

Draft Section 106 Heads of Terms schedule – Cambourne West contributions/considerations						
	Planning Obligation	Details of obligation	Cost	Comments	Updated	Trigger
	Affordable Housing					
1	Policy requirement	Minimum of 40% of all accommodation on site to be affordable subject to viability.	N/A	Viability discussions indicate that 30% affordable housing is achievable with a 50/50 tenure split. A review mechanism would be triggered if delivery targets not met.	08/11/16	Phased throughout the development
	Education					
2	Secondary education	Capital contribution and land. £26,013 per place.	£14,809,852	Current forecasts are for 4FE, which is equivalent to 600 pupils.	08/11/16	Prior to occupation of 970 th dwelling
3	Primary school capital	Capital contribution and land. 2 x 2FE Primary schools.	£17,260,000	<p>Flat and free serviced sites of at least 2.3ha to be provided. Full specification of school site to be agreed with CCC.</p> <p>c£8,630,000 (based on 4Q 2016 costing) x 2</p> <p>County may want to refresh this cost prior to agreeing final costs OR Indexation, based on BCIS, to be linked to the date of the costing.</p>	19/07/16	<p>1st school = 10% on commencement; 65% after 12 months; and 25% after 24 months</p> <p>2nd school = 10% prior to occupation of 570th dwelling; 65% prior to occupation of 730th dwelling; and 25% prior to occupation of 890th dwelling</p>

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4	Primary school revenue	Revenue funding standard County Council formula.	£80,000	Start-up cost = £40,000 per school Indexation is RPI.	08/11/16	First payment one term before the opening of the school and then in 12-24 month periods.
5	Provision towards special needs education	Financial contribution	£1,988,800	The Council has a statutory duty to secure appropriate provision for children and young people with SEND from 2-23 years of age. This breaks down as £1,968,000 in capital contributions; and £20,800 in pre-opening revenue costs.	19/07/16	Prior to occupation of 330 th dwelling
6	Children's Centre	Financial contribution	£115,000	County will not require a standalone Children's Centre and a project is currently being progressed to remodel/expand existing children's centre to accommodate additional children due to the development.	26/04/16	Prior to occupation of 400 th dwelling
7	Nursery	Space requirement	N/A	Unit to be provided for commercial rent within the development for full day-care provision over and above the provision of pre-school accommodation.	15/04/16	With provision of the Local Centre or 400 th dwelling occupation whichever the sooner.
8	Library contribution	Financial contribution	£388,929.60	Based on a figure of £60.02 per increased head of population this figure would be pooled with the 950 contribution to reconfigure Sackville House to provide additional capacity. £151,200 already secured from 950	26/04/16	Prior to occupation of 400 th dwelling

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				S106. (CCC to look at triggers)		
	Transport/ Infrastructure					
9	Bus services	Contribution to enhanced existing bus services.	£1,200,000	Improve sustainable transport links to Cambridge and St Neots. (cost represents the number of buses x annual running cost x years subsidy needed) Further details expected for triggers.	19/07/16	First payment prior to 3 rd phase of development
10	A428 Madingley Road bus priority	Contribution towards City Deal proposals.	£8,700,000	The development would be required to deliver mitigation along the A428 corridor by way of enhancing bus routes. Given the proposals for the City Deal works this mitigation will be delivered as part of the agreed scheme. (CCC to update with triggers based on any potential for forward funding)	19/07/16	TBC in accordance with modelling outcomes
11	Sheepfold Lane/Business Park Road and A1198 access works	Figures of £1,331,988 and £354,000 identified in infrastructure costs.	N/A	Based on modelling and design work. (Timing and scale of works to be agreed.)	19/07/16	TBC in accordance with modelling outcomes
12	Off-site mitigation works as a result of	Figure of £300,000 identified in infrastructure costs.	N/A	Monitoring and fund needed for potential traffic calming in nearby villages should it be demonstrated that traffic is above modelled flows.	08/11/16	TBC in accordance with modelling outcomes
13	Improved walking and cycling links to Cambourne and surrounding villages	Work over and above any City Deal proposals.	£610,000	Cycle infrastructure proposed along A428 as well as further pedestrian and cycle links throughout Cambourne proposed. Cycle link to Caxton included in A1198 roundabout amendments.	08/11/16	TBC in accordance with modelling outcomes

