



REPORT of DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE

**to
OVERVIEW AND SCRUTINY COMMITTEE
27 FEBRUARY 2019**

SECTION 106 AGREEMENTS

1. PURPOSE OF THE REPORT

- 1.1 This is the six monthly report to provide Members with an update on Section 106 infrastructure projects. It sets out the progress on section 106 projects delivery by Maldon District Council, NHS England and Essex County Council.

2. RECOMMENDATION

- (i) Members are asked to give their views and comments on the information in this report.

3. SUMMARY OF KEY ISSUES

- 3.1 Overview and Scrutiny Committee on 3 October 2018, suggested an update on all projects for Section 106 funding. This report will cover the following issues;

- Update on section 106 Infrastructure Delivery Programme;
- Section 106 Policy Development.

3.2 The Maldon District Council's S106 Projects

3.2.1 Allotment (*see APPENDIX A, project A1-A6 and APPENDIX B(i) Forecasted Allotment Contributions*)

- 3.2.1.1 The Council has secured 0.46 hectare of onsite allotment in South Maldon for the local community. The Council has also secured £14,520 for allotments in South Maldon and it is estimated to be received in 2022/23. It is not feasible to create an independent allotment land for the local residents due to the small amount of contributions secured. The current proposal is to create allotment areas for school children within the school site, so they can utilise it to provide valuable education. Thorough consultation is to be carried out in 2021/22 to ensure that the local community has an input into the spending of the allotment contributions.

- 3.2.1.2 The Council has secured 0.5 hectare of onsite allotment land for the local residents in Heybridge. Monetary contribution of £11,647 is expected to be received around 2021/22 and consultations are to be conducted in 2020/21. The current proposal is similar to South Maldon; create allotment areas within school sites in Heybridge for

the children. Ultimately the consultation would indicate whether the local community and schools are interested in allotment projects in Heybridge.

3.2.1.3 There is provision of 0.5 Hectare of onsite allotment in Burnham on Crouch. The Council has secured £8000 through S106 agreement and proposes to secure approximately £4000 from site S2k North of Burnham on Crouch. The monetary contribution of £12000 will be passed to Burnham Town Council for maintenance of allotments in Burnham on Crouch. It will be transferred through the formal process of releasing the funds. The Town Council will be informed as soon as the funds become available.

3.2.2 Youth Facilities (*see APPENDIX A project YF1-YF5 and APPENDIX B(ii) Forecasted Youth Facilities' Contributions*)

3.2.2.1 The monetary contribution of £541,667 from site S2a Land South of Wycke Hill and Limebrook Way which is estimated to be received in 2021/22. The Council's Leisure and Liveability team have carried out consultation to identify the possible youth projects that are in demand by the local community.

3.2.2.2 The current proposal is to build a Community Hall onsite for activities such as yoga, fitness, youth club, judo, dance, training youth etc. as well as an onsite Adi zone – outdoor fitness and boot camp equipment for all ages, MUGA -650 sqm ball court area for 5 a side football, tennis, basketball, netball and hockey and onsite outdoor Table Tennis for all ages. A Youth shelter for poor weather conditions and to encourage social gatherings will also be provided and is very common practice in new developments. The resurfacing of tennis courts in Promenade Park will use up the remaining contributions.

3.2.2.3 The Council has also secured £203,125 in South Maldon for youth facilities from sites S2b Wycke Hill North and S2c Land East of Wycke Hill. The idea is to improve the West Maldon Community Centre but a consultation is to be carried out in 2023 to establish the local community demand and the feasibility of the project.

3.2.2.4 The Countryside Properties (developer) will be providing an onsite youth facility in Heybridge costing around £560,625. The specification will be drafted by the developer and the Council will have to approve the plan. In due course, there will be further discussion and consultation on the kind of youth facility. Contributions from site S2e North of Holloway and S2f Broad Street Green will be spent on Plantation Hall but consultation will be carried out to establish the needs of the community.

3.2.2.5 In Burnham-on-Crouch the Council has received £79,099 for youth facility which is to be utilised in improving the BMX bike circuit and improvements to tennis courts. There is approximately £166,000 to be received in around 2021/22 for youth facilities in Burnham-on-Crouch. Consultation is to be carried out immediately to obtain the relevant information to support the project.

3.2.3 LEAPs (Locally Equipped Areas of Play) & NEAPs (Neighbourhood Equipped Areas of Play) (*See APPENDIX A, project L&N1-L&N7 and APPENDIX B(iii) Forecasted LEAPs & NEAPs contributions*)

3.2.3.1 The Council has secured 3 Locally Equipped Areas of Play (LEAPS) and 1 Neighbourhood Equipped Play Area (NEAP) in south Maldon for the local residents.

There is also a monetary contribution of £34,560 from site S2b Wycke Hill North which is estimated to be received by 2022/23. The Council will carry out consultation in 2021/22 to identify the kind of improvements proposed by the community on play areas in West Maldon.

3.2.3.2 Consultation is being carried out on improvements to Promenade Park: a contribution of £52,830 has been allocated for the project. The project will upgrade the northwest of the park to form a modern LEAP. This project will also be funded by the Council's Capital Programme. This project will be implemented in 2019 and all preparation works are taking place.

3.2.3.3 Officers are still negotiating with the Countryside Properties site S2d North of Heybridge for the onsite provision of 3 LEAPs and 2 NEAPs instead of 5 LEAPs and a NEAP. Play areas will be used by the local residents in Heybridge. There are additional monetary contributions of £28,224 from site S2e North of Holloway and S2f Broad Street Green, which is estimated to be received in 2021/22. The Council aims to improve the Oak Tree Meadows play areas with the contribution. Consultation is scheduled for 2021/22 to obtain information on local communities demand for the play area.

3.2.3.4 Site S2i Chandlers and Creeksea will be providing 3 LEAPs onsite for the local residents. Site S2j Land south of Green Lane will provide a LEAP onsite in 2019. There are no monetary contributions for play areas in Burnham-on-Crouch.

3.2.4 **Ecology** (*See APPENDIX A, Project E1*)

3.2.4.1 A contribution of £44,025 from Land West of Fambridge Road, North Fambridge will be provided to the Essex Wildlife Trust to maintain the Blue House Farm. The contribution is estimated to be received around 2021/22. Officers are discussing with the Trust the need for an action plan for the maintenance of Blue House Farm.

3.2.5 **Affordable Housing Commuted Sum** (*See APPENDIX A, project AF1*)

3.2.5.1 The Council have received £406,425 as commuted sum for affordable housing. The Housing team is in discussion with a potential seller about acquiring land to provide social housing for the District. Officers will be reporting the progress of negotiations but it will be kept confidential until the Council has reached a meaningful agreement.

3.2.6 **The Essex County Council – Plume School Expansion**

3.2.6.1 The Maldon District Council has provided details of the anticipated income (**see APPENDIX B(iv) Forecasted Education Contributions**) for the Plume School expansion to Essex County Council and the Plume Academy to support discussions on commencing the expansion work at a meeting between the partners. The cumulative anticipated S106 income demonstrates (**see APPENDIX B (iv) Forecasted Education Contributions**) that most of the funds will be available in 2022/23 and 2024/25.

3.2.6.2 Essex County Council and the Plume Academy had forecasted that the peak time for student numbers will be around 2022/23 for lower school and 2024/25 for upper school. Based on this information it is provisionally agreed that by 2022/23 the lower

school expansion work will be undertaken and the aim is to start upper school expansion by 2024/25.

3.2.7 **The NHS England – Health Care Projects** (*See APPENDIX A, project H1-H9 and APPENDIX B(v) Forecasted Health Care Contributions*)

3.2.7.1 Trinity Medical Practice improvements project is for digitalisation of records to increase the clinical capacity. The storage of clinical notes at the practice is currently having a detrimental impact on the ability to deliver adequate clinical services from already extremely constrained premises. The majority of notes were being stored off site at a cost to the practice. This project will carry out the scanning of all records; it will increase clinical capacity by means of the digitalisation of records which will enable greater utilisation of available space within the current practice premises. If the practice was to host all patients notes within the current practice premises it would take two clinical rooms out of use to utilise as a secure storage area.

3.2.7.2 The Maldon District Council has considered the project and approved the release of £30,001.44 to fund the improvement project. The Council has acquired all relevant information from NHS England as per S106 agreement and also completed S106 Funding Form to indemnify the Council for any breach that the party causes.

3.2.7.3 The funds are coming from Scotts Hill development, Southminster. This project meets the criteria sets out in the S106 agreement dated 11 June 2013. There is also an additional project being prepared by NHS England to increase the clinical space in the Trinity Medical Practice.

