

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

22 July 2020

AUTHOR/S: Joint Director for Planning and Economic Development for
Cambridge and South Cambridgeshire

Application Number: S/2011/14/OL

Parish(es): Longstanton and Oakington

Proposal: The Outline Planning Permission:
A Development of the main Phase 2 development area for up to 3,500 dwellings, two primary schools, the secondary school, the town centre including employment uses, formal and informal recreational space and landscaped areas, the eastern sports hub, the remainder of the western sports hub (to complete the provision delivered at Phase 1), the busway, a primary road to link to the southern access, construction haul route, engineering and infrastructure works; and

B Full planning permission for the construction of a highway link (Southern Access Road (West)) between the proposed new town of Northstowe and the B1050, improvements to the B1050, and associated landscaping and drainage.

Site address: Phase 2, Land South of Longstanton Road,
Northstowe, CB24 3AB

Applicant(s): Homes England

Recommendation: a) Approve revised re-prioritisation and amendments to the s106 contributions; and

b) Approve variations to the triggers of on-site infrastructure and contributions to community sport provision.

Key material considerations: The outline planning permission
The current position
The current contributions and cost cap
The proposed re-prioritisation of contributions
Other proposed variations to the s106
Other triggers

Committee Site Visit:	No
Departure Application:	No
Presenting Officer:	Andrew Thompson – Strategic Sites Team
Application brought to Committee because:	Amendment to the agreed s106 Agreement as part of the outline planning permission
Date by which decision due:	n/a

Executive Summary

1. As part of the outline planning permission a viability exercise was carried out to determine the level of contributions and affordable housing capable of being delivered as part of Northstowe Phase 2.
2. As part of the approval a total contribution cap of approximately £73m was agreed to deliver a number of elements including the new education campus, civic hub, public transport and sports provision. The Council and County Council were duty bound by the s106 to find alternative sources of funding to deliver infrastructure should the cost cap be exceeded.
3. The s106 Agreement sets a cap on contributions at £73m (excluding indexation). The level of infrastructure exceeds this amount at £80,315,499 (excluding indexation) plus off-site flood mitigation works and sustainable drainage contingencies.
4. Following consultation with Homes England and liaison with South Cambridgeshire District Council and Cambridgeshire County Council Officers, it is considered appropriate to re-prioritise Northstowe Infrastructure s106 contributions based on what is a priority in terms of supporting future residents and what is needed as a healthy new town to succeed.
5. Authorisation is therefore sought to re-prioritise contributions in the completed s106 and remove a number of contributions, including contingencies from the s106. It is proposed that the library fit out contribution (£368,550, index linked from the signing of the original Agreement with BCIS) be included within the civic hub cost.
6. Other variations to be included are updating of the s106 to update the triggers related to the development programme and Phasing Strategy.

- Revision to Part 8 Clause 1.1(a) to deliver the Western Sports Hub

- reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would be in accordance with the approved Phase 2 Phasing Strategy.
- 7.
- Revision to Part 8 Clause 1.2 to amend the trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park will be delivered and will be available for use by residents at the existing trigger. There will also need to be an additional clause to ensure that damage to the play equipment is kept under review during the construction process and appropriate maintenance is also undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.
 - Payment of £3.2m (with indexation) being brought forward from 2,500 dwellings across Phase 1 and 2 to 450 occupations within Phase 2 so that this reflects the delivery of the Education Campus.

Relevant Planning History

7. Northstowe as an entity has existed for approximately 20 years with the current allocation and Area Action Plan being adopted in July 2007. A number of works are ongoing in terms of the wider masterplan.
8. Phase 1 obtained outline planning permission in 2014 for 1,500 homes in a suburban context with associated infrastructure, a local centre and employment also being approved. There have been a number of detailed submissions with reserved matters being granted for 1,278 homes, play areas, parks, the water park and greenways. The primary school and community wing are operational, and the local centre square was completed in 2019.
9. Phase 2 outline planning permission was granted under planning permission reference S/2011/14/OL. This also included the detailed permission for the Southern Access Road West which is nearing completion and the planned connection to the B1050 is imminent.
10. The outline planning permission was varied slightly through four non-material minor amendments. This included:
S/2435/17/NM – Minor revision to the Parameter Plans
S/2792/18/NM – Amendment to Condition 24 (Landscape Management)
S/3255/18/NM – Amendment to the position of the Town Centre Greenway
S/3503/19/NM – Inclusion of additional commercial floorspace in Phase 2a
11. The Phase 2 Design Code was approved under planning reference S/2407/17/DC whilst the Phasing Strategy was approved under reference S/2890/18/DC

