

APPENDIX 2 - GLEBE FARM SECTION 106 OBLIGATIONS AND TRIGGERS

Requirement	Cost to Glebe Farm	Triggers
Transport		
Addenbrooke's Access Road Phase 2	£705,000 (plus interest assoc with prudential borrowing from the point at which County started borrowing)	<p>£52,875 on commencement £52,875 12 months from commencement £52,875 24 months from commencement £52,875 36 months from commencement £52,875 48 months from commencement</p> <p>£55,079 on 1st July 2016 £55,078 24 months after 1st July 2016 £55,078 36 months after 1st July 2016 £55,078 48 months after 1st July 2016 £55,078 60 months after 1st July 2016 £55,078 72 months after 1st July 2016 £55,078 84 months after 1st July 2016 £55,078 96 months after 1st July 2016</p>
M11 Junction 11 improvements	£23,541 (plus pb from the point at which County started borrowing)	Five annual instalments from commencement of development
Cambridgeshire Guided Bus (CGB) -contribution to capital cost	£288,750 (plus pb from the when the development commences)	Three equal annual instalments from commencement of development
CGB Service Provision (Revenue)	£28,125	<p>Payments in three equal instalments.</p> <p>36 months after 1st occupation 48 months after 1st occupation</p>

		60 months after 1 st occupation
Southern Corridor Area Transport Plan	£77,091	Three equal instalments: on First Occupation on 6 months from date of first payment or upon 50 occupations whichever is the later on 12 months from date of first payment or upon 100 occupations whichever is the later
Conventional Bus Services Provision	£33,750	Payments in four equal instalments: 36 months after 1 st occupation 48 months after 1 st occupation 60 months after 1 st occupation 72 months after 1 st occupation
Walking, cycling and equestrian routes	£19,315	Payment in three equal instalments: on Commencement Date on 12 months after the Commencement Date or upon First Occupation whichever is the later on 24 months after the Commencement Date or upon 100 occupations whichever is the later
Education		
Extension to Fawcett Primary	£253,769	£25,377 on commencement £114,196 due on 100 th Dwelling Occupation £114,196 due 6 months after 100 th Dwelling Occupation
Children's Centre (linked with Fawcett school).	£28,000	10% on commencement of development, 90% 12 months after commencement of development /first payment or upon 100 occupations on whichever is the later
Primary School (new-build) on Clay Farm Site.	£676,000	Payment in two instalments: 50% on 150 th dwelling 50% on 250 th dwelling
Contribution towards primary schools for first 3 years	£7,500	Three equal annual instalments, commencing on date of school opening

Land and financial contributions towards provision of Secondary school	£1,021,461	Payment in three instalments of £340,487 33% on 100 th dwelling 33% on 175 th dwelling 33% on 250 th dwelling
Contribution towards secondary facilities for the first 3 years	31,810	Three equal annual instalments, on the date of opening of the secondary school
Community Facilities		
Community Centre & youth facilities	£186,668	5% at occupation of 150 th dwelling across CF/GF 5% at occupation of 120 th dwelling across CF/GF 5% at occupation of 350 th dwelling across CF/GF 20% at occupation of 450 th dwelling across CF/GF 15% 6 months after occupation of 450 th dwelling across CF/GF 30% 12 months after occupation of 450 th 400 th dwelling across CF/GF 20% 18 months occupation of 450 th 400 th dwelling across CF/GF NB - Costs indexed to 2nd Quarter 2009
Police & Social Services	£42,710	
Library	Reduced to £25,922 following appeal	Payment in two instalments £1,296 (5%) on 150 th dwelling £24,626 (95%) on 250 th dwelling
Health Care Rent Subsidy	£116,000	8 Annual Instalments from opening of health centre (Occupation of 800 units across Clay/Glebe)
Revenue contributions for initial support Library	£0 following appeal	
Health Care - Interim provision at existing	£2,380	50% on First Occupation 50% 12 months from date of first payment or on occupation

facilities		of 100 dwellings whichever is the earlier
One Community development worker	£14,000	Three equal instalments: on commencement of first residential unit, 12 months after first payment or first dwelling occupation whichever is the later 24 months after first payment or on occupation of 100 th unit whichever is the later
Contribution towards one senior youth worker and project workers	£17,777	Three equal instalments: on commencement of residential, 12 months after first payment or first dwelling occupation whichever is the later 24 months after date of first payment or on occupation of 100 th unit whichever is the later
Community Chest	£595	Payment in full on occupation of 100 th dwelling
Open Space and Recreation		
Ecological mitigation measures to Byron's Pool Local Nature Reserve	£38,432	Two equal instalments: on commencement of residential and on completion of 200 dwellings or 24 months from date of first payment whichever is the later
Maintenance Byron's Pool Local Nature Reserve	£30,173	Payment in full on completion of works
Maintenance of Street Trees	£45,139	Payments related to completion of each phase
One all weather pitch (AWP), floodlit	£32,669	On completion of 600 dwellings across Clay/Glebe If Clay has not been implemented, payment on occupation of 250 th dwelling on Glebe
Maintenance of AWP	£2,100	Payment on opening of secondary school
Contribution towards swimming facilities	£24,500	Payment in full on occupation of 250 th dwellings

Floodlighting for tennis courts at Clay Farm	£750	On completion of 600 dwellings across Clay/Glebe If Clay has not been implemented, payment on occupation of 250 th dwelling on Glebe
Maintenance of floodlighting of tennis courts	£1,320	Payment on opening of secondary school
Maintenance of play areas	As schedule	Linked with transfer of play areas
Maintenance of pocket parks	As schedule	Single payments related to transfer of each phase
Maintenance of allotments	£10,000	Linked with transfer of allotments
Sports Development Worker	£4,500	Three equal annual instalments from first occupation of the development
Other		
Performance Monitoring	£11,250	5 equal annual instalments on commencement of development First Occupation on 100 Occupations on 200 Occupations on 250 occupations
Air Quality monitoring	£5,000	In full on occupation of 100 th dwelling
Contribution towards HWRC to serve Southern Fringe	£65,153	Payment in full 12 months from date of First Occupation or on occupation of 100 dwellings whichever is the earlier providing that the County Council has let a contract for the construction of a new/upgraded HWRC to serve an area including the Southern Fringe. If a contract has not been let within 12 months from date of first occupation or on occupation of 100 dwellings, then payment shall be made in full upon the letting of the contract
Provision of waste receptacles		£65/house and £150/flat prior to any occupation of each phase

