

NORTHSTOWE PHASE 2 – S106 Heads of Terms

To: **Economy and Environment Committee**

Meeting Date: **14th July 2015**

From: **Executive Director: Economy, Transport and Environment**

Electoral division(s): **Papworth and Swavesey, Willingham, Bar Hill, Cottenham, Histon and Impington**

Forward Plan ref: **Key decision: No**

Purpose: **To endorse the draft requirements for a Section 106 Agreement for the Northstowe Phase 2 Outline Planning Application.**

Recommendation: **Committee is invited to:**

a) Endorse the draft Section 106 Heads of terms package as set out in Section 2 and appendix 2 of this report;

b) Note that the Northstowe Joint Development Control Committee (NJDCC) will be taking a decision on the package on 29th July;

c) Delegate to the Executive Director for Economy, Transport and the Environment in consultation with the Chairman and Vice Chairman of the Committee the authority to make changes to the Section 106 agreements prior to signing.

<i>Officer contact:</i>	
Name:	Juliet Richardson
Post:	Growth and Development Business Manager
Email:	Juliet.richardson@cambridgeshire.gov.uk
Tel:	01223 699868

1. BACKGROUND

- 1.1 The principle of Northstowe was established in the Cambridgeshire and Peterborough Structure Plan 2003, and the South Cambridgeshire District Council Core Strategy 2007. Also in 2007, the Northstowe Area Action Plan set out the local policy context for the delivery of the new town of up to 10,000 homes and associated infrastructure and community facilities.
- 1.2 Northstowe Phase 1 was granted outline permission in April 2014 for up to 1500 new homes. During 2015, construction has commenced on the Primary School, works to the B1050 and a Foul Water Pumping Station at Webb's Hole Sluice. First occupations on site will coincide with the opening of the primary school in Autumn 2016.
- 1.3 The Homes and Communities Agency (HCA) submitted a planning application for Northstowe Phase 2 last August. The hybrid application sought:
 - (a) Outline permission for the main Phase 2 development area for up to 3,500 dwellings, two primary schools, the secondary school, the town centre, formal and informal recreational space and landscaped areas, sports hubs, road and infrastructure works
 - (b) Full planning permission for the construction of a new Southern Access Road from Northstowe to the B1050.

On 24th June 2015 the NJDCC resolved to grant outline planning permission for Northstowe Phase 2, subject to section 106 (s106) items and triggers, and agreement to the planning conditions.
- 1.4 As a result of consultation and negotiation, including feedback from Economy and Environment Committee, NJDCC and other elected members, statutory consultees (including the County Council) and the public; the HCA made a number of changes to the Phase 2 application including:
 - (a) Increasing the provision of car parking spaces from an average of 1.5 per dwelling, as required by adopted policy, to 1.75 per dwelling
 - (b) Providing a town park in the town centre, which will have a combined area of 1.2ha. with the town square
 - (c) Reducing the height of buildings around Rampton Drift from three to two storeys
 - (d) Increasing community sports provision.
- 1.5 This report presents the proposed requirements for the s106 Agreement for Northstowe Phase 2. Construction of Phase 2 is expected to commence in 2018, and will overlap with construction of Phase 1. Detailed negotiations on the s106 requirements have taken place, informed by the advice of the Local Authorities' viability cost consultant. The principal reasons for the ongoing discussions have been to address viability issues as well as reach a shared view on community infrastructure requirements and delivery.

