

21/02332/OUT Land North of Rempstone Road – East Leake - 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
Primary School Contribution	A development of 47 dwellings would generate a requirement for an additional 10 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 through the provision of a new (third) primary school) which has been granted outline permission. 10x	The overall amount of development proposed has been reduced from 51 to 47 units.	Applicant is preparing the first draft on a pro-rata basis on the approved scheme for 51 dwellings.	TBC but officers suggest that the triggers should be aligned with those in the S106 relating to application 20/00888/FUL.

	primary spaces at £20,918 per space , i.e., £209,180 is sought.			
Secondary School Provision	In relation to Secondary Education, they advise that this proposal would generate 8 new secondary places and a single post 16 place as there is a deficiency in places available.). the requirement would be £194,008 (8 places x £24,251) and a post 16 education contribution of £24,251 (1 place x £24,251). However, as the school was built under a PFI project, schools built as PFI accrue higher build costs than the standard formula. This could be in the region of an extra 15% (property should be able to advise) which would equate to a cost per place of £27,889 and a secondary contribution of £223,112 (8 places x £27,889) and a post 16		Agreed that this request is covered by the Authority's Community Infrastructure Policy.	

	contribution of £27,889 (1 place x £27,889).			
Affordable Housing	<p>Core Strategy Policy 8 requires 20% affordable housing, i.e. <u>9 affordable units</u> on a scheme for 47 units overall.</p> <p>The proposal includes 9 affordable homes (3 x 2 bed homes, 2 x 3 bed homes and 4 x 2 bed maisonettes), these are split between 5 x social rent and 4 x affordable rent.</p> <p>Since applications are being determined post the March(?) transition agreement then First Homes will also need to be applied.</p>	<p>A scheme to be submitted to the Borough Council in writing which provides for 20% of any Dwellings forming part of the Development including the tenure types and locations of the dwellings within the proposal.</p>	<p>The applicant has agreed in principle of providing 20% of affordable housing in accordance with Core Strategy Policy 8. As part of the S106A.</p> <p>The mix of affordable house types and their tenure is acceptable. Whilst the absence of any affordable homes for sale (intermediate) is a divergence from the tenure mix set out within paragraph 3.8.9 the Core Strategy, the provision of rental accommodation to meet needs on the Housing Register is welcomed.</p> <p>The details of securing the affordable housing scheme would be included as part of the S106A.</p>	

Health	CCG standard formula require contribution of £920 for each 2xbed dwelling and £600 for each 1x bedroom dwelling.		Agreed that this request is covered by the Authority's Community Infrastructure Policy.	
Open Space	<p>The Rushcliffe Playing Pitch Strategy 2017 identifies a current shortfall of pitch provision that this development would worsen.</p> <p>For Children's Play an offsite contribution for children's play would be sought at £559 per dwelling 47x 559 = £26,273</p> <p>For Allotments an offsite contribution for allotments would be sought at £73.00 per dwelling 47x 73 = £3,431</p> <p>For Amenity Open Space, based upon 282 dwellings</p>		As per application ref 20/00888/FUL, which this would supercede, the site is capable of providing the required open space provisions sought within the area covered by application 16/01880/FUL which adjoins this site (as phase 1 of the wider development). Therefore the details of it can be secured by the S106A and considered in detail at the reserved matters stage.	TBC

	an area of 0.356ha of open space would be required to mitigate the need arising based on their calculations.			
Monitoring Fee	S106 monitoring costs of £273 per principal obligation X by the number of years over which monitoring will be required.		The approach is accepted but the actual overall monitoring fee shall be agreed with the applicant prior to the conclusion of the S106A.	Prior to Commencement of Development to pay to the Borough Council the Monitoring Fee 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.

