

**Instruction Form:
Completion of a
S106 Agreement**



Application Ref:

S/4615/18/OL

Description of Development:

Outline Application for the erection of up to 28,000sqm of mixed B1 (a) offices, B1 (b) research and development, B1 (c) light industrial, B2 general industrial, B8 storage and distribution, and A1/A3 amenity café, with all matters reserved (Access from Beech Road, Appearance, Landscaping, Layout and Scale)

Address:

Land To The West Of Cambridge Research Park, Beach Drive, Landbeach, CB25 9TL

Planning Case Officer and extension number:

Fiona Bradley - 07704 018408

Date of Instructions:

Who made the decision to determine the application (tick as appropriate):

Officer		Planning committee	X
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When was delegated decision made to determine the application:

11/03/2020

Decision to be issued by/extension of time until:

Details of other officers who need to be copied in to correspondence:

Is there any other information about which Legal should be made aware?

Item	Enclosed
Copy planning application form	
A location plan with site edged in red	
Copy of relevant committee/delegated report/Committee Minute or written note of Committee Resolution	
Heads of terms that accompanied planning application	
Heads of terms that accompanied planning committee	

Draft decision notice	
Draft section 106 agreement provided by applicant	

If the Applicant did not provide a complete Heads of Terms when the application was validated then the section below needs to be completed with details of the Applicants legal representative

Name of legal firm:

Name of contact:

Address:

Tel:

E-mail address:

DX:

Obligations Required

Ref	Tick if to secure	Item/definition	Value	Description of the project	Trigger for payment(s)	Indexation date (if different from 'date of agreement')
1	X	Minibus Service		Delivery of minibus service to be maintained in perpetuity, details to be agreed with County	Delivered prior to occupation	
2	X	Cycle access to CRP		A form of cycle access to be agreed to	Prior to commencement	
2	X	Cycleway Contribution	£170,000	Delivery or contribution to a cycle route from Cottenham, or from Landbeach if that is not achievable.	Delivery to be agreed.	
3	X	Trip-rate monitoring		Monitoring of trips in and out of CRP		
4	X	Vehicle Cap		Vehicle trip cap from phase 1		
6	X	Build cap		No development to be carried out beyond 8400m ² without demonstration of adequate capacity.		
7	X	Strategic Transport Improvements	£380,000	Contribution towards strategic transport improvements along the A10.	Prior to Phase 2	