- 1.6 It is essential to ensure that development of Northstowe Phase 2 secures appropriate provision of services and infrastructure to meet its needs properly, and to ensure that development is acceptable in planning terms. This includes financial contributions towards the provision and maintenance of infrastructure, services and facilities.
- 1.7 The Northstowe developers, Gallagher and the HCA, have provided housing trajectories, showing their expected build-out rate. This can be mapped against the community-building requirements of the s106 agreement for Phase 1, and the proposed requirements for the s106 agreement for Phase 2.
- 1.8 Appendix 1 shows the anticipated delivery of new homes and community infrastructure for the next ten years, as new residents move into Northstowe. Appendix 2 shows the list of items and triggers proposed for the s106 Agreement for Northstowe Phase 2. Appendix 3 shows the draft brief for the health centre, library and community hub for Northstowe Phase 2. An education campus including primary, secondary, sixth form and special school provision, and community sports facilities is also proposed.
- 1.9 The HCA's costings and assumptions for Northstowe Phase 2 have been tested and accepted by HM Treasury, as part of the Government's process for granting approval to its agencies to deliver particular projects. From this basis, the HCA proposed £70m funding towards the costs of community infrastructure, and 20% affordable housing. Following negotiation, the following position is recommended:
- (a) Various items will be provided as part of the site infrastructure and therefore not secured through s106 payments, for example, transport capacity measures identified through the transport assessment
 - (b) Clear identification of contingency items, such as provision for maintenance of onsite Sustainable Urban Drainage Systems (SuDs) and transport mitigation measures which may be needed in the local area
 - (c) £73m funding towards the s106 package
 - (d) A review of viability to assess whether the level of affordable housing may be increased, to take place part way through the build-out of Phase 2.

The total list of section 106 items is slightly more than £73 million (a little over £75 million), however, it is highly unlikely that all of the contingency items, which are included in this sum, will be needed. We will be seeking an arrangement similar to the Phase 1 section 106 whereby any savings e.g. from contingency items can be recycled back to the Northstowe Phase 2 development.

- 1.10 Members of this committee previously discussed early s106 items at the meeting on 3 February and mirror reports have been taken to South Cambridgeshire District Council Cabinet. These items will be presented for decision to the NJDCC on 29 July 2015. On 24 June 2015, the NJDCC resolved to grant outline planning permission for Northstowe Phase 2, subject to s106 items and triggers, and agreement to the planning conditions. The NJDCC also resolved to grant full permission for the Southern Access Road, subject to the planning conditions. The NJDCC was presented with a list of items proposed for the s106 Agreement that totalled around £87m, and also informed that the HCA had stated that its work on costs demonstrated that the development could provide 20% affordable housing and meet s106 costs of £70m.

2. MAIN ISSUES

- 2.1 This report illustrates how a funding allocation might provide for the essential requirements for the scheme to be acceptable in planning terms, and also how the town will develop over phases 1 and 2. The list of items and triggers will be presented to NJDCC on 29 July and, subject to its decision, will form the basis of the Heads of Terms of the s106 Agreement that will be secured during the detailed drafting stage
- 2.2 On 24 June 2015, the NJDCC approved a set of draft conditions for Northstowe Phase 2. These include a town centre strategy, building on the strategy provided with the application. The town centre strategy will be expected to link to the employment and housing strategies that were produced by the HCA in collaboration with the local authorities and the subject of wide consultation. The employment and housing strategies both have action plans that will be taken forward over the coming months, and will complement community development, sport and cultural plans.

Education and Community Facilities

- 2.3 The proposed requirements for Phase 2 include primary and secondary schools to serve the new residents, along with community sports provision and a community hub. The first phase of the secondary school will open in 2019. Over time, the education campus on this site will grow to include a 12-form entry secondary school, sixth form provision, primary school and special school. The land for the education campus will be provided through the Northstowe Phase 2 planning consent, or through a separate land transfer agreement between the County Council and the HCA.
- 2.4 During Phase 2, the second phase of the secondary school will open, as will the sixth form, the special school and two primary schools. One primary school will be on the education campus, and the second will include conversion of the former officers' mess. The primary schools will include accommodation to secure childcare and early years education provision. The second phase of the secondary school will include dual-use indoor sports facilities that will be open to the community. The secondary school sports pitches will be located adjacent to community sports areas, with potential for significant shared use of all sports areas. The Northstowe Sports Strategy submitted by the HCA in May 2015 suggests how these areas may be used separately and together.
- 2.5 In recognition of the need for community facilities early within the development of Phase 2, the proposed s106 requirement includes the provision of interim community facilities at 1500 occupations across phase 1 and 2. It is anticipated that this will be provided as a community library or hub which will combine the delivery of library services with community space. The early community hub will complement the community use that will be made available by the schools and by the phase 1 facilities. The permanent Civic Hub for Phase 2 will be required by the 4500th occupation, across phases 1 and 2. The proposed s106 requirement includes provision to expand the community hub as recommended by the multi-agency Public and Community-led Support working group in May 2015. The draft specification is attached as Appendix 3, and the funding requirement has been assessed by the HCA's cost consultants and the local authorities as sufficient. The cost consultants

have provided a letter of assurance to support their work. By the time this building is designed, there will be a substantial number of Northstowe residents. It is proposed that the s106 agreement be written so that Northstowe residents, potentially through the future town council or a community trust, will be able to steer the design and specification of the final building. The proposed items include funding for community development and support, and for town notice boards.

