondary places and there is a deficiency in places available. As a result, the County Council would be seeking a contribution of £852,144 (48 x £17,753).	Covered by the Authority's Community Infrastructure Policy where contributions are levied on the gross internal area of the net additional liable floorspace. It is levied as a charge per square metre of net additional liable floorspace and charged to the developer accordingly.	Agreed that this request is covered by the Authority's Community Infrastructure Policy.	TBC
A52 Improvements Contribution	Highways England state that they take responsibility for delivering infrastructure improvements required to support growth on the A52,	Payment of the sum of £204,160 towards improvements for the A52 as requested.	The requested contributions from Highways England accord with the A52/A606 Improvement Package	<ul style="list-style-type: none"> 50% of the A52 Improvements Contribution prior to Occupation of 25% of the Dwellings and not to

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

	<p>whilst seeking appropriate local contributions proportional to the scale of impact through a developer contribution strategy. This approach is supported in Rushcliffe Core Strategy Policy 18. As part of the contribution strategy for this proposed development a sum of £1,530 on a cost-per-dwelling basis has been identified by Highways England in consultation with Rushcliffe Borough Council. This will be required by way of developer contributions.</p>		<p>Developer Contributions Strategy Memorandum of Understanding and Policy 18 Rushcliffe Core Strategy. The applicant has agreed to provide them on a pro rata basis and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>allow Occupation of more than 25% of the Dwellings until 50% of the A52 Improvements Contribution has been paid;</p> <ul style="list-style-type: none"> • 50% of the A52 Improvements Contribution prior to Occupation of 75% of the Dwellings and not to allow Occupation of more than 75% of the Dwellings until 50% of the A52 Improvements Contribution has been paid;
<p>Bus Services Contribution</p>	<p>Using a public transport modal share of 10%, it is estimated that the development would generate approximately 82 two-way trips per day (164 trips). An indicative Public Transport contribution of £150,000 is requested to enable the available capacity on Villager 1 service to be enhanced, primarily for peak hour provision to surrounding</p>	<p>The payment of the sum of £100,000 subject to Indexation in accordance with the Retail Prices Index towards the provision of improved bus services to and from the site.</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<ul style="list-style-type: none"> • 50% of the Bus Services Contribution prior to Occupation of 25% of the Dwellings and not to allow Occupation of more than 25% of the Dwellings until 50% of the Bus Services Contribution has been paid; • 50% of the Bus Services Contribution prior to Occupation of 75% of the Dwellings

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

	<p>communities, to accommodate the additional demand. Alternatively, the contribution could be utilised to provide enhancements to the Nottinghamshire County Council Fleet Service 852 which provides a service connecting local communities for essential services. This service could be extended from the centre of Radcliffe on Trent to serve the development. Both Village 1 and Service 852 are funded or receive funding support from the Council to sustain the existing level of service. Either of the proposed enhancements are likely to incur a similar cost.</p>			<p>and not to allow Occupation of more than 75% of the Dwellings until 50% of the Bus Services Contribution has been paid;</p>
<p>The Bus Stop Improvements Contribution</p>	<p>Improvements to the two bus stops on Nottingham Road closest to the development site including new shelters, real time displays, lighting, hardstanding's and road</p>	<p>The payment of the sum of £23,000 subject to Indexation in accordance with the Retail Prices Index towards improvements to the bus</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.</p>

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

	<p>markings along with associated footway links and crossing points on Nottingham Road</p>	<p>stops at Nottingham Road, Radcliffe on Trent</p>		
<p>Library Contribution</p>	<p>The County Council would seek a planning obligation for the additional stock at Radcliffe on Trent that would be required to meet the needs of the 460 population that would be occupying the new dwellings. This is costed at 460 (population) x 1.532 (items) x £10.00 (cost per item) = £7,047.00.</p>	<p>Payment of the sum of £7,047 subject to Indexation in accordance with the Retail Prices Index towards increasing stock levels at Borough Libraries</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.</p>
<p>Waste Collection</p>	<p>In order to meet this growing demand on the Recycling Centres in the area a financial contribution proportionate to the proposed development of 300 homes is sought. In order to reach an appropriate figure a model has been created.</p>	<p>Payment of the sum of £13,626 to be used towards building a new split-level Recycling Centre that can cater for both the additional waste generated and the additional site users,</p>	<p>Agrees that the figure is correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.</p>	<p>Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.</p>

