

Appendix 3

	Planning Obligation	Details of obligation	Cost or percentage to Wing/Marshall
	Affordable Housing		
1	AAP policy requirement	40% of all accommodation on site will be affordable.	
	Education		
2	Secondary education	Contribution to offsite facility. 1FE generated (final yield to be agreed based on housing mix)	£4 million per form of entry (generic cost)
3	Primary school capital	2FE Primary school with early years facility. 1.6FE generated	Land + contribution or free school (CNW model) Circa £8M - £9M
4	Primary school revenue	Any initial support contributions will depend on the status of the school. Its catchment may extend further than Wing, requiring other public funding streams.	Start-up cost = £40,000 + revenue funding based on formula.
5	Children's Centre		
6	Nursery	Contribution/provision of a nursery facility and start-up costs.	
7	Post 16 & Adult Learning		
8	Library contribution	Depending on the developer's desire to accommodate a micro-library (or mobile stop) within the development, the options are:-	Option A – Contribution to Barnwell Library (£42.12 x population of Wing); or Option B – Provision of micro library space and fit out costs + contribution to Barnwell Library (£42.12 x pop. of Wing)

Draft Section 106 schedule – figures subject to change and items may be added and deleted as discussions progress.

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	Transport/ Infrastructure		
8	New transport infrastructure	Possible financial contribution towards ECATP schemes.	
9	Bus services	Potential contribution to enhanced bus services (local services and park and ride) and contribution to Community Transport.	
10	Newmarket Road works	Land for bus priority lane could be accommodated within the existing highway boundary.	
11	5m wide off-road cycle/footpath	Located on the border with the Newmarket Road boulevard.	
12	Toucan crossings	Multiple crossings located on the Newmarket Road boulevard.	
13	Improved walking and cycling links	Improvements will be to the Jubilee Way, to the Fisons estate, and to the north east via the existing byway over the A14.	
14	Junction improvements	Financial contribution	
15	Controlled parking Zones	Financial contribution	£100,000 (North West)
16	Adoption of primary & Secondary Streets	Bonds required by CCC	
17	Travel plan monitoring	Possible financial contribution towards TFW Partnership.	

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18	Fibre optic to the home	Onsite works.	
	Open Space/Recreation		
19	Tennis courts & park (Initial costs & 12 year maintenance) (Marshall figure)	Initial costs: £65,500 per Tennis Court + park area 3 x £65,500=£196,500 + (park)	£196,500
20	Indoor sports	Onsite or offsite scenarios needed to be considered. ATP, swimming etc.	
21	Sports pitches and pavilion (Marshall figure)	Initial Costs: £80,000 per Football Pitch 6 x £80,000= £320,000	£320,000
22	Allotments, allotment building and community orchard	1.2ha of allotment land	
23	Maintenance of public open space, water attenuation features and allotments	Some of these functions may potentially to be carried out by Marshall.	
24	Play space and sports areas management	Some of these functions may potentially to be carried out by the parish council.	
25	Ecological enhancement	Financial contribution/works.	
	Community/Social Facilities		
26	Health Care Facility	Contribution towards offsite facility (capital and revenue)	

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27	Youth & Project Workers	Onsite youth worker to be introduced at an early phase of the development. Provision to include affordable accommodation on site.	
28	Youth shelters	Financial contribution.	
29	Community space	Premises and financial contribution towards start-up cost and revenue.	
30	Parish office and equipment store	Premises and financial contribution towards start-up cost and revenue.	
31	Community Development Officer	Financial contribution.	
32	Social services	Touch down space may be necessary.	
33	Sports Development Officer	£45,000 (NIAB) £75,000*29%= £21,750 (Trumpington meadows)	
34	Community Chest	Financial contribution.	£8,500
35	Facilities for faith & Public Worship	Possible housing within the site – not part of the affordable housing provision	
36	Cemetery provision	Possible financial contribution or land.	
37	Adult Support		
	Waste		
37	Household waste receptacles	Financial contributions generated using £75 per house and £150 per flat as stated in the Planning Obligations Strategy SPD, using the indicative	£114,375

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		housing mix: 915 x £75= £68,625 305 x £150= £45,750	
38	Contribution to Household Waste Recycling Centre	The County Council require that an offsite financial contribution be made towards the provision of a new or upgraded HWRC facility, to support the waste requirements arising from this development in line with the RECAP Waste Guide.	£190 per dwelling
39	Bring sites	Bring facilities are required per 800 dwellings. In terms of S106 requirements we would ask the developer to fund the provision of the following bring banks (contribution would cover South Cambs costs for provision of banks and servicing for a set period of time).	
40	Litter bins	Financial contribution. We need to allow £600 per bin. Likely requirements would be: Beta Square 4x, Morley street 4 x, Gregory park 4x. Kingsley Wood 4 dog bins at £450 each.	

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41	Drainage/Water Treatment	AW will require an upgrade of some pipework	
42	Police and fire	Financial contribution	
43	Electoral Review	Possible financial contribution.	
	Arts/Culture & Public Art		
44	Public Art Contribution	Payment/funding in line with the agreed public art strategy.	£500 per dwelling
45	S106 monitoring	Funding towards officer(s)	TM = £15,000 per annum for 5 years
46	Date of indexation	Either date of agreement or resolution.	
	Total Contribution		

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