

Appendix 2

Northstowe Phase Two Section 106: Proposed Items and Triggers

Item	Obligation	Triggers	Comments
Education			
Early Years Provision	Allocation of Land: number and size of sites TBC		Land to be allocated for private and/or voluntary sector to provide early years services. Although not funded under the S106 there is a need to ensure that sites are provided so that the facilities can come forward at the right time and in the right location.
Primary Education Provision (1x2FE, 1x3FE)	Capital: £20,390,000 Plus Revenue: £100,000	3FE primary school by the occupation of the 1,600th dwelling (across phases 1 & 2 combined) 2FE primary school by the occupation of 3,000th dwelling (across phases 1 & 2 combined)	(2 x Primary Schools: 1x2FE, 1x3FE). Primary Schools to include early years classes and OSC
Secondary Education Provision (4FE)	Capital: £10,570,000	4FE expansion to Northstowe secondary school by the 2,500th dwelling (combined across the first two phases of development)	4FE - expansion of the secondary school to 8FE
Post 16 Provision	Capital: £3,640,000	By the 4,200th dwelling (combined across the first two phases of development)	
Special Education Provision	Capital: £2,760,120 Plus Revenue: £29,172	By the 2500 th dwelling across phases 1 and 2.	In order to minimise the disruption of construction on the delivery of high quality education outcomes, the ambition is that the special school provision would be delivered as part of the expansion of the secondary school i.e. 2,500th dwelling across Phase 1 & 2. However, there is a need to ensure that the provision of education capacity reflects the growth in demand arising from the Northstowe developments.

			This may influence the overall timing of the delivery of this provision.
Community and Community Sport			
Permanent Civic Hub:	Capital: £14,548,805 Plus Revenue: £250,000	Health Centre/Library with community use – by 1500 dwellings across phases 1 and 2 Community Hub - by 4200 dwellings across phases 1 and 2	To be provided in two phases: Phase 1: Health Centre and Library with community use Phase 2: Community Hub To include work space for town council, Local Authority staff working in Northstowe and emergency services
Level 3 Library Provision	Capital: £368,550 Plus Revenue: £461,160	<u>Capital:</u> 9 months in advance of library being operational (HCA offering this at 1,500 dwellings) <u>Revenue:</u> 33% 9 months prior to library being operational 33% = one year anniversary from first contribution 33% = two year anniversary from first contribution	Library fit-out - capital plus revenue contributions
Placemaking and Community Building.	Revenue: £1,000,000	By 1 st Occupation Flexible trigger required to reflect level of need	The lynchpin is a community development worker, drawing on children, families and adults social support in order to build a cohesive community. Flexibility should be secured.
Children's Centre (Included in Placemaking)		Within 1 year of 1st occupation on completion of temporary community facilities (to be within the library or a school)	Contribution towards furnishing and equipment for Children's centre including first year activities To be made available when temporary space for children's centre (temporary community facilities to be made available 1 year after occupation) is available with timeframe to spend up to one year after

			completion of permanent space for children's centre activities (triggered with Civic Hub)
Community Work (included in placemaking)		On 1st occupation and phased over 3 years	Contribution towards funding for activities and events
Youth and Community Work (included in placemaking)		On 1 st Occupation	Contribution to funding activities and events
Other Sports Revenue	Revenue: £170,000	1/3 annually with first instalment prior to opening of dual use sports centre or lump-sum prior to opening of facilities	Revenue requirements include sports centre manager
Sports Hub West	Infrastructure delivery in kind (estimated cost £280,000)	Sports Hub West to be completed by occupation of 2000th home across phases 1 and 2 Pitches to be laid 18-months prior to opening of the Sports Hub West	Pitches need to be laid 18 months prior to opening in order to allow establishment of surfaces
Sports Hub East & Formal Outdoor Space Commuted Maintenance Sum	Infrastructure delivery in kind (estimated cost £1,965,000) Revenue: £270,000	On 2,500th occupation across phases 1 and 2 Revenue - 33% annually or lump sum prior to opening of pitches/facilities	
Sports Pavilion	Capital: £1,500,000 Plus Revenue: £135,000	On 2,500th occupation across phases 1 and 2	
Dual use Indoor Sports Centre	Capital: £3,208,649	On 2,500th occupation across phases 1 and 2	To be provided as part of enlarged Secondary School (trigger as per secondary school)
Public Open Space	Infrastructure delivery in kind (estimated cost £1,100,000)		Laying Out including Town Park/Square
Play Areas plus	Infrastructure delivery in kind (estimated cost £1,248,000)	Maintenance sums - 33% annually or lump-sum prior to opening of pitches/facilities	E.g. LEAPS/NEAPS/LAPS & formal and informal Children's Play Space
Community	Revenue:		Revenue TBC once

