

Summary of S106 requirements for Cambourne 950

Ref	Obligation	Amount	Infrastructure/ S106	Trigger	Commentary
<b>SOUTH CAMBS DC</b>					
<b>Affords</b>					
	Affordable housing	30%			The current proposals are for the provision of 30% affordable housing across the development with a tenure split of 50% social rent and 50% intermediate.
<b>Community</b>					
	Community centre extension	£108,100	S106	Occupation of 100 dwellings	A financial contribution to be paid to Cambourne Parish Council in respect of extending the existing community centre in order mitigate against the impact of the proposed development and accommodate the new residents
	Youth centre land				The applicant has agreed to transfer the freehold title of land to be used for the provision of a permanent youth facility to Cambourne Parish Council who in turn will lease this to Cambourne Youth Partnership at a nominal rate.
	Youth centre phase 1 contribution	£225,000	S106	Occupation of 100 dwellings	Cambourne Youth Partnership have aspirations to build a permanent facility on land that is to be transferred to Cambourne Parish Council as part of the 950 application. The financial contribution to be secured will be used to part fund phase 1 of this project.
	Extension of church contribution	£110,000	S106	Occupation of 100 dwellings	Cambourne Church has plans to extend the existing church in order to accommodate an increased demand due to new residents, for which this contribution will part fund.
<b>Sport, play and open space</b>					
	Burial ground extension		Infrastructure		The applicant has agreed to transfer the freehold title of land to be used for the provision of an increased burial ground to Cambourne Parish Council
	Burial ground landscaping and fencing		Infrastructure		The applicant is to undertake necessary landscaping works to be agreed with Cambourne Parish Council, ahead of transfer
	Enhanced pavilion at Great Cambourne cricket pitch	£200,000	S106	Occupation of 100 dwellings	
	Floodlit ATP and grass junior pitches	£600,000	S106	Occupation of 300 dwellings	A financial contribution to be paid to Cambourne Parish Council in respect of providing an artificial turf pitch in lieu of the shortfall of formal sport space as part of the 950 application.
	Maintenance of ATP	£100,000	S106	4 annual installments from occupation of 300 dwellings	A contribution to be paid to Cambourne Parish Council to cover the maintenance of the ATP
	Sports pitch maintenance contribution	£25,000	S106	Occupation of 100 dwellings	A contribution to be paid to Cambourne Parish Council to cover the maintenance of the new junior sports pitches that are to be provided by the applicant
	Enlarged LEAP and new NEAP	£0	Infrastructure		The applicant is required to provide an enlarged LEAP and new NEAP as part of the new development
	LEAP and NEAP maintenance	£0	Infrastructure		
<b>Waste</b>					
	Wheeled bins	£62,700	S106	Occupation of first dwelling	A contribution to cover the cost of the District Council providing household waste receptacles to all house and flat dwellings
	Bring site (7 units)	£10,000	S106	Occupation of 450 dwellings	The applicant has agreed to make a financial contribution to the District Council in respect of providing an additional overground recycling bank to serve the residents of the 950 application. There is an intention to relocate the existing local recycling centre away from Morrisons car park to a more suitable location. If this were to happen the contribution would be used to provide for a larger area and a greater capacity to serve all Cambourne residents.
	Dog and litter bins	£0	Infrastructure		The applicant is required to make provision for a number of dog and litter bins throughout the new development
<b>Other</b>					
	Biodiversity monitoring				
	Uttons Drove improvements	£0	Infrastructure		
	S106 and site monitoring	£68,400	S106	5 annual installments from commencement	This contribution is to be paid to the District Council to part fund the position of section 106 implementation officer to ensure full compliance with the terms of the agreement.
	Public art	£150,000	S106	£100k over 8 years from first occupation, £50k at same trigger as community centre extension	This contribution is to be divided between the provision of arts investment in equipment for The Hub and unspecified arts projects. A sum of £50,000 has been negotiated in respect of the provision of equipment for performance arts as part of the hub extension with a further £100,000 to be paid incrementally over a period of 8 years in respect of other arts projects to be agreed in conjunction with Cambourne residents.
