

Briefing Note: Northstowe Phase 2 – S106 Heads of Terms

The purpose of this note is to highlight and explain the reasons for the differences in S106 contributions sought for items in the NJDCC Report (June 2015), which totalled approximately £86m, and the E&E Committee Report (July 2015).

The list of S106 requirements in the E&E Committee Report total about £75.5m, of which £456,505 can be removed from the household recycling service item following the recent decision by the Highway and Community Infrastructure Committee.

It is also unlikely that all of the contingency items (which total £6,825,250), which are included in the £75.5m, will be needed. We will be seeking an arrangement similar to the Phase 1 S106 whereby any savings (e.g. from contingency items) can be recycled back to the Northstowe Phase 2 development.

The table below only highlights the requirements where changes have been made and does not total the full list of requirements.

	Represents Cambridgeshire County Council requirements
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Requirements	June 2015 – NJDCC Report	July 2015 – E&E Committee Report	Reason for change
1) 2FE primary school	£21,490,000	£20,490,000	Reduced by £1m to remove the contingency budget that had been added as a precaution ahead of the report on the conversion of the officers' mess
2) Special School	£2,282,000	£2,789,292	Increased slightly due to revised cost estimates in the light of recent projects
3) Civic hub	£20,055,225	£14,798,805	Reduced by about £5.5 million in the light of cost work by JLL, revision of spec by PSCS working group and to bring forward some facilities (health, community library)
4) Library and Lifelong Learning – revenue costs	£768,600	£461,160	Revenue reduced from 5 years to 3 years, in line with Phase 1
5) Placemaking and Community Building	£1,500,000	£1,000,000	Support for new residents has been reduced as a joint multi-agency team provides efficiencies
6) Sports revenue requirements (e.g. sports hub and sports pavilion)	£1,650,000	£575,000	Revenue reduced from 5 years to 3 years, in line with Phase 1
7) Dual use sports	£6,000,000	£3,208,649	Reduced by about £2.8 million to reflect accurate costings and revised sports strategy, particularly 4 court hall requirement

8)	Capital costs for sports hub, public open space (including town park/square), play areas, burial ground and community orchard and allotments	£4,693,000	£0	HCA are providing from <u>infrastructure/ works</u>
9)	Emergency Outstation for Police, Fire and Rescue Services	£1,820,000	£1,820,000 (contingency)	<u>Contingency</u> – Fire Service would prefer sprinklers in housing, at the very least the affordable. HCA keen to pursue, but may need to provide for outstation as a contingency.
10)	Cambridgeshire Guided Busway	£5,551,700	£6,257,000	Increased from £5.5 million at 2010 prices to 4.9 million plus interest (total 6.257 million in July) due to interest accrual and up to date Treasury calculations
11)	Bus revenue contributions	£2,000,000	£0	Removed as CGB is already there for high-quality public transport, Phase 1 should get buses going so no certainty this will be needed
12)	Community transport	£190,000	£250,000	<u>Increased</u> slightly, to make sure this can be provided by those unable to access public transport
13)	Transport Mitigation Measures	£175,000 (part of £2,020,000 for transport mitigation measures, annual transport monitoring and travel plan coordinator)	£1,750,000 (contingency)	<u>Contingency</u> budget to pay for transport mitigation measures if the annual transport monitoring survey shows they are needed.
14)	Travel plan coordinator	£150,000	£0	<u>Conditioned</u> rather than having S106 contributions
15)	Transport Capacity Measures	£700,000	£0	<u>Conditioned</u> rather than having S106 contributions
16)	Rights of Way Network Improvements	£350,000	£0	Bridge not needed. Transport capacity measures to cover upgrade to crossing of CGB.
17)	Cycle Network Improvements	£900,000	£450,000	Down by £450K as funding is concentrating on key corridor from Oakington to Girton. Additional cycleway upgrades to be sought in Phase 3 and Cottenham to Rampton upgrade is on the 'reserve' list.
18)	Parking controls	£50,000	£50,000 (contingency)	<u>Contingency</u> - needed if there is too much parking in residential areas for town centre shopping.
19)	Pill boxes, Longstanton paddocks,	£228,000	£0	<u>Conditioned</u> rather than having S106 contributions

UXO evacuation			
20) Long term management and maintenance of on-site SUDS system	£3,000,000	£3,000,000 (contingency)	<u>Contingency</u>
21) Traffic noise, Contaminated land, Award Drains and SUDS (Technical Assistanec)	£205,250	£205,250 (contingency)	<u>Contingency</u>
22) Biodiversity – off-site mitigation of farmland birds	£26,000	£0	HCA are providing from <u>infrastructure/ works</u>
23) Strategic Waste – Household Recycling Service	£456,505	£0	Decision by Highways and Community Infrastructure Committee was for there to be only 1 new household recycling centre in the Cambridge/Northstowe HRC catchment area not 4. This contribution can now no longer be sought as we have reached maximum number of contributions for the project