

## Section 106 Contributions Schedule

Requirement	Schedule	Trigger
<b>First Health Service Contribution - £50,000</b>	Third Schedule	No later than 150 occupations
<b>Second Health Service Contribution - £360,000</b>	Third Schedule	No later than 250 occupations
<b>Health Centre Lease Offer</b>	Third Schedule	No more than 650 occupations (evidence the offer in writing to the satisfaction of Blaby District Council)
<b>Health Centre (Only Required in the Event a Health Centre Lease Offer is Accepted)</b>	Third Schedule	Provide health centre no later than 900 occupations and occupy no more than 900 dwellings until the Health centre has been provided
<b>Community Facilities - One, Two or Three Community Halls</b>	Third Schedule	Submit and have approved the strategy – prior to 150 occupations  Submit and have approved Management - prior to 150 occupations  <b>Please Note:</b> delay to this requirement whilst the leisure procurement process is finalised

<b>Requirement</b>	<b>Schedule</b>	<b>Trigger</b>
<b>Police Service (Including Community Safety) - £536,834 Equipment Contribution and £1,089,666 Premises Contribution</b>	Third Schedule	Equipment Contribution no later than 2600 occupations  Premises Contribution no later than 3750 occupations
<b>Community Development Worker</b>	Third Schedule	Temporary non-residential accommodation for the Community Development Worker to be provided prior to no more than 50 occupations  Community Developer Worker accommodation (residential) to be provided prior to no more than 150 occupations.  Permanent Community Development Worker (non-residential) accommodation to be provided until such time alternative non-residential accommodation has been provided in any of the Primary Schools / Secondary School / Community Hall(s)
<b>Open Space - Old Warren Park, Brook Park and The Commons</b>	Fourth Schedule	The submission and approval of a strategy and details of the management arrangements and / or the Open Space Management Body applying to:  Old Warren Park - prior to no more than 150 occupations  The Commons - prior to no more than 600 occupations  Brook Park - prior to no more than 2600 occupations
<b>Open Space - throughout the development</b>	Fourth Schedule	Submit and have approved an Open Space Strategy, to include details of management arrangements and / or management body - prior to commencement of development on any phase or sub-phase

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<b>Employment Land Open Space</b>	Fourth Schedule	Laying out and Management body to be set up prior to first occupation.  Please Note – There are additional S106 provisions within the approved S106 for application 17/0431/FUL relating to the Strategic Employment Site (same timescales secured)
<b>Affordable Housing</b>	Fifth Schedule	Provision of affordable dwellings to be: 10% of the first 600 dwellings to be affordable 20% of the subsequent 2000 dwellings to be affordable 25% of the remaining to be affordable (Open book review at this stage with a 20% minimum and up to a maximum of 25% depending on viability)
<b>Affordable Housing Framework</b>	Fifth Schedule	Submit and have approved an Affordable Housing Framework prior to the commencement of development and each subsequent Affordable Housing sub-phase
<b>Affordable Housing Sub Phase Delivery Plan</b>	Fifth Schedule	Submit and Have approved an Affordable Housing Sub Phase Delivery Plan prior to the commencement of development on any Affordable Housing Sub Phase
<b>Affordable Housing Tenure Mix</b>	Fifth Schedule	The District Council must approve the tenure allocation for any residential reserved matters area prior to the commencement of development on any residential reserved matters area
<b>Layout of Affordable Housing Dwellings</b>	Fifth Schedule	The District Council must approve the layout of the affordable housing dwellings prior to the commencement of development on any residential reserved matters area

<b>Requirement</b>	<b>Schedule</b>	<b>Trigger</b>
<b>Occupancy</b>	Fifth Schedule	<p>For each sub-phase:            No more than 60% of the Market Dwellings to be occupied until 80% of the Affordable Dwellings have been provided</p> <p>No more than 80% of the Market Dwellings until all of the Affordable Dwellings have been provided</p>
<b>Primary School 1</b>	Sixth Schedule	<p>First 210 places by the first day of term in September prior to 300 occupations and not to occupy more than 350 dwellings until premises has been practically completed and available for use</p> <p>Remaining 210 places by the first day of term in the September prior to 900 occupations and not to occupy more than 950 dwellings until the premises has been practically completed and available for use</p> <p>The Owner may elect not to build, in which case the trigger points for transfer of land/financial payments apply; which would ensure comparable delivery timescales to above</p>

