

CLAY AND GLEBE FARM: BASIS OF AGREEMENT

APPENDIX 2: GLEBE FARM SECTION 106 OBLIGATIONS AND TRIGGERS

Updated as per 7 August CH letter

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

Requirement	Cost to Glebe Farm	Triggers
Transport		
Addenbrooke's Access Road Phase 2	£705,000 (plus interest assoc with prudential borrowing)	Five annual instalments from commencement of development £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 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	£23,541 (plus pb)	Five annual instalments from commencement of development
Cambridgeshire Guided Bus (CGB) -contribution to capital cost	£288,750 (plus pb)	Three equal annual instalments from commencement of development
CGB Service Provision (revenue)	£28,125	Five equal annual instalments from commencement
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 five equal instalments: 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	£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	£300,000	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).	£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	10% on occupation of 500 units across Clay Farm /Glebe Farm (CF/GF) 65% on occupation of 600 units across CF/GF 25% on occupation of 1000 units across CF/GF
Contribution towards primary schools for first 3 years	£15,000	Three equal annual instalments, commencing on date of school opening
Land and financial contributions towards provision of Secondary school.	£1,094,051	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.
Contribution towards secondary facilities for the first 3 years	£63,620	Three equal annual instalments, on the date of opening of the secondary school
Community Facilities		
Community Centre & youth facilities	£186,668	<p>NB - Costs indexed to 2nd Quarter 2009 Alternative Triggers dependent on delivery of temporary facilities on Clay Farm, subject to agreement on legal drafting.</p> <p>If temporary facilities on Clay Farm 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: Total cost on occupation of 250th dwelling on Glebe Farm (tbc)</p>
Police & Social Services	£42,710	
Library	£48,006	
Health Centre	tbc	May be no payment if temporary facilities provided on Clay Farm, dependent on agreement reached
Revenue contributions for initial support of new community facility	£28,665	Three equal annual instalments commencing on date of opening of facility
Revenue contributions for initial support Library	£27,900	Three equal annual instalments commencing on date of opening of facility
Health Care - Interim provision at existing facilities	£2,380	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	£14,000	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	£17,777	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	£2,800	Payment in full on date of opening of new primary school
Community Chest	£595	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		Contributions were to be split between Clay and Glebe. Agreed that total payment of to be paid through Clay Farm.
Ecological mitigation measures to Byron's Pool Local Nature Reserve	£38,432	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 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 (Subdivide payments evenly by no of phases)
One all weather pitch (AWP), floodlit.	£32,669	As main payment for secondary school
Maintenance of AWP	£4,200	Payment on opening of secondary school
Contribution towards swimming facilities	£24,500	Payment in full on occupation of 250th dwellings
Floodlighting for tennis courts at Clay Farm	£750	As main payment for secondary school
Maintenance of floodlighting of tennis courts	£2,640	Payment on opening of secondary school
Maintenance of play areas	£308,000	Linked with transfer of play areas
Maintenance of pocket parks	tbc	Single payments related to transfer of each phase
Maintenance of allotments	tbc	Linked with transfer of allotments
Sports Development Worker	£4,500	Three equal annual instalments: first instalment on first occupation of the

		development
Public Art	£105,000	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)	£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	£23,178	£65/house and £150/flat prior to any occupation of each phase

OTHER S106 HEADS OF TERMS

Requirement	Triggers (where appropriate)/ Other changes from JDCC Report Oct 2008
40% Affordable Housing with appropriate cascade mechanism	
Residential Travel Plan including co-ordinator and car club (with set up and revenue support)	Submitted and approved prior to commencement
A maximum of 300 dwellings can be occupied on either the Clay Farm or Glebe Farm site prior to opening of the AAR	
Provision for agreeing open space handover and transfer arrangements	
Not to occupy any dwellings served by access from the AAR until phase 2 of the AAR is complete with the link to Robinson Way	