

LYDE ROAD, YEOVIL
S106 AGREEMENT CONTRIBUTIONS SCHEDULE

Trigger	Contribution/Action	Date Paid/Completed
Upon completion of S106 Agreement	Pay SSDC's legal fees Developer to register agreement against title with Land Registry and supply SSDC with evidence that have done so	
On grant of planning permission	Pay Sports Provision contribution of £450,000	
Prior to commencement of development	Submit Landscape Plan for Access Road Bund to SSDC for approval Submit Affordable Housing Phasing Plan to SSDC for approval	
As soon as reasonably practicable after commencement of development	Submit play area specification to SSDC for approval	
Prior to commencement of any Housing Area	Submit Landscape Plan for remainder of Relevant Areas to SSDC for approval Serve notice on SSDC that landscape maintenance of Relevant Areas is to be carried out by Approved Management Company	
<p>Occupation Triggers</p> <p><u>Affordable Housing:</u> 52% of Open Market Units 67% of OMU 82% of OMU 92% of OMU</p> <p><u>Landscaping:</u> 75% of all Dwellings in Housing Area 667 of all Dwellings on entire Site</p>	<p>25% of Affordable Units must be provided 50% of AU must be provided 75% of AU must be provided 100% of AU must be provided</p> <p>Landscape Plan fully implemented in that Housing Area Riverside Park Works and Access Road Bund Works fully completed</p>	
<p><u>Sport & Play</u> 50% of all Dwellings in relevant Housing Area or 100th Dwelling on Site, whichever is the earlier</p>	<p>Transfer LEAP near site entrance to SSDC Pay capital contribution for LEAP of £58,750 Pay commuted sum for LEAP of £42,500</p>	

Trigger	Contribution/Action	Date Paid/Completed
50% of all Dwellings in relevant Housing Area or 400 th Dwelling on Site, whichever is earlier	Transfer LEAP adjacent to school to SSDC Transfer LEAP in central area above road to SSDC Pay capital contribution for both LEAPS of £117,500 Pay commuted sum for both LEAPs of £85,000	
50% of all Dwellings in relevant Housing Area or 550 th Dwelling on Site, whichever is earlier	Transfer LEAP in central area below road to SSDC Pay capital contribution for LEAP of £58,750 Pay commuted sum for LEAP of £42,500	
At time school site is transferred	Transfer MUGA adjacent to school to SSDC Pay capital contribution for MUGA of £80,000 Pay commuted sum for MUGA of £32,000	
Before planting any Street Trees	Pay commuted sum for Street Trees of £200/tree	
End of planting season following 2 nd anniversary of commencement of development	Satisfactorily complete works as per Landscape Plan for each Relevant Area and Access Road Bund	
Within 2 months of SSDC giving notice that Landscape Plan has been satisfactorily completed and Landscape Maintenance Period has expired	Transfer Relevant Areas to SSDC or transfer Relevant Areas to Approved Management Company	
Transfer of Relevant Areas to SSDC	Pay landscape commuted sums: £110,000 for Cordon Sanitaire £110,000 for Linear Park £110,000 for Northern Boundary £220,000 for Riverside Park	
End of Landscape Maintenance Period for Access Road Bund	Pay Access Road Bund commuted sum of £47,600	
Letting or imminent letting of Swimming Pool contract <i>(must be within 10 years from commencement of development)</i>	Pay Swimming Pool contribution of £144,625	
Letting or imminent letting of Sports Hall contract <i>(must be within 10 years from commencement of development)</i>	Pay Sports Hall contribution of £274,935	

Note: most financial contributions or commuted sums are index linked i.e. the amount stated to be due in this table will have increased by the time the contribution comes to be paid. Please see the agreement for details.