12. The Education Campus approved under County Council submissions (reference: S/0092/18/CC) is being constructed under a Phased Delivery. The Secondary School and SEND facility have begun work with the Secondary School now open.
13. The delivery of the Town Centre is of crucial importance and therefore work has commenced on the delivery mechanisms for this aim. The Town Centre Strategy was approved under S/2423/19/DC in June 2020.
14. Other Homes England Works include:
Strategic Engineering - S/4208/18/RM
Strategic Landscaping - S/1552/19/RM
Water Park - S/1002/18/RM
Earthworks - S/2940/18/RM
15. Phase 2a has been approved under planning reference S/3499/19/RM has and work has commenced on delivery on site.
16. On Phase 3 enabling work and investigation has been carried out and an application in outline for 4,000homes and associated development has also been received and is under consideration (known as Phase 3A) under planning reference 20/02171/OUT. The final submission for 1,000homes (Phase 3B) is under consideration under 20/02142/OUT.

National Guidance and Legislation

17. Town and County Planning Act 1990 (as amended)
Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)
Environmental Impact Assessment Regulations (2017) (as amended)
Climate Act 2008 (as amended)
Equalities Act 2010 (as amended)
National Planning Policy Framework 2019 (NPPF)
Planning Practice Guidance
National Design Guide
Community Infrastructure Levy Regulations

South Cambridgeshire Local Plan – Adopted September 2018

18. S/1: Vision
S/2: Objectives of the Local Plan
S/3: Presumption in Favour of Sustainable Development;
S/5: Provision of New Jobs and Homes;
S/6: The Development Strategy to 2031;
S/7: Development Frameworks;
S/12: Phasing, Delivery and Masterplan
SS/5: Northstowe Extension;
H/10: Affordable Housing;
SC/4: Meeting Community Needs;
SC/5: Community Healthcare Provision;
SC/6: Indoor Community Facilities;

SC/7: Outdoor Play Space, Informal Open Space and New Developments;
SC/8: Protection of Existing Recreation Areas, Allotments and Community Orchards;

TI/2: Planning for Sustainable Travel;

TI/8: Infrastructure and New Developments

Northstowe Area Action Plan – Adopted 2007

19. NS/1: The Vision for Northstowe;
NS/2: Development Principles;
NS/9: Community Services, Facilities, Leisure, Arts and Culture;
NS/10: Road Infrastructure;
NS/11: Alternative Modes;
NS/19: Public Open Space and Sports Provision;
NS/27: Management of Services, Facilities, Landscape and Infrastructure
NS/28: Timing / Order of Service Provision

South Cambridgeshire LDF Supplementary Planning Documents (SPD):

20. Open Space in New Developments SPD - Adopted January 2009
Affordable Housing SPD
Health Impact Assessment SPD

Other Documents

21. Other documents which are material considerations include:
Northstowe Development Framework Document (August 2012)
Northstowe Development Framework Document Addendum – An exemplar in sustainable living (October 2012)

Application Site

22. Phase 2 sits to the south of Phase 1 which as stated above, is advancing in terms of housing parcels.
23. A number of key roads have been installed on Phase 2 with the Education Campus also advanced in construction with the Secondary School also opening in September 2019. Other key infrastructure, such as the northern greenway and water park are under construction. Homes England's Temporary Office is located within Phase 2 and is open and operational.
24. The Phase 2 site itself is approximately 216 hectares, including the Southern Access Road and bordered to the east by the route of the CGB, and to the west by Longstanton. The area includes the former Oakington Barracks and surrounds the existing settlement of Rampton Drift, comprised of 92 properties, originally built as part of the barracks complex, and other remaining facilities associated with the barracks including the listed pill boxes, green space; and a water tower which is the tallest structure on the site and visible feature in the wider landscape.
25. The development area also includes areas of farmland including Brookfield Farm and Larkfield Farm. It is noted these buildings, at the time of writing were being demolished.

26. To the south of the Phase 2 development area lies the proposed southern access route and land that is identified for future phases of development.
27. Despite the site being low lying and flat existing vegetation and tree belts ensure that the site is largely screened from surrounding villages and farmsteads.

