

Site Address/Planning ref	Code for Purpose	Purpose	Non Financial Contribution	Financial Contribution	Trigger	District Council Y/N	County Council Y/N	Total Amount Due
Land South Of Wycke Hill And Limebrook Way - 14/01103/OUT	Monitoring	Monitoring and reviewing compliance with this deed		Sum of Eleven Thousand Five Hundred and Fifty Pounds (£11,550)	Upon commencement of development	Y	N	£11,550.00
Land South Of Wycke Hill And Limebrook Way - 14/01103/OUT	Highways	A414 Oak Corner Junction works		Sum of Two Hundred and Seventy Three Thousand and Twenty Eight Pounds (£273,028) Indexed from May 2014	Prior to first occupation of 150th Residential Unit	N	Y	£273,028.00
Land South Of Wycke Hill And Limebrook Way - 14/01103/OUT	Highways	B1018 Langford Road/Heybridge Approach Works		Forty Eight Thousand Nine Hundred and Fifty Four Pounds (£48,954) Indexed from May 2014	50% contribution Prior to first occupation of the 150th Residential Unit and remaining 50% contribution prior to first occupation of 660th Residential unit	N	Y	£48,954.00
Land South Of Wycke Hill And Limebrook Way - 14/01103/OUT	Highways	B1018 Heybridge Approach/A414 Roundabout Works		Sum of Nine Hundred Six Thousand Six Hundred and forty four pounds (£906,644)	50% contribution Prior to first occupation of the 150th Residential Unit and remaining 50% contribution prior to first occupation of 660th Residential unit	N	Y	£906,644.00
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Education	Early Years and childcare, Primary and Secondary Education contribution		To be calculated by ECC	5% Prior to commencement, 10% prior to 50th Occupation, 40% prior to 150th Occupation, 40% Prior to 235th Occupation, 5% prior to 320th Occupation	N	Y	£8,716,843.81
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Education	Education Site A - Primary school, Early Years and Childcare Facility	Education Site A Specification -comply with Appendix 1, 2 & 4		Endeavour to secure all necessary consent prior to the 20th occupation	N	Y	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Education	Education site B - Early years and child care facility	Comply with Appendix 3 & 4		Prior to 100th Occupation - notify CC whether owner will construct the facility, see schedule 4 for terms	N	Y	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Misc	Connection Strategy - to facilitate the connection of the east and west area	Submission of connection strategy to MDC		Prior to or concurrently with first Reserved Matter application	Y	N	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Health	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	Y	N	£329,160.00
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Open Space (LEAPS&NEAPS)	LAP, LEAP and NEAP on site	Specification, LMO as per appendix 7, 8 & 9		Part of Reserved Matter Application -Prior to implementation of the phase	Y	N	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Public Transport	Improvement to public transport services to serve the Development		Sum of Eight Hundred and fifty thousand pounds (£850,000) Indexed	On first occupation the the residential unit for a maximum of period of fifteen consecutive years	N	Y	£850,000.00
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Highways	Construction of South Maldon Relief Road (SMRR)		Lesser of (a) 78% of the build cost and (b) Four Million Four Hundred and Thirty Four Thousand Seven Hundred Pounds (£4,434,700) indexed	£100,000 on First Contribution, 30% prior to 235th residential unit, 30% prior to 405th residential unit and remaining balance on or before occupation of 575th residential unit	N	Y	£4,434,700.00
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Sports	To meet the needs of Green Infrastructure	Provision of junior football pitches with associated facilities and changing rooms of a specification as per Appendix 10		Prior to first occupation of the 300 th residential units to the east of the Maldon Wick Nature Reserve	Y	N	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Travel Plan	Informatio pack promoting the benefits of sustainable transport	Travel Plan, Travel pLan Co-ordinator and Travel Plan Framework as per appendix 11		Prior to commencement	N	Y	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Travel Plan	Travel Plan Monitoring fee -to review and monitor the travle plan		sum of three thousand pounds (£3000) Relevant General Indexation payable once each year from commencement until and including the year containing the date of first occupation of the final residential unit to be constructed as part of the development	First payment prior to commencement	N	Y	£3,000.00
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Youth Facilities	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	Y	N	£541,667.00
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	AH	To meet housing needs	30% of the total residential units on site in each phase as affordable housing units, AH scheme to be approved by MDC.		Complete 50% AH prior to occupation of 60% Market Unit in respect of each phase, Complete 100% AH prior to occupation of 90% market units	Y	N	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Open Space (Allotment)	Provision of Allotment land on site	Provision of Allotments as per specification Appendix 6		Transfer Allotment to LMO prior to completion of the final residential unit on the phase of residential development adjacent to the Allotment Site	Y	N	
Land South Of Wycke Hill And Limebrook Way 14/01103/OUT	Misc	Arrangements for the on going management and maintenance of the development	LMO to manage and adminster Green Infrastructue as per schedule 8 and Appendix 12		Draft brief - Prior to first occupation of a residential unit	Y	N	
						Total		£16,115,546.81