- 2.6 The costs of the community hub, sports pavilion and dual-use sports centre have been assessed by the HCA's cost consultants and carefully considered by the local authorities. They are considered appropriate sums for the provision of these buildings. Similarly, the proposed funding for other District Council items is considered appropriate.
- 2.7 The proposed s106 requirement also includes provision to support the new residents of Northstowe Phase 2. In addition to resources to improve the general health and wellbeing of Northstowe residents, a requirement is proposed to establish a multiagency group with community development at its core. The group will encourage Northstowe to form into a resilient community and provide more localized support to vulnerable groups and those who may become isolated to connect back into the community for ongoing support.

Transport

- 2.8 Phase 2 will include the construction of the Southern Access Road and also the bus-only spine road through the new town from the Longstanton Park and Ride to the Cambridgeshire Guided Busway (CGB) at Oakington. The Phase 2 s106 proposed heads of terms includes payments for community transport and transport mitigation measures. The following work will be secured through conditions: off-site cycleways, transport capacity schemes for local roads, and footpath improvements.
- 2.9 The CGB is a fundamental element of the transport strategy for Northstowe, and therefore a proportionate contribution is required from Phase 2 towards the construction costs attributable to Northstowe. Community transport is to enable a community based transport scheme including the cost of a vehicle.
- 2.10 Necessary transport mitigation measures including upgrade to the signalised crossroads in Willingham and Wilson's Road bridlepath between Longstanton and the A14 are to be paid for by the HCA. The s106 payment also covers a contingency for other transport mitigation measures if required.
- 2.11 A key cycle commuter route is expected to be from Northstowe into Cambridge via Oakington and Girton, and the section 106 proposals include provision to make improvements to this route.

Archaeology

- 2.12 The protection of archaeological remains, their storage and presentation will be secured through conditions. The HCA has also agreed to secure long term care of the listed pillboxes, and to ensure an appropriate management plan for Longstanton Paddocks, which are in the Longstanton Conservation Area.

Strategic Waste

- 2.13 The s106 table includes a strategic waste contribution. However, it should be noted that this entry is linked to a decision of the Highways and Community Infrastructure (H&CI) Committee on 7 July 2015. If the H&CI Committee decides that there should be just one new Household Recycling Centre (HRC) to serve the Cambridge and Northstowe area, rather than four smaller HRC sites, then it would not be possible to pool any further s106 contributions towards strategic waste. This is because the new Community Infrastructure Levy (CIL) Regulations have set a cap to the number of contributions that can be pooled for any one infrastructure project e.g. one HRC. Therefore the contribution set out in the s106 table for strategic waste would no longer be required, as the maximum number of pooled contributions will already have been reached. Officers will provide an update on the outcome of the H&CI Committee decision.

Affordable Housing

- 2.14 The s106 agreement and viability negotiations have needed to consider the proportion of affordable housing. The District Council's policy requirement is for 40%, subject to viability. The planning application stated 20%, and this has been tested through the viability assessment. It has been agreed with the HCA that the level of affordable housing should be reviewed in order to re-assess the viability and determine if the level of affordable housing may be increased. It is proposed that a review take place in 2019, if development has not commenced by this time; and also three years following implementation of the permission. It is intended that any uplift would result in additional on-site provision of affordable housing.

3. ALIGNMENT WITH CORPORATE PRIORITIES

3.1 Developing the local economy for the benefit of all

The following bullet points set out details of implications identified by officers:

- The development of Phase 2 of Northstowe will increase the ability for people to both live and work in the local area, thus enhancing economic growth. The planning application states that the proposed Phase 2 employment floor space has the potential to generate 2,088 gross jobs, which when combined with the wider provision of employment generating uses is estimated to be 2,248 gross jobs created by Phase 2.
- Phase 2 of Northstowe strengthens the relationship between jobs and houses within Cambridge and its surrounding hinterland.

