

SCHEDULE 2

Roof Charge

Part 1

Calculation of Charge

The roof charge in respect of each unit of Market Housing (subject to indexation pursuant to clause 8 of this Agreement) shall be £15,250.

Part 2

Roof Charge Fund Expenditure Heads

The Council in administering the Roof Charge Fund shall deploy the Roof Charge Fund in a timely manner and in accordance with the priorities set out in accordance with Part 5 of this Schedule for the following objectives and purposes and the maximum amount to be expended upon each Head is separately identified (but for the avoidance of doubt all figures within this Part 2 shall be Index Linked from the date of this Agreement to the date the objective is achieved).

1. Town Centre Improvements

- 1.1 A programme of improvement schemes to improve Kettering town centre in compliance with the adopted Town Centre Area Action Plan including:-
- a Public realm and pedestrian priority measures in High Street, Gold Street, Lower Street, Meadow Road and associated areas;
 - b Public realm and frontage improvements in Newland Street;
 - c Redevelopment schemes for:
 - (i) Soans Yard (retail, restaurant and office space, plus public realm);
 - (ii) Newland Centre - phase one area (Lower St/Gold St) (Leisure and new retail);
 - (iii) Horsemarket (new retail, hotel and residential schemes on derelict sites);
 - (iv) Wadcroft (major retail development);
 - d Open space and redevelopment scheme for Meadow Road and the "southern quarter" part of town, for enhanced leisure, office and residential uses;

- e Public realm, bus priority and office development schemes, railway station and Station Road;
- f Frontage improvement schemes for key buildings throughout the town centre;
- g Enhancements to the library service offer in Kettering town centre and outreach services from the main library facility to cover the Site.

1.2 The maximum contribution is £20,250,000.

2. Cranford Traffic Calming

2.1 The processing and implementation of an amenity weight restriction through Cranford and traffic management works in Cranford to be developed in partnership with the County Council and Cranford Parish Council.

2.2 The maximum contribution is £65,000.

3. Biodiversity

3.1 The provision of biodiversity enhancements to the Southfield Farm Marsh SSSI Nature Reserve and to Twywell Hills and Dales Nature Reserve, incorporating the Twywell Gullet SSSI.

3.2 The maximum contribution is £60,000.

4. Elizabeth Road Noise Attenuation

4.1 A scheme to be managed by the Council to reduce noise levels within residential properties and gardens adversely impacted upon by the Elizabeth Road link as identified in the approved noise impact assessment required as Conditioned.

4.2 The maximum contribution is £250,000

5. Primary Healthcare

5.1 Financial support towards the capital cost of constructing primary healthcare facilities within the development on the primary healthcare site

5.2 A maximum contribution is £500,000 is to be made to Primary Care Commissioner.

6. Fire and Rescue Services - Residential

- 6.1 Financial support towards additional fire and rescue infrastructure required as a result of the residential elements of the Development.
- 6.2 The maximum contribution to be paid to the Northamptonshire Fire and Rescue Service is £475,000.

7. Police

- 7.1 The provision of three police community support officers to be based at the Community Building with responsibility for security of the Site.
- 7.2 The maximum contribution to be paid to the Northamptonshire Police Force is £300,000.

8. General Off Site Highways and Transportation

- 8.1 The provision of highway and transport infrastructure and services as particularised below:
 - a the provision of the highway improvement works exclusive of Conditioned works within the town of Kettering as determined by the County Council in the Kettering Town Strategy or any subsequent traffic and transportation strategy as may be determined by the County Council;
 - b Inter-urban and town centre public transport services exclusive to service enhancements referred to in this Agreement;
 - c the enhancement of pedestrian and cycle linkages within the Kettering Borough exclusive to any Conditioned works;
 - d off site highway improvements required to accommodate traffic arising from the Development exclusive of any Off-Site Highway Condition Works as set out at paragraph 10 below;
 - e the provision of a road safety study and subsequent implementation of schemes aimed at enhancing road safety within Kettering Borough;
 - f the provision of intelligent transport solutions such as SCOOT where appropriate within Kettering Borough;
 - g the provision of an officer from the County Council to facilitate and manage contributions to highways and transportation;
 - h the provision of footpaths between:

- (i) Charlotte Place (and its play area) to Elizabeth Road along the Ise/Ise Valley where possible and appropriate;
 - (ii) Elizabeth Road and the Science Academy (Deeble Road) along the Ise/Ise Valley where possible and appropriate;
- i The provision of a bus service through low-floor buses with a minimum capacity of 25 passengers as set out below from first occupation of the first Dwelling until 2 years after the completion of the last Dwelling (unless the service becomes commercially viable in its own right). Bus provision should be provided at the following times:-
- (i) A daily bus service (excluding Christmas day, boxing day and new year's day) between East of Kettering and Kettering hospital, via Kettering railway station and Kettering town centre and vice versa:-
 - (ii) On Mondays to Saturdays (including Good Friday but excluding Bank Holiday Mondays) the first journey to arrive at Kettering hospital before 0730hrs and the last journey to depart Kettering hospital after 2300hrs. The service to operate every 20 minutes until 1800hrs and half-hourly thereafter. Kettering hospital to be served half-hourly. All other journeys to terminate at Kettering town centre.
 - (iii) On Sundays and Bank Holiday Mondays the first journey to arrive at Kettering railway station before 1000hrs and the last journey to depart Kettering railway station after 2300hrs. The service to operate half-hourly.
- j the provision of on Site bus infrastructure which may include:
- (i) bus stops such that all Dwellings are situated within 300 (three hundred) metres walking distance of a bus service
 - (ii) bus stops that shall provide high quality public transport shelters with bus stop flag to include real time information, seating, lighting, and full service information (routes, timetables and fares) with a bus boarder prior to the commencement of any of the Bus Services.

8.2 The aggregate maximum contribution is £16,161,055.

9. Off-Site Highway Condition Works

- 9.1 The various schemes for off site highway improvement works comprising:
- a works to Stamford Road/Windmill Avenue (Access (a) shown indicatively on Drawing No. 136171-OS-13 Rev R)
 - b Works to Windmill Avenue/St Mary's Road (Access (b) shown indicatively on Drawing No. 136171-OS-14 Rev R)
 - c works to Windmill Avenue/Deeble Road (Access (c) shown indicatively on drawing 136171-OS-15 Rev R)
 - d Works to London Road/Barton Road (Access (d) shown indicatively on Drawing No. 136171-OS-16 Rev R)
 - e Works to Cranford Road/Barton Road (Access (g) shown indicatively on Drawing No. 136171-OS-18 Rev R)
 - f Bus Priority Scheme ((f) shown indicatively on Drawing No. 136171-OS-006 Rev R and 136171-OS-03 Rev R)
 - g Walking and Cycling measures such as dropped kerbs, tactile paving and controlled pedestrian/cycle crossing(s) and signage to be provided off site within the public highway that reasonably relate to the Development
 - h Works at junction 9 of the A14
 - i Contribution to mitigation measures at junction 10 of the A14 and Barton Road

which taken together shall be the "Off-Site Highway Condition Works"

9.2 The maximum contribution is £6,300,000.

10. Travel Plan Delivery

10.1 Delivery of the Travel Plan which may include the employment or procurement of a travel plan manager such post to be sustained for a period from the date of first appointment, following approval of the updated Framework Travel Plan, until two years after completion of the Development.

10.2 The maximum contribution is £100,000.

11. Community Worker

11.1 The provision of a community development worker for a period and from a date to be determined by the Council. The role of the community worker is

to help create a community throughout the Development from first Occupation of the Development.

11.2 The maximum contribution is £250,000.

12. Boughton Park Tree Planting Scheme

12.1 A scheme to provide for the restoration of the avenues of tree planting along the Patte d'Oie on the southern fringe of Boughton Park so as to restore an historically important feature of Boughton Park and enhance the local landscape and surrounding villages.

12.2 The maximum contribution is £200,000.

13. Council Monitoring

13.1 The Council's costs of monitoring the delivery of this Agreement including managing the Roof Charge Fund and the expenditure from it throughout the term of the Development.

13.2 The maximum contribution is £250,000.

14. Primary Schools

14.1 The provision of primary schools which combine to provide 8 entry forms within the Site at suitable locations to meet the needs of the local population PROVIDED ALWAYS that (for the avoidance of doubt) it is agreed that the Council may apply for and receive forward funding for the Primary School out of the Local Infrastructure Fund and thereafter repay such forward funding out of the Roof Charge Fund .

14.2 The total cost contribution for the Primary Schools is up to a maximum of £20,000,000.

15. Secondary School

15.1 A contribution to the County Council (or at the direction of the County Council an Education Trust) towards the construction of a Secondary School on the Site.

15.2 The maximum contribution is £7,500,000.

16. Community Building

16.1 The provision of the Community Building.

16.2 The maximum contribution is £750,000.