3.2.7.4 Officers are in regular communication with NHS England on sharing updated information such as S106 income received, due to receive and the purpose of these contributions (**see APPENDIX A Project H1-H9**). Maldon District Council is making sure that NHS England has all our S106 projects in their overall project plan for Essex.

3.2.7.5 Currently the following projects have been included for the District –

Locality	Project Type	Brief Description	Strategic Objective	Priority	Delivery Year
<i>Maldon St Peters</i>	<i>New Build</i>	<i>Replacement of community hospital which is now in critical state of repair. Co-location of primary care.</i>	<i>Provision of community services improvement of Primary care services.</i>	<i>Essential</i>	<i>2023</i>
<i>Maldon Heybridge</i>	<i>New Build</i>	<i>Relocation of 4 GP practices.</i>	<i>Population growth, community not currently catered for.</i>	<i>Essential</i>	<i>2020/21</i>

Locality	Project Type	Brief Description	Strategic Objective	Priority	Delivery Year
<i>Southminster Surgery (William Fisher)</i>	<i>New build</i>	<i>Replacement for undersized premises on expiry of lease</i>	<i>Lease running out site not capable of redevelopment.</i>	<i>Critical</i>	<i>2019/20 (dependent on fundability - single handed GP)</i>
<i>The Trinity Medical Practice Mayland</i>	<i>Records storage</i>	<i>Need to relocate records to accommodate additional GP.</i>	<i>Safety of records.</i>	<i>Critical</i>	<i>2018</i>

3.3 S106 Policy Development

- 3.3.1 The Government has carried out Technical Consultation on draft Community Infrastructure Levy (CIL) Regulation which proposes significant changes to reporting Section 106 obligation and the use of S106 & CIL contributions. The Government has decided to lift pooling restriction in all areas. Once enacted, the local authority will be able to secure contributions towards an item of infrastructure, regardless of how many planning obligations have already contributed to it.
- 3.3.2 The Regulations will allow the local authority to use both the CIL and section 106 to fund the same item of infrastructure. The Government proposes to remove CIL Regulation 123 which will give local authorities greater flexibility for funding infrastructure. Regulation 122 will allow the Local authority to apply a S106 monitoring fee, provided the sum paid fairly and reasonably relates in scale in kind to the development. However, the three planning obligation tests would still apply to Section 106 agreements meaning that contributions would need to be spent in the locality of the development. CIL could therefore be used to address District-wide infrastructure matters and/or help ‘top-up’ the pot for larger pieces of infrastructure where developer contributions are insufficient to deliver the project.
- 3.3.3 The Government propose that the Council publish an annual Infrastructure Funding Statement by 31 December each year. The report should state what has happened with the contributions received and how these contributions have been applied. The report should state the amount of contributions due to be received and how they are going to be applied in the following years. The Infrastructure Funding Statement will make the S106 and CIL process more transparent for residents and developers and will be available on the Council’s website.
- 3.3.4 **The matters to be included in the Infrastructure Funding Statement for each reported year are –**
- The total monies received for section 106 agreements
 - Details of non-monetary contributions secured under section 106 agreements
 - Total number of affordable housing units will be provided
 - The number of school places for pupils which will be provided and the category of school at which they will be provided

- Provisions of infrastructure to be provided through highways agreement under section 278 of the Highways Act 1980
- Total monies which were spent during the reported year
- Summary of the items of infrastructure to which monies have been applied
- The amount of such monies spent on each item
- The amount of such monies applied to repay money borrowed, any interest, with details of the infrastructure items which that money was used to provide
- Monies applied in respect of monitoring in relation to the delivery of planning obligation
- Total monies received during any year and retained at the end of the reported year
- Estimated contributions to be received for the next 2 years

3.4 APPENDIX A - Project and S106 Information

- 3.4.1 Contains information such as project reference, where the contribution is coming from, what the contribution is for, current project in relation to the contribution (categorised as financial and non -financial contribution), contribution triggers for payment, amount of contribution due and received. It provides the background information for project planning and the location of the project. It provides the project leaders with the purpose of the contribution as stated in the legal agreement to ensure that the contribution is spent locally and for the correct infrastructure type.

3.5 APPENDIX B – S106 Income Forecast

- 3.5.1 Housing trajectory and section 106 triggers for each site have helped to plot the estimated time of receiving future payments. It is a live document and needs updating regularly to ensure accurate information is shared amongst officers in Maldon District Council, NHS England and Essex County Council. This document is likely to change depending on how quickly or slowly developers are building houses. It provides a platform to plan ahead and inspire NHS England and ECC to schedule the delivery of projects. This document also reflects the change with the housing numbers as it impacts on the education contribution.

4. CONCLUSION

- 4.1 The majority of the S106 projects due to start in 2021/22 are being planned so that the consultation is undertaken prior to receiving the monetary contributions and to ensure that officers are prepared with all background works to implement a project. Liaising with NHS England and Essex County Council with updated information on the money received, anticipated income and the purpose of these contributions is an essential part of this process.
- 4.2 There will be a dedicated officer in the NHS to monitor all S106 contributions in Essex and it is in our interest to ensure that the officer has all relevant information to plan for Health Care projects within the District. It is paramount that the Council

keeps up to date information to encourage NHS England and Essex County Council to initiate projects such as highways, education and health care within the District.

5. IMPACT ON CORPORATE GOALS

- 5.1 The Work of the Overview and Scrutiny Committee supports the corporate goal of “Delivering good quality, cost effective and valued service”.

6. IMPLICATIONS

- (i) **Impact on Customers** – Scrutiny work may aid in improvements to service to the public by the Council and external authorities.
- (ii) **Impact on Equalities** – On and off site infrastructures will be provided through Section 106 to meet known national standard and will be available to all communities.
- (iii) **Impact on Risk** – **Most S106 agreements are** time limited by the developer in terms of allocating and spending the contribution. If a developer pays a contribution and the Council fails to provide the facilities within the time period specified the Council runs the risk that the developer might seek to clawback the contribution. The nearest clawback periods run until 2021 and programming has started to ensure that the risk of clawback is minimised.

Delays in getting projects underway as soon as possible after the contributions are received also lead to risks. Once the S106 contributions have been received they are not protected against cost inflation which can lead to insufficient funding to provide facilities in full. Therefore, the programme of works needs to be closely aligned to the receipt of the contributions and all the Maldon District Council’s projects need to be delivered on time to minimise the Council’s potential financial exposure.

- (iv) **Impact on Resources (financial and Human)** – The negotiation of Section 106 agreements is part of the planning services core budget. The developer pays the Council’s costs in drafting and completing the agreement. Where the Council delivers a project it needs to fully reflect the use of S106 and other funds for the on-going maintenance. For larger schemes the Council requires a local management organisation to be set up by the developer to avoid additional burden on the Council.
- (v) **Impact on the Environment** – Section 106 agreements are our current method for securing developer contributions to compensate and mitigate the impact of development on the local environment

Background Papers: None

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
A1	(S2a) Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Provision of onsite Allotment (0.46 Hectare) specification as per Appendix 6	Taylor Wimpey and Crest Nicholson to provide allotment onsite	No monetary contribution	Completion of adjacent phase	£0.00	£0.00
A2	(S2b) Wycke Hill North 15/01327/out	Towards the provision of allotments in the vicinity of the Development	Under consultation - to be spent on South Maldon School sites for allotment provision	sum of £14,520 Indexed from May 2014	50% contribution prior to first occupation of a Residential Unit Remaining 50% prior to first occupation of the 80th Residential Unit	£14,520	£0.00
A3	(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	Provision of onsite allotment (0.5 Hectares) specification as per Appendix 3 - To cover any construction, surfacing, fencing, equipment, litter bins and costs associated with designing, surveying, setting out and installation of allotment and associated facilities at the Allotment	Countryside Properties to provide allotment onsite	Allotment site Cost Cap - £49,460 sum of forty nine thousand four hundred and sixty pounds	Will be spent by CP for onsite allotment The Owners shall provide the Allotment Site in accordance with the triggers set out in the Phasing Plan	£49,560	£0.00
A4	(S2e) Land North of Holloway Road 14/00990/OUT & (S2f) Land West Of Broad Street Green	(S2e) - Allotments Contribution towards the provision of allotment gardens within the area of the North Heybridge Garden Suburbs.	Under consultation -to be spent on Heybridge School sites for allotment	S2e -sum of (£4,720.00) Index linked S2f - the sum of £6,926.65	S2e - Prior to occupation of 65th market dwelling S2f - 33% contribution to be paid prior to first occupation of any	£11,647	S2f - £2,735.90

