

Appendix 1

Developer	Gallagher Estates
Development	Loves Farm, St Neots – Permission for 1,352 dwellings, primary school, retail and associated infrastructure
S106 Contribution	£740,680 St Neots Market Town Transport Strategy Payment
Contribution Due	February 2009
Deferral Request	To defer the contribution until April 2011 or by the letting of a contract within the SNMTTS programme for in excess of £1.6m – whichever is the later.
Consideration has been given to:	
Which scheme the money is allocated to?	This contribution will be allocated to the St Neots Cycle Bridge plus it will also be spent on improving cycle routes in the area.
When the scheme is programmed to take place?	The St Neots Cycle Bridge scheme is programmed to commence in late summer 2010, however there is a possibility of it being delayed until summer 2011, depending on how long it takes to gain planning permission.
What percentage is the S106 requirement to the overall scheme cost?	The overall cost of St Neots Cycle Bridge scheme will be in excess of £3.5m. This contribution is likely to fund between 10-20% of the overall cost. The remainder of the scheme will be funded through Local Transport Plan fund, Hunts DC funds, Sustrans-Connect 2 funding plus, £1.1m which has already been received from Gallagher Estates in relation to this development.
What relationships are there between funding streams from separate S106 agreements?	The Riverside Mill Development will also be contributing to this scheme and the surrounding cycle links (see separate deferral request below).
Are there any financial costs to County Council if the deferral request is accepted?	No. As there is already a significant amount of alternative funding which has been secured, there is sufficient funding available in order to accept a deferral request without impacting on the County Council's budget.
If a deferment is agreed, should interest be sought?	No. As the deferment will have no financial implications on the County Council, it is recommended that interest should not be sought.
Have instalments been considered?	Yes. It is considered that the current contributions are appropriate.
What security is there to the County Council in agreeing to a deferment?	The County Council has secured bonds for this development. Should the developer default or get into financial difficulty, the County Council would be able to call in the bonds and recover the £515,000.
What social cost is there to the community?	There will be no social cost to the community if the deferral request is accepted. This is because deferral will not delay the programme for construction of the St Neots Cycle Bridge.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Loves Farm.

Officer Recommendation	It is recommended that this deferral should be accepted as set out above.
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Developer	Gallagher Estates
Development	Loves Farm, St Neots – Permission for 1,352 dwellings, primary school, retail and associated infrastructure
S106 Contribution	£300,000 Annual Bus Subsidy Payment
Contribution Due	£100,000 due September 2009, Sept 2010 and Sept 2011
Deferral Request	Defer annual bus subsidy payments by 1 year – commencing again September 2010 (followed by £100,000 in Sept 2011 and £100,000 in Sept 2012).
Consideration has been given to:	
Which scheme the money is allocated to?	New bus service serving Loves Farm – St Neots – Eaton Socon
When the scheme is programmed to take place?	The new bus service commenced operations in April 2009
What percentage is the S106 requirement to the overall scheme cost?	100%. The £300,000 contribution will be used for pump priming a new service. After the 3 years of pump priming, it is hoped that the service will be self funding.
What relationships are there between funding streams from separate S106 agreements?	None. There are no other S106 agreements in the vicinity which contain bus subsidy payments.
Are there any financial costs to County Council if the deferral request is accepted?	No. Gallagher Estates provided a sum of £167,763 in July 2008 in order to provide a new bus service at Loves Farm. The new service commenced in April 2009. It is considered that the £167,763 is sufficient to keep the service running until September 2010.
If a deferment is agreed, should interest be sought?	No. As the deferment will have no financial implications on the County Council, it is recommended that interest should not be sought.
Have instalments been considered?	Yes. It is considered that the proposed annual payments to support the bus service remain appropriate.
What security is there to the County Council in agreeing to a deferment?	The County Council has secured bonds for this development. Should the developer default or get into financial difficulty, the County Council would be able to call in the bonds and recover the £300,000.
What social cost is there to the community?	None. A deferment in payment will not impact on the running of the bus service.
Likely consequences of	Developer cash flow will be restricted which could potentially slow down housing growth at Loves Farm.

rejecting the request	
Officer Recommendation	It is recommended that this deferral should be accepted as set out above.

