

End Note for S106 Instructions

1. Details

Service Area	<i>Green Infrastructure Team</i>
Requesting Officer	<i>Louise Aparo</i>
Date	<i>12/09/25</i>
Planning Application No.	<i>251488</i>

2. Financial Obligations

Please complete a table for each financial S106 obligation requested:

Description of works/services to be funded including relevant drawing/number (if appropriate)	<i>On-site monitoring on mandatory biodiversity net gain.</i>
Full cost breakdown (including full contingencies)	<i>£3,600 to cover review of monitoring reports and site inspection for a minimum on nine occasions.</i>
Details of who has undertaken the costing exercise	<i>Green Infrastructure Team</i>
Is the amount requested intended to fully or partially fund the relevant project (provide details)	<i>Directly relevant to this site only.</i>
Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	<i>It's necessary to make the development acceptable in planning terms as it's required to secure the post development scenario and achieve the statutory biodiversity net gain target.</i> <i>It directly relates to the development as its monitoring of on-site actions that are apart of the development proposals.</i> <i>Its fairly and reasonable in scale and kind to the development as the contribute amount has been calculated on a pro rata rate to the size of the area and the officer time required.</i>
Team / officer responsible for spending the S106 funds	<i>Green Infrastructure Team</i>
When contribution is needed by (payment trigger)	<i>It is need prior to occupation.</i>
Date works/services are needed by (WBC delivery)	<i>Delivery on-going throughout the 30 year period.</i>

3. Non-Financial Obligations

Please complete a table for each non-financial S106 obligation requested:

Description of S106 non-financial obligation required including relevant drawing (if appropriate)	<i>Manage the site as per the condition assessments of the HMMP and monitoring of the site and submit monitoring reports in the years specified (Year 1,2,5,10,15,20,25,30). Following issue of a practical completion certificate.</i>
Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	<i>It's necessary to make the development acceptable in planning terms as it's required to secure the post development scenario and achieve the statutory biodiversity net gain target.</i> <i>It directly relates to the development as its monitoring of on-site actions that are apart of the development proposals.</i> <i>Its fairly and reasonable in scale and kind to the development as the contribute amount has been</i>

	<i>calculated on a pro rata rate to the size of the area and the officer time required.</i>
Team / officer responsible for monitoring the progress of the S106 non-financial obligation	<i>Green Infrastructure Team</i>
S106 trigger date/s for non-financial obligation	<i>Once the Soft landscaping has been completed, Invitation to the LPA to inspect planting and agree remedial measures or issue a practical completion certificate and start the clock on the monitoring period.</i>