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
	Road 15/00885/FUL	(S2f) Provision /maintenance of the North Heybridge allotments	provision		dwellings, prior to occupation of 50% of the dwellings further 33% will be paid and remaining balance will be paid prior to occupation of 80% dwellings		
A5	(S2i) Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex 14/00356/ful	Provision of onsite allotment (0.5 Hectares)	Barratt David Wilson Homes to provide onsite allotment	No monetary contribution	No trigger	£0.00	£0.00
A6	(S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL & (S2k) North of Burnham on Crouch	(S2j) - Provision/maintenance of allotments in Burnham-on-Crouch (S2k) – To be agreed	Pass to Burnham Town Council for maintenance of allotment	(S2j) the sum of £8,000.00 (S2k) –to be agreed in the region of £4000	S2j - No to occupy more than 35% of the dwellings until the Allotment Contribution has been paid to the District Council S2k – to be agreed	£12,000	£0.00
YF1	(S2a) Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Provision of Youth facilities- can include skateboarding park and teen shelter, to be provided within and/or in the vicinity of the development	Onsite construction of Community Hall, Adi zone, MUGA (Multi use Gaming Area) and remaining funds will be	Sum of £541,667 indexed	50% Prior to first occupation of a residential unit, remaining 50% prior to first occupation of the 250th residential unit	£541,667	£0.00

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
			spent to improve Tennis Court in promenade park				
YF2	(S2b) Wycke Hill North 15/01327/out & (S2c) Land East Of Wycke Hill 13/00763/OUT	(S2b) - Provision of Youth facilities- can include skateboarding park and teen shelter, to be provided within and/or in the vicinity of the development (S2c) - Provision of teen shelters and skateboard facilities and access to shared community facilities to serve the South Maldon Garden Suburb Masterplan Area	Under consultation - Invest in West Maldon Community Centre	(S2b) – Sum of £162,500 & (S2c) –sum of £40,625	(S2b) - 50% contribution prior to first occupation of a Residential Unit Remaining 50% prior to first occupation of the 80th Residential Unit (S2c) - 50% Contribution prior to First Occupation, remaining 50% prior to occupation of more than 50% of the total number of residential dwelling units	£203,125	(S2c) £21,937.50
YF3	(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	Submit Youth Facilities Specification to the Council	Provision of Youth Facility by Countryside Properties Consultation to be carried out to identify the needs of the community	Youth Facilities Cost Cap - £560,625	Will be spent by CP for onsite Youth Facilities	£0.00	
YF4	(S2e) Land North of Holloway Road 14/00990/OUT &	(S2e) Provision of a shelter for use by local teenagers; a skateboard facility and access to shared	Under consultation – could be spent in Plantation Hall	(S2e) sum of £54,167 & (S2f) sum of	(S2e) - Prior to occupation of 65th market dwelling (S2f) - sum of £522.62 per	£129,947	

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
	(S2f) Land West Of Broad Street Green Road 15/00885/FUL	community facilities provided within the area of the parish heybridge (S2f) Provision of teen shelters and skateboard facilities and access to shared community facilities provided within the area of the Heybridge Parish Council		£75,779.90	dwelling indexed (£75,779.90)		S2f £29,931.60
YF5	(S2i) Land Between Chandlers And Creeksea Lane Maldon Road 14/00356/ful, (S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL, & (S2k) North of Burnham on Crouch	(S2i) - Provision of recreational shelters and/or skateboarding facilities and/or towards access to other community facilities within the Parish of Burnham on crouch (S2j) Contribution towards teen shelters skateboard facilities and access to shared community facilities within the Parish of Burnham-On-Crouch (S2k) –to be agreed	Under consultation – Could be spent on BMX bike circuit and Improvement to Tennis Court in Burnham	(S2i) sum of £97,500 (S2j) sum of £97,408.80 (S2k) - to be agreed, assumed £50,000	(S2i) Prior to occupation of 100th dwelling (S2j) Prior to the commencement of Development in any relevant Phase to pay the Youth Facilities Contribution for the Dwellings in that Phase to the District Council (S2k) - to be agreed	£244,908	S2j £79,099.20
AF1	Various sites within the District	Provision of affordable housing and/or the provision of social rented housing	Purchase of a land for affordable housing	From 7 sites – sum £469,025		£469,025	£406,425
L&N1	(S2a) Land South Of	(S2a) Provision of 2 LEAPs	Taylor Wimpey	Worth		£0.00	£0.00

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	Wycke Hill And Limebrook Way 14/01103/OUT &	and 1 NEAPs	and Crest Nicholson to provide onsite 2LEAPs and 1 NEAPs	£160,000 No monetary contributions			
L&N2	(S2b) Wycke Hill North 15/01327/out	Provision of a LEAP	DPE to provide a LEAP	Worth £40,000 No monetary contributions		£0.00	£0.00
L&N3	(S2b) Wycke Hill North 15/01327/out	provision of a Neighbourhood Equipped Area of Play (NEAP) in the vicinity of the Development;	Under consultation – could be spent on improvement to existing play area in West Maldon	Sum of £34,560 indexed	50% contribution prior to first occupation of a Residential Unit. Remaining 50% prior to first occupation of the 80th Residential Unit	£34,560	£0.00
L&N4	(S2g) Park Drive 14/00581/ful	Improvement and enhancement of local equipped area (LEAP) in Promenade Park in Maldon	Imminent consultation– will be spent on Improvement to Promenade Park play area	Sum of £52,830	Prior to occupation of 50% of the dwellings	£52,830	£52,830
L&N5	(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	Provision of 2 NEAPs and 3 LEAPs	Countryside to provide onsite LEAPs and NEAPs	Will re-evaluate the cost, No monetary contributions	With the relevant phase	£0.00	£0.00
L&N6	(S2e) Land North of Holloway Road	(S2e) NEAPS and LEAPS contribution towards the	Under Consultation	(S2e) sum of £11,520	(S2e) Prior to occupation of 65th market dwelling	£28,224	

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
	14/00990/OUT & (S2f) Land West Of Broad Street Green Road 15/00885/FUL	provision of NEAPS and LEAPS within the area of the North Heybridge Garden Suburbs (S2f) Provision of NEAPs and LEAPs in accordance of the IDP within the North Heybridge Garden Suburb	needs to be carried out – could be spent on improvement to Play Area in Oak Tree Meadows	(S2f) -£16,704	(S2f) 33% to be paid prior to occupation of any dwellings on site, prior to 50% occupation further 33% contribution to be paid, remaining balance to be paid prior to occupation of 80% of the dwellings,		S2e £6,597.70
L&N7	(S2i) Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex 14/00356/FUL & (S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL	(S2i) Provision of 2 LEAPs - onsite (S2j) Provision of a LEAP- onsite	Barratt David Wilson Homes to provide 2 LEAPs Persimmon to provide a LEAP	(S2i) worth £80,000 Worth £40,000 No monetary contributions	With the relevant phase	£0.00	£0.00
E1	Land west of Fambridge Road, North Fambridge 14/01016/OUT	a) The production of an information leaflet relating to the blue house farm nature reserve, the production and installation of interpretation boards and information signs within the Blue House	Maintenance of Blue House Farm	Sum of £44,025	Prior to commencement	£44,025	£0.00

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
		Farm reserve. C) improvements to the existing parish field/playground at Fambridge road to include additional seating in consultation with North Fambridge Parish Council d) construction of a fence adjacent to public footpath 13 within the blue house farm nature reserve to contain walkers within the public footpath. e) monthly monitoring (for a 5year period) of bird numbers and species within the blue house farm nature reserve and the adjacent special protection area and monitoring of the recreational usage of the additional recreation footpaths throughout and on land adjacent to the site					
H1	(S2c) Land East Of Wyche Hill Maldon 13/00763/OUT	Provision of additional health care facilities within 3 miles of the development	Under consultation	Sum of £22550	50% Prior to Commencement, remaining 50% to be paid prior to first occupation	£22,550	£24,222.64
H2	(S2g) Land off Park	To expand existing or	Under	Sum of	Prior to occupation of the	£43,080	£43,080