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

	The requested contribution for the proposed site Land North of Nottingham Road, Radcliffe-on-Trent is £20,439.45 (based on 300 units).	particularly during peak hours.		
Sustainable Travel Contribution	The County Council request a planning obligation of £45,000 towards sustainable travel. This would be used to provide sustainable transport measures for residents of the development which may include, but not exclusively, the use of taster tickets for travel on public transport.	The sum of £30,000 towards the provision of improvement towards sustainable transport measures for residents of the development.	Agrees that the figure is pro-rata correct, and the timing of the payment need to be considered and confirmed as part of the S106A discussions.	Prior to Occupation of the first Dwelling and not to allow Occupation of the first Dwelling until the contribution has been paid.
Affordable Housing	Core Strategy Policy 8 requires 30% affordable housing: 42% should be intermediate housing, 39% should be affordable rent and 19% should be social rent.	A scheme to be submitted to the Borough Council in writing which provides for 30% of any Dwellings forming part of the Development as Affordable Housing; Identifies the tenure mix to be provided in accordance with the Affordable Housing Tenure Mix	The applicant has agreed in principle of providing 30% of affordable housing in accordance with Core Strategy Policy 8. As part of the S106A.	Provide details of affordable housing in an affordable housing scheme as part of the S106A which would include details of tenure mix, dwelling (size mix) details of the location, and the affordable housing provider.

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

		<p>Identifies the dwelling mix in accordance with the Affordable Housing Dwelling Mix Details the location of the Affordable Dwellings within the Development Details the Affordable Housing Provider approved by the Borough Council who has appropriate local management and maintenance arrangements and who has or is willing to enter into a nominations agreement with the Borough Council.</p>	<p>The details of securing the affordable housing scheme would be included as part of the S106A. It is agreed that an affordable housing scheme could provide the necessary details of tenure mix, dwelling (size mix) details of the location, and the affordable housing provider. However, the timing of this agreed to be agreed but it would be expected prior to the commencement of development on the site or as part of the reserved matters application once the layout and design is considered.</p>	
Health	<p>CCG standard formula require contribution of £920 per dwelling</p>	<p>Covered by the Authority's Community Infrastructure Policy where contributions are levied on the gross internal area of the net</p>	<p>Agreed that this request is covered by the Authority's Community Infrastructure Policy.</p>	<p>TBC</p>

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

		additional liable floorspace. It is levied as a charge per square metre of net additional liable floorspace and charged to the developer accordingly.		
Open Space	The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this development would worsen.	Providing an Open Space scheme detailing the location, size, materials, permanent availability, management and maintenance necessary for the provision of the Open Space to be prepared by or on behalf of the Owner by a suitably qualified and professionally approved person experienced in preparing and reviewing schemes for open space which schemes shall be submitted and approved pursuant to the provisions of this Deed	As we are only considering the principle of development (and access) at this stage; the location, size and management of open space within the site cannot be considered in detail. The applicant has agreed to the provision of open space within the site and for details to be provided as part of an Open Space Scheme. The details of it can be secured by the S106A and considered in detail at the reserved matters stage.	TBC
Monitoring Fee	S106 monitoring costs of £273 per principal obligation X by the number	Agrees to the principle of proving a monitoring fee but the actual amount is TBA	The approach is accepted but the actual overall monitoring fee shall be agreed with the applicant	Prior to Commencement of Development to pay to the Borough Council the Monitoring Fee

18/02806/OUT Land North Of Nottingham Road – Radcliffe on Trent - S106 Draft Heads of Terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT. WORK IN PROGRESS DOCUMENT – may be subject to change.

	of years over which monitoring will be required.		prior to the conclusion of the S106A.	Not to Commence Development until the Monitoring Fee has been paid to the Borough Council.
Indexation	All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate	TBA	TBA	TBA
Legal Costs	With all Sect 106 agreements, the applicant is required to pay the Council's legal fees. In this instance these would be £1500.	TBC	Required to complete agreement.	To be paid on completion of agreement.