

**Planning Application 17/01266/OUTM – Developer Contributions**

<i>Contribution</i>	<i>Formula (if required) based on Policy</i>	<i>Anticipated contribution</i>	<i>Trigger Point/Delivery</i>
<b>Affordable housing</b>	30% on site  60%/40% tenure split	Minimum 14% (49 units) of affordable housing with a tenure split of 52% intermediate/48% affordable rent; [ability to rise to 15% depending on infrastructure timings]	Affordable Housing Scheme to be submitted prior to the commencement of development of each phase.  Subject to suitable controls to ensure that there is flexibility but to ensure that an appropriate proportion of affordable housing is delivered alongside the market housing and is completed and transferred to an affordable housing provider.  <b>Option would require Review Mechanism</b>
<b>On site open space</b>	<b>Natural and Semi Natural Green Space</b>  Policy = 10ha per 1,000 population or all residents to live within 300m.  350 dwelling =8.4 ha policy requirement	Majority Delivered on site with the exception of Outdoor Sports:  <b>Natural and Semi Natural Green Space – 2.9ha</b>  <b>Amenity Green Space and Children and Young People –</b>	All POS to be delivered through each phase and controlled by condition  <b>Children &amp; Young People</b>  Prior to 1 <sup>st</sup> occupation of each phase developer to obtain approval of on-site open space and play space scheme including LEAP and NEAP and these shall be provided to a timetable to be agreed with the LPA prior to first occupation of each phase or sub phase.  <b>Allotments/Community Gardens</b>  Will be delivered alongside dwellings (controlled by condition) but with a long-stop date

	<p><b>Amenity Green Space</b></p> <p>Policy = 14.4m<sup>2</sup> per dwelling</p> <p>350 dwellings= 0.504ha</p> <p><b>Children and Young People</b></p> <p>Policy = 18m<sup>2</sup> per dwelling</p> <p>350 dwellings = 0.63ha</p> <p><b>Allotments and Community Gardens</b></p> <p>Policy = 12m<sup>2</sup> per dwelling</p> <p>350 dwellings = 0.42ha</p> <p><b>Outdoor Sports</b></p>	<p><b>2.95ha</b></p> <p><b>Allotments and Community Gardens – 0.41ha</b></p> <p><b>Outdoor Sports Facilities - £258,202</b> off site contribution</p>	<p><b>Management of POS</b> to be agreed through S106; developer to agree with the LPA a precise schedule of maintenance/management in perpetuity prior to first occupation of any dwelling. Other details that will need to be submitted for approval include the details as to the financial sustainability of any corporate or other body as may be established to carry out such maintenance; arrangements/ timetabling for the transfer of the public open space and play areas to either the relevant parish council, to a management company or any combined arrangements as approved by the LPA and the details of any transfer in ownership or control of any part of the site.</p> <p>Brochure outlining management arrangements and associated charges will be provided with the approved brochure by the developer prior to completion of sale.</p>
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	<p><b>Facilities</b></p> <p>Policy = 52.8m<sup>2</sup> per dwelling</p> <p>Off-site Contributions £737.72 per dwelling</p> <p><b>350 dwellings = £258,202</b></p>		
<b>Community Facilities</b>	<p>Policy = £1,384.07 per dwelling (when indexed at 2016) x  350 dwellings</p>	<p>£1,384.07 per dwelling up to maximum of <b>£484,424,50</b></p>	<p>To be spent towards existing facilities in Fernwood Central. Suggested that further community facilities could be developed adjacent to the tennis courts, petanque terrain, sports pitch and children's play space to provide ancillary facilities to enhance the sporting and recreational offer that currently exists.</p>
<b>Highways Infrastructure</b>		<p>On-site Bus infrastructure (including bus stops, timetable information, level kerbs and works for future real time passenger information)</p> <p>Travel initiatives such as free bus passes within Travel Plan</p>	<p>Matters contained within the Travel Plan will be included in the S106 including scheme for timings and implementation</p> <p>Numbers of bus stops should reference the 6 C's Design Guidelines (or any subsequent replacement) given that quantum of stops is not known.</p>

<p><b>Education</b></p>	<p>The Developer Contributions SPD requires a contribution of £2,406 per dwelling.</p> <p>£2,406 per dwelling would equate to a contribution of £842,100 (at 2013 indexing)</p> <p>NCC refer to capital costs of extending school rather than SPD contribution:</p> <p>If Larkfleet built the 350 dwellings which they are proposing their contribution would be</p>	<p>Contribution of <b>£948,500</b> (indexed from SPD contribution) and agreed as appropriate by applicant within viability appraisal</p>	<p>Contribution towards the provision of a half form entry extension to school provision in Fernwood. Triggers for discussion but will be early on in each phase of the development with longer than normal pay back periods.</p>
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	£875,350 (£2,501 x 350).		
<b>Healthcare</b>	<p>Core Strategy Policy requirement for strategic site to provide facilities for 3 GPs.</p> <p>The Developer Contributions SPD requires a contribution of £982.62 per dwelling.</p> <p>£982.62 per dwelling would equate to a contribution of <b>£343,917</b></p>	Provision off site through a contribution of <b>£343,917</b>	To be spent towards the construction of or improvement of new healthcare facilities within the Parish of Fernwood or Newark Urban Area.