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
	Drive Maldon Essex 14/00581/full	provide new general practitioner medical surgeries that serve or will serve the resident within the development	Consultation	£43,080	first dwelling		
H3	Southminster West Business Park Scots Hill Southminster Essex 12/00437/out	Provision of healthcare projects within the GP catchment area of Southminster	Digitalisation of records for the Trinity medical Practice	Sum of £33,600	Prior to occupation	£33,600	£33,600
H4	(S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL & Land South of Marsh Road, Bloc 14/00108/out	(S2j) To be used by NHS England towards improvements at GP Practices within Burnham-on-Crouch Pippins -the enhancement of healthcare facilities and services at Burnham Surgery Foundry Lane Burnham on Crouch which serves the development	Under Consultation	(S2j) Sum of £59,040 (Pippins) sum of £24,000	(S2j) Prior to commencement of the development in any phases to pay the Health Care Facilities Contribution for the dwellings in that phase to the District Council (Pippins) -Upon commencement of development	£83,040	S2j £43,416.42 £25,461.27
H5	(S2a) Land South Of Wycke Hill And Limebrook Way - 14/01103/OUT	Improvements to health care facilities within the vicinity of the site including the improvements of Longfield Medical Centre and Blackwater Medical Centre or such other facilities	Under Consultation	Sum of £329,160	Prior to first occupation of 150th residential unit	£329,160	£0.00

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
H6	(S2b) Land North Wycke Hill Maldon 15/01327/Out	Improvements to health care facilities within the vicinity of the Site including the improvement of Longfield Medical Centre and Blackwater Medical Centre or such other facilities as shall be agreed between the parties (Land to be reserved and made available to NHS)	Under Consultation	Sum of £99,290	Prior to first occupation of the 50th Residential Unit	£99,290	0.00
H7	Land west of Fambridge Road, North Fambridge 14/01016/out	Enhancement of healthcare facilities and services at Anson Close Bring Surgery, South woodham Ferrers (including the main Practice at Kingsway Surgery, South Woodham Ferrers) which serves the development	Under Consultation	Sum of £17,900	Upon commencement of development	£17,900	£0.00
H8	(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex	(S2d) Improvements to health care facilities within the vicinity of the Site or such other facilities or purposes as shall be agreed between the Parties	Under Consultation	(S2d) sum of £340,200	(S2d) within 30 Working Days of receipt of a written notice PROVIDED THAT the Healthcare Facility Option Period has not expired; or within 30 Working Days of expiry of the Healthcare Facility Option Period	£420,320	

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Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
	<p>15/00419/out (S2e) Land North of Holloway Road, Heybridge, Essex 14/00990/OUT</p> <p>(S2f) Land West Of Broad Street Green Road Heybridge Essex 15/00885/FUL</p>	<p>(S2e) Capital expenditure to provide new medical healthcare facilities or improve and/or increase the provision (or capacity) of existing medical health care facilities to serve the</p> <p>(S2f) Use of the Health Care Facilities Contribution towards improvement at the Blackwater Medical Centre and/or other NHS primary care health facilities which serves the North Heybridge Garden suburb</p>		<p>(S2e) sum of £32,400</p> <p>(S2f) sum of £47,720</p>	<p>PROVIDED THAT a leasehold interest for up to 20 years in the Healthcare Facility or within 30 Working Days of the grant of a leasehold interest for up to 20 years in the Healthcare Facility Site to NHS England (or its nominee).</p> <p>(S2e) - Prior to occupation of 65th market dwelling</p> <p>(S2f) 37% prior to occupation of any dwellings, 21% prior to occupation of 50% dwellings, remaining balance prior to occupation of 75% dwellings</p>		S2e £19,138.10
H9	<p>(S2i) Land Between Chandlers And Creeksea Lane Maldon Road 14/00356/ful,</p> <p>Land at Southminster</p>	<p>(S2i) Provision of additional capacity at the health centre within the Parish of Burnham on Crouch</p> <p>(Gladman) Health care services to serve the</p>	Under Consultation	(S2i) sum of £67,480	(S2i) £40,480 (forty thousand and four hundred and eighty pounds) to be paid prior to 18th occupation, remaining £27,000 (Twenty seven Thousand pounds) to be	£148,620	£0.00

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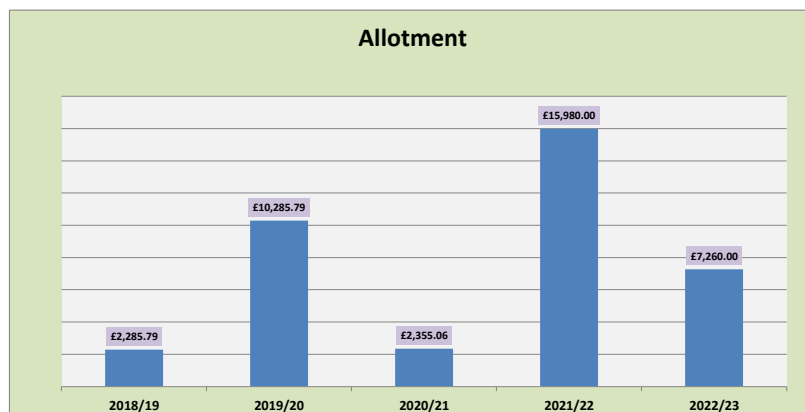
Project No	Site/Planning Ref	Purpose	Projects	Financial	Trigger	Amount	Amount Received
	Road BoC 14/00108/OUT Theedhams Farm, Steeple Road Southminster 14/00613/out Land West Of Bridgemans Green Latchingdon Essex 15/00396/out & Land At Junction Of Steeple Road And Mill Road Mayland Essex 12/00452/out	development within Burnham on Crouch (Theedhams) Provision of health care projects within the GP catchment area of southminster (Latchingdon) Provision of resources to enhance healthcare at the Trinity medical Centre in Mayland (Mayland) Provision of additional healthcare services arising directly from the development to be used within General Practitioner catchment areas of Mayland and Southminster		 (Gladman) sum of £26,340 (Theedhams) sum of £31,000 (Latchingdon) sum of £16,800 (Mayland) sum of £7,000	paid prior to occupation of 100th dwelling (Gladman) Prior to Occupation (Theedhams) Deposit prior to occupation (Latchingdon) Prior to occupation (Mayland) Prior to occupation		

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APPENDIX B (i)

Onsite Provision of allotment		Forecasted Allotment Contributions Per Year				2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Site/Planning Ref	Purpose	Financial Contribution	Trigger	Total Amount Due	Amount	Amount	Amount	Amount	Amount	Amount	Amount
(S2a) South of Limebrookway	Provision of onsite Allotment (0.46 Hectare) specification as per Appendix 6			£46,000.00							
(S2b) Wycke Hill North 15/01327/out	Provision of allotments in the vicinity of the development	sum of £14,520 indexed from May 2014	50% contribution prior to first occupation of a Residential Unit Remaining 50% prior to first occupation of the 80th Residential Unit	£14,520.00						£7,260.00	£7,260.00
(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	To cover any construction, surfacing, fencing, equipment, litter bins and costs associated with designing, surveying, setting out and installation of allotment and associated facilities at the Allotment	Allotment site Cost Cap - £49,460 sum of forty nine thousand four hundred and sixty pounds	Will be spent by CP for onsite allotment The Owners shall provide the Allotment Site in accordance with the triggers set out in the Phasing Plan	£49,560.00							
(S2e) Land North of Holloway Road, Heybridge, Essex 14/00990/OUT	Allotments Contribution towards the provision of allotment gardens within the area of the North Heybridge Garden Suburbs	sum of four thousand seven hundred and twenty pounds (£4,720.00) Index linked	Prior to occupation of 65th market dwelling	£4,720.00						£4,720.00	
(S2f) Land West Of Broad Street Green Road Heybridge Essex 15/00885/FUL	Provision /maintenance of the North Heybridge allotments	the sum of £6,926.65 (six thousand, nine hundred and twenty six pounds and sixty five pence) Indexed to be used	33% contribution to be paid prior to first occupation of any dwellings, prior to occupation of 50% of the dwellings further 33% will be paid and remaining balance will be paid prior to occupation of 80% dwellings	£6,926.65		£2,285.79	£2,285.79	£2,355.06			
(S2i) Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex 14/00356/ful	Provision of allotment on site			£50,000.00							
(S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL	Provision/maintenance of allotments in Burnham-on-Crouch	the sum of £8,000.00 (Eight Thousand Pounds) Indexed to be used	PP condition 7,8 and 12 as part of the open space details, No to occupy more than 35% of the dwellings until the Allotment Contribution has been paid to the District Council	£8,000.00			£8,000.00				
(S2k) North of Burnham on Crouch	Requires maintenance provisions			£4,000.00						£4,000.00	
Total				£183,726.65	£0.00	£2,285.79	£10,285.79	£2,355.06	£15,980.00	£7,260.00	

Year	Contributions (£)
2018/19	£2,285.79
2019/20	£10,285.79
2020/21	£2,355.06
2021/22	£15,980.00
2022/23	£7,260.00
Total	£38,166.65



