

Appendix B Planning Obligations

Developer contributions set out in SPD/requested by consultees	Proposed by applicant	Agreed Heads of Terms
On Site Affordable Housing ENC request 20%	0%	5% 25% shared ownership, 75% affordable rent. Any additional provision (up to 20%) on Key Phase 5 & 6, subject to viability review and reconciliation review.
Off Site Affordable £955,000	As requested	As per request
CCTV/ANPR £178,100 carried forwards from existing agreement	As requested	As per request
Fire and Rescue NCC request £371,000	As requested	As per request
Library Services NCC request £826,000	As requested	As per request
Primary Schools NCC Request Transfer of land and either payment of contribution by U&C for construction by NCC, or delivery by U&C. Provision to comprise: 3FE primary school in Zone 2 2FE primary school in Zone 3 with potential expansion to 3FE		U&C Delivery Zone 2 2FE completion Zone 2 3rd FE completion Zone 3 2FE completion NCC Delivery Zone 2 2FE (£6,500,000) and 3rd FE (£2,000,000) Zone 3 Contribution (£6,500,000) Zone 3 3rd FE financial contribution payable by U&C (up to £1,500,000) or consideration for land payable by NCC (up to £15,000 plus VAT) to be determined by education review
Secondary Education NCC request £15,254,400	As requested	As per request

SEND Contribution NCC request £1,793,610	As requested	As per request
Cricket Contribution Sport England request £12,000	As requested	As per request
Rugby Contribution Sport England request £60,000	As requested	As per request
Zone 2 Monitoring CBC: £50,000	As requested	As per request
Zone 3 Monitoring ENC: £48,000	As requested	As per request
Health Centre NHS England: 1,266m ² health centre in Zone 1 construction	As requested	As per request
Community Facilities Requested by CBC/ENC Zone 2 facility construction and maintenance Zone 3 facility construction and maintenance	As requested	As per request
Changing Facilities Zone 2 facility construction and maintenance (£10,000) Zone 3 facility construction and maintenance (£10,000)	As requested	As per request
Play Provision	Play areas within a Key Phase Management and maintenance thereafter.	As per offer
Sports Pitches	Zone 2 provision Management and maintenance thereafter. Zone 3 provision 1 Management and maintenance thereafter. Zone 3 provision 2 Management and maintenance thereafter.	As per offer

Green Infrastructure	Open space / strategic open space delivery as per Delivery Plan. Management and maintenance thereafter.	As per offer
Travel Plan NCC request Monitoring Fee (£15,000)	As requested	As per request
Public Transport	Implementation of Public Transport Strategy	As per offer
Deferred Contributions	<ul style="list-style-type: none"> • Contribution towards Steel Road improvement scheme (up to £650K TBC) • Affordable housing up to 20% Subject to viability reviews 	As per request
Zone 1 Agreement	Majority of clauses to be deemed fully discharged and deleted	Agreed
	<p>Following clauses to remain in relation to Zone 1 only</p> <ul style="list-style-type: none"> • implementation of Informal Open Space and Ecology Management Plan; • quarterly notification of completions; • on-site affordable housing (Z1 75 units, Z2 62 additional units) 	Agreed
	Amendments to Changing Facility One to reflect delivery at CBA	Agreed
Zone 3 Agreement	Deemed discharged in its entirety	Agreed