

The 106 Planning requirements will be reviewed in the light of current applicable policy and Government Regulations should an application is submitted.

DEVELOPER CONTRIBUTIONS

Prospective purchasers should note that all Section 106 contributions will be index linked from date of agreement until actual delivery. The contribution towards open space will be paid at commencement of works and other contributions will be made as follows:-

- 50% of S.106 contributions to be paid prior to commencement of development
- 25% of contributions to be paid on completion of 50% of properties to be built
- 25% to be paid on completion of 75% of properties to be built.

Highways

Additional traffic on existing residential roads including Franklyn Road, Sanvey Lane and Marston Lane will require these streets to be traffic calmed and a 20mph Zone introduced. The development will also increase right turning at the Lutterworth Road/Marston Lane junction, which will need improving accordingly. All of these works would need to be funded from the development.

Public Open Space & Ecology Area

A total sum of £538,000 will be paid by the developer prior to works commencing on the site.

Affordable Housing

The City Council would expect 20% of any new development to be affordable housing. The Council's Affordable Housing SPD can be viewed at:

<http://www.leicester.gov.uk/yourcouncilservices/ep/planning/plansandguidance/ldf/spd/affordable-housing-spd/>

Policy CS 5 states (at point 4.4.25) that based on the adopted Strategic Housing Market Assessment developments (both market and affordable) should be designed to accommodate:-

41% families with children
33% single people
20% couples and
6% other multi person households.

Policy CS 6 states:

'New housing developments will be required to provide an appropriate mix of housing types, sizes and tenures to meet the needs of existing and future households in the City, in particular, large family housing (at least 4 x bedroom) as identified by the SHMA'.

House Type – Number of bedrooms	SHMA %
Supported housing	4
1 bed / 2 persons	2.5
2 bedrooms	49
3 bedrooms	38
4 or more bedrooms	6.5
Total	100

The 20% affordable housing units tenure requirements will be:-

House Type / number of bedrooms	SHMA Mix %	Tenure	Minimum floor area General needs	Wheelchair units where applicable	
Supported Housing	4	SR	TBC	tbc	
1 bed/2 persons	2	SR	46 sqm	56 sqm	
1 bed/2 persons	0.5	I	46 sqm	56 sqm	
2 bedrooms	37	SR	71 sqm	86/96 sqm	Flat/house
2 bedrooms	12	I	71 sqm	86/96 sqm	
3 bedrooms	28	SR	82 sqm	101 sqm	
3 bedrooms	10	I	82 sqm	101 sqm	
4 or more bedrooms	4	SR	116 sqm	128 sqm	4 bed /8 person
4 or more bedrooms	2.5	I	116 sqm	128 sqm	4 bed / 8 person
Total	100				

SR is affordable rented housing

I is intermediate housing

*where the number of dwellings resulting from application of percentages is less than 1, assume 1 property needs to be provided

The affordable housing units will need to:-

1. Fully comply with the current Homes and Communities (HCA) Design and Quality Standards.
2. Meet the minimum floor areas.
3. Be dispersed throughout the site.
4. Be indistinguishable from the market housing in terms of materials used, benefit equitably in the allocation of e.g. parking and amenity spaces etc.
5. Where applicable Wheelchair units to fully comply with HCA, HABINTEG and LCC Wheelchair Design Standards.
6. The number and details of wheelchair units and Supported housing will be provided at detailed discussion stage with Developers.

The Housing Development Team can be contacted on line 0116 2528714 and can provide further advice and introduce developers to potential RSL partners.

Education

Section 106 Developer Contribution Calculator for 2011-2012 produces the following

figures: Flats 2 bed & above = **£1,327.82** (per unit)

Houses 2 bed & above = **£6,668.93** (per unit)

However, developers are advised to note the following factors:

1. Rates can be variable from year to year, either cost multipliers or location factor.
2. The Council does not currently charge for nursery or post 16 provision (some LA's do).
3. Figures are based on yield rates from the 2001 census and will be updated from the 2011 census soon.
4. The implications of the Community Infrastructure Levy (CIL) are yet to be included and this may significantly increase contributions.

To verify the current financial rates and requirements, developers are advised to contact the Council's School Organisation Manager Rob Thomas on line 0116 2527469 or by email on:

rob.thomas@leicester.gov.uk