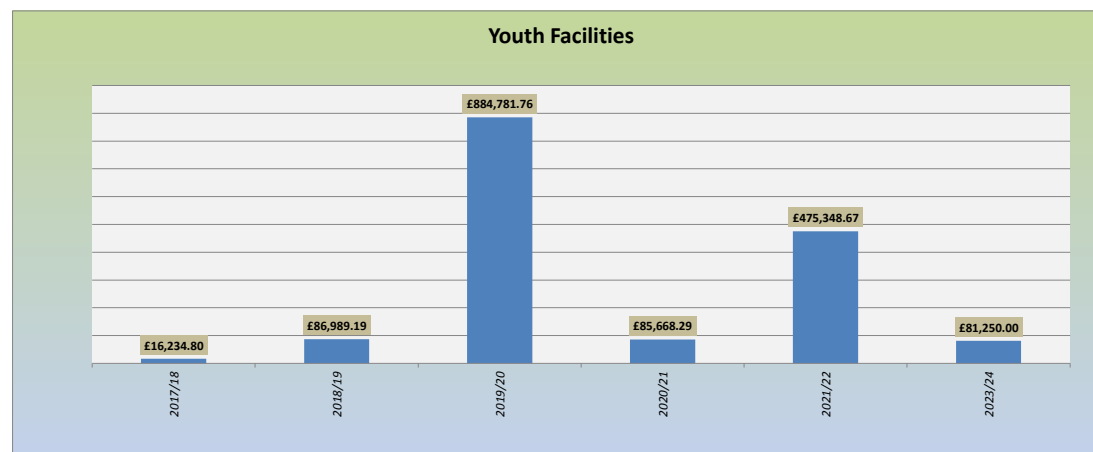
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APPENDIX B (ii)

Forecasted Youth Facilities Contributions Per Year

					2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Site/Planning Ref	Purpose	Financial Contribution	Trigger	Total Amount of Contribution	Amount	Amount	Amount	Amount	Amount	Amount	Amount
(S2a) Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Provision of the youth facilities within and/or in the vicinity of the development	no more than Five Hundred and Forty One Thousand Six Hundred and Sixty Seven Pounds (£541,667) Indexed	50% Prior to first occupation of a residential unit, remaining 50% prior to first occupation of the 250th residential unit	£541,667.00			£270,833.50		£270,833.50		
(S2b) Land North And West Of Knowles Farm Wycke Hill Maldon Essex 15/01327/Out	Provision of the youth Facilities within and/or in the vicinity of the development	One hundred and sixty two thousand and six hundred and sixty seven pounds (£162,500) indexed	50% contribution prior to first occupation of a Residential Unit Remaining 50% prior to first occupation of the 80th Residential Unit	£162,500.00					£81,250.00		£81,250.00
(S2c) Land East Of Wycke Hill Maldon 13/00763/OUT & App/X1545/A/14/2213988	Provision of teen shelters and skateboard facilities and access to shared community facilities to serve the South Maldon Garden Suburb Masterplan Area	Sum of Forty Thousand Six Hundred and Twenty Five Pounds (£40,625)	50% Contribution prior to First Occupation, remaining 50% prior to occupation of more than 50% of the total number of residential dwelling units	£40,625.00		£20,312.50	£20,312.50				
(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	To cover any construction, surfacing, fencing, equipment, litter bins and costs associated with design, surveying, setting out and installation of any youth facilities	Youth Facilities Cost Cap - £560,625 sum of five hundred and sixty thousand six hundred and twenty five pounds	Will be spent by CP for onsite Youth Facilities	£560,625.00			£560,625.00				
(S2e) Land North of Holloway Road, Heybridge, Essex 14/00990/OUT	Provision of a shelter for use by local teenagers; a skateboard facility and access to shared community facilities provided within the area of the parish heybridge	sum of fifty four thousand one hundred and sixty seven pounds (£54,167.00) index linked	Prior to occupation of 65th market dwelling	£54,167.00				£54,167.00			
(S2f) Land West Of Broad Street Green Road Heybridge Essex 15/00885/FUL	Provision of teen shelters and skateboard facilities and access to shared community facilities provided within the area of the Heybridge Parish Council	Heybridge Youth/Teen Facilities contribution - sum of £522.62 per dwelling indexed	33% contribution to be paid prior to first occupation of any dwellings, prior to occupation of 50% of the dwellings further 33% will be paid and remaining balance will be paid prior to occupation of 80% dwellings	£75,779.90		£25,007.37		£25,007.37	£25,765.17		
(S2i) Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex 14/00356/ful	Provision of recreational shelters and/or skateboarding facilities and/or towards access to other community facilities within the Parish of Burnham on crouch	Financial contribution of £97,500 (ninety seven thousand five hundred pounds)	Prior to occupation of 100th dwelling	£97,500.00					£97,500.00		
(S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL	Contribution towards teen shelters skateboard facilities and access to shared community facilities within the Parish of Burnham-On-Crouch	the sum of £541.16 (Five Hundred and Forty One Pounds and Sixteen Pence) indexed for each Dwelling to be used by the District Council	Prior to the commencement of Development in any relevant Phase to pay the Youth Facilities Contribution for the Dwellings in that Phase to the District Council	£97,408.80	£16,234.80	£41,669.32	£33,010.76	£6,493.92			
Total				£1,630,272.70	£16,234.80	£86,989.19	£884,781.76	£85,668.29	£475,348.67	£0.00	£81,250.00

Year	Contributions (£)
2017/18	£16,234.80
2018/19	£86,989.19
2019/20	£884,781.76
2020/21	£85,668.29
2021/22	£475,348.67
2023/24	£81,250.00
Total	£1,630,272.70



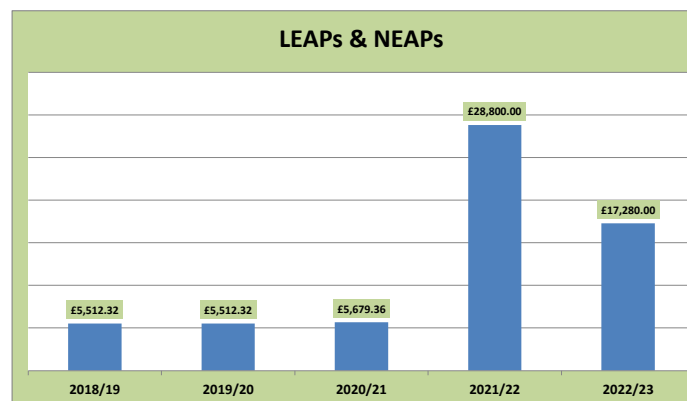
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APPENDIX B (iii)

Forecasted LEAPs & NEAPs Contributions Per Year

Site/Planning Ref	Purpose	Financial Contribution	Trigger	Total Amount Due	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
					Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
(S2b) Wycke Hill North 15/01327/out	Provision of offsite NEAP	sum of £34,560 thirty four thousand five hundred and sixty pounds	50% contribution prior to first occupation of a Residential Unit. Remaining 50% prior to first occupation of the 80th Residential Unit	£34,560.00					£17,280.00	£17,280.00			
(S2e) Land North of Holloway Road, Heybridge, Essex 14/00990/OUT	NEAPS and LEAPS contribution to wards the provision of NEAPS and LEAPS within the area of the North Heybridge Garden Suburbs	the sum of Eleven Thousand Five Hundred and Twenty Pounds (£11,520) Index Linked	Prior to occupation of 65th market dwelling	£11,520.00					£11,520.00				
(S2f) Land West Of Broad Street Green Road Heybridge Essex 15/00885/FUL	Provision of NEAPS and LEAPS in accordance of the IDP within the North Heybridge Garden Suburb	Heybridge Neaps/Leaps contribution - the sum of £16,704.0 (sixteen thousand seven hundred and four pounds) Indexed to be used	33% to be paid prior to occupation of any dwellings on site, prior to 50% occupation further 33% contribution to be paid, remaining balance to be paid prior to occupation of 80% of the dwellings,	£16,704.00		£5,512.32	£5,512.32	£5,679.36					
(S2g) Park Drive 14/00581/ful	Improvement and enhancement of local equipped area (LEAP) in Promenade Park in Maldon	the sum of £52,000 (fifty two thousand pounds) Indexed	Prior to occupation of 50% of the dwellings	£52,830.00	£52,830.00								
Total				£115,614.00	£52,830.00	£5,512.32	£5,512.32	£5,679.36	£28,800.00	£17,280.00	£0.00	£0.00	£0.00

