

**Appendix 2 – Developer Contributions for 16/00506/OUTM**

Contribution	Definition within S106	Formula / SPD Requirement	Anticipated Contribution	Trigger Points																		
<p><i>Affordable Housing</i></p>	<p>Affordable Rented, Discounted Low Cost Affordable Dwellings and First Homes as defined in Annex 2 to the NPPF (or any successor document or definition produced by HM Government or any agency thereof)</p>	<p>13% reflecting the following mix:</p> <table border="1" data-bbox="864 400 1200 1358"> <thead> <tr> <th data-bbox="864 400 1032 493">Tenure</th> <th colspan="2" data-bbox="1032 400 1200 493">LPA suggestion</th> </tr> <tr> <td data-bbox="864 493 1032 632"></td> <th data-bbox="1032 493 1111 632">%</th> <th data-bbox="1111 493 1200 632">No. of Units</th> </tr> </thead> <tbody> <tr> <td data-bbox="864 632 1032 767"><i>Social / Affordable Rent</i></td> <td data-bbox="1032 632 1111 767">43</td> <td data-bbox="1111 632 1200 767">101</td> </tr> <tr> <td data-bbox="864 767 1032 1038"><i>Discount for sale at 75% of Open Market Value</i></td> <td data-bbox="1032 767 1111 1038">32</td> <td data-bbox="1111 767 1200 1038">75</td> </tr> <tr> <td data-bbox="864 1038 1032 1310"><i>First Homes at 70% of Open Market Value</i></td> <td data-bbox="1032 1038 1111 1310">25</td> <td data-bbox="1111 1038 1200 1310">58</td> </tr> <tr> <td data-bbox="864 1310 1032 1358"><b>Total</b></td> <td data-bbox="1032 1310 1111 1358"><b>100</b></td> <td data-bbox="1111 1310 1200 1358"><b>234</b></td> </tr> </tbody> </table>	Tenure	LPA suggestion			%	No. of Units	<i>Social / Affordable Rent</i>	43	101	<i>Discount for sale at 75% of Open Market Value</i>	32	75	<i>First Homes at 70% of Open Market Value</i>	25	58	<b>Total</b>	<b>100</b>	<b>234</b>	<p>234 (13%) affordable dwellings to be delivered on site:</p> <p>43% of units will be affordable rent provision owned and managed by a Private Registered Provider or the Local Authority</p> <p>32% of units to be Discount Open Market Value (DOMV) properties</p> <p>25% of units to be First Homes</p>	<p>Affordable Housing Scheme to be submitted prior to the commencement of development of each phase Construct Affordable Housing in compliance with the approved scheme (each phase will include Affordable units)</p> <p>No occupation of more than 60% of the individual completed properties constructed on the site within any phase until at least 45% of the Intermediate Housing within any phase has been completed and transferred to an Affordable Housing Provider</p> <p>No occupation of more than 90% of the individual completed properties within any phase until the remaining 55% of the Intermediate Housing within</p>
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				any phase has been completed and transferred to an Affordable Housing Provider
<i>Community Facilities</i>	The provision on site of a Community Hall which shall incorporate a badminton court having a total gross floor area not exceeding 1,113m <sup>2</sup> and a sports pavilion which shall include changing rooms having a total gross floor area not exceeding 252m <sup>2</sup>	Provision of new infrastructure from development proposals. Where existing infrastructure exists or where small scale developments do not warrant new infrastructure, a contribution may be appropriate.	Community Hall with badminton court within the Local Centre  Sports Pavilion within the Sports Hub	To be delivered in accordance with the phasing arrangements of the development  No development to commence within each phase to which community facilities are to be location until a Community Facilities Specification has been submitted and approved by the LPA
<i>Health Provision</i>	The sum of £1.71 million to secure Healthcare Provision	Core Strategy Policy requirement for strategic site to provide facilities for 3 GPs.  The Developer Contributions SPD requires a contribution of £950 per dwelling.	Pending a Healthcare Review the monies will either be contributed towards existing healthcare facilities at the following locations:  <ul style="list-style-type: none"> <li>• Balderton Health Centre</li> <li>• Lombard Medical Centre, Newark</li> </ul>	Prior to the occupation of the 700 <sup>th</sup> [still under review by Officers and applicant] dwelling, the owner, the District Council and the CCG will carry out a healthcare review in order to determine the most suitable means of addressing the healthcare needs of the development

