

CLAY AND GLEBE FARM: BASIS OF AGREEMENT
APPENDIX 1: CLAY FARM SECTION 106 OBLIGATIONS AND TRIGGERS
Updated as per CH letter dated 7 August 2009

Where triggers relate to dwellings across Clay/Glebe individual site triggers will be applied if this preferred approach cannot be achieved

Requirement	Cost to Clay Farm	Triggers
Transport		
Addenbrooke's Access Road Phase 2	£1,985,000 (plus interest assoc with prudential borrowing) (Property costs of £320,000 already paid)	Five annual instalments from commencement of development £148,875 on commencement £148,875 12 months from commencement £148,875 24 months from commencement £148,875 36 months from commencement £148,875 48 months from commencement Note –37.5% repaid on the basis of the triggers as set out above. Rolling Fund element (62.5% across Clay farm and Glebe Farm) repaid over extended period to be agreed with Cambridgeshire Horizons but could potentially be against completions.
M11 Junction 11 improvements	£211,866 (plus pb)	Five annual instalments from commencement of development
Cambridgeshire Guided Bus (CGB) -contribution to capital cost	£2,598,750 (plus pb)	Three equal annual instalments from commencement of development
CGB Service Provision (revenue)	£253,125	5 equal annual instalments from commencement
Southern Corridor Area Transport Plan	£693,818	Three equal instalments: on First Occupation on 24 months from date of first payment or upon 200 occupations whichever is the later on 48 months from date of first payment or upon 400 occupations whichever is the later
Conventional Bus Services	£303,750	Payments in five equal instalments:

Provision		on First Occupation on 12 months from date of first payment on 24 months from date of first payment on 36 months from date of first payment on 48 months after date of first payment
Walking, cycling and equestrian routes	£173,838	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	£2,700,000	10% on commencement of development; 45% upon occupation of 100 dwellings; 45% 6 months after the previous payment
Children's Centre (linked with Fawcett school).	£244,000	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.	£6,084,540	10% on occupation of 500 units across CF/GF 65% on occupation of 600 units across CF/GF 25% on occupation of 1000 units across CF/GF
Revenue contribution towards primary schools for first 3 years	£135,000	Three equal annual instalments, commencing on date of school opening
Financial contributions towards provision of Secondary school	£9,527,802	10% upon occupation of 300 dwellings across CF/GF 50% upon occupation of 600 dwellings across CF/GF 25% on occupation of 750 dwellings across CF/GF 15% on the occupation of 1200 dwellings across CF/GF Prudential borrowing to be used by CCC as contingency against non provision of a fully served site and to assist in building the school should capital contributions be delayed. Site to be transferred on the basis of construction access being available, on the occupation of the 450 th dwelling across CF/GF. Site to be fully serviced by expiry of 18 months from the date of transfer.
Revenue contribution towards secondary facilities for the first 3 years	£572,580	Three equal annual instalments, on the date of opening of the secondary school

Community Facilities		
Community Centre & youth facilities	£1,652,522	<p>NB - Costs indexed to 2nd Quarter 2009 Alternative Triggers dependent on delivery of temporary facilities, If temporary facilities are not provided: 5% at occupation of 100th dwelling across CF/GF 5% at occupation of 200th dwelling across CF/GF 5% at occupation of 300th dwelling across CF/GF 20% at occupation of 400th dwelling across CF/GF 15% 6 months after occupation of 400th dwelling across CF/GF 30% 12 months after occupation of 400th dwelling across CF/GF 20% 18 months occupation of 400th dwelling across CF/GF</p> <p>If temporary facilities are provided: 5% at occupation of 700th dwelling on Clay Farm 5% at occupation of 800th dwelling 5% at occupation of 900th dwelling 20% at occupation of 1000th dwelling 15% 6 months after occupation of 1000th dwelling 30% 12 months after occupation of 1000th dwelling 20% 18 months occupation of 1000th dwelling</p>
Police & Social Services	£398,628	
Library	£448,056	
Health Centre	£2,559,050	
Revenue contributions for initial support of new community facility	£249,795	Three equal annual instalments commencing on date of opening of facility
Revenue contributions for initial support Library	£260,400	Three equal annual instalments commencing on date of opening of facility
Health Care - Interim provision at existing facilities	£20,740	50% on First Occupation 50% 12 months from date of first payment or on occupation of 100 dwellings whichever is the earlier
One Community development worker	£122,000	Three equal instalments: first instalment on commencement of first residential unit, second instalment 12 months after first payment or first dwelling occupation whichever is the later