Year	Contributions (£)
2017/18	£52,830.00
2018/19	£5,512.32
2019/20	£5,512.32
2020/21	£5,679.36
2021/22	£28,800.00
2022/23	£17,280.00
Total	£115,614.00



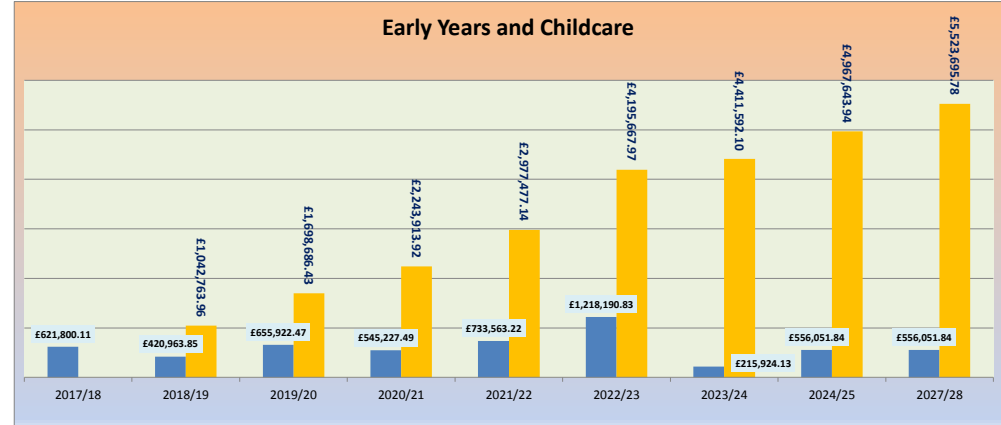
Forecasted Education Contributions per Year					2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Site/Planning Ref	Purpose	Financial Contribution	Trigger	Total Amount of Contributions	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount	Amount
(S2a) Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Early Years and child care contribution Eastern Site	Early years and childcare pupil product multiplied by the cost generator of Eighteen Thousand Eight Hundred and Ninety one Pounds (£18,891)	5% Prior to commencement, 10% prior to Occupation of 5% Residential dwellings (34th unit), 40% prior to Occupation of 15% of residential dwellings (100th unit) , 40% Prior to occupation of 23.5% of residential dwellings (157th unit), 5% prior to Occupation of 32% Residential dwellings (214th unit)	£938,504.88		£46,925.24		£93,850.49	£375,401.95	£375,401.95	£46,925.24				
	Primary School contribution Eastern Site	Primary Pupil Product multiplied by cost generator of Fifteen Thousand Six Hundred and Sixty One Pounds (£15,661)		£2,593,461.60		£129,673.08		£259,346.16	£1,037,384.64	£1,037,384.64	£129,673.08				
	Secondary School contributions Eastern Site	Secondary Pupil Product multiplied by cost generator of Twenty Thousand Five Hundred and Eighty Two Pounds (£20,582)		£2,272,252.80		£113,612.64		£227,225.28	£908,901.12	£908,901.12	£113,612.64				
	Early Years and childcare contribution Western Site	Early years and childcare pupil product multiplied by the cost generator of Eighteen Thousand Eight Hundred and Ninety one Pounds (£18,891)	15% contributions on or prior to Commencement, 30% contribution prior to occupation of 5% of residential dwellings (17th unit), 30% contribution prior to occupation of 15% of the residential dwellings (50th unit), remaining 25% of contribution prior to occupation of 23.5% of residential units (79th unit)	£470,952.63		£70,642.89		£141,285.79	£141,285.79	£117,738.16					
	Primary School contribution Western Site	Primary Pupil Product multiplied by cost generator of Fifteen Thousand Six Hundred and Sixty One Pounds (£15,661)		£1,301,429.10		£195,214.37		£390,428.73	£390,428.73	£325,357.28					
	Secondary School contribution Western Site	Secondary Pupil Product multiplied by cost generator of Twenty Thousand Five Hundred and Eighty Two Pounds (£20,582)		£1,346,062.80		£201,909.42		£403,818.84	£403,818.84	£336,515.70					
(S2b) Land North And West Of Knowles Farm Wycke Hill Maldon Essex 15/01327/Out	Early Years Child care	Early years and childcare pupil product multiplied by the cost generator of Eighteen Thousand Eight Hundred and Ninety one Pounds (£18,891)	Twenty percent (20%) of the education contribution on prior to commencement Forty percent (40%) of the education contribution prior to occupation of 100th residential unit Forty percent (40%) of the education contribution prior to occupation of 200th residential unit	£422,497.22				£84,499.44		£168,998.89	£168,998.89				
	Primary School	Primary Pupil Product multiplied by cost generator of Fifteen Thousand Six Hundred and Sixty One Pounds (£15,661)		£1,167,527.55				£233,505.51		£467,011.02	£467,011.02				
	Secondary School	Secondary Pupil Product multiplied by cost generator of Twenty Thousand Five Hundred and Eighty Two Pounds (£20,582)		£1,022,925.40				£204,585.08		£409,170.16	£409,170.16				
(S2c) Land East Of Wycke Hill Maldon 13/00763/OUT & App/X1545/A/14/2213988	Early Years and Child care within South Maldon	the Net Early years and Childcare Pupil Product multiplied by the cost generator of Seventeen Thousand four hundred and seventy eight pounds (£17,478) adjusted by the percentage change by the Education Index	50% of the Education Contribution prior to First Occupation and the remaining 50% of the Education Contribution prior to first occupation of more than 50% of the total number of residential dwelling units	£127,414.62		£63,707.31	£63,707.31								
	Primary School Contributions within South Maldon	the Net Primary Pupil Product multiplied by the cost generator of Fifteen Thousand Six Hundred and Sixty One pounds sterling (£15,661) adjusted by the percentage change in Education Index		£380,562.30		£190,281.15	£190,281.15								
	Secondary School Contributions within South Maldon	the Net Secondary Pupil Product multiplied by the cost generator of Sixteen Thousand Four Hundred and Fifty Seven Pounds sterling (£16,457) adjusted by the education indexation		£266,603.40		£133,301.70	£133,301.70								
(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	Early Years Child care	the Net Early years and Childcare Pupil Product multiplied by the cost generator of Seventeen Thousand six hundred and eight pounds (£17,608) adjusted by the percentage change by the Education Index	Paid in 3 instalments - 1st: prior to occupation of 250th Residential units, 2nd: Prior to occupation of the 500th Residential Units, 3rd: prior occupation of the 750th Residential Units	£1,668,155.51						£556,051.84		£556,051.84			£556,051.84
	Primary School	the Net Primary Pupil Product multiplied by the cost generator of Nine Thousand Six Hundred and Ninety Five pounds sterling (£9,695) adjusted by the percentage change in Education Index		£3,062,650.50						£1,020,883.50		£1,020,883.50			£1,020,883.50
	Secondary School	the Net Secondary Pupil Product multiplied by the cost generator of Twenty Thousand Five Hundred and Eighty Two Pounds sterling (£20,582) adjusted by the education indexation		£4,334,569.20						£1,444,856.40		£1,444,856.40			£1,444,856.40
(S2e) Land North of Holloway Road, Heybridge, Essex 14/00990/OUT	Early Years and Childcare contributions	Early years and childcare pupil product multiplied by the cost generator of Eighteen Thousand Nine Hundred and Fifty Six Pounds (£18,956)	10% deposit prior to occupation, 10% payment prior to 1st occupation, 40% deposit prior to occupation of 10% of the dwellings, 40% payment prior to 1st occupation of 10% of the dwellings. 50% deposit prior to occupation of 50% of the dwellings, 50% payment prior to first occupation of 50% of the dwellings	£126,246.96		£12,624.70	£50,498.78		£63,123.48						
	Primary School Contributions	Primary Pupil Product multiplied by cost generator of Nine Thousand Six Hundred and Ninety Five Pounds (£9,695)		£215,229.00		£21,522.90	£86,091.60		£107,614.50						
	Secondary School Contributions	Secondary Pupil Product multiplied by cost generator of Twenty Thousand Five Hundred and Eighty Two Pounds (£20,582)		£304,613.60		£30,461.36	£121,845.44		£152,306.80						
(S2f) Land West Of Broad Street Green Road Heybridge Essex 15/00885/FUL	Early Years Childcare Contributions	the sum of Two Hundred and Eleven Thousand Two Hundred and Ninety Three pounds and Forth Three Pence (£211,293.43) education indexation	Not later than 6 months after the commencement of development in any phase to pay 33% of the education contribution for the dwellings in that phase to the County Council, Not to occupy more than 33% of the dwellings in any phase until a further 33% of the education contribution for the dwellings in that phase has been paid to the county council, Not to occupy more than 66% of the dwellings in any phase until the whole of the education contribution for the dwellings in that phase has been paid to the County Council	£211,293.43	£69,726.83	£69,726.83		£71,839.77							
	Primary School Contributions	the sum of Four Hundred and Twenty One thousand seven hundred and twenty eight pounds and sixty two pence sterling (£421,728.62)		£421,728.62	£139,170.44	£139,170.44		£143,387.73							
	Secondary School Contributions	the sum of One Hundred and Fifty thousand pounds sterling (£150,000) education indexation		£150,000.00	£49,500.00	£49,500.00		£51,000.00							

