

	NON MONETRY OBLIGATIONS	Beneficiary	Report paragraph	Notes
1	<p>Viability reviews To be conducted prior to the commencement of Phase 2 of the development and again prior to the commencement of Phase 4; 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. In the event that there is a reduction in the viability of the development following a review there shall be no reduction in the current agreed proportion of affordable housing or in the level of financial contributions currently offered.</p>	EHDC	9.5.11	Areas that qualify for additional contributions, including affordable housing, to be identified in the agreement, together with the methodology for the review and the distribution of any uplift between the developer and the local authorities.
2	<p>Affordable housing review To be conducted prior to the commencement of Phase 2 of the development and again prior to the commencement of Phase 4 to ensure that the affordable housing provision reflects the long terms needs of the District and meets local plan policy.</p>	EHDC	9.5.11	The affordable housing review will take into account the outcome of the agreed viability review, and affordable housing shall be not less than 20% across the three Phases.
3	<p>Affordable housing requirements 1 Minimum of 20% of all the dwellings in Phases 1-3 to be affordable housing 2 The tenure split to be 30% affordable rented and 70% shared ownership or as otherwise agreed. 3 Prior to the commencement of the development of each Phase, an Affordable Housing Delivery Plan shall be approved by the Council, to include, inter alia: a percentage of affordable housing b details of house types c bedroom sizes d tenure split e delivery programme 4 No more than 33% of market housing in each Phase to be complete before the affordable housing starts to be delivered and affordable housing provision to be completed no later than 80% of the market</p>	EHDC	9.5.7	There is no affordable housing in Phase 1. The affordable housing delivery plans for Phases 2-3 and Phase 4 will take into account the outcome of the agreed viability reviews.

	<p>housing</p> <p>5 All affordable housing to be constructed to Building Regulations Approved Document M, Section M4(2) <i>Accessible and Adaptable Dwellings</i>.</p> <p>6 Up to 5% of affordable housing to be constructed to Building Regulations Approved Document M, Section M4(3) <i>Wheelchair Accessible Dwellings</i> as may be requested by the Council.</p>		<p>9.3.5</p> <p>9.5.15</p>	
4	<p>Market housing requirements</p> <p>(a) All dwellings to be constructed to Building Regulations Approved Document M, Section M4(2) <i>Accessible and Adaptable Dwellings</i>.</p> <p>(b) To ensure market housing contributes to meeting the needs of an ageing population and disabled people, wheelchair adaptations in accordance with Approved Document M, Section M4(3) <i>Wheelchair Accessible Dwellings</i> to be actively marketed, with cost recovery from the purchaser.</p>	EHDC	<p>9.3.5</p> <p>9.5.15</p>	
5	<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, approval of the arrangements necessary to secure the long term management and maintenance of the GI, open space and all areas of the site that are not highways, a school or within the curtilages of dwellings 2. SuDS management arrangements: Council approval of the arrangements necessary to secure the long term management and maintenance of the SuDS 	EHDC	9.5.16	
6	<p>Business units strategy</p> <p>Prior to the submission of reserved matters for Phase 2, a business units strategy shall be submitted to and approved by the Council, to consider the following matters:</p> <ol style="list-style-type: none"> 1. The locational and market opportunity for the development of business (office) units at the Goods Yard 2. Evaluation of building typology and potential locations within the site 3. Partnership, ownership, funding and management options 4. If viable, outline delivery and marketing plans <p>If the development of business units is proved to be viable, and subject to planning permission, the development will be carried out in</p>	EHDC	9.2.6	

	accordance with the delivery plan.			
7	Fire hydrants To be provided at no cost to HCC, in accordance with agreed standards and timescales	HCC	6.42	
8	North-south link road Prior to commencement of Phase 2 the link road shall be constructed to the County Council's adoptable standard for a bus route	HCC	9.4.5	
9	Dane Street / Station Road junction improvement Prior to the completion of the final dwelling in Phase 1, the construction of a raised table and other traffic management improvements to benefit pedestrians	HCC	9.4.26	The work to be completed by the developer under s.278 of the Highways Act
10	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 under-funded.	EHDC/HCC/TC	9.5.12	Refers to specified areas underfunded by reason of viability constraints at the time of granting planning permission.
11	Prior to the consideration of reserved matters Prior to the formal submission for the Council's approval of any reserved matters in respect of Phases 2-4, the applicants will use reasonable endeavours to work jointly with the Council to seek to agree a masterplan and a design code for the Phases, with particular regard to the quality of the urban design and architecture, parking provision, biodiversity and the sustainability of the proposed residential neighbourhoods.	EHDC	9.3.14	The applicants wish to offer reassurance that they will work closely with Council officers to realise a development of the highest quality.