Consultation Responses

28. County Council Officers have been a full and active part of the renegotiations and reprioritisation and have agreed to the proposals. There is agreement between all parties that the Civic Hub will be the most important element of Northstowe. The County Council requests that some of this budget is utilised to fund the library fit out costs. The County Council requests that the measures that now fall outside of the cost cap be retained with a later phase so that alternative funding can be identified.

OBSERVATIONS

The Outline Planning Permission

29. On 29 July 2015 the Northstowe Joint Development Control Committee approved the outline terms of the planning conditions and s106 items which were:
 - (i) the essential Section 106 items (including contingency) of the report totalling £75,533,681 and with Public Open Space maintenance sum to be calculated dependent upon the agreed housing mix, and the Homes and Communities Agency (HCA) contributing £73 million of such sum; and
 - (ii) 20% affordable housing with reviews of the affordable housing percentage taking place
 - at the expiry of 3 years from the date of the grant of the outline planning permission if substantive development has not commenced within such period prior to occupation of the 1,750th residential unit at Phase 2
 - during the period commencing with the occupation of the 2,500th residential unit and before the occupation of the 3,000th residential unit at Phase 2 in order to make acceptable in planning terms what would otherwise be unacceptable, and authorised officers to complete a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 with the Homes and Communities Agency, and on this basis:
 - (a) Outline planning permission for the development of Phase 2 of Northstowe with details of appearance, landscaping, layout and access reserved subject to conditions; and
 - (b) Full planning permission for the Southern Access Road (West) subject to conditions.
30. It was agreed that any savings achieved against particular items within the Section 106 Agreement will be re-apportioned within the overall envelope of requirements.

31. Following detailed negotiations, a further and final committee report to South Cambridgeshire District Council Planning Committee in December 2016 noted that S106 obligations totalling £73 million and affordable housing was agreed.
32. Amendments to the S106 Agreement in relation to the agreed affordable housing were approved by committee, specifically:
 - i. 10% (350) affordable rented homes to be delivered at an accelerated rate such that the affordable rented homes make up 20% of each of the early housing parcels of Phase 2, and;
 - ii. 40% (1400) starter homes, and;
 - iii. A review mechanism that would apply following the grant of reserved matters approvals for 700 starter homes. The review mechanism will address any broadening of the definition of starter homes;
33. The Committee delegated any further minor editing of the S106 Agreement to the Joint Director for Planning and Economic Development.
34. Following approval, the s106 was engrossed on 9 January 2017 by the District Council and County Council and planning permission was issued on the same day.

The Current Position

35. The s106 Agreement sets a cap on contributions at £73m (excluding indexation). The level of infrastructure contributions exceeds this amount at £80,315,499 (excluding indexation) plus off-site flood mitigation works and sustainable drainage contingencies.
36. The requirement of the s106 is that once this is reached the Local Planning Authority or County Council would have to find alternative funding to infrastructure once the cost cap is exceeded or to not deliver the project.
37. To date South Cambridgeshire District Council and Cambridgeshire County Council have received contributions totalling £15,650,420. The contributions made are set out below:

Description	Payee	Payment as at 29 July 2015 (£)	Payment when made (£) including indexation
Community Development Contribution first instalment	CCC	100,000.00	104,900.00
Noise Vibration and Monitoring Equipment Contribution	SCDC	31,625.00	33,079.75

Contaminated Land Consultant Contribution (first instalment)	SCDC	10,000.00	10,460.00
Webbs Hole Sluice Contribution (first instalment)	SCDC	368,677.41	378,576.95
Air Quality Monitoring Contribution	SCDC	124,000.00	129,456.00
S106 Monitoring Contribution	SCDC	60,000.00	60,000.00
Community Grants Scheme (Community Chest) Contribution Sch10	SCDC	30,000.00	31,320.00
Town Boards Contribution (sch10)	SCDC	42,500.00	45,715.29
Webbs Hole Sluice Contribution (remaining payment)	SCDC	245,784.94	252,384.63
First Primary School Contribution	CCC	11,820,000.00	12,714,227.90
Community Support Contribution (remaining contribution)	CCC	900,000.00	939,600.00
CGB Capital Funding Contribution (first instalment)	CCC	1,042,833.00	1,070,834.62
Cycleway Network Design Contribution	CCC	37,500.00	40,337.02
Community Transport Contribution (Sch6)	CCC	250,000.00	261,000.00
Annual Transport Monitoring Contribution (Sch6)	CCC	120,000.00	125,280.00

Cycleway Network Construction Contribution (Sch6)	CCC	412,500.00	443,707.19
Heritage Display and Interpretation Contribution (Sch12)	CCC	45,000.00	46,980.00
Contaminated Land Consultant Contribution (2nd instalment)	CCC	10,000.00	10,630.00
Total paid (£)		15,650,420.35	16,698,489.35

38. It should also be noted that the Council have received payment for the Civic Hub (c.£14.5m (index linked)) in its entirety to facilitate delivery of the Community Buildings on Northstowe. This was agreed by the Council's Cabinet in March 2020 as part of the agreement to deliver the Community Buildings on Phase 1 and 2 of Northstowe.
39. The liability on the level of contributions is therefore potentially £7,315,499 over the cost cap which either needs to be found through alternative funding or removed.