3.2 Helping people live healthy and independent lives

The following bullet points set out details of implications identified by officers:

- Providing a full range of public services, such as education, early in the development will assist in meeting this priority.
- The design of the Phase 2 development will be required to build in routes and networks of footpaths and cycle paths that will assist movement in and around Northstowe and into the surrounding area by modes of transport that can help deliver this objective.

3.3 Supporting and protecting vulnerable people

The following bullet point sets out details of implications identified by officers:

- An important element of Northstowe will be the provision of affordable housing on site, which will help to assist those in housing need and who cannot afford to buy a property in the local area. Affordable housing will include social rented housing as well as intermediate housing (including provision for key workers). The precise proportion and tenure mix will be subject to negotiation during the planning application determination process.
- Alongside community building, resource to allow for the appropriate support of vulnerable groups and ensure the health and wellbeing of residents in Northstowe has been secured (e.g. The multi agency group referenced in 2.7 will include family workers, IDVA, a contribution to a children's social care unit and specialist community workers focussing on mental wellbeing).
- The draft section 106 Heads of Terms includes a special school contribution to provide for children in Northstowe 2 who need this.

4. SIGNIFICANT IMPLICATIONS

4.1 Resource Implications

The following bullet points set out details of significant implications identified by officers:

- The proposed section 106 Heads of Terms ensures that education, transport, community-building, Libraries and life-long learning infrastructure, as well as other key services in Northstowe 2, will be resourced.

4.2 Statutory, Risk and Legal Implications

There are no significant implications for statutory, risk and legal.

4.3 Equality and Diversity Implications

There are no significant implications for equality and diversity.

4.4 Engagement and Consultation Implications

The following bullet point sets out details of significant implications identified by officers:

- The proposals for Phase 2 of Northstowe have been subject to a robust consultation process. This has included consultation with statutory consultees, the Northstowe Parish Forum and the local community (including local public exhibition events). A Stakeholder and Community Engagement Report is included within the outline application and provides further details of this.

4.5 Localism and Local Member Involvement

The following bullet points sets out details of significant implications identified by officers:

- The Northstowe Phase 2 application will be determined by the Northstowe Joint Development Control Committee, which comprises of local Members from South Cambridgeshire District Council as well as Cambridgeshire County Council Members.
- Views on the emerging proposals for the Phase 2 scheme have been sought through regular workshops with the Members of the Northstowe Parish Forum.

4.6 Public Health Implications

The following bullet points sets out details of significant implications identified by officers:

- Northstowe will need to ensure that it has a positive impact on the health and wellbeing of its residents, both mentally and physically.
- A Health Impact Assessment (HIA) has been submitted as part of the application. The HIA is a comprehensive account of the potential health impacts which could affect both the existing nearby residents or the future residents of Northstowe Phase 2.
- The design of the Phase 2 development will be required to build in routes and networks of footpaths and cycle paths that will assist movement in and around Northstowe and into the surrounding area by modes of transport that can help deliver this objective.
- The proposed section 106 Heads of terms include provision for health and community development infrastructure.

Source Documents	Location
Northstowe Phase 2 Outline Planning Application (S/2011/14/OL)	Room 304, Shire Hall, Cambridge
Cambridgeshire County Council formal response on the Northstowe Phase 2 Outline Planning Application	and https://www.scambs.gov.uk/content/northstowe-planning-documents-phase-two

Appendix 1

Indicative Timeline for Delivery of Community Resources at Northstowe

Timings are indicative, as the construction is likely to vary from the trajectory

All Phase 2 triggers are subject to approval by the NJDCC on 29 July 2015

2016/17	
Housing Trajectory	Phase 1 = 97 Phase 2 = 0 Total for year = 97
Services Provided	Phase 1 Primary School
2017/18	
Housing Trajectory	Phase 1 = 228 Phase 2 = 0 Total for year = 228 Cumulative occupations = 325
Services Provided	Phase 1 Sports Hub with Pavillion
2018/19	
Housing Trajectory	Phase 1 = 260 Phase 2 = 75 Total for year = 335 Cumulative occupations = 660
2019/20	
Housing Trajectory	Phase 1 = 260 Phase 2 = 120 Total for year = 380 Cumulative occupations = 1040
Services Provided	Secondary School (4FE)
2020/21	
Housing Trajectory	Phase 1 = 260 Phase 2 = 140

