

Heads of terms for the completion of a Section 106 agreement

S/2941/18/FL New office and technology research facilities. Land North of Melbourn Science Park, Melbourn, Cambridgeshire
Section 106 payments summary:

Item	Beneficiary	Estimated sum
Bus stop maintenance	CCC	£14,500
Footway No.9 Improvements	CCC	£30,000
Station Road to A10 underpass footway improvements	CCC	£56,500
Royston to Melbourn cycle route improvements	CCC	£25,000
Ramp to Meldreth Station	SCDC	£45,000
Indoor community space	SCDC	£93,500
Monitoring	SCDC	£500
TOTAL		£265,000

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Securing landscape and drainage maintenance company	Applicant	To ensure landscape and drainage is maintained in the long term in accordance with the agreed details.

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Two bus stops on Cambridge Road		To be offered to M.P.C

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Transport – Bus stop maintenance
Policy	TI/2
Required	That provision be made prior to occupation for the implementation of two bus stops on Cambridge Road between the site access and its junction with Russet Way to encourage future occupiers to use public modes of transport to get to and from the site. The ongoing maintenance of these stops at £7,250 each (£14,500 all together) for a period of time is considered reasonable to ensure they are maintained. This money will be collected by CCC but paid to MPC if they take on the shelters.
Ref	CCC
Trigger	100% upon installation of bus shelters
Ref	CCC2
Type	Transport - Footpath No.9 improvements

Appendix 1

Policy	TI/2
Required	<p>The nearest railway station is Meldreth station, and the fastest route to the station is via Footway no.9, Station Road and the village centre. The development is expected to increase pedestrian and cycle flows between the site and Meldreth Parkway railway station as well as an increase in traffic on the already congested A10 corridor.</p> <p>Footway No.9 is currently a narrow path that crosses a field towards Meldreth Station. The path is not lit and un-inviting for pedestrians and cyclists. To mitigate the impact of the development and to encourage more employees to use the rail and cycle to get to the site a contribution towards an upgrade to the path is considered to be essential.</p> <p>No.9 footway improvement project already has one pooled contribution from the development on New Road, Melbourn (199 dwellings). Additional funding is required for to complete this project. The CCC has therefore requested £30,000 as a s106 obligation.</p>
Trigger	100% prior to occupation

Ref	CCC3
Type	Transport - Station Road to underpass footway improvements
Policy	TI/2
Required	<p>The nearest railway station is Meldreth station and the fastest route to the station is via Footway no.9, Station Road and the village centre. The development is expected to increase pedestrian and cycle flows between the site and Meldreth Parkway railway station as well as an increase in traffic on the already congested A10 corridor.</p> <p>The footway extending from Station Road to the underpass/No.9 is currently a narrow path that crosses a field towards Meldreth Station. The path is not lit and un-inviting for pedestrians and cyclists. To mitigate the impact of the development and to encourage more employees to use the rail and cycle to get to the site a contribution towards an upgrade to the path is considered to be essential.</p> <p>There are currently no pooled contributions towards this project and no funding is foreseeable in the short-medium term. The CCC has therefore requested £56,500 within a s106 agreement.</p>
Trigger	100% prior to occupation

Ref	CCC4
Type	Transport - Melbourn to Royston cycleway improvements
Policy	TI/2
Required	<p>The development is expected to increase pedestrian and cycle flows between the site and Royston and the surrounding area, as well as an increase in traffic on the already congested A10 corridor. Melbourn-Royston pedestrian cycle link (Melbourn Greenways scheme) is a project that is already being progressed. This involves a new bridge across the A505 from the</p>

	<p>A10 and connecting cycleway. Herts County Council has already conducted a bridge feasibility study and has pledged lifetime maintenance costs (£550K +). The following contributions have already been pledged towards the bridge:</p> <ul style="list-style-type: none"> - Three S106 contributions have been allocated by North Herts DC towards the bridge component of the project, totalling £56,000. - Major tenant at Melbourn Science Park have pledged £30,000 - Royston Town Council £30,000 - Lead funding is also expected from the Mayor Business Board <p>To mitigate the impact of the development and to encourage more employees to use the cycle to get to the site a contribution towards the upgrade to the cycle path between Melbourn and Royston is considered to be essential. The CCC has therefore requested £25,000 within a s106 agreement.</p>
Trigger	100% prior to occupation

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Transport - Ramp improvements to Meldreth Station
Policy	TI/2
Required	<p>The nearest railway station is Meldreth station and the fastest route to the station is via Footway no.9, Station Road and the village centre. The development is expected to increase pedestrian and cycle flows between the site and Meldreth Parkway railway station as well as an increase in traffic on the already congested A10 corridor.</p> <p>Currently the north bound access to the station is only accessible by steep steps. To improve access a new ramp has been proposed. This has been on the Parish Councils agenda for a number of years to improve accessibility for cyclist and disabled users but funding has not been forthcoming to date from the rail operator.</p> <p>The cost of a ramp to be provided has been estimated by Govia Thameslink to be in the region of £75,000. A partial contribution towards the project would trigger match funding from either the Dept for Transport's Access for All scheme, or Govia Thameslink's small infrastructure improvements pot.</p> <p>To mitigate the impact of the development and to encourage more employees to use the cyclist to get to the site from the station a contribution towards the ramp is considered reasonable. The Council have therefore requested £45,000 which will be payable to SCDC to help deliver the project.</p>
Trigger	100% prior to occupation

Appendix 1

Ref	SCDC2
Type	Offsite indoor community space
Policy	SC/4
Required	Yes
Detail	<p>The proposed extension to the Hub in Melbourn results in 42 square metres of additional floorspace. The impact of the application could therefore be attributable to 55% of the new floorspace.</p> <p>Adopting this approach would result in a contribution of £93,500 (i.e. £170,000 x 0.55) being secured towards the proposed extension.</p>
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	1

Ref	SCDC3
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	YES
Detail	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
Project	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Number Pooled obligations	None