

Appendix 1

Heads of terms for the completion of a Section 106 agreement

Orchard Park- L2, Topper Street (S/1294/16/FL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	100% Intermediate Housing
Local connection criteria	Priority is to be given to people who: <ol style="list-style-type: none"> 1. Work within the Science Park, Business Park and Innovation Centre 2. Are at the outset of their careers, and 3. Are unable otherwise to purchase a home

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£0
Primary School	CCC	£0
Secondary School	CCC	£0
Libraries and lifelong learning	CCC	£0
Transport	CCC	£75,000
Sports	SCDC	£12,000
Indoor community space	SCDC	£0
Household waste bins	SCDC	£9,450 (£150 per unit)
Monitoring	SCDC	£1,000
Healthcare	SCDC	£23,805
TOTAL		£121,255
TOTAL PER DWELLING		£1,924

Section 106 infrastructure summary:

Item	Beneficiary	Summary
None		

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Travel Welcome Pack	SCDC	Travel Welcome Pack for residents should be prepared and agreed with the Local Planning Authority.

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CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	NO

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	NO

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	NO

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	CCC monitoring
Policy	None
Required	NO

Ref	CCC7
Type	Transport
Policy	TR/3
Required	YES
Detail	This application will increase the trips on the surrounding network in comparison to previously approved applications for this site. The mode share for cycling from this area is shown to be high from the 2011 census and there are proposals as part of City Deal to further encourage cycling in this area. The following mitigation package is considered to be essential to mitigate the development: £75,000 contribution towards the cost of the City Deal proposals to improve facilities for cycles on Arbury Road between Kings Hedges Road with Mere Way.
Quantum	£75,000
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport

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Policy	SF/10
Required	YES
Detail	Orchard Park Community Centre is seeking a contribution of £12,000 towards the introduction of outside gym equipment at the Community Centre.
Quantum	£12,000
Fixed / Tariff	Tariff
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	n/a
Quantum	£1000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1
Type	Health
Policy	DP/4
Required	YES
Detail	There is no NHS facility within Orchard Park. NHS England has requested a financial contribution of £23, 805 to be allocated towards the refurbishment and improvement of the existing facilities at Arbury Road surgery.
Quantum	£23,805
Fixed / Tariff	Fixed
Trigger	100% prior to occupation of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