Current contributions and the Cost Cap

40. The current contributions and the relationship to the cost cap is set out in **Appendix 1**. Based on the current s106 cost cap, the impact on current contributions would be that £2,085,666 towards the guided busway, the delivery of two orchards plus the full range of contingencies would fall outside the cost cap.
41. From the Contributions with a trigger of 2,700 dwellings, £772,556 would need to be found from Post-16 education (£3.64m), the Civic Hub (£4.869m) and a range of contributions towards Orchards, a LEAP and Waste and Recycling Containers which would be below the amount to be found at £265,863 in total.
42. If all contributions are delivered for the contributions without a trigger further contribution and infrastructure the figure of £772,556 rises to £4,965,916 which would need to be found from the contribution towards a LEAP, a further Orchard, the Post 16 education contribution and the delivery of the town centre civic hub through the redirection of received funds.

The Proposed Re-Prioritisation of Contributions

43. Following consultation with the Homes England and liaison with South Cambridgeshire District Council Officers and Cambridgeshire County Council Officers and the prospect of considering re-prioritising Northstowe Infrastructure based on what is a priority in terms of supporting future residents and what is needed as a healthy new town to succeed.

44. The priority set out at **Appendix 2** has been based on discussion as to the success of Northstowe and acknowledges that the town centre civic hub, sports facilities and education for primary, secondary and SEND facilities lie at the heart of the development. Healthy living initiatives including play space and allotments and access to the guided busway are also likely to be important.
45. Further consideration for the project and up to date information. For example, it is now known that the Fire Service would not require their contribution which was puts this contribution as a low priority. The transport monitoring of £1.75m was a contingency associated with work to roads should there be additional work not identified in the wide-ranging package of improvements in the transport sections of the outline application and environmental statement. Considering the scope and scale of improvements and the lack of identified schemes to which the contribution would be used, the contribution is not considered of high priority. The lack of precise and identified schemes also creates uncertainty in the viability of the contribution.
46. The applicant has also offered to pay the contribution for the delivery of the Civic Hub (including Health, Library and Community facilities) in its entirety which has been agreed and paid separately as work to deliver this infrastructure has commenced to ensure it is delivered early.
47. It is suggested that as the Library will form part of the Civic Hub project the cost of fitting out of the Hub to serve the Library would need to be secured through the total cost of the Civic Hub project however the total budget for this fit out should be fixed at £416,000 which is the indexation of the contribution as of February 2020.

Other triggers

48. It has also become apparent that other triggers within the s106 of on-site infrastructure and the trigger for the Education Campus are also in need of revision. These include:
 - Revision to Part 8 Clause 1.1(a) to deliver the Western Sports Hub reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would deliver this element in accordance with the approved Phase 2 Phasing Strategy.
 - Revision to Part 8 Clause 1.2 The trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park will be delivered and will be available for use by residents at the existing trigger. We will also need to ensure that damage to the play equipment is kept under review during the construction process and appropriate maintenance is also undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.
 - Payment of c.£3.2m (with indexation) being brought forward from 2,500 dwellings across Phase 1 and 2 to 450 occupations within Phase 2 so that

this reflects the delivery and completion of the Education Campus. Based on current indexation rates this figure could rise to approximately 3.7m.