	Overall for year = 400 Cumulative occupations = 1440
Services Provided	Community Centre on Phase 1
2021/22	
Housing Trajectory	Phase 1 = 245 Phase 2 = 155 Overall for year = 400 Cumulative occupations = 1840
Services Provided	Health centre and Library with community use Primary school on Phase 2 education campus (3FE)
2022/23	
Housing Trajectory	Phase 1 = 150 (complete) Phase 2 = 250 Overall for year = 400 Cumulative occupations = 2240
2023/24	
Housing Trajectory	Phase 2 = 400 Cumulative occupations = 2640
Services Provided	Extension of secondary school to 8FE Special school Dual Use Sports Centre Eastern Sport Hub and Pavillion
2024/25	
Housing Trajectory	Phase 2 = 400 Cumulative occupations = 3040
Services Provided	Second primary school 2FE on Phase 2
2025/26	
Housing Trajectory	Phase 2 = 400 Cumulative occupations = 3440
2026/27	

Housing Trajectory	Phase 2 = 400 Cumulative occupations = 3840
2027/28	
Housing Trajectory	Phase 2 = 400 Cumulative occupations = 4240
Services Provided	Community Hub Post 16 Education
2028/29	
Housing Trajectory	Phase 2 = 400 Cumulative occupations = 4640
2029/30	
Housing Trajectory	Phase 2 = 360 Expectation that Phase 3 will overlap with Phase 2

Northstowe Phase Two Section 106: Proposed Items and Triggers

Item	Obligation	Triggers	Comments
Education			
Early Years Provision	Allocation of Land: number and size of sites TBC		Land to be allocated for private and/or voluntary sector to provide early years services. Although not funded under the S106 there is a need to ensure that sites are provided so that the facilities can come forward at the right time and in the right location.
Primary Education Provision (1x2FE, 1x3FE)	Capital: £20,390,000 Plus Revenue: £100,000	3FE primary school by the occupation of the 1,600th dwelling (across phases 1 & 2 combined) 2FE primary school by the occupation of 3,000th dwelling (across phases 1 & 2 combined)	(2 x Primary Schools: 1x2FE, 1x3FE). Primary Schools to include early years classes and OSC
Secondary Education Provision (4FE)	Capital: £10,570,000	4FE expansion to Northstowe secondary school by the 2,500th dwelling (combined across the first two phases of development)	4FE - expansion of the secondary school to 8FE
Post 16 Provision	Capital: £3,640,000	By the 4,200th dwelling (combined across the first two phases of development)	
Special Education Provision	Capital: £2,760,120 Plus Revenue: £29,172	By the 2500 th dwelling across phases 1 and 2.	In order to minimise the disruption of construction on the delivery of high quality education outcomes, the ambition is that the special school provision would be delivered as part of the expansion of the secondary school i.e. 2,500th dwelling across Phase 1 & 2. However, there is a need to ensure that the provision of education capacity reflects the growth in demand arising from the Northstowe developments. This may influence the overall timing of the delivery of this provision.
Community and Community Sport			

