

	NON MONETRY OBLIGATIONS	Beneficiary	Report paragraph	Notes
1	<p>Viability assessment review To be conducted: (1) in the event development does not commence within 18 months of the execution date of the S106 agreement, unless otherwise agreed by the Council; and/or (2) before occupation of the 80th dwelling. To ensure that mitigation and social infrastructure that is currently underfunded benefits from any uplift in the viability of the development in the light of actual build costs, sales values and other relevant factors.</p>	EHDC	9.2.4	Areas that qualify for additional contributions, including affordable housing, to be identified in the agreement.
2	<p>Affordable housing review To be conducted within one month of any viability assessment review to ensure that the affordable housing provision reflects the needs of the District and meets local plan policy.</p>	EHDC	9.2.4	The affordable housing review will take into account the outcome of the agreed viability review, and affordable housing shall be not less than 30.4%.
3	<p>Affordable housing requirements 1 Minimum of 30.4% of all the dwellings to be affordable housing 2 AH tenure split to be 60% affordable rented: 40% shared ownership or as may be agreed in the affordable housing review. 3 Prior to the commencement of the development, an Affordable Housing Delivery Plan shall be approved by</p>	EHDC	9.2.4-5	

	<p>the Council, to include, inter alia:</p> <ul style="list-style-type: none"> a percentage of affordable housing b details of house types c bedroom sizes d tenure split e delivery programme <p>4 Delivery of affordable as follows:</p> <ul style="list-style-type: none"> i respectively 33%; 66%; 100% of affordable dwellings to be constructed before occupation of respectively 25%; 50% and 75% market housing ii respectively 33%; 66% 100% of affordable dwellings to be transferred to a registered provider prior to the occupation of respectively 35%; 60%; 80% of market dwellings <p>5 Lifetime Homes/Approved Document M, Section M4(2) <i>Accessible and Adaptable Dwellings</i> of the Building. Regulations: minimum 20%</p> <p>6 Approved Document M, Section M4(3) <i>Wheelchair Accessible Dwellings</i> - adaptations to be provided in up to 5% of affordable homes if requested by the Council.</p>		9.2.6	
4	<p>Market housing requirements</p> <p>To ensure market housing contributes to meeting the needs of an ageing population and disabled people:</p> <ul style="list-style-type: none"> 1. Building Regulations Level 2 (equivalent to former Lifetime Homes): minimum of 20% 2. Wheelchair adaptations in accordance with Approved Document M, Section M4(3) <i>Wheelchair Accessible Dwellings</i> to be actively marketed and provided with cost recovery from the purchaser. 	EHDC	9.2.6-7	

5	<p>Elderly persons accommodation To use reasonable endeavours to provide an area of housing of at least 20 dwellings, with or without a specialist provider, that is suitable to meet the needs of elderly persons (over the age of 55), taking into account access, single storey living, outdoor garden space and facilities, wheelchair adaptations and community and guest room(s).</p>	EHDC	9.2.8-9	
6	<p>Green infrastructure and SuDS management arrangements</p> <ol style="list-style-type: none"> 1. Green Infrastructure: Taking into account the Green Infrastructure and Biodiversity Management Plan, Council approval of the arrangements, including financing, necessary to secure the long term management and maintenance of the GI, open space and all areas of the site that are not highways or within the curtilages of dwellings 2. SuDS management arrangements: Council approval of the arrangements, including financing, necessary to secure the long term management and maintenance of the SuDS 	EHDC	9.5.7-8	Ensuring the long term arrangements for the management and maintenance of SuDS is now a responsibility to be exercised by LPAs in the context of a planning application
7	<p>Fire hydrants To be provided at no cost to HCC, in accordance with agreed standards and timescales</p>	HCC	9.4.4	
8	<p>Section 106 fund Any unspent or underspend of Section 106 contributions to be returned to a fund for redistribution to areas of social infrastructure and mitigation that are</p>	EHDC/HCC	9.4.2	Refers to specified areas underfunded by reason of viability constraints at the time of granting planning