<b>Requirement</b>	<b>Schedule</b>	<b>Trigger</b>
<b>Primary School 2</b>	Sixth Schedule	<p>First 210 places by the first day of term in the September prior to the occupation of the 1,650 dwelling</p> <p>The next 210 places by the first day of term in the September prior to the occupation of the 2,550 dwelling</p> <p>If additional places are to be provided they are to be available by the first day of term in the September prior to occupation of the 3,450 dwelling</p> <p>The Owner may elect not to build, in which case the trigger points for transfer of land/financial payments apply; which would ensure comparable delivery timescales to above</p>
<b>Secondary School (ages 11-18)</b>	Sixth Schedule	<p>First 500 places by the first day of term in the September prior to occupation of the 2,000 dwelling</p> <p>Remaining places (taking total to 800 or 930 places) by the first day of term in the September prior to occupation of the 3,000 dwelling</p> <p>The Owner may elect not to build, in which case the trigger points for transfer of land/financial payments apply; which would ensure comparable delivery timescales to above</p>
<b>Public Transport Service Improvement</b>	Seventh Schedule	<p>Public transport strategy to be submitted and approved prior to the commencement of development</p> <p>Key provision – bus service by 301 dwellings</p>

<b>Requirement</b>	<b>Schedule</b>	<b>Trigger</b>
<b>Travel Plans</b>	Seventh Schedule	To be submitted and approved, in the case of the residential and employment areas, prior to first occupation  To be submitted and approved, in the case of the schools, prior to opening
<b>Travel Packs</b>	Seventh Schedule	To be provided to each householder on occupation
<b>Desford Road Junction Improvements - £806,650</b>	Seventh Schedule	Payment required in accordance with the Highways Delivery Strategy but not prior to occupation of the 3500 <sup>th</sup> dwelling
<b>Fox Hunter Roundabout - £164,062.50</b>	Seventh Schedule	Payment required in accordance with the Highways Delivery Strategy but not prior to the occupation of the 3000 <sup>th</sup> dwelling
<b>Highway Works</b>	Seventh Schedule	Timescales to be agreed as part of highway delivery strategy which is required to be submitted and approved prior to 300 occupations
<b>Traffic Calming Monitoring/Measures</b>	Seventh Schedule	Monitoring and implementation in accordance with the Highways Delivery Strategy.  In the case of the Kirby Muxloe area prior to 301 occupations  In the case of The Pastures, Narborough; Hardwicke Road, Narborough; Liberty Road, Glenfield; and Warren Lane, Leicester Forest East not prior to the occupation of 1,000 dwellings
<b>Pedestrian and Cycling Strategy</b>	Seventh Schedule	Strategy to be submitted and approved prior to no more than 50 occupations

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<b>Libraries</b>	Eighth Schedule	In accordance with Community Facilities Strategy  <b>Please Note:</b> delay to this requirement whilst the leisure procurement process is finalised
<b>Leicester City Bus Station Improvement - £337,331</b>	Ninth Schedule	£50,000 prior to 50 occupations £143,665.50 prior to 2600 occupations £143,665.50 prior to 3750 occupations
<b>Waste / Recycling Facilities - £119,510 in total</b>	Ninth Schedule	£119,510 - 25% prior to 500, 1000, 1500 and 3500 occupations
<b>District Council Section 106 Monitoring Costs - £193,647 in total</b>	Ninth Schedule	20% prior to commencement, 4 more payments of 20% in years 2, 4, 6 and 8
<b>County Council Section 106 Monitoring Costs - £40,000</b>	Ninth Schedule	20% prior to commencement, 4 more payments of 20% in years 2, 3, 4 and 5
<b>Economy and Employment Training Strategy</b>	Ninth Schedule	Strategy to be submitted and approved prior to commencement of development and implemented thereafter