Recommendation

49. That the s106 be varied to revised triggers to ensure that the re-prioritised infrastructure set out at Appendix B is delivered as a priority and that the proposed elements that now fall outside the cost cap, will need to be identified through alternative funding. The s106 is also varied to reflect the approved delivery strategy, specifically:
- Revision to Part 8 Clause 1.1(a) to deliver the Western Sports Hub reverting from 2,000 dwellings across Phase 1 and Phase 2 to 3,300 dwellings across Phase 2. This would deliver this element in accordance with the approved Phase 2 Phasing Strategy.
 - Revision to Part 8 Clause 1.2 The trigger for the town park to 1,500 dwellings across Phase 2. The play equipment within the town park will be delivered and will be available for use by residents at the existing trigger. We will also need to ensure that damage to the play equipment is kept under review during the construction process and appropriate maintenance is also undertaken as appropriate. This is in accordance with the Healthy Living Youth and Play Strategy.
 - Payment of c.£3.2m (with indexation) being brought forward from 2,500 dwellings across Phase 1 and 2 to 450 occupations within Phase 2 so that this reflects the delivery and completion of the Education Campus. Based on current indexation rates this figure could rise to approximately 3.7m.

APPENDIX 1 – CURRENT/DO NOTHING SCENARIO

Key:

Green	Within Cost Cap
Amber	Potentially paid/delivered depending on contingencies/unknown triggers etc called in
Red	Outside Cost Cap

Trigger	Contribution	Amount	Cumulative Total
0	Contaminated Land Consultant Contribution (remaining instalments)	30,000	15,680,420
	Orchards 4 and 8	11,250	15,691,670
	Rampton Drift SIP	97,000	15,788,670
1	Community Building Contribution (library and health)	9,699,203	25,487,873
	Library Capital Fit out	368,550	25,856,423
	Library Revenue	461,160	26,317,583
	Community Endowment	100,000	26,417,583
500	First Primary School Revenue	50,000	26,467,583
	Waste and Recycling Containers Contribution 1	53,750	26,521,333
	Orchards 2	5,625	26,526,958
	Sports Pitches West	731,266	27,258,224
	Town Park	2,756,673	30,014,897
	LEAP 1	112,405	30,127,302
700	CGB 1	1,042,833	31,170,135
	Allotments 2	25,000	31,195,135
	Orchards 6	5,625	31,200,760
1000	Secondary Education Provision Contribution	10,570,000	41,770,760
	Special School Contribution	2,760,120	44,530,880
	Special School Revenue	29,172	44,560,052
	Dual Use Indoor Sports Contribution	3,208,649	47,768,701
	Dual Use Indoor Sports Revenue	170,000	47,938,701
	Sports pavilion	1,500,000	49,438,701
	Sports pavilion revenue	135,000	49,573,701
	Sports Hub East	3,853,290	53,426,991
	Sports Hub East Revenue	270,000	53,696,991
	Waste and Recycling Containers Contribution 2	53,750	53,750,741
	NEAP	274,414	54,025,155
	LEAP 3	112,405	54,137,560
1400	CGB 2	1,042,833	55,180,393
1500	Second Primary School Contribution	8,570,000	63,750,393
	Second Primary School Revenue	50,000	63,800,393
	Waste and Recycling Containers Contribution 3	53,750	63,854,143
2100	CGB 3	1,042,833	64,896,976
	Waste and Recycling Containers Contribution 4	64,500	64,961,476
	Allotments 1	50,000	65,011,476

Trigger	Contribution	Amount	Cumulative Total
	Orchards 1	5,625	65,017,101
2700	Community Building Contribution (community)	4,849,602	69,866,703
	Community Building Revenue 1	83,333	69,950,036
	Waste and Recycling Containers Contribution 5	64,500	70,014,536
	Orchards 7	5,625	70,020,161
	LEAP 2	112,405	70,132,566
	Post 16 contribution	3,640,000	73,772,566
2700	Outside cost cap	772,556	
2800	CGB 4	1,042,833	74,815,399
	Community Building Revenue 2	83,333	74,898,733
3000	Orchards 5	5,625	74,904,358
	Community Building Revenue 3	83,333	74,987,691
3300	CGB 5	1,042,833	76,030,524
	Waste and Recycling Containers Contribution 6	86,000	76,116,524
	Orchards 3	5,625	76,122,149
		Total	76,122,149

The following contributions have no trigger and could be paid anytime:

Contribution	Amount	Cumulative Total
Fire Strategy	1,820,000	77,942,149
Capital Transport Monitoring Measures Contribution (contingency)	1,750,000	79,692,149
Parking Management / Traffic Regulation Orders (contingency)	50,000	79,742,149
Traffic Noise and Vibration Mitigation Contribution (contingency)	70,000	79,812,149
Contaminated Land Consultant Contingency Cost Cap (contingency)	100,000	79,912,149
Drainage Upgrade & Maintenance Contribution (revenue)	185,850	80,097,999
Off Site Flood Mitigation 1st, 2nd and 3rd Works Contribution	73,500	80,171,499
Off Site Flood Mitigation 4th Works Contribution (contingency)	tbc	
On-site SUDS contribution (contingency)	tbc	
Waste Collection Contribution	119,000	80,290,499
Burial Land	25,000	80,315,499