Maintenance Sums	TBC		type/size of dwellings known
Small Grants Scheme (Community Chest)	Revenue: £30,000	£7,500 per annum from 1st occupation	
Allotments and Orchard	Infrastructure delivery in kind (estimated cost £75,000)		
Burial Ground	Infrastructure delivery in kind (estimated cost £25,000)		
Voluntary Sector, Faith, Community Facilities	Provision of Reserved serviced sites		
Street Furniture/cycling parking	Infrastructure delivery in kind		
Governance			
Community Endowment	Revenue: £100,000	Upon formation of shadow town council	For Phase 2
Town Sign / Notice Boards	Capital: £42,500		
Emergency Services			
Emergency Outstation	Contingency: £1,820,000		For Police, Fire and Rescue services
Economic Strategy			
Small business units	N/a		through economic strategy
Transport			
Cambs Guided Busway	Capital: £4,900,000 plus interest – total £6,257,000 as at July 2015	200th dwelling = £925,283 700th dwelling = £925,283 1,400th dwelling = £925,283 2,100th dwelling = £925,283 2,800th dwelling = £925,284 3,300th dwelling = £925,284	Potential for later payments provided capital and interest are repaid.
Community Transport Contribution	Revenue: £250,000	Annual Payments: On 1 st Occupation = £40,000 Successive payments on the anniversary thereafter for ten further years = £21,000 per year	
Transport Mitigation Measures	Contingency: £1,750,000	Payable in phased instalments (£250,000 per instalment): 500th dwelling 1,000th dwelling 1,500th dwelling 2,000th dwelling 2,500th dwelling 3,000th dwelling 3,400th dwelling	Trigger could also be linked to traffic generation from the site as monitored through the count sites
Annual Transport Monitoring	Revenue: £120,000	Annual Payments: On 1 st Occupation = £20,000 Successive payments on the	

		anniversary thereafter for ten further years = £10,000 per year	
Travel Plan Co-ordinator contributions			To be secured by conditions
Transport Capacity Measures	Infrastructure delivery in kind and through conditions (estimated cost £700,000)		
Public Rights of Way (PROW) Network Improvements			Conditions and transport capacity measures
Cycle Network	Capital: £450,000	Payable in phased instalments for all works to be completed prior to completion or To be implemented by developer to a schedule to be agreed with CCC. Triggers: On commencement of development = £37,500 On receipt of written evidence of scheme from CCC = £412,500	Upgrade to cycleway between Oakington and Girton.
Parking Management/Traffic Regulation Orders	Contingency: £50,000	Payable in phased instalments for all works to be completed prior to completion. On 1,500th dwelling = £25,000 On 3,000th dwelling = £25,000	
Bus Priority Route Through Development	Infrastructure delivery in kind		
Access Road(s) to Development	works		
General on site works not included in above	works		
Archaeology & Heritage			
Archive Storage			Long term storage of archive
Interpretation	Revenue: £45,000	100% by 350th dwelling	Public archaeology, interpretation and displays
Display and Storage			Display and storage facilities for Longstanton District Heritage Society
Pill Boxes			Long term use/care of pill boxes To be secured by condition
Management plan for Longstanton Paddocks			To be secured by condition
Environment			
Air Quality	Capital:		Air Quality Monitoring

	£124,000		
Traffic Noise	Contingency: £70,000		Traffic Noise Insulation Scheme Off-Site
Construction Noise / Vibration	Revenue: £11,625		Construction Noise / Vibration Monitoring
Contaminated Land	Revenue: £50,000 Contingency: £100,000		Contaminated Land - Provision of funds for an independent environmental consultant to review assessments & reports
Unexploded Ordnance			Scheme to be agreed, HCA providing
Land Drainage (Provision of GIS Data)			
Award Drains	Revenue: £224,100		Upgrade in Maintenance Work & Hatton's Road Ponds Maintenance
SUDs	Contingency: £3,000,000		Long Term Management & Maintenance of on-site SUDs system
Award Drains and SUDS (Technical Assistance)	Contingency: £35,250		
Webbs Hole Pump	Capital: £647,500		
Biodiversity			
Biodiversity	Infrastructure delivery in kind (estimated cost £26,000)		Biodiversity Off Site Mitigation - Farmland Birds
Sustainability			
Renewable Energy and Sustainable Show Homes	N/a		Covered by condition
Utilities			
ICT Infrastructure	works		ICT Infrastructure dwellings and community/public sector buildings
Waste			
Recycling Bring Sites			Condition Neighbourhood / Community Recycling Bring Sites
Household Minimisation	N/a		Household minimisation & recycling promotion fund
Waste and Recycling Containers	Capital: £376,250		Provision of waste and recycling containers to dwellings

Depot	N/a		Depot- cleansing satellite trucks and small mechanical
Waste Collection	Capital: £119,000		Waste Collection Vehicles
Strategic Waste			
Household Recycling Service	Capital: £456,505	50% on occupation of 500 dwellings 50% on occupation of 1,500 dwellings	To be considered by County Committee on 7th July – whether this is included or not depends on their decision on Household Recycling Sites in South Cambridgeshire.
Monitoring			
Monitoring Staff	Revenue: £60,000		

Total Capital	£65,458,879
Total Revenue	£3,306,057
Total Contingency	£6,825,250
Overall Total	£75,590,186