Developer	Gallagher Estates
Development	Loves Farm, St Neots – Permission for 1,352 dwellings, primary school, retail and associated infrastructure
S106 Contribution	£1,250,000 primary school payment
Contribution Due	£625,000 due in November 2008, £625,000 due February 2009
Deferral Request	Defer the two primary school payments so £625,000 is paid in September 2010, with the remaining £625,000 to be paid in December 2010.
Consideration has been given to:	
Which scheme the money is allocated to?	New Primary School to serve the Loves Farm Development. Round House Primary School.
When the scheme is programmed to take place?	The Round House Primary School was opened in September 2008.
What percentage is the S106 requirement to the overall scheme cost?	100%.
What relationships are there between funding streams from separate S106 agreements?	None. There are no other S106 agreements in the vicinity which contribution to the provision of the new Primary School.
Are there any financial costs to County Council if the deferral request is accepted?	Yes. The Primary School has already been completed and opened. The County Council requires this money is order to pay off an existing debt.
If a deferment is agreed, should interest be sought?	Yes. As the County Council requires this money to pay off an existing debt, should a deferment be granted, it would be appropriate for the County Council to seek interest payments to cover the interest the County Council will have to pay on a debt.
Have instalments been considered?	Yes. It is considered that the proposed 3 months instalments remain appropriate.
What security is there to the County Council in agreeing to a deferment?	The County Council has secured bonds for this development. Should the developer default or get into financial difficulty, the County Council would be able to call in the bonds and recover the £1,250,000.
What social cost is there to	None. The School has already opened. The deferral request does not directly impact on the provision of

the community?	education services.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Loves Farm.
Officer Recommendation	As the Primary School has already been build and the County requires this money to pay an existing debt, it is recommended that this deferral request should not be accepted.

Developer	Gallagher Estates
Development	Loves Farm, St Neots – Permission for 1,352 dwellings, primary school, retail and associated infrastructure
S106 Contribution	£77,840 Library Contribution
Contribution Due	April 2009
Deferral Request	Defer payment until April 2010
Consideration has been given to:	
Which scheme the money is allocated to?	Improvements to St Neots Library
When the scheme is programmed to take place?	The St Neots Library Improvements Scheme is programmed for summer 2010.
What percentage is the S106 requirement to the overall scheme cost?	Approximately 60%. The improvement works are expected to cost the County Council £129,000. The remaining balance will be funded through the County's Capital Programme.
What relationships are there between funding streams from separate S106 agreements?	None. There are no other S106 agreements in the vicinity which contain bus subsidy payments.
Are there any financial costs to County Council if the deferral request is accepted?	No. As the scheme is not due to commence until the summer 2010, there will not be any financial costs to the County Council.
If a deferment is agreed, should interest be sought?	No. As the deferment will have no financial implications on the County Council, it is recommended that interest should not be sought.
Have instalments been considered?	Yes. It is considered that the proposed one payment remains appropriate.
What security is there to the County Council in	The County Council has secured bonds for this development. Should the developer default or get into financial difficulty, the County Council would be able to call in the bonds and recover the £77,840.

agreeing to a deferment?	
What social cost is there to the community?	None. A deferment in payment will not delay the improvements to St Neots Library.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Loves Farm.
Officer Recommendation	It is recommended that this deferral can be accepted as set out above.