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14	Broadway bus link	Delivery of bus link between Sterling Way and the Broadway	£305,000	To enhance public transport provision to Cambourne. Full developer figure of £495,000. The figure used would be in addition to the £190,000 secured from the 950 S106. Further work needed as part of detailed planning to deliver a potential bus priority route through to the northwest of the site.	08/11/16	Prior to commencement of development
15	Travel plan monitoring	Financial contribution	£37,500	£3,750 a year for 10 years	11/08/15	First payment six months after first occupation.
16	Travel plan coordinator	Financial contribution	£200,000	£20,000 a year for 10 years	11/08/16	First payment six months prior to first occupation.
17	Travel plan measures	Financial contribution	£470,000	Package of measures including bus passes, cycle discounts etc. to be agreed. Breakdown of costs of individual measures needed as part of the travel plan.	08/11/16	In accordance with agreed travel plan schedule
18	Fibre optic to the home	Onsite works	Development cost	NPPF requirement. McA has confirmed provision.	08/11/16	N/A
	Open Space/Recreation					
19	Indoor sports	Financial contribution towards sports not provided on site.	£3,588,000	Contribution to indoor sports/swimming pool. Cambourne PC in consultation with Everyone Active has reviewed the current facilities and carried out an assessment of the impact of development in the area. The sports	08/11/16	10% prior to 500 th occupation 90% prior to 1000 th occupation

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				centre is proposed to be extended to provide a minimum 4 lane swimming pool, teaching pool, extended gym, additional dance space, climbing wall and a soft play area to cater for the younger element and assist in the viability of the centre. The total cost is estimated to be £6,127,000. Cambourne West should contribute towards this to mitigate the impact of the development.		
20	Sports pitches and pavilion	Financial contribution or delivery of facility	£598,380	£2,520,000 identified by McA for pavilion - to be in accordance with agreed schedule of facilities and £1m for sports pitches (development costs). Cambourne PC can deliver a pavilion of 98m ² for £598,380.	08/11/16	10% prior to 500 th occupation 90% prior to 1000 th occupation
21	BMX track	Financial contribution or delivery of facility	£25,000	Identified as a facility that is needed for Cambourne and can be delivered as part of the bund works.	08/11/16	To be completed with the phasing of the A428 bunds
22	All weather athletics track	To be provided on site	£975,000	6 Lane Sports Lighting, 110 straight both sides, grass infield, artificial throws, jumps and end fans.	19/07/16	Prior to occupation of 1000 th dwelling
23	Play areas	NEAP, LEAP and LAP delivery	Development cost	In accordance with agreed schedule of facilities.	11/08/15	In accordance with phasing to be agreed
24	Maintenance of public open space, play areas, sports	Financial contribution	£453,000	Figure based on existing Cambourne experience. Land likely to be transferred to Cambourne Parish Council within two years with a	19/07/16	In accordance with phasing of transfer of spaces to be

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	pitches, water attenuation features and allotments			further two years of commuted payments.		agreed
	Community/Social Facilities					
25	Health Care Facility	Contribution towards securing off-site infrastructure (extension of Sackville House)	£970,250	The figure of £1,492,250 equates to £635 per dwelling. Part of this figure includes the £522,000 outstanding balance for the 950 development.	08/11/16	Prior to occupation of 800 th dwelling
26	Community space	Financial contribution	£1,774,000	Cambourne PC can deliver 195m ² by extending into the Hub roofspace, 223m ² at CVC and a new community facility at Cambourne West of 201m ² . Together with the sports pavilion this delivers 715m ³ of community space. Figure of £3,275,000 for McA to deliver the same space.	25/05/16	TBC
27	Space/facility for youth	Financial contribution	£500,000	Money towards the provision of a permanent facility on the Back Lane site. Community facilities in Cambourne West also likely to support youth activity.	26/04/16	TBC
28	Trailer Park extension and maintenance compound land	Transfer of land legal fees	£10,000	The Parish Council has requested the transfer of land adjacent to the existing Trailer Park for its expansion to meet increasing need and as an additional ground maintenance facility.	20/06/16	Prior to occupation of 500 th dwelling
29	Burial ground	Transfer of land legal fees	£10,000	0.56ha to be provided within the site.	11/02/16	Prior to occupation of 500th dwelling
30	Community development	Phased financial contributions.	£666,880	<ul style="list-style-type: none"> 2 x specialist mental health community development 	26/04/16	First payment on start of first

