

Appendix B - Northstowe Phase 3B - Draft Heads of Terms

Date for Indexation Purposes – September 2021

Topic	Estimated costs/ obligation	Comments	Justification
Housing			
Affordable Housing	40% of the total development	Delivery of a mix of affordable housing tenures (as agreed through post-application discussions).	Policies: H9, H/10; NS/3, NS/7 (NAAP); Affordable Housing SPD.
Sports provision			
Expansion of community sports hall in Phase 2 (Dual Use Indoor Sports extension)	£504,280	Phase 2 already delivering 1,424sqm (£3,208,649 contribution). Milestone Report identifies 1,119sqm for expansion. Proposed cost based on same cost per sqm profile, apportioned to 3B.	Policies: HQ/1, SC/6, SC/7 (LP); NS/9, NS/19, NS/20 (NAAP); Open Space SPD, and Landscape SPD.
Swimming pool contribution	£469,036	Cost of 25.57m2 water space, as calculated by Sport England's Sport Facility Calculator.	Policies: HQ/1, SC/6, SC/7 (LP); NS/9, NS/19, NS/20 (NAAP); Open Space SPD, and Landscape SPD.

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Off-site financial contribution to improvement of local sports facilities.	£438,643	Financial contribution towards improving off site facilities for outdoor sport. Contribution in line with Sport England's Sport Facilities Calculator.	Policies: HQ/1, SC/6, SC/7 (LP); NS/9, NS/19, NS/20 (NAAP); Open Space SPD, and Landscape SPD.
Transport			
Oakington to Girton Cycle route	£40,000	Phase 3 delivered £450k. Further contribution of £200k across Phase 3. Apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Cambridge Greater Partnership St Ives Greenway	£356,000	The works will incorporate links to Fen Drayton, Over, the Oakington to Cottenham cycle route. Costs represents 50% of total scheme cost. Apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Improvements to Public Rights of Way	£90,000	Contribution for public right of way enhancement in the vicinity of Northstowe. Apportioned to Phase 3B in line with CCC suggestion.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).

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Cambridge Guided busway	£1,968,359	Capital contribution towards the cost of delivering the CGB. Cost includes interest. Apportioned to 3B (1,000 homes).	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Local Bus Service Pump Priming	£160,000	Pump priming until services are self-funding – 25% a year for four years. Apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Junction improvement schemes	Direct delivery.	Schemes to be identified as part of the Transport Assessment.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Village Traffic Calming Schemes	£180,000	Village Traffic Schemes initial payment for design of £10,000. Payment on receipt of a scheme notice from CCC. This figure has been apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Traffic monitoring	£30,000	Apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Transport Enhancement Fund	£40,000	Funding to address any issues that arise post application that have not been dealt with within the application itself. Apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).

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Bus Link Road construction and camera enforcement contribution	£40,000	S106 contribution of £200,000 across Phase 3 with any unspent monies passing into the Transport Enhancement Fund. To address a funding shortfall needed to complete the busway link adjacent to the park and ride site and provision of camera enforcement along bus only road within Northstowe.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Electric Bike Hire and other sustainable vehicle hire	£10,000	Payment to CCC. Apportioned to Phase 3B.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
On Site Bus Stops	£20,000 per pair. £40,000 total (one off) For first 20years period following transfer.	Provision of and maintenance cost for up to 4 bus stop shelters (2 pairs) within the Development in location to be approved as part of relevant Reserved Matters. Maintenance by future governance or Town Council. Payment to CCC to pass to NTC or alternative body.	Policies: TI/8 (LP); NS/6, NS/10, NS/11, NS/27 and NS28 (NAAP).

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Bar Hill improvements - Highways England	Direct delivery	A14 improvements at Bar Hill - direct delivery.	Policies: TI/3, TI/8, TI/9 (LP); NS/6, NS/10, NS/11, NS/15, NS/27 and NS28 (NAAP).
Healthcare			
Contribution to expansion of Phase 2 Civic Hub health facility	£900,000	Additional health facility floorspace likely needed as Northstowe grows. Apportioned to Phase 3B.	Policies: SC/2, SC/5 (LP); NS/8, NS/9 (NAAP); and Health Impact SPD.
Community			
Library	£59,726	Contribution to enhanced fit out of 1,000 sqm of library space with Phase 2. Cost apportioned to 3B.	Policies: SC/4, SC/5, SC/6 (LP); NS/8, NS/9 (NAAP).
Contribution towards Phase 1 community centre	Up to 0.1675ha on Phase 3b for faith and community within or adjacent to	Dedicated faith and community provision to be offered within Phase 3B. Allocation as per Northstowe Allocation Strategy for Faith and Community Buildings.	Policies: SC/4, SC/5, SC/6 (LP); NS/8, NS/9 (NAAP).

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Faith provision contribution	the mixed use commercial zone or to the primary school		
SCDC New Communities Team	£100,000	Community Development Officer	Policies: SC/4, SC/5, SC/6 (LP); NS/8, NS/9 (NAAP).
SCDC New Communities Team	£12,500	Community Chest	Policies: SC/4, SC/5, SC/6 (LP); NS/8, NS/9 (NAAP).
Education			
2FE Primary School (including early years)	£9,450,000 (plus 2.4 Ha land) <i>or</i> Direct Developer Delivery	Total cost of project Note: Homes England may elect to direct delivery either or both schools, but only with County agreement following its policy review.	Policies: SC/4, TI/9 (LP); NS/9 (NAAP).
Contribution to Phase 2 secondary school expansion	£2,240,000	Expansion from 8FE-12FE. Based on floorspace of 3,154sqm. Apportioned to Phase 3B.	Policies: SC/4, TI/9 (LP); NS/9 (NAAP).

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Per pupil funding to mitigate under provision of secondary education (additional 2FE across Phase 3A and 3B).	£1,440,780	Request from CCC on the basis that 12FE is not considered sufficient for the secondary pupils arising from Northstowe. Additional 2FE required. Cost of £24,013 per school place to seek alternative provision. (£24,013 x 60 pupils) – apportioned for 3B.	Policies: SC/4, TI/9 (LP); NS/9 (NAAP).
Contribution to Special Educational Needs School	£322,459	110 places to be delivered; 75 of these for Northstowe. 8 places from phase 3b.	Policies: SC/4, TI/9 (LP); NS/9 (NAAP).
Post-16	£1,050,000	1000 houses (10% of total). 10% of total cost of project.	Policies: SC/4, TI/9 (LP); NS/9 (NAAP).
Open Space			
Specification, delivery and maintenance of	N/A	Required for the upkeep of landscape and public areas. Contribution or part of the Governance arrangements.	Policies: HQ/1, NH/4, NH/6, NH/7, E/10 (LP); NS/4, NS/11, NS/13, NS/16, NS/17, NS/20, NS/25, and NS/27

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public space and landscape			(NAAP); Open Space SPD, Biodiversity SPD.
Drainage			
Webb's Hole Sluice Project	£128,260	Construction of a pumping station to assist land drainage at Northstowe. The project is currently managed by L&Q Estates (Phase 1). Apportioned to 3B.	Policies: CC/8, CC/9 (LP); NS/21 (NAAP).
SCDC Monitoring Costs - £25,000			
Total	£20,070,043		