(S2g) Park Drive 14/00581		the sum of £168,525 (one hundred sixty and eight thousand pound) for Early years childcare contribution - to meet pupil place demand arising from the development	£168,508 prior to commencement, £164,508 prior to occupation of first dwelling, £164,509 prior to occupation of 50% of the dwellings												
	Early Years Childcare Contributions			£168,525.00	£168,525.00										
		£325,000(Three hundred and twenty five thousand pounds) for Primary Education contribution - to meet pupil place demand arising from the development	£168,508 prior to commencement, £164,508 prior to occupation of first dwelling, £164,509 prior to occupation of 50% of the dwellings												
	Primary school contributions			£325,000.00	£325,000.00										
(S2i) Land Between Chandlers And Creekssea Lane Maldon Road Burnham-On-Crouch Essex 14/00356/ful		First financial contribution of £61,256 (Sixty One Thousand Two Hundred and Fifty Six Pounds), Second Early Contribution of £200,000 (Two Hundred Thousand Pounds, Third Financial Contribution of £200,000 (Two Hundred Thousand Pounds)	First Contribution prior to occupation of 18th dwelling, Second Contribution prior to occupation of 75th dwelling, Third Contribution prior to occupation of 140th dwelling												
	Early Childcare Contribution			£461,256.00			£153,752.00	£153,752.00	£153,752.00						
		sum of One Hundred and Twelve Thousand Pounds (£112,000) indexed	£56,000 to be paid prior to occupation of 18 dwellings, remaining £56,000 prior to occupation of 100 dwellings												
	Primary School Contributions			£112,000.00			£56,000.00	£56,000.00							
(S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL		the early years and Childcare Pupil product multiplied by the cost generator of Twelve Thousand Three Hundred and Fifty Two Pounds sterling (£12,352.00)	50% Education Contribution will be paid prior to commencing first phase, remaining balance will be paid prior to commencing final phase to the County Council												
	Early Years Childcare Contributions			£461,255.00	£230,627.50		£230,627.50								
		the Primary Pupil Product Multiplied by the cost generator of Ten Thousand Eight Hundred and Thirty Three Pounds sterling (10,833.00)	50% on first occupation and remaining balance on occupation of 50% dwellings												
	Primary School Contributions			£144,399.60	£72,199.80		£72,199.80								
Land South of Marsh Road 14/00108/OUT		the Primary Pupil Product Multiplied by the cost generator of Eleven Thousand Eight Hundred and Sixty Five Pounds sterling (11,865)	50% on first occupation and remaining balance on occupation of 50% dwellings												
	Early Years Contributions			£80,088.75		£40,044.38	£40,044.38								
		Primary Pupil Product multiplied by cost generator of Ten Thousand Four Hundred and Twenty Six Pounds (£10,426)													
	Primary/Early Years School Contributions			£234,585.00		£117,292.50	£117,292.50								
Land to East of 53 Burnham Road, Latchingdon 14/01227/OUT		the early years and Childcare Pupil product multiplied by the cost generator of Fourteen Thousand Five Hundred and Nineteen Pounds sterling (£14,519)	Prior to commencement												
	Early Years Childcare Contributions			£49,654.98	£49,654.98										
Land Opposite Beech Green, Tiptree Road, Wickham Bishops, Essex 13/01151/ful		Provision of facilities for the education and/or care of children between the ages of 4 to 19 (both inclusive) within 3 miles of the development or such other education and/or childcare facility that in the opinion of the County Council best serves the Development including the reimbursement of capital funding for such provision made by the County Council in anticipation of the Education Contribution	Prior to commencement												
	Primary School			£42,249.00			£42,249.00								
		Provision of facilities for the education and/or care of children between the ages of 4 to 19 (both inclusive) within 3 miles of the development or such other education and/or childcare facility that in the opinion of the County Council best serves the Development including the reimbursement of capital funding for such provision made by the County Council in anticipation of the Education Contribution	Prior to commencement												
	Secondary School			£42,788.00			£42,788.00								
Land At Junction Of Maldon Road Church Street Goldhanger Essex 13/00839/ful		Towards the provision of secondary school places	Pay within 14 days of commencement												
	Secondary School			£38,014.00	£38,014.00										
Former Cefas Laboratory Remembrance Avenue Burnham-On-Crouch Essex CM0 8HA 12/01062/ful		Provision of facilities for the education and/or care of children between the ages of 2 and 12 (both inclusive) within 3 miles of the development or such other education and/or childcare facility that in the opinion of the County Council best serves the Development including the reimbursement of capital funding for such provision made by the County Council in anticipation of the Education Contribution	Prior to commencement												
	Early Years/Primary School			£45,637.00	£45,637.00										
Land North of 48 Woodrolfe Road, Tollesbury 14/01202/OUT		Early Years and childcare - Provision of facilities for education and/or care of children between the ages of 0 to 4 (both inclusive) in the Tolesbury Ward or such other education and/or childcare facility that in the opinion of the County Council best serves the Development including the reimbursement of capital funding for such provision made by the County Council in anticipation of the Early Years and Childcare Contribution	Prior to commencement												
	Early Years			£57,628.80	£57,628.80										
Total				£25,067,762.25	£1,245,684.36	£1,625,610.91	£1,400,679.16	£2,458,524.82	£3,790,017.85	£7,168,270.65	£1,335,391.03	£3,021,791.74	£0.00	£0.00	£3,021,791.74

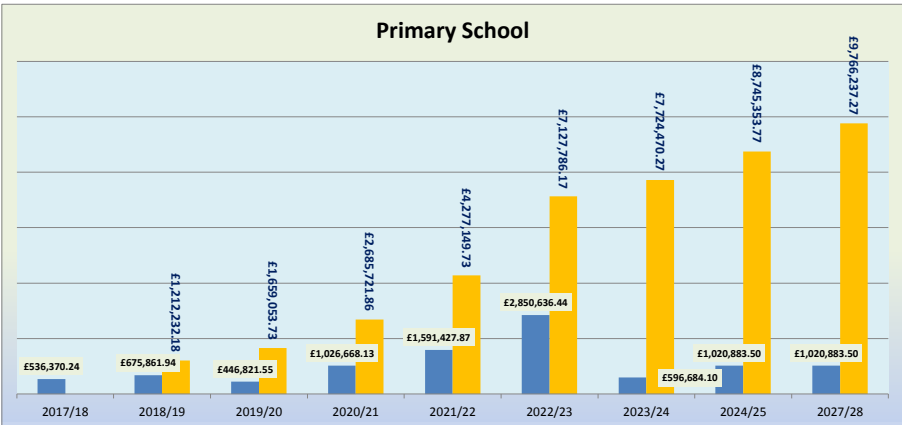
APPENDIX 1

APPENDIX B (iv)

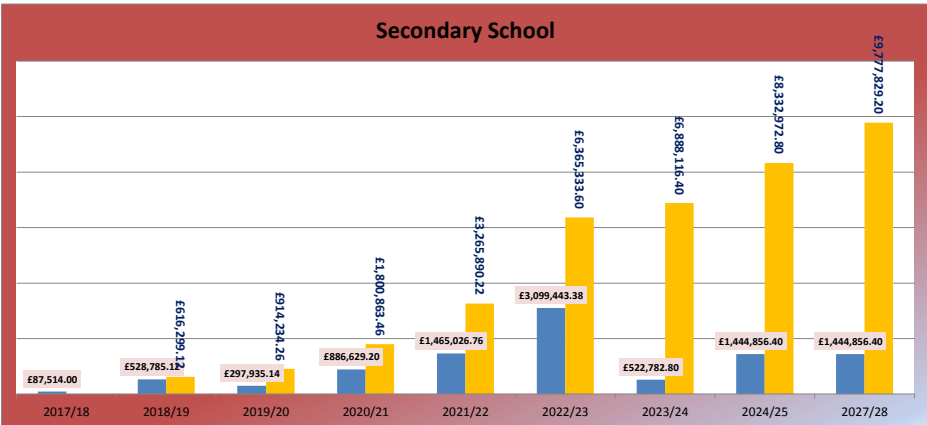
Early Years		
Year	Contributions (£)	Cumulative
2017/18	£621,800.11	
2018/19	£420,963.85	£1,042,763.96
2019/20	£655,922.47	£1,698,686.43
2020/21	£545,227.49	£2,243,913.92
2021/22	£733,563.22	£2,977,477.14
2022/23	£1,218,190.83	£4,195,667.97
2023/24	£215,924.13	£4,411,592.10
2024/25	£556,051.84	£4,967,643.94
2027/28	£556,051.84	£5,523,695.78
Total	£5,523,695.78	