under-funded.			permission.
---------------	--	--	-------------

	MONETARY OBLIGATIONS	Sum £	Beneficiary	Report paragraph	Notes
	<p>These sums are based on the following assumptions:</p> <ul style="list-style-type: none"> • 163 homes • 30.4% affordable housing across the site with affordable rented and shared ownership in the ratio 60:40. 				All index linked to PUBSEC 175, except Highways which use SPON from 2006
	HCC CONTRIBUTIONS				
	Highways and transportation				
9	<p>Sustainable transport:</p> <p>(a) Bishop's Stortford Transport Plan schemes</p> <p>(b) Improvements to pedestrian and cycle links to recreation areas, local supermarkets, neighbourhood centres, sports facilities, schools and the town centre</p> <p>(c) Upgrade two bus stops on Hadham Road</p>	169,750	HCC	9.3.9-10	<p>Per dwelling:</p> <p>1-bed £625</p> <p>2-bed £750</p> <p>3-bed £1,125</p> <p>4/4+ bed £1,500</p>
10	<p>Travel plan:</p> <p>(a) Travel information through a community travel website and travel packs for residents when they move into their homes</p>	21,000	HCC	9.3.11-13	<p>Per dwelling:</p> <p>Flat £50</p> <p>House £100</p> <p>+ monitoring fee £6,000</p>

	(b) Provision of initial free travel for one year for residents using local bus services (c) Provision of cycle training and cycle buddy scheme (d) Car sharing scheme which operates through community travel website to encourage residents to share cars (e) Monitoring and management of the plan				
	Highways sub total	190,750			
	HCC non-highways mitigation				
11	Primary school construction – the new school to be constructed within the Western Neighbourhood at BSN.	1,037,273	HCC	9.4.3	Includes on-site nursery class
12	Secondary school construction – the new secondary school to be constructed within BSN.	1,185,455	HCC	9.4.3	
13	Childcare – to increase full day care provision in the locality of Bishops Stortford North for parents with children under three years.	19,658	HCC	9.4.4	
14	Youth services - towards the extension of the gym and provision of gym equipment at the Northgate Centre.	7,007	HCC	9.4.4	
15	Libraries – towards increasing the capacity	29, 861	HCC	9.4.4	

	of IT provision at the Bishop Stortford Library; the project to include layout, benching, IT hardware, WiFi and study/discussion facilities.				
16	Household Waste Recycling Centre - towards the extension or replacement of the facility at Woodside Industrial Estate, Dunmow Road.	22,331	HCC	9.4.4	
	HCC non-highways sub total	2,301,585			
	Total HCC contributions	2,492,335			
	EHDC CONTRIBUTIONS				
17	Household recycling and refuse bins within the development	11,840	EHDC	9.4.5	£72 per dwelling with self-contained garden and £76 per flat with shared amenity space.
18	Community Buildings. A contribution towards the expansion or enhancement of community facilities to be provided within BSN or the Bishop's Park centre.	46,618	EHDC	9.4.5	£286 per dwelling based on EHDC toolkit, 2007 build costs.
19	Sports contribution. Towards an enhanced sports hall at BSN Secondary School to allow the community to participate in a wide range of indoor sports.	240,425	EHDC	9.4.5	£1,475 per dwelling based on cost of laying out pitches as per EHDC playing pitch strategy.
20	Rhodes Museum. Towards the display, interpretation and storage of finds from the	5,542	EHDC	9.5.1-2	Contribution, pro rata to ASRs 1-5.

	site, including in particular those dating from the prehistoric to Late Romano-British periods.				
21	Allotments allocation. To contribute towards the provision of additional allotment plots and community growing space and/or improved facilities, such as those to be provided pursuant to the development at ASRs 1-4 at BSN or if appropriate other identified sites in Bishop's Stortford capable of serving the development and specified in a scheme to be approved by the Council.	11,114	EHDC/TC	9.4.7	£68.18 per dwelling, pro rata to BSN contributions.
22	Burial space contribution. A contribution to BS Town Council for new burial ground or capacity improvement to serve Bishop's Stortford.	3,705	EHDC/TC	9.4.7	Contribution pro rata to BSN contributions.
23	Health Centre contribution to NHS for additional capacity on ASRs1-4 or within the locality of the site, in accordance with the E and NHCCG five year strategy.	101,233	EHDC	6.13-14 9.4.6	£621.06 per dwelling based on NHS formula.
24	Children's play space. The provision of one Local Equipped Area of Play within the site (excluding the cost of the land).	75,000	EHDC	9.4.5	Contribution pro rata to ASR 1-4 contributions.
	EHDC TOTAL	495,477			
	TOTAL	2,987,812			

	AVAILABLE	2,987,812			
	BALANCE	0			
25	Restrictive Covenant. From date of transfer to HCC of the proposed school site within ASR1-4, the use of school site to be restricted to use as a school only.			9.1.17	