

## APPENDIX 1 - CLAY FARM SECTION 106 OBLIGATIONS AND TRIGGERS TABLE

Requirement	Cost to Clay Farm	Revised triggers
<b>Transport</b>		
Addenbrooke's Access Road Phase 2	£2,345,000 (plus interest assoc with prudential borrowing from the point at which borrowing commenced) – inc £360k property costs which have already been paid	<p>£148,875 upon commencement  £148,875 12 months after commencement  £148,875 24 months after commencement  £148,875 36 months after commencement  £148,875 48 months after commencement</p> <p>£155,078 on 1<sup>st</sup> July 2016  £155,078 24 months after 1<sup>st</sup> July 2016  £155,078 36 months after 1<sup>st</sup> July 2016  £155,078 48 months after 1<sup>st</sup> July 2016  £155,078 60 months after 1<sup>st</sup> July 2016  £155,078 72 months after 1<sup>st</sup> July 2016  £155,078 84 months after 1<sup>st</sup> July 2016  £155,078 96 months after 1<sup>st</sup> July 2016</p>
M11 Junction 11 improvements	£211,866 (plus pb from the point at which pb commenced)	Five annual instalments from commencement of development
Cambridgeshire Guided Bus (CGB) -contribution to capital cost	£2,598,750 (plus pb from the when the development commences)	Three equal annual instalments from commencement of development

CGB Service Provision (revenue)	£253,125	Payments in three equal instalments.  36 months after 1 <sup>st</sup> occupation 48 months after 1 <sup>st</sup> occupation 60 months after 1 <sup>st</sup> occupation
Southern Corridor Area Transport Plan	£193,818	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 Provision	£303,750	Payments in four equal instalments:  36 months after 1 <sup>st</sup> occupation 48 months after 1 <sup>st</sup> occupation 60 months after 1 <sup>st</sup> occupation 72 months after 1 <sup>st</sup> occupation
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
<b>Education</b>		
Extension to Fawcett Primary	£2,283,919	£228,393 on commencement £1,027,763 due on 100 <sup>th</sup> Dwelling Occupation £1,027,763 due 6 months after 100 <sup>th</sup> Dwelling Occupation
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 (subject to advice from Counsel – individual site triggers will be applied if Counsel advise that County preferred approach cannot be achieved)
Contribution towards primary schools for first 3 years	£67,500	Three equal annual instalments, commencing on date of school opening
Land and financial contributions towards provision of Secondary school	£9,193,150	£2,765,801 upon 600 units across CF/GF £2,970,000 (plus pru borrowing costs) 12 months after 1 <sup>st</sup> payment or opening of the secondary school – whichever is later £2,389,918 upon 1000 units across CF/GF £1,067,432 upon 1500 units across CF/GF
Contribution towards secondary facilities for the first 3 years	£286,290	Three equal annual instalments, on the date of opening of the secondary school
<b>Community Facilities</b>		
Community Centre & youth facilities	£1,652,522	5% on occupation of 150 units across CF/GF 5% on occupation of 250 units across CF/GF 5% on occupation of 350 units across CF/GF 20% on occupation of 450 units across CF/GF 15% 6 months after occupation of 450 units across CF/GF 30% 12 months after occupation of 450 units across CF/GF 20% 18 months after occupation of 450 units across CF/GF
Police & Social Services	£398,628	

Library *	Reduced to £241,951 following appeal	Same as community centre and youth triggers
Health Centre	£1,010,770	8 annual instalments from opening of health centre (Occupation of 800 units across Glebe Farm)
Revenue contributions for initial support Library	£0 following appeal	
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 <sup>th</sup> 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 <sup>th</sup> unit whichever is the later
Community Chest	£5,185	Payment in full on occupation of 100 <sup>th</sup> dwelling
Contribution towards management and maintenance of open space Hobson's Brook green corridor	£2,035,152	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 <u>first dwelling</u> 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
One all weather pitch (AWP), floodlit	£359,464	Upon 600 units across CF/GF
Maintenance of AWP	£16,800	Payment on opening of secondary school
Contribution towards swimming facilities	£245,000	Payment in full on occupation of 1000th dwellings
Floodlighting for tennis courts at Clay Farm	£6,750	Upon 600 units across CF/GF
Maintenance of floodlighting of tennis courts	£11,875	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
<b>Public Art</b>	£805,000	Public art to be delivered to an equivalent value
<b>Other</b>		
Performance Monitoring fee 5 yrs @ £15,000 per	£101,250	5 equal annual instalments on Commencement of Development

annum per site (Clay Farm and Glebe Farm counted as one site)		on First Occupation on 200 Occupations on 400 Occupations on 600 Occupations
Air Quality monitoring	£5,000	In full on occupation of 600 <sup>th</sup> 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