Primary School		
Year	Contributions (£)	Cumulative
2017/18	£536,370.24	
2018/19	£675,861.94	£1,212,232.18
2019/20	£446,821.55	£1,659,053.73
2020/21	£1,026,668.13	£2,685,721.86
2021/22	£1,591,427.87	£4,277,149.73
2022/23	£2,850,636.44	£7,127,786.17
2023/24	£596,684.10	£7,724,470.27
2024/25	£1,020,883.50	£8,745,353.77
2027/28	£1,020,883.50	£9,766,237.27
Total	£9,766,237.27	



Secondary School		
Year	Contributions (£)	Cumulative
2017/18	£87,514.00	
2018/19	£528,785.12	£616,299.12
2019/20	£297,935.14	£914,234.26
2020/21	£886,629.20	£1,800,863.46
2021/22	£1,465,026.76	£3,265,890.22
2022/23	£3,099,443.38	£6,365,333.60
2023/24	£522,782.80	£6,888,116.40
2024/25	£1,444,856.40	£8,332,972.80
2027/28	£1,444,856.40	£9,777,829.20
Total	£9,777,829.20	



Forecasted Health Care Contributions Per Year					2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Site/Planning Ref	Purpose	Financial Contribution	Trigger	Total Amount Due	Amount	Amount	Amount	Amount	Amount	Amount	Amount
(S2a) Land South Of Wycke Hill And Limebrook Way - 14/01103/OUT	Health Care Facilities Contribution - improvements to health care facilities within the vicinity of the site including the improvements of Longfield Medical Centre and Blackwater Medical Centre or such other facilities	Maximum of Three Hundred and Twenty Nine Thousand One Hundred and Sixty Pounds (£329,160), adjusted by RPI indexation	Prior to first occupation of 150th residential unit	£329,160.00					£329,160.00		
(S2b) Land North And West Of Knowles Farm Wycke Hill Maldon Essex 15/01327/Out	Improvements to health care facilities within the vicinity of the Site including the improvement of Longfield Medical Centre and Blackwater Medical Centre or such other facilities as shall be agreed between the parties (Land to be reserved and made available to NHS)	maximum of ninety nine thousand two hundred and twenty pounds £99,220	Prior to first occupation of the 50th Residential Unit	£99,290.00						£99,290.00	
(S2c) Land East Of Wycke Hill Maldon 13/00763/OUT & App/X1545/A/14/2213988	Provision of additional health care facilities within 3 miles of the development	Sum of Twenty Two Thousand Five Hundred and Fifty Pounds (22,550)	50% Prior to Commencement, remaining 50% to be paid prior to first occupation	£22,550.00	£11,275.00	£11,275.00					
(S2d) Land At Broad Street Green Road, Maypole Road And Langford Road Great Totham/Heybridge Essex 15/00419/out	Improvements to health care facilities within the vicinity of the site or such other facilities or purpose as shall be agreed between the parties - Healthcare Facility Option (see schedule4 for details)	£340,200 sum of three hundred forty thousand and two hundred pounds	of a written notice from the District Council or NHS England requesting payment of the Healthcare Contribution PROVIDED THAT the Healthcare Facility Option Period has not expired; or	£340,200.00					£340,200.00		
(S2e) Land North of Holloway Road, Heybridge, Essex 14/00990/OUT	Capital expenditure to provide new medical healthcare facilities or improve and/or increase the provision (or capacity) of existing medical health care facilities to serve the	sum of thirty two thousand four hundred pounds (£32,400) Index linked	Prior to occupation of 65th market dwelling	£32,400.00					£32,400.00		
(S2f) Land West Of Broad Street Green Road Heybridge Essex 15/00885/FUL	Use of the Health Care Facilities Contribution towards improvement at the Blackwater Medical Centre and/or other NHS primary care health facilities which serves the North Heybridge Garden suburb	the sum of £47,720.00 (forty seven thousand seven hundred and twenty pounds) indexed from the date of this agreement	37% prior to occupation of any dwellings, 21% prior to occupation of 50% dwellings, remaining balance prior to occupation of 75% dwellings	£47,720.00		£17,656.40		£10,021.20	£20,042.40		
(S2g) Land off Park Drive Maldon Essex 14/00581/ful	Health Care Contribution - To expand existing or provide new general practitioner medical surgeries that serve or will serve the resident within the development	the sum of £43,080 (forty three thousand and eighty pounds	Prior to occupation of the first dwelling	£43,080.00	£43,080.00						
(S2i) Land Between Chandlers And Creeksea Lane Maldon Road Burnham-On-Crouch Essex 14/00356/ful	Provision of additional capacity at the health centre within Parish of Burnham on Crouch	financial contribution of £67,480 (sixty seven thousand four hundred and eighty pounds) indexed	£40,480 (forty thousand and four hundred and eighty pounds) to be paid prior to 18th occupation, remaining £27,000 (Twenty seven Thousand pounds) to be paid prior to occupation of 100th dwelling	£67,480.00			£40,480.00		£27,000.00		
(S2j) Land south of Green Lane and north of Maldon Road, Burnham-on-Crouch 16/00093/FUL	To be used by NHS England towards improvements at GP Practices within Burnham-on-Crouch	the sum of £328 (Three Hundred and twenty eight pounds) indexed from the date of This agreement for each dwelling	Prior to commencement of the development in any phases to pay the Health Care Facilities Contribution for the dwellings in that phase to the District Council	£59,040.00	£9,840.00	£25,256.00	£20,008.00	£3,936.00			
Land west of Fambridge Road, North Fambridge 14/01016/out	Enhancement of healthcare facilities and services at Anson Close Bring Surgery, South woodham Ferrers (including the main Practice at Kingsway Surgery, South Woodham Ferrers) which serves the development	sum of seventeen thousand nine hundred pounds (£17,900.00) adjusted by indexation	Upon commencement of development	£17,900.00		£17,900.00					
Land South of Marsh Road, BoC 14/00108/out	The enhancement of healthcare facilities and services at Burnham Surgery Foundry Lane Burnham on Crouch which serves the development	the sum of Twenty Four Thousand Pound (£24,000) based on the RPI indexation	Upon commencement of development	£24,000.00		£24,000.00					
Land at Southminster Road BoC 14/00108/OUT	Health care services to serve the development within Burnham on Crouch	the sum of £26,340 (twenty six thousand three hundred and forty pounds	Prior to Occupation	£26,340.00					£26,340.00		
Theedhams Farm, Steeple Road Southminster 14/00613/out	Provision of health care projects within the GP catchment area of southminster	the sum of £31,000 (thirty one thousand pounds	Deposit prior to occupation	£31,000.00			£31,000.00				
Land West Of Bridgeman's Green Latching don Essex 15/00396/out	Provision of resources to enhance healthcare at the Trinity medical Centre in Maryland	sum of sixteen thousand eight hundred pounds (£16,800.00) Indexed	Prior to occupation	£16,800.00						£16,800.00	
Land At Junction Of Steeple Road And Mill Road Maryland Essex 12/00452/out	Provision of additional healthcare services arising directly from the development to be used within General Practitioner catchment areas of Maryland and Southminster	sum of seven thousand and two hundred pounds (£7,000)	Prior to occupation	£7,000.00				£7,000.00			
Southminster West Business Park Scots Hill Southminster Essex 12/00437/out	Provision of healthcare projects within the GP catchment area of Southminster	the sum of thirty three thousand six hundred pounds (£33,600) indexed	Prior to occupation	£33,600.00	£33,600.00						
Total				£1,197,560.00	£97,795.00	£96,087.40	£91,488.00	£20,957.20	£775,142.40	£116,090.00	£0.00

Year	Contributions (£)
2017/18	£97,795.00
2018/19	£96,087.40
2019/20	£91,488.00
2020/21	£20,957.20
2021/22	£775,142.40
2022/23	£116,090.00
Total	£1,197,560.00