	MONETARY OBLIGATIONS	£Sum			Report paragraph	Notes
		Phase 1	Phases 2-3	Total		
	<p>These sums are based on the following assumptions:</p> <ul style="list-style-type: none"> • 460 dwellings on Phases 1-3. • A minimum of 20% affordable housing across Phases 1-3 of the site; 30% affordable rented and 70% shared ownership 					The viability assessment has assumed 460 homes on Phases 1-3 only. The final level of contributions will depend on the number and size of the dwellings constructed on the site. Contributions for Phase 4 will be determined following the second viability reassessment.
HCC CONTRIBUTIONS						
12	<p>Travel plan monitoring fee - HCC monitoring fee</p>	10,000	0	10,000	9.4.38	The role of Co-ordinator, marketing and administration will be fully funded by the developer (Transport Assessment, Appendix 23, February 2016)
13	<p>Accessibility Off-site footway, footpath and cycle links between the Goods Yard, the town centre and surrounding streets</p>	120,000	165,750	285,750	9.4.26	Including a contribution of £120,000 towards the construction of the pedestrian walkway on the north side of the Station Road bridge over the Stort. (In addition to s278 works highlighted in item 9 above and other highways, pedestrian and cycle improvements within the wider development).
14	<p>Primary education Towards the expansion of St Joseph's Primary School from 1.5FE to 2.0FE</p>	67,446	304,161	371,607	6.34	
15	<p>Secondary education Towards the expansion of Herts and Essex High School from 5.3FE to 6.0FE</p>	38,372	187,664	226,036	6.34	
16	<p>Youth services Towards Information and Guidance Rooms at Northgate</p>	1,182	5,664	6,846	6.35	
17	<p>Libraries Towards improvements to the adult lending area.</p>	13,416	60,949	74,365	6.35	

18	Household Waste Recycling Centre A contribution to the cost of replacing or extending Woodside HWRC	0	0	0	6.37	A contribution of £69,739 has been requested but in the absence of a costed scheme the request should be held over to the viability reviews.
	HCC TOTAL	250,416	724,188	974,604		
EHDC CONTRIBUTIONS						
19	Community buildings	21,378	98,160	119,538	9.5.17	
20	Offsite sports facilities	80,112	367,821	447,933	9.5.18	
21	Parks and public gardens	28,924	0	28,924	9.5.19	Phase 1 contribution as per SPD. Phase 2-3 contributions omitted as developer is providing a waterside park and additional public amenity space.
22	Amenity green space	12,376	56,838	69,214	9.5.19	
23	Rhodes Museum A contribution to BS Town Council towards the display, interpretation and storage of any archaeological finds from the Goods Yard	4,246	11,762	16,008	6.25	£34.80 per dwelling requested: 460 x 34.80 = £16,008
24	Allotments A contribution to BS Town Council towards allotments to be provided in the town	1,794	8,206	10,000	9.5.20	
25	Burial space A contribution to BS Town Council for the capacity project	1,794	8,206	10,000	7.3	

26	Primary Care A contribution to NHS towards the relocation of South Street and Church Street surgeries to more accessible and modern premises.	75,762	346,518	422,280	6.46	
27	Acute, mental and community healthcare A contribution to NHS towards the capital costs of improving the services	0	0	0	6.47 9.5.21	£1,418,640 requested (£3,092 per dwelling). Possible contribution to be held over to the viability reviews.
28	Household recycling bins	0	0	0		To be provided by the developer
29	The Rhodes Centre A contribution towards a project to improve facilities or equipment.	0	0	0	8.8 9.5.22	Possible contribution to be held over to the viability reviews.
	EHDC TOTAL	226,386	897,511	1,123,897		
	GRAND TOTAL	476,802	1,621,699	2,098,501	9.5.7	= £4,579 per dwelling (£2,098,501 / 460 dwellings)
	AVAILABLE	366,000	1,014,000	1,380,000	9.5.7	= £3,000 per dwelling (£1,380,000 / 460 dwellings)
	BALANCE	-110,802	-607,699	-718,501	9.5.7	To be met by the developer from contingency and viability reassessment.