

Draft Section 106 Heads of Terms schedule – Wing contributions/considerations

	Planning Obligation	Details of obligation	Cost or percentage to Wing/Marshall	Trigger
	Affordable Housing			
1	AAP policy requirement	40% of all accommodation on site will be affordable.		None
	Education			
2	Secondary education	Capital contribution to offsite facility.	£5.9 million total cost, based on £26,013 per place.	10% at 300 dwellings 30% at 500 dwellings 30% at 700 dwellings 30% at 900 dwellings
3	Primary school capital	2FE Primary school - accommodation will need to include provision of two class bases to meet pre-school requirements for 3-4year olds.	Land + contribution or free school (CNW model) £8,450,000	10% on commencement; 65% after 12 months; and 25% after 24 months (or based on an occupancy figure) Indexation based on BCIS
4	Primary school revenue (RPI)	Any initial support contributions will depend on the status of the school. Its catchment may extend further than Wing, requiring other public funding streams.	Start-up cost = £40,000 + revenue funding based on formula similar to NWC. (indicative figure of £250,000 – not required if delivered by Marshall)	Payment 1 term before the opening of the school
5	Children’s Centre	Space to be provided		With phasing of primary school.
6	Nursery	Unit to be provided for commercial rent within the development, most likely in the local centre.	£0	With provision of the Local Centre or 400 th dwelling occupation whichever the sooner.
7	Library contribution	Financial contribution previously sought	£0	N/A
	Transport/ Infrastructure			

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8	Bus services	Contribution to enhanced bus services	£250,000 over 7 years	Annual payment from 1 st occupation
9	Newmarket Road frontage works	5m wide off-road cycle/footpaths, Toucan crossings across site frontage and site accesses	S278 – developer to implement or financial contribution Estimated cost £1.65million	In accordance with phasing of the development.
10	Off-site junction works	Airport Way Teversham roundabout	S278 – developer to implement or financial contribution Estimated cost £1.36million	Prior to occupation of 650 th dwelling
11	Improved walking and cycling links	These include: Improved Jubilee crossing on Ditton Lane & widening of section immediately west of Ditton Lane (both involve third party land) Ditton Lane/Newmarket Road junction cycle crossing (presently being looked at by the City Council) Ditton Lane to Stourbridge common cycle route improvements should audit show possible	Indicative costs: £50,000-£70,000 (Horse Paddocks Jubilee Widening improvements) £25,000 (Toucan Crossing, Ditton Lane/Fison Road) £100,000 (toucan crossing, Ditton Lane/Newmarket Rd) £475,000 Stourbridge common bridge)	All by 1 st occupation except cycle bridge (prior to occupation of 200 or 300 th dwelling)
12	Newmarket Road corridor improvements	Airport Way to Elizabeth Way Newmarket Road corridor improvements including bus priority and cycle and walking.	£2,270,000	Prior to 900 or 1000 th dwelling
13	Travel plan monitoring	Financial contribution towards TFW Partnership.	Suggested £2,500 a year for 15 years	£2,500 per year for 10yrs from 1 st occupation
14	Fibre optic to the home	Onsite works.	Development cost	As the development is built out
	Open Space/Recreation			

15	Indoor sports	Financial contribution previously sought	£0	N/A
16	Sports pitches and pavilion	To be provided in accordance with agreed specification.	Development cost	In accordance with the agreed phasing
17	Maintenance of public open space, play areas, sports pitches, water attenuation features and allotments	Land Trust proposed - financial contribution for management of open space over 10yr / 12yr period will be needed (exact period to be confirmed in s106).	Development cost	Upon transfer of the open space
	Community/Social Facilities			
18	Health Care Facility	Contribution towards securing off-site infrastructure	£200,000	Occupation of 200 th dwelling
19	Community space	Premises and financial contribution towards start-up cost and revenue. To include: <ul style="list-style-type: none"> • parish office • space for faith and public worship • Police touchdown space 	Development cost	With provision of the Local Centre or 300 th dwelling occupation whichever the sooner.
20	Community development workers (community development, sports, youth)	Phased financial contribution – in accordance with Policy CE/9 of the AAP.	£165,000	First on start of first dwelling, second on first dwelling occupation date or 12 months after first payment whichever is the later, third on 100 th dwelling occupation date or 24 months after first payment whichever is the later.
21	Community Chest	Financial contribution.	£2,500	Occupation of 100 th dwelling
	Waste			
22	Household waste receptacles	Financial contributions generated using £75 per house and £150 per flat as stated in the Planning Obligations Strategy SPD.	£114,375	To be paid by house builders at RM stage
23	Contribution to Household Waste Recycling Centre	The County Council require that an offsite financial contribution be made towards the provision of a new or upgraded HWRC facility, to	£190 per dwelling Total £233,890 (based on	N/A

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		support the waste requirements arising from this development in line with the RECAP Waste Guide.	1,231 dwellings) Total capped payment (based on 1300 dwellings = £247,000)	
24	Bring sites	Land and financial contribution required for one bring bank per 800 dwellings.	£10,000 for the bank and £200 a year for ten years maintenance (figures to be confirmed)	As part of the delivery of the local centre or prior to the occupation of the 500 th dwelling, whichever is the later.
25	Litter bins	Financial contribution. We need to allow £600 per bin. Likely requirements would be: Beta Square 4x, Morley street 4 x, Gregory park 4 x. Kingsley Wood 4 dog bins at £450 each.	£9,000	1 year after commencement
26	Award drain maintenance	Financial contribution	£7,800	Prior to earthworks starting near the award drain or first occupation whichever the sooner.
	Monitoring and Bonds			
27	Air Quality Management Area – Monitoring	Financial requirement	£25,000	First payment due prior to commencement of the development then each year for 10yrs.
28	S106 monitoring	Funding towards officer(s)	£75,000 (£15,000 per annum for 5 years)	Commencement of development
29	Date of indexation	Date of agreement or resolution.	N/A	N/A
30	Bonds for highways works, adopted roads	Financial contribution circa £1 million		