APPENDIX 2 – PROPOSED RE-PRIORITISATION

Key:

Green	Inside Cost Cap
White	Outside Cost Cap

Works or Contribution	Item	S106 ref (works) / Contribution payable to	Sum	Priority
Contribution	Community Building Contribution	SCDC	£14,548,805	1
Works	Sports hub (east)	s106 Sch 14 (inc BMX track)	£3,853,290	2
Works	Formal Park (town park)	s106 Sch 14 (1.2 Ha min) App 23 plan	£2,756,673	3
Works (or contribution tbc)	Sports Pavilion	s106 - Sch 14 / Spec ann 17 To be located on Sports Hub	£1,500,000	4
Contribution	Dual Use Indoor Sports Centre	CCC	£3,208,649	5
Contribution	Secondary Education Provision Contribution	CCC	£10,570,000	6
Contribution	Special School Provision Contribution	CCC	£2,760,120	7
Contribution	Second Primary School Contribution	CCC	£8,570,000	8
Works	Allotments x 2	s106 Sch 9 Design Code page 21	£75,000	9
Works	LEAP 1 - Town Park	s106 Sch 14 Design Code page 21	£112,405	10
Works	LEAP 2 - Formal/Central Greenway	s106 Sch 14 Design Code page 21	£112,405	11
Works	LEAP 3 - Rampton Rd Greenway	s106 Sch14 Design Code page 21	£112,405	12
Works	SIP - Ramton Rd Greenway (East)	HLYPS - Fig 2.4 (p20)	£97,000	13
Contribution	CGB Capital Contribution (remaining contribution)	CCC	£5,214,165	14

Works or Contribution	Item	S106 ref (works) / Contribution payable to	Sum	Priority
Works	NEAP	s106 Sch 14 Parameter plan/App 23 plan	£274,414	15
Contribution	Primary Education Provision Contribution (revenue)	CCC	£100,000	16
Works	Sports pitches (west)	s106 Sch 14	£731,266	17
Works	Burial Land	s106 Sch 9 and Cond 62 Site not yet identified	£25,000	18
Works	Orchards x 8	s106 Sch 9 Design Code page 21	£45,000	19
Contribution	Post 16 Provision Contribution	CCC	£3,640,000 Figure at end: £73,957,017.35 Figure up to Cap: £2,682,982.65	20
Contribution	Library Facility (Capital/fit out)	CCC	£368,550	21
Contribution	Community Building (revenue)	CCC	£250,000	22
Contribution	Library Facility (revenue)	CCC	£461,160	23
Contribution	Sports Pavilion (revenue)	SCDC	£135,000	24
Contribution	Dual Use Indoor Sports Centre (revenue)	CCC	£170,000	25
Contribution	Sports Hub East (revenue)	SCDC	£270,000	26
Contribution	Community Endowment (revenue)	SCDC	£100,000	27
Contribution	Waste and Recycling Containers Contribution	SCDC	£376,250	28
Contribution	Waste Collection Contribution	SCDC	£119,000	29
Contribution	Special School Provision (revenue)	CCC	£29,172	30

Works or Contribution	Item	S106 ref (works) / Contribution payable to	Sum	Priority
Contribution	Parking Management / Traffic Regulation Orders (contingency)	CCC	£50,000	31
Contribution	Traffic Noise and Vibration Mitigation Contribution (contingency)	SCDC	£70,000	32
Contribution	Off Site Flood Mitigation 1st, 2nd and 3rd Works Contribution	SCDC	£73,500	33
Contribution	Drainage Upgrade & Maintenance Contribution (revenue)	SCDC	£185,850	34
Contribution	Contaminated Land Consultant Contribution (remaining instalments)	SCDC	£30,000	35
Contribution	Contaminated Land Consultant Contingency Cost Cap (contingency)	SCDC	£100,000	36
Contribution	On-site SUDS contribution (contingency)	tbc	TBC	37
Contribution	Off Site Flood Mitigation 4th Works Contribution (contingency)	SCDC	TBC	38
Contribution	Fire Strategy (contingency)	SCDC	£1,820,000	39
Contribution	Capital Transport Monitoring Measures Contribution (contingency)	CCC	£1,750,000	40