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		£950 per dwelling would equate to a contribution of £1.71 million	<ul style="list-style-type: none"> <li>• Fountain Medical Practice, Newark</li> <li>• Bowbridge Road Surgery, Newark</li> <li>• Newark Hospital</li> </ul> <p>Or the healthcare provision will be delivered through an on site Health Centre with a maximum floor area of 300m<sup>2</sup> with associated car parking</p>	An area of land within the site will be reserved to accommodate the Health Centre pending the outcome of the Healthcare Review
<i>Education Provision</i>	<p>The sum of up to £7,491,738.66 to secure the provision of the Primary School</p> <p>2.2ha of the site identified for future development of the Primary School</p> <p>0.8ha of the site adjoining the Primary School site to be reserved for future possible expansion of the Primary School</p> <p>The detailed specification for the proposed Primary</p>	<p>A development of 1800 dwellings would generate 378 primary places</p> <p>The LEA require a new 2 form entry (420 place) primary school to be constructed on site. A site allowance of 2ha would be required. Build specification should meet DfE requirements and Education Funding Building Bulletin 103</p> <p>Site is required to be clear of contamination, level and</p>	<p>The delivering of a 2 form entry primary school and expansion land to allow for the creation of a 3 form entry</p>	<p>The triggers for the delivery of the 2fe primary school if the County Council was to design and build it would be as follows:</p> <ul style="list-style-type: none"> <li>• Transfer of the level, contamination free, serviced site to the County Council on commencement of the residential development;</li> <li>• 10% of the total costs to be paid on commencement of the residential</li> </ul>

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	<p>School to be produced by the County Council to include (where applicable) the proposed phasing for the construction of the Primary School</p>	<p>serviced prior to transfer to LEA/construction of school Secondary education is delivered through CIL</p>		<p>development (to cover the design, planning and procurement;)</p> <ul style="list-style-type: none"> <li>• 37% on occupation of the 30<sup>th</sup> dwelling;</li> <li>• 15% on occupation of the 330<sup>th</sup> dwelling</li> <li>• 23% on occupation of the 780<sup>th</sup> dwelling; and</li> <li>• 15% on occupation of the 1280<sup>th</sup> dwelling</li> </ul> <p>The triggers for the delivery of the 2fe primary school if it is to be construction by the developer would be as follows:</p> <ul style="list-style-type: none"> <li>• Phase 1: Infrastructure for 420 places <u>plus</u> 4 classrooms to be completed by the occupation of the 200<sup>th</sup> dwelling OR within 16 months of commencement of</li> </ul>
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				<p>the residential development(First occupation) whichever is the sooner;</p> <ul style="list-style-type: none"> <li>• Phase 2: 3 additional classrooms to make 210 places to be completed by the occupation of the 450th dwelling;</li> <li>• Phase 3: 4 additional classrooms to be completed by the occupation of the 900th dwelling;</li> <li>• Phase 4: 4 remaining classrooms to provide 420 places to be completed by the occupation of the 1400th dwelling.</li> <li>•</li> </ul>
<i>Public Open Space</i>	The areas of open space comprising; Amenity Green Space; On-site Children’s Play Areas to include 2 LEAPs and 1 NEAP; On site Sports Facilities; Allotments and Community Gardens;	<i>Natural and Semi Natural Green Space</i>  Policy = 10ha per 1,000 population or all residents to live within 300m.	19.1 hectares alongside structural planting and landscape buffer areas totaling 6.7 hectares including allotments 6.4 hectares of amenity green space and provision	<p>To be delivered in accordance with the phasing arrangements of the development</p> <p>No development to commence within each</p>

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	<p>Natural and Semi-Natural Green Space</p>	<p>1800 dwellings = 43.2 ha policy requirement.</p> <p><i>Amenity Green Space</i></p> <p>Policy = 0.6ha per 1000 population</p> <p>1800 dwellings = 2.59 ha</p> <p><i>Children and Young People</i></p> <p>Policy = 0.75ha per 1000 population.</p> <p>1800 dwellings = 3.24ha</p> <p><i>Allotments and Community Gardens</i></p> <p>Policy = 0.5ha per 1000 population</p> <p>1800 dwellings = 2.16ha.</p>	<p>for children and young people include pocket parks, 2 LEAPs and 1 LEAP</p> <p>2 adult football pitches (one grass and one AGP)</p> <p>2 mini football pitches</p> <p>1 junior football pitches</p> <p>1 adult and youth cricket pitch</p> <p>1 adult rugby pitch</p> <p>Changing facilities north of Claypole Lane</p> <p>4 tennis courts</p>	<p>phase to which public open space are to be located until an On-site Open Space Scheme has been submitted and approved by the LPA</p>
<p><i>Bus Stop Infrastructure</i></p>	<p>The sum of £525,000 for the rerouting or extension of bus services or the provision of new bus services serving the development</p>	<p>Provision of new infrastructure from development proposals.</p>	<p>Monies contributed to existing or enhanced services</p>	<p>Not to occupy any dwellings until 20% of the bus service contribution has been paid to the Council and thereafter on each of the four subsequent anniversaries of</p>

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				first occupation to pay 20% annually until the full contribution is paid
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