Developer	David Wilson Homes
Development	Summersfield, Papworth Everard. Permission for 359 residential dwellings.
S106 Contribution	£936,000 contribution (in 4 equal instalments) to be applied to education facilities serving the development
Contribution Due	On occupation of 57th, 107th, 157th and 207th dwelling. Occupation of 57th dwelling is due late 2009.
Deferral Request	Defer the payment triggers to the occupation of the 125th, 200th, 275th and 350th dwelling.
Consideration has been given to:	
Which scheme the money is allocated to?	The money is required to pay off an existing debt for a 3 classroom extension to Pendragon Primary which has already been completed. It is also required to partly fund a scheme for a new hall at Swavesey Village College.
When the scheme is programmed to take place?	The Swavesey Village College Scheme is expected to start in Autumn 2009.
What percentage is the S106 requirement to the overall scheme cost?	Swavesey Village College new hall is identified within the Capital Programme as costing in excess of £2.7m. S106 money will go towards this scheme, however the County's Capital Programme will fund the majority of this work.
What relationships are there between funding streams from separate S106 agreements?	There are no other S106 agreements in the Papworth vicinity which contain education contributions.
Are there any financial costs to County Council if the deferral request is accepted?	Yes. As the works to Pendragon Primary have already been completed, the County Council requires this money to pay off an existing debt.
If a deferment is agreed, should interest be sought?	Yes. As the County Council requires this money to pay off an existing debt, should a deferment be granted, it would be appropriate for the County Council to seek interest payments to cover the interest the County Council will have to pay on a debt.
Have instalments been considered?	Yes. It is considered that the current instalments remain appropriate.

What security is there to the County Council in agreeing to a deferment?	The County Council has not secured bonds for this development. Should the developer default, the County Council has the legal right to pursue individually house owners for the S106 contributions should it chose to.
What social cost is there to the community?	If deferment is agreed, the Swavesey Village College scheme is likely to be delayed which will have a negative impact on the community.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Papworth.
Officer Recommendation	As the Pendragon Scheme has already been completed and the Swavesey Village College Scheme is expected to commence soon, it is recommended that this deferral request should not be accepted.

Developer	David Wilson Homes
Development	Summersfield, Papworth Everard. Permission for Business Park and Residential Development
S106 Contribution	£810,000 Papworth Bypass Contribution
Contribution Due	Payable on commencement of the South West Quadrant - expected summer 2009
Deferral Request	To defer the payment until 01/01/2010.
Consideration has been given to:	
Which scheme the money is allocated to?	Papworth Bypass
When the scheme is programmed to take place?	The Papworth Bypass has already been completed and was opened in 2007.
What percentage is the S106 requirement to the overall scheme cost?	This payment represents approximately 30% of the total S106 funding that has been applied to the Papworth Bypass.
What relationships are there between funding streams from separate S106 agreements?	None. There are no other S106 agreements in the vicinity which contain contributions towards the Papworth Bypass.
Are there any financial costs to County Council if the deferral request is accepted?	Yes. As the Papworth Bypass has been completed, the County Council needs the money in order to repay an existing debt.
If a deferment is agreed, should interest be sought?	Yes. As the County Council requires this money to pay off an existing debt, should a deferment be granted, it would be appropriate for the County Council to seek interest payments to cover the interest the County Council will have to pay on a debt.
Have instalments been	Yes. It is considered that the individual payment remains appropriate.

considered?	
What security is there to the County Council in agreeing to a deferment?	The County Council has not secured bonds for this development. Should the developer default, the County Council has the legal right to pursue individually house owners for the S106 contributions should it chose to.
What social cost is there to the community?	None. A deferment in payment will not impact on the community.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Papworth.
Officer Recommendation	As the Bypass has already been completed, the County Council requires this payment in order to pay off an existing debt. It is recommended that this deferral request should not be accepted.