	Welcome packs	£1,000	S106	Occupation of first dwelling	This contribution is to be paid to the District Council to cover the distribution costs of publishing and circulating welcome packs
	Youth worker (half time)	£60,000	S106	6 annual installments from 1st occupation	This contribution is to be paid to Cambourne Parish Council who will use it to part fund a youth worker
	<b>SUBTOTAL</b>	<b>£1,720,200</b>			
<b>PCT</b>					
<b>Healthcare</b>					
	Sackville house	£827,500	S106	£165,500 on commencement, £662,000 on occupation of 100th unit	This contribution is to be paid to Cambridgeshire County Council in order to provide an increased capacity of healthcare facilities by enlarging the size of Sackville House for the benefit of Cambridgeshire PCT.
	<b>SUBTOTAL</b>	<b>£827,500</b>			
<b>CAMBS COUNTY COUNCIL</b>					
<b>Education</b>					
	Secondary Education	£5,429,744	S106	£1,438,000 occupation 218 units, £1,954,000 12 months after 1st payment or on opening of secondary school (whichever is later), £1,411,000 occupation of 361 units, £626,744 occupation of 542 units	The County Council wish to build a secondary school at Cambourne, however, to date, there has been no response to the County's DCSF bid that was submitted in March 2009. In this light, the County Council has provided a 'free standing' estimate using the same approach that it uses for new secondary schools/extensions to existing schools elsewhere in the County. It is estimated that the total cost of the sFE (750 place) secondary school is £21.7m (2010). As the Cambourne 950 development is expected to generate 25% of the pupils that will attend the school, the County Council is seeking 25% of the cost, which is just over £5.4m.
	Early Years Provision	£456,080	S106	£45,608 commencement, £410,472 occupation of 100 units	It has been suggested that the modular building, which is currently being used as temporary accommodation for the Jeavons Wood Primary School, can be modified for the provision of early years and youth facilities. However, this modular building is a significant County asset and therefore this is not the preferred solution. The preferred solution is to seek a separate early years contribution which would be used to provide appropriate accommodation for this age group. The new permanent primary school at Jeavons Wood could provide an 'Early Years' Wing
	Land for primary school				The applicant has agreed to transfer the freehold title of land to be used for Jeavons Wood primary school to the County Council
	Primary Education	£4,775,000	S106	£275,000 commencement, £4,500,000 occupation of 100 units	The primary education contribution is to fund 70% of the cost of the permanent primary school at Jeavons Wood which will accommodate 420 children in total. Cambridgeshire County Council calculate the 950 residents will generate 300 children of primary school age.
	Library Extension	£151,200	S106	Occupation of 450 dwellings	As a result of the increased population that would arise from 950 dwellings, the County Council is seeking to expand the Level 1 Cambourne Library into a Level 2 Library. This is in line with the County's Library Service Levels Specification. The expansion would mean an additional 67m <sup>2</sup> of public library space, with the library staff room being located to the first floor where there is currently a small area of empty space. The expansion has been costed at £101,500, and the County Council estimate an additional £50,000 would be required for books and IT equipment for general fit out.
<b>Highways</b>					
	Modifications to junction of Broad St and High St	£65,000	S106	Occupation of first dwelling	Financial contributions in respect of highways improvements are to be made to Cambridgeshire County Council to make the development acceptable
	Traffic Island, TROs and Public Consultation	£40,000	S106	Occupation of first dwelling	Financial contributions in respect of highways improvements are to be made to Cambridgeshire County Council to make the development acceptable
<b>Other</b>					
	Waste (household waste recycling centre)	£140,799	S106	2 installments on occupation of 100 and 200 dwellings	A new household recycling centre has been provided at St Neots, replacing an existing facility. Cambridgeshire County Council have adopted a policy to secure planning obligations to retrospectively fund the provision of this facility, which the residents of the 950 units will benefit from. The contribution is based on £148.21 per dwelling
	<b>SUBTOTAL</b>	<b>£11,057,823</b>			
	<b>TOTAL</b>	<b>£13,605,523</b>			