

Infrastructure	Amount or Provision	Phasing
Reconfigured playing fields, at the Stadium & Le Quesne	Provision, approx £300k cost	1b
on site areas of open space and 'natural play', together with LEAP and NEAP to transfer to SDC	Provision, investment in play and other areas of open space of approx £1.8m	All phases
Committed sum payment for funding of open and play space maintenance and management of the Stadium and Le Quesne, including areas of play space for 10 years	Approx £700k	Phases 1 and 3
Provision of land and funding for 2FE Primary school	Freehold Transfer of land –at nil cost to KCC Servicing of plot Payment of £3,143,222	TBC, however full provision to be made in agreement with KCC to ensure school opens in September 2018
Changing and cadet/community use pavilion	Provision cost £800-£950k transfer to SDC subject to appropriate adoption fee being agreed	Required by March 2018 in accordance with MOD requirements
Stadium/pavilion car park	Provision £TBC	Phase 1, to be transferred alongside Stadium pitches
Other KCC community infrastructure contributions	£24,808.21 Community learning £87,543.84 Community facilities £5,388.96 assistive technologies £167,008.25	TBC – linked to occupation of specified number of units.
S278 works to identified junctions	Provision, £TBC	Phased in accordance with KCC Highways requirements and details set out in the application
Bus infrastructure	On site provision of bus stops and works and funding for routes £280k pump priming £150k Route 77 improvements £450k pump priming	TBC
GP Premises	Provision on site of 300m2	Phase 2a or 4, prior to occupation of 600 units
Seabrook Valley BTA & Redoubt/Conservation Management Plan	On site provision to value of approx £650k transfer details to be agreed. 10 year management and	Phase 1

	maintenance payment of approx £450k	
Restoration and reuse of listed buildings	Provision Restoration costs £TBC	In accordance with appropriate phases of development
Affordable Housing	On site provision	In accordance with phasing schedule (s106). Phase 1 to deliver 30%, with a minimum of 18% provided by the development (final figure TBC)
Off site highway works	As per KCC Highway requests, including s278 works and funding of off site improvements to junctions, pedestrian and cycle routes	As required by KCC Highways
Travel Plan	£10,000 monitoring and compliance contribution Household subsidies for bus and cycling Coordination (£274k) with Cheriton Primary School	Prior to occupation

19.13 It is considered that the s106 requirements above meet with paragraph 122 of the 2010 Community Infrastructure Levy Regulations, also set out within paragraph 204 of the NPPF which states that all developer contributions must meet the following tests and be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

19.14 A request has been made by KCC for superfast broadband provision to be achieved via condition. The applicant has questioned whether such provision meets the tests for conditions. As such an informative may be more appropriate.

19.15 In addition to the developer contributions set out above (to be finalised) the application includes significant investment in archaeological monitoring and recording, whilst the delivery of a large previously developed site also generates significant severance and de-contamination/demolition costs.