Permanent Civic Hub:	Capital: £14,548,805 Plus Revenue: £250,000	Health Centre/Library with community use – by 1500 dwellings across phases 1 and 2 Community Hub - by 4200 dwellings across phases 1 and 2	To be provided in two phases: Phase 1: Health Centre and Library with community use Phase 2: Community Hub To include work space for town council, Local Authority staff working in Northstowe and emergency services
Level 3 Library Provision	Capital: £368,550 Plus Revenue: £461,160	<u>Capital:</u> 9 months in advance of library being operational (HCA offering this at 1,500 dwellings) <u>Revenue:</u> 33% 9 months prior to library being operational 33% = one year anniversary from first contribution 33% = two year anniversary from first contribution	Library fit-out - capital plus revenue contributions
Placemaking and Community Building.	Revenue: £1,000,000	By 1 st Occupation Flexible trigger required to reflect level of need	The lynchpin is a community development worker, drawing on children, families and adults social support in order to build a cohesive community. Flexibility should be secured.
Children's Centre (Included in Placemaking)		Within 1 year of 1st occupation on completion of temporary community facilities (to be within the library or a school)	Contribution towards furnishing and equipment for Children's centre including first year activities To be made available when temporary space for children's centre (temporary community facilities to be made available 1 year after occupation) is available with timeframe to spend up to one year after completion of permanent space for children's centre activities (triggered with Civic Hub)
Community Work (included in placemaking)		On 1st occupation and phased over 3 years	Contribution towards funding for activities and events
Youth and Community Work (included in placemaking)		On 1 st Occupation	Contribution to funding activities and events

Other Sports Revenue	Revenue: £170,000	1/3 annually with first instalment prior to opening of dual use sports centre or lump-sum prior to opening of facilities	Revenue requirements include sports centre manager
Sports Hub West	Infrastructure delivery in kind (estimated cost £280,000)	Sports Hub West to be completed by occupation of 2000th home across phases 1 and 2 Pitches to be laid 18-months prior to opening of the Sports Hub West	Pitches need to be laid 18 months prior to opening in order to allow establishment of surfaces
Sports Hub East & Formal Outdoor Space Commuted Maintenance Sum	Infrastructure delivery in kind (estimated cost £1,965,000) Revenue: £270,000	On 2,500th occupation across phases 1 and 2 Revenue - 33% annually or lump sum prior to opening of pitches/facilities	
Sports Pavilion	Capital: £1,500,000 Plus Revenue: £135,000	On 2,500th occupation across phases 1 and 2	
Dual use Indoor Sports Centre	Capital: £3,208,649	On 2,500th occupation across phases 1 and 2	To be provided as part of enlarged Secondary School (trigger as per secondary school)
Public Open Space	Infrastructure delivery in kind (estimated cost £1,100,000)		Laying Out including Town Park/Square
Play Areas plus Community Maintenance Sums	Infrastructure delivery in kind (estimated cost £1,248,000) Revenue: TBC	Maintenance sums - 33% annually or lump-sum prior to opening of pitches/facilities	E.g. LEAPS/NEAPS/LAPS & formal and informal Children's Play Space Revenue TBC once type/size of dwellings known
Small Grants Scheme (Community Chest)	Revenue: £30,000	£7,500 per annum from 1st occupation	
Allotments and Orchard	Infrastructure delivery in kind (estimated cost £75,000)		
Burial Ground	Infrastructure delivery in kind (estimated cost £25,000)		
Voluntary Sector, Faith, Community Facilities	Provision of Reserved serviced sites		

Street Furniture/cycling parking	Infrastructure delivery in kind		
Governance			
Community Endowment	Revenue: £100,000	Upon formation of shadow town council	For Phase 2
Town Sign / Notice Boards	Capital: £42,500		
Emergency Services			
Emergency Outstation	Contingency: £1,820,000		For Police, Fire and Rescue services
Economic Strategy			
Small business units	N/a		through economic strategy
Transport			
Cambs Guided Busway	Capital: £4, 900 000 plus interest – total £6 257 000 as at July 2015	200th dwelling = £925,283 700th dwelling = £925,283 1,400th dwelling = £925,283 2,100th dwelling = £925,283 2,800th dwelling = £925,284 3,300th dwelling = £925,284	Potential for later payments provided capital and interest are repaid.
Community Transport Contribution	Revenue: £250,000	Annual Payments: On 1 st Occupation = £40,000 Successive payments on the anniversary thereafter for ten further years = £21,000 per year	
Transport Mitigation Measures	Contingency: £1,750,000	Payable in phased instalments (£250,000 per instalment): 500th dwelling 1,000th dwelling 1,500th dwelling 2,000th dwelling 2,500th dwelling 3,000th dwelling 3,400th dwelling	Trigger could also be linked to traffic generation from the site as monitored through the count sites
Annual Transport Monitoring	Revenue: £120,000	Annual Payments: On 1 st Occupation = £20,000 Successive payments on the anniversary thereafter for ten further years = £10,000 per year	
Travel Plan Co-ordinator contributions			To be secured by conditions
Transport Capacity Measures	Infrastructure delivery in kind and through conditions (estimated cost £700,000)		
Public Rights of Way (PROW) Network Improvements			Conditions and transport capacity measures
Cycle Network	Capital: £450,000	Payable in phased instalments for all works to be completed prior to completion or To be implemented by developer to a schedule to be agreed with CCC.	Upgrade to cycleway between Oakington and Girton.