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	workers and Children Families and Adults service requests			workers (£150,000) <ul style="list-style-type: none"> • Kickstart funding (£23,155) to support the establishment of community-led support • Independent Domestic Abuse Advisor for two years (£60,840) • 2 x locality workers for two years (£139,000) • Children centre worker for two years (£30,935) • Social care provision for two years (£113,000) • Children's centre equipment (£10,000) • Community development work (including detached youth work) (£140,000 over five years) 		dwelling, second on first dwelling occupation date or 12 months after first payment, whichever is the later, third on 100th dwelling occupation date or 24 months after first payment whichever is the later.
31	Community Chest	Financial contribution.	£150,000	To fund events aimed at developing the new community over 15 years	25/05/16	£10,000 a year after first occupation
	Waste					
32	Household waste receptacles	Financial contributions generated using £75 per house and £150 per flat.	£195,600	Details of housing mix needed to calculate cost.	15/04/16	Alongside delivery of reserved matters applications.
33	Contribution to Household Waste Recycling Centre	The County Council require that an offsite financial contribution be made towards the provision of a new or upgraded HWRC facility, to support the waste requirements arising from this development in line	£425,350	Costs based on St Neots catchment area of £181 per dwelling.	11/08/15	•25% on occupation of the 500th dwelling •25% on occupation of the 1000th

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		with the RECAP Waste Guide.				dwelling •25% on occupation of the 1500th dwelling •25% on occupation of the 2000th dwelling
34	Bring sites	Land to be provided for two bring sites.	N/A	Design and location of the bring site in accordance with the RECAP Waste Management Design Guide (Section 9.9). Each bring site, excluding access roadways, will require a ground area in the region of 40/50 square metres.	19/07/16	In accordance with the phasing of the development
35	Litter bins	Financial contribution. We need to allow £600 per bin. Dog bins are £450 each.	£16,500	The figure includes purchase, installation and associated admin and storages costs. The Council policy is for us to standardise on the bins used around the district. The number of bins across the site will need to be reviewed.	15/04/16	1 year after commencement
36	Cambourne style street lights	Obligation	N/A	The standard cost of a column is £1,150 whilst the Cambourne style street lights cost £3,983. The extra over cost is therefore £2,833 per column. There will be approximately 86 columns to the spine road and therefore an additional figure of £243,638 should be included within the Infrastructure schedule.	20/06/16	TBC

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	Monitoring					
37	S106 monitoring	Funding towards officer time	£15,500	County Council fees	11/08/15	TBC
38	Date of indexation	Date of agreement or resolution.	N/A	Needs to allow for the review of costs depending on date of signing.	11/08/15	N/A
39	Archaeological display	Financial contribution	£20,000	Money will fund a mixture of display panels, temporary exhibits and work with schools.	26/08/15	Prior to occupation of 100 th dwelling
40	Small business/retail units	Development Cost	£500,000	The build costs are £3,000 m ² which therefore provides speculative units comprising 166 m ² in total. Strategy needed for the delivery and management of the units.	08/11/16	TBC
41	Welcome Packs	Financial contribution	£3,000	Money towards updating and printing copies for new residents.	11/08/15	Prior to first occupation
42	Public Art	Financial contribution	£150,000	Based on the figure of £171 per dwelling secured on the Cambourne 950 (£162,500 total) a figure of £401,850 would be equivalent. This figure has been reduced as an arts facility will be provided at the secondary school. The cost of this is included in the community space figure (item 26).	08/11/16	£10,000 a year from the date of first occupation

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