

24/02508/F

APPENDIX 1- Heads of Terms for Section 106 Agreement/undertaking

Planning obligation			Regulation 122 Assessment
Detail	Amounts (all to be Index linked)	Trigger points	
Healthcare	£23,760.00	First occupation or an alternative agreed trigger	<p>Necessary – This PCN area is already under pressure from nearby planning applications, and this application directly impacts on the ability of the Alchester Medical Group surgery in particular, to provide primary care services to the increasing population. Primary Care infrastructure funding is therefore requested to support local plans to surgery alterations or capital projects to support patient services.</p> <p>Directly related – Yes. The funding will be invested into other capital projects which directly benefit this PCN location and the practices within it if a specific project in the area is not forthcoming.</p> <p>Fairly and reasonably related in scale and kind – Yes</p>
Public transport services contribution	£tbc	First Occupation or alternative agreed trigger	<p>Necessary – The contribution is necessary to provide sustainable transport options to the site and as part of the overall public transport provision.</p> <p>Directly related –</p>

			<p>The proposal provides for residential which should be reasonably accessible via public transport modes to ensure occupiers have options to use sustainable modes of transport. It is therefore directly related to the development.</p> <p>Fairly and reasonably related in scale and kind – TBC</p>
<p>Travel Plan Monitoring contribution towards the cost of monitoring the framework and individual travel plans over the life of the plans.</p>	<p>£1,985 index linked from April 2022 using RPIX Index</p>	<p>At appropriate stages</p>	<p>Necessary – The site will require a framework travel plan. The fee is required to cover OCCs costs of monitoring the travel plans over their life.</p> <p>Directly related - The contribution is directly related to the required travel plans that relate to this development. Monitoring of the travel plans is critical to ensure their implementation and effectiveness in promoting sustainable transport options.</p> <p>Fairly and reasonably related in scale and kind – The amount is based on standard charging scales which are in turn calculated based on the Officer time required at cost.</p>
<p>CDC Monitoring Fee</p>	<p>£1,000</p>	<p>On completion of the S106</p>	<p>The CDC charge is based upon its agreed Fees and Charges Schedule</p>