Developer	George Wimpey
Development	Riverside Mill, Little Paxton – Permission for 427 Residential Dwellings
S106 Contribution	£260,000 contribution towards primary and secondary education
Contribution Due	£260,000 is due 6 months after commencement; £200k due on 100 market units; £200k due on 200 market units. (Commencement expected summer 2009)
Deferral Request	To defer the 1 st payment by 12 months following a deed of variation. Other payments remain the same.
Consideration has been given to:	
Which scheme the money is allocated to?	The money is allocated to Phase II improvements at Longsands Community College which includes the construction of an all weather pitch.
When the scheme is programmed to take place?	The scheme is due commence in summer 2009.
What percentage is the S106 requirement to the overall scheme cost?	The first instalment is approximately 16% of the total scheme cost. The Longsands Phase II Improvements are identified within the Capital Programme as costing £1.64m. This development is expected to fund approximately 40% of the cost.
What relationships are there between funding streams from separate S106 agreements?	None. There are no other S106 agreements in the vicinity which contain substantial education contributions.
Are there any financial costs to County Council if the deferral request is accepted?	Yes. If the works are commence on time, the County Council will have to fund it using it own capital.

If a deferment is agreed, should interest be sought?	Yes. If deferment is granted, it is recommended that the County Council's borrowing costs are absorbed by the developer by applying an appropriate rate of interest to the contribution.
Have instalments been considered?	Yes. It is considered that the current instalments are appropriate.
What security is there to the County Council in agreeing to a deferment?	The County Council has not secured bonds for this development. Should the developer default, the County Council has the legal right to pursue individually house owners for the S106 contributions should it chose to.
What social cost is there to the community?	None. A deferment in payment will not impact on the running of the bus service.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Riverside Mill.
Officer Recommendation	As the contribution is required in order for works to commence on Longsands Community College, it is recommended that this deferral request should not be accepted.

Developer	George Wimpey
	Riverside Mill, Little Paxton – Permission for 427 Residential Dwellings
S106 Contribution	£221,500 contribution towards the St Neots Market Town Transport Strategy
Contribution Due	£221,500 is due prior to commencement; £200k due on 100 market units; £200k due on 200 market units (Commencement expected summer 2009)
Deferral Request	To defer the 1 st payment by 12 months following a deed of variation. Other payments remain the same.
Consideration has been given to:	
Which scheme the money is allocated to?	This contribution will be allocated to the St Neots Cycle Bridge plus it will also be spent on improving cycle routes in the area.
When the scheme is programmed to take place?	The St Neots Cycle Bridge scheme is programmed to commence in late summer 2010, however there is a possibility of it being delayed until summer 2011, depending on the planning process.
What percentage is the S106 requirement to the overall scheme cost?	The overall cost of St Neots Cycle Bridge scheme will be in excess of £3.5m. This contribution is likely to fund between 10-20% of the overall cost. The remainder of the scheme will be funded through Local Transport Plan money, Hunts DC money, Sustrans-Connects 2 funding plus £1.1m which has already been received from Gallagher Estates in relation to this development.
What relationships are there between funding streams from separate S106 agreements?	The Loves Farm Development will also be contributing to this scheme (see above).
Are there any financial	No. Gallagher Estates provided a sum of £167,763 in July 2008 in order to provide a new bus service at

costs to County Council if the deferral request is accepted?	Loves Farm. The new service commenced in April 2009. It is considered that the £167,763 is sufficient to keep the service running until September 2010.
If a deferment is agreed, should interest be sought?	No. As the deferment will have no financial implications on the County Council, it is recommended that interest should not be sought.
Have instalments been considered?	Yes. It is considered that the proposed annual payments to support the bus service remain appropriate.
What security is there to the County Council in agreeing to a deferment?	The County Council has secured bonds for this development. Should the developer default or get into financial difficulty, the County Council would be able to call in the bonds and recover the £300,000.
What social cost is there to the community?	None. A deferment in payment will not impact on the running of the bus service.
Likely consequences of rejecting the request	Developer cash flow will be restricted which could potentially slow down housing growth at Loves Farm.
Officer Recommendation	It is recommended that this deferral should be accepted as set out above.