

Developer Contributions for 16/00506/OUTM

Contribution	Definition within S106	Formula / SPD Requirement	Anticipated Contribution	Trigger Points
<i>Affordable Housing</i>	Affordable Rented, Discounted Low Cost Affordable Dwellings as defined in Annex 2 to the NPPF (or any successor document or definition produced by HM Government or any agency thereof)	13% (reflecting a mix of 52% affordable rent and 48% Discounted Open Market Value)	<p>234 (13%) affordable dwellings to be delivered on site:</p> <p>52% of units will be affordable rent provision owned and managed by a Private Registered Provider or the Local Authority</p> <p>48% of units to be Discount Open Market Value (DOMV) properties.</p>	<p>Affordable Housing Scheme to be submitted prior to the commencement of development of each phase</p> <p>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 any phase has been completed and transferred to an Affordable Housing Provider</p>

<p><i>Community Facilities</i></p>	<p>The provision on site of a Community Hall which shall incorporate a badminton court having a total gross floor area not exceeding 1,113m² and a sports pavilion which shall include changing rooms having a total gross floor area not exceeding 252m²</p>	<p>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.</p>	<p>Community Hall with badminton court within the Local Centre</p> <p>Sports Pavilion within the Sports Hub</p>	<p>To be delivered in accordance with the phasing arrangements of the development</p> <p>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</p>
<p><i>Health Provision</i></p>	<p>The sum of £1.71 million to secure Healthcare Provision</p>	<p>Core Strategy Policy requirement for strategic site to provide facilities for 3 GPs.</p> <p>The Developer Contributions SPD requires a contribution of £950 per dwelling.</p> <p>£950 per dwelling would equate to a contribution of £1.71 million</p>	<p>Pending a Healthcare Review the monies will either be contributed towards existing healthcare facilities at the following locations:</p> <ul style="list-style-type: none"> • Balderton Health Centre • Lombard Medical Centre, Newark • Fountain Medical Practice, Newark • Bowbridge Road Surgery, Newark • Newark Hospital <p>Or the healthcare provision will be delivered through an on site Health Centre with a maximum floor area of 300m² with associated car parking</p>	<p>Prior to the occupation of the 700thP [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</p> <p>An area of land within the site will be reserved to accommodate the Health Centre pending the outcome of the Healthcare Review</p>

<p><i>Education Provision</i></p>	<p>The sum of up to £5,751,854 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 School to be produced by the County Council to include (where applicable) the proposed phasing for the construction of the Primary School</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 serviced prior to transfer to LEA/construction of school</p> <p>Secondary education is delivered through CIL</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"> • Transfer of the level, contamination free, serviced site to the County Council on commencement of the residential development; • 10% of the total costs to be paid on commencement of the residential development (to cover the design, planning and procurement;) • 37% on occupation of the 30PthP dwelling; • 15% on occupation of the 330th dwelling • 23% on occupation of the 780th dwelling; and • 15% on occupation of the 1280th dwelling <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"> • Phase 1: Infrastructure for 420 places UplusU 4 classrooms to be completed by the occupation of the 200PthP dwelling OR within 16 months of commencement of the
-----------------------------------	--	---	---	---

				<p>residential development(First occupation) whichever is the sooner;</p> <ul style="list-style-type: none"> • Phase 2: 3 additional classrooms to make 210 places to be completed by the occupation of the 450th dwelling; • Phase 3: 4 additional classrooms to be completed by the occupation of the 900th dwelling; • Phase 4: 4 remaining classrooms to provide 420 places to be completed by the occupation of the 1400th dwelling. 	
<i>Public Space</i>	<i>Open</i>	<p>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; Natural and Semi-Natural Green Space</p>	<p><i>Natural and Semi Natural Green Space</i> Policy = 10ha per 1,000 population or all residents to live within 300m. 1800 dwellings = 43.2 ha policy requirement.</p> <p><i>Amenity Green Space</i> Policy = 0.6ha per 1000 population 1800 dwellings = 2.59 ha</p> <p><i>Children and Young People</i> Policy = 0.75ha per 1000 population. 1800 dwellings = 3.24ha</p>	<p>19.1 hectares alongside structural planting and landscape buffer areas totaling 6.7 hectares including allotments</p> <p>6.4 hectares of amenity green space and provision 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>To be delivered in accordance with the phasing arrangements of the development</p> <p>No development to commence within each 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>Allotments and Community Gardens</i></p> <p>Policy = 0.5ha per 1000 population</p> <p>1800 dwellings = 2.16ha.</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>	
--	--	--	--	--