		Triggers: On commencement of development = £37,500 On receipt of written evidence of scheme from CCC = £412,500	
Parking Management/Traffic Regulation Orders	Contingency: £50,000	Payable in phased instalments for all works to be completed prior to completion. On 1,500th dwelling = £25,000 On 3,000th dwelling = £25,000	
Bus Priority Route Through Development	Infrastructure delivery in kind		
Access Road(s) to Development	works		
General on site works not included in above	works		
Archaeology & Heritage			
Archive Storage			Long term storage of archive
Interpretation	Revenue: £45,000	100% by 350th dwelling	Public archaeology, interpretation and displays
Display and Storage			Display and storage facilities for Longstanton District Heritage Society
Pill Boxes			Long term use/care of pill boxes To be secured by condition
Management plan for Longstanton Paddocks			To be secured by condition
Environment			
Air Quality	Capital: £124,000		Air Quality Monitoring
Traffic Noise	Contingency: £70,000		Traffic Noise Insulation Scheme Off-Site
Construction Noise / Vibration	Revenue: £11,625		Construction Noise / Vibration Monitoring
Contaminated Land	Revenue: £50,000 Contingency: £100,000		Contaminated Land - Provision of funds for an independent environmental consultant to review assessments & reports
Unexploded Ordnance			Scheme to be agreed, HCA providing
Land Drainage (Provision of GIS Data)			
Award Drains	Revenue: £224,100		Upgrade in Maintenance Work & Hatton's Road Ponds Maintenance
SUDs	Contingency: £3,000,000		Long Term Management & Maintenance of on-site SUDs system
Award Drains and SUDS (Technical Assistance)	Contingency: £35,250		
Webbs Hole Pump	Capital:		

	£647,500		
Biodiversity			
Biodiversity	Infrastructure delivery in kind (estimated cost £26,000)		Biodiversity Off Site Mitigation - Farmland Birds
Sustainability			
Renewable Energy and Sustainable Show Homes	N/a		Covered by condition
Utilities			
ICT Infrastructure	works		ICT Infrastructure dwellings and community/public sector buildings
Waste			
Strategic waste HWRC	£465,505	50% on occupation of 500 dwellings, 50% on occupation of 1500 dwellings	Dependant on decision by Highways and Community Infrastructure Committee 7/7/15 – this may be removed from the list following that meeting.
Recycling Bring Sites			Condition Neighbourhood / Community Recycling Bring Sites
Household Minimisation	N/a		Household minimisation & recycling promotion fund
Waste and Recycling Containers	Capital: £376,250		Provision of waste and recycling containers to dwellings
Depot	N/a		Depot- cleansing satellite trucks and small mechanical

NORTHSTOWE PHASE 2

Outline Briefs for Health Centre & Library with Community Use & Community Hub

Library and Health Services	
Health Centre	1,500m ²
Library Space inc.	1,000m ²
Interview Rooms for Library	15m ²
Meeting & Activity Rooms	100m ²
Toilets	27m ²
Storage	26m ²
Severs/Comm Room	20m ²
Total	2,688
Circulation Space	129
Total Space	2,817

Community Hub	
Office Space	160m ²
Staff Kitchen Facilities	100m ²
Small Hall	320m ²
Catering Kitchen	60m ²
Foyer	300m ²
Disabled Changing Facilities	10m ²
Activity Room with Kitchenette Facilities	160m ²
Meeting Room	34m ²
Interview Room	15m ²
Storage	15m ²
Cleaners Store	14m ²
Severs/Comm Room	11m ²
Total	1,199
Circulation Space	66
Total Space	1,265