

Appendix 2 - Cambourne West s106 Heads of Terms (SCDC Infrastructure Greyed Out)

	Planning Obligation	Details of obligation	Cost	Trigger
	Affordable Housing			
1	Policy requirement	Minimum of 40% of all accommodation on site to be affordable.		Phased throughout the development
	Education			
2	Secondary education	Capital contribution and land. £26,013 per place.	£14,809,852	Prior to occupation of 970 th dwelling
3	Primary school capital	Capital contribution and land. 2 x 2FE Primary schools.	£17,260,000	1 st school = 10% on commencement; 65% after 12 months; and 25% after 24 months 2 nd school = 10% prior to occupation of 570 th dwelling; 65% prior to occupation of 730 th dwelling; and 25% prior to occupation of 890 th dwelling
4	Primary school revenue	Revenue funding based on previously used formula.	£80,000	First payment one term before the opening of the school and then in 12-24 month periods.
5	Provision towards special needs education	Financial contribution	£1,988,800	Prior to occupation of 330 th dwelling
6	Children's Centre	Financial contribution	£115,000	Prior to occupation of 400 th dwelling
7	Nursery	Space requirement	N/A	With provision of the Local Centre or 400 th dwelling occupation whichever the sooner.
8	Library contribution	Financial contribution	£388,929.60	Prior to occupation of 400 th dwelling

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	Transport/ Infrastructure			
9	Bus services	Contribution to enhanced existing bus services.	£1,200,000 (developer figure)	First payment prior to 3 rd phase of development
10	A428 Madingley Road bus priority and pedestrian and cycle improvements	In accordance with the City Deal options out for consultation.	£8,700,000	TBC in accordance with modelling outcomes
11	Sheepfold Lane/Business Park Road and A1198 access works	Timing and scale of works to be agreed. Figures of £1,331,988 and £354,000 identified in infrastructure costs.	N/A	TBC in accordance with modelling outcomes
12	Further mitigation including off-site works as yet to be identified	To be identified through modelling. Figure of £300,000 identified in infrastructure costs.	N/A	TBC in accordance with modelling outcomes
13	Improved walking and cycling links to Cambourne and surrounding villages	These include: Old A428/St Neots Road cycle lanes Cycle and pedestrian links to Caxton (from A1198 roundabout) and Papworth	£610,000 (developer figure)	TBC in accordance with modelling outcomes
14	Broadway bus link	Delivery of bus link between Sterling Way and the Broadway	£305,000	Prior to commencement
15	Travel plan monitoring	Financial contribution	£37,500	From start of the development

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16	Travel plan coordinator	Financial contribution	£75,000 (developer figure)	TBC
17	Travel plan measures	Financial contribution	£470,000 (developer figure)	TBC
18	Fibre optic to the home	Onsite works.	Development cost	N/A
	Open Space/Recreation			
19	Indoor sports	Financial contribution towards sports not provided on site.	£3,588,000	TBC
20	Sports pitches and pavilion	Financial contribution or delivery of facility	£598,380	TBC
21	BMX track	Financial contribution or delivery of facility	£25,000 (developer figure)	To be completed with the phasing of the A428 bunds
22	All weather athletics track	To be provided on site	£975,000	Prior to occupation of 1000 th dwelling
23	Play areas	NEAP, LEAP and LAP delivery	Development cost	TBC
24	Maintenance of public open space, play areas, sports pitches, water attenuation features and allotments	Financial contribution	£453,000 (developer figure)	TBC
	Community/Social Facilities			
25	Health Care Facility	Contribution towards securing off-site	£1,492.250 (see comments)	Prior to occupation of 800 th dwelling

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		infrastructure (extension of Sackville House)		
26	Community space	Financial contribution	£1,774,000	TBC
27	Space/facility for youth	Financial contribution	£500,000 (developer figure)	TBC
28	Trailer Park extension and maintenance compound land	Transfer of land	Legal fees (£10,000 - developer figure)	Prior to occupation of 500 th dwelling
29	Burial ground	Transfer of land	Legal fees (£10,000 - developer figure)	Prior to occupation of 500 th dwelling
30	Community development workers and Children Families and Adults service requests	Phased financial contributions.	£666,880	First payment on start of first dwelling, second on first dwelling occupation date or 12 months after first payment, whichever is the later, third on 100 th dwelling occupation date or 24 months after first payment whichever is the later.
31	Community Chest	Financial contribution.	£150,000	£10,000 a years after first occupation
	Waste			
32	Household waste receptacles	Financial contributions generated using £75 per house and £150 per flat.	£195,600 (developer figure)	Alongside delivery of reserved matters applications.
33	Contribution to Household Waste	The County Council require that an offsite financial contribution be made towards the provision of a	£425,350	<ul style="list-style-type: none"> •25% on occupation of the 500th dwelling •25% on occupation of the 1000th dwelling

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	Recycling Centre	new or upgraded HWRC facility, to support the waste requirements arising from this development in line with the RECAP Waste Guide.		<ul style="list-style-type: none"> •25% on occupation of the 1500th dwelling •25% on occupation of the 2000th dwelling
34	Bring sites	Land to be provided for two bring sites.	N/A	In accordance with the phasing of the development
35	Litter bins	Financial contribution. We need to allow £600 per bin. Dog bins are £450 each.	£16,500 (developer figure)	1 year after commencement
36	Cambourne style street lights	Obligation	N/A	TBC
	Monitoring			
37	S106 monitoring	Funding towards officer time	£15,500	TBC
38	Date of indexation	Date of agreement or resolution.	N/A	N/A
39	Archaeological display	Financial contribution	£20,000	Prior to occupation of 100 th dwelling
40	Small business/retail units	Development Cost	£500,000 (developer figure)	TBC
41	Welcome Packs	Financial contribution	£3,000	Prior to first occupation
42	Public Art	Financial contribution	£150,000	£10,000 a year from the date of first occupation