		third instalment 24 months after date of first payment or on occupation of 100 th unit whichever is the later
Contribution towards one senior youth worker and project workers	£154,010	Three equal instalments: first instalment on commencement of first residential unit, second instalment 12 months after first payment or first dwelling occupation whichever is the later third instalment 24 months after date of first payment or on occupation of 100 th unit whichever is the later
Community Rooms in Primary Schools Revenue Support	£24,400	Payment in full on date of opening of new primary school
Community Chest	£5,185	Payment in full on occupation of 100 th dwelling
Open Space and Recreation		
Contribution towards management and maintenance of open space Hobson's Brook green corridor	£1,831,6 (also £203,528 from Glebe)	Contributions were to be split between Clay and Glebe. Agreed that total payment of £2,035,152 to be paid through Clay Farm. Payment to be phased in line with phased transfer of open space. Payments to be on transfer of phases of the green corridor, to be based on schedule of rates to be agreed
Ecological mitigation measures to Nine Wells Local Nature Reserve	£37,855	Two equal instalments: first instalment on commencement of first dwelling and second instalment on completion of 200 dwellings or 24 months from date of first payment whichever is the later
Maintenance Nine Wells Local Nature Reserve	£38,578	Payment in full on completion of works
Plantations	£378,000	Payment to be phased in line with phased transfer of plantations.
Maintenance of Street Trees	£421,299	Payments related to completion of each phase (Subdivide payments evenly by no of phases)
One all weather pitch (AWP), floodlit	£359,464	As main payment for secondary school
Maintenance of AWP	£33,600	Payment in full on completion of works
Contribution towards swimming facilities	£245,000	Payment in full on occupation of 1000th dwellings
Floodlighting for tennis courts at Clay Farm	£6,750	As main payment for secondary school
Maintenance of floodlighting of tennis courts	£23,760	Payment on opening of secondary school
Maintenance of play areas	£846,000	Single payments related to transfer of each phase

Maintenance of pocket parks	£1,000,000	Single payments related to transfer of each phase
Maintenance of allotments/community gardens	£30,000	Payment on transfer
Sports Development Worker	£42,000	Three equal annual instalments: first instalment on first occupation of the development
Public Art	£805,000	Public art to be delivered to an equivalent value
Other		
Performance Monitoring fee 5 yrs @ £15,000 per annum per site (Clay Farm and Glebe Farm counted as one site)	£101,250	5 equal annual instalments on Commencement of Development on First Occupation on 200 Occupations on 400 Occupations on 600 Occupations
Air Quality monitoring	£5,000	In full on occupation of 600 th dwelling
Contribution towards HWRC to serve Southern Fringe	£608,097	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	£216,328	£65/house and £150/flat prior to any occupation of each phase

£500,000 to be deducted from the County payments (County to determine from which payment)

OTHER S106 HEADS OF TERMS

Requirement	Triggers (where appropriate) / comments
40% Affordable Housing with appropriate cascade mechanism for all apart from Phase 2 on Clay Farm	
Unfettered access to the secondary school and community facilities site	Commencement of construction of the 300 th residential unit across Clay/Glebe
The transfer of a fully serviced the secondary school site	Commencement of construction of the 450 th residential unit across Clay/Glebe

The transfer of a fully community facilities site	<p>a) If temporary health and community facilities are not provided by the developer - on commencement of construction of the 450th residential unit across Clay/Glebe</p> <p>b) If temporary health and community facilities are provided by the developer - on occupation of the 1000th residential unit on Clay Farm</p>
Provision for agreeing open space handover and transfer and lease arrangements	
Residential Travel Plan including co-ordinator and car club (with set up and revenue support)	Submitted and approved prior to commencement of development
Ceiling on total number of residential units, up to 300 for Glebe and 2,250 for Clay and that a ceiling of 300 dwellings over the 2 sites which could be occupied prior to completion of phase 2 of the AAR with the link to Robinson Way	
Community access to sports facilities on Secondary School	
Secondary School Site Fall back position - If secondary school not provided, southern part of site transferred to City Council for provision of sports facilities, northern part of site transferred back to developers.	
Provision of LEM P and access for CGB team to maintain	