

## Appendix

### Bourn Airfield – Section 106 Heads of Terms

|   | Planning<br>Obligation and<br>Policy basis | More detail on obligation                                                                                | Trigger       | Other comments                                                                                                               | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
|---|--------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|   | Affordable and other housing               |                                                                                                          |               |                                                                                                                              |                                                                        |
| 1 | Policy requirement<br>H/9, H/10            | Minimum of 40% of all<br>accommodation on site to<br>be affordable – tenure<br>agreed.                   | n/a           |                                                                                                                              | Phased throughout the<br>development                                   |
| 2 | Self-build<br>H/9                          | A proportion of the market<br>housing plots should be<br>made available for self-<br>builders - up to 5% | At each phase | Agree that this should<br>mostly be in relatively large<br>locations – requirement for<br>a marketing strategy to<br>deliver | Phased throughout the<br>development                                   |
|   | Education                                  |                                                                                                          |               |                                                                                                                              |                                                                        |

|   | Planning<br>Obligation and<br>Policy basis | More detail on obligation                                                                                                                  | Trigger                                                                                                                                                                                                                                                                                                                     | Other comments                                                                                                                                                                                                                                                                        | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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| 3 | Early years<br>SC/4                        | See primary schools                                                                                                                        |                                                                                                                                                                                                                                                                                                                             | Included in primary schools<br>and through the marketing<br>of commercial units where<br>appropriate.                                                                                                                                                                                 |                                                                        |
| 4 | Primary education<br>SC/4, TI/9            | Capital contribution and<br>land. 2 x 3FE Primary<br>schools with early years<br>provision.<br><br>Community access<br>agreements required | 1 <sup>st</sup> school = 10% on<br>commencement; 65%<br>after 12 months; and 25%<br>after 24 months<br>2 <sup>nd</sup> school = 10% prior to<br>occupation of 900 <sup>th</sup><br>dwelling; 65% prior to<br>occupation of 1050 <sup>th</sup><br>dwelling; and 25% prior to<br>occupation of 1200 <sup>th</sup><br>dwelling | Flat and free serviced sites<br>to be provided. Full<br>specification of school site<br>to be agreed with CCC.<br><br>The County Council may<br>want to refresh this prior to<br>agreeing final costs OR<br>Indexation, based on<br>BCIS, to be linked to the<br>date of the costing. | £29,700,000 (4Q17)                                                     |
| 5 | Primary school<br>expansion                | 1 x 3FE school to be<br>expanded to 4FE.                                                                                                   | tbc                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                       | tbc                                                                    |

|   | Planning<br>Obligation and<br>Policy basis                    | More detail on obligation                                                                                | Trigger                                                                                                                                                                                         | Other comments                                                                                                                                                                                                                                                                        | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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| 6 | Secondary<br>education<br>SC/4, TI/9                          | 6FE school, which is<br>equivalent to 900 pupils.<br><br>Community access<br>agreements required         | 10% prior to occupation of<br>900 <sup>th</sup> dwelling;<br><br>65% prior to occupation of<br>1050 <sup>th</sup> dwelling;<br>and 25% prior to<br>occupation of 1200 <sup>th</sup><br>dwelling | Flat and free serviced sites<br>to be provided. Full<br>specification of school site<br>to be agreed with CCC.<br><br>The County Council may<br>want to refresh this prior to<br>agreeing final costs OR<br>Indexation, based on<br>BCIS, to be linked to the<br>date of the costing. | £24,657,000 (3Q18)                                                     |
| 7 | Provision towards<br>special needs<br>education<br>SC/4, TI/9 | Financial contribution<br>towards off site school at<br>Northstowe. Requirement<br>is 1% of school yield | 1000 occupations -<br>£1,256,330 (4Q17)<br><br>2000 occupations<br>£1,256,330<br>(4Q17)                                                                                                         | The Council has a<br>statutory duty to secure<br>appropriate provision for<br>children and young people<br>with SEND from 2-23 years<br>of age. This breaks down                                                                                                                      | £3,768,990<br>(4Q17)                                                   |

|    | Planning<br>Obligation and<br>Policy basis          | More detail on obligation                                                                                       | Trigger                                                                                   | Other comments                                                                             | Provisional Cost<br>(to be finalised before signing<br>of Section 106)     |
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|    |                                                     |                                                                                                                 |                                                                                           | as £3,768,990 in capital<br>contributions; and £39,840<br>in pre-opening revenue<br>costs. |                                                                            |
| 8  | Children and<br>Family Service<br>Provision<br>SC/4 | Development in kind                                                                                             | Minimum of 60 sqm.<br>Detailed specification to<br>be set out in the s106.                | To be delivered as part of<br>the Community Centre.                                        | Development in kind                                                        |
| 9  | School start-up<br>costs<br>SC/4, TI/9              | Revenue funding standard<br>County Council formula                                                              | First payment one term<br>before the opening of the<br>respective school.                 | Indexation is RPI.                                                                         | £150,000 secondary school<br><br>£50,000 for each primary<br>school        |
| 10 | Library contribution<br>SC/4                        | Development provides the<br>space at nil cost to the<br>County Council to agreed<br>specification, as well as a | As part of completion of<br>1 <sup>st</sup> or 2 <sup>nd</sup> community<br>centre<br>tbc | 20 square metres within<br>community centre – see<br>Coneygear Community                   | £45,000 –<br>Decoration and lighting - £8k<br>I.T. - £5k<br>Fit out - £25k |

|    | Planning<br>Obligation and<br>Policy basis              | More detail on obligation                                          | Trigger                              | Other comments                                                                                         | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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|    |                                                         | financial contribution<br>towards fit out/stock of the<br>library. |                                      | Centre, Huntingdon, for<br>most recent example                                                         | Stock - £5k<br>Hardware - £7k                                          |
|    | Sport / Recreation                                      |                                                                    |                                      |                                                                                                        |                                                                        |
| 11 | 2 x Sports<br>pavilions /<br>changing rooms<br>SC/7     | On-site delivery of facility                                       | In accordance with<br>agreed phasing | In accordance with agreed<br>Sport England design<br>specification to include<br>ancillary facilities. | Development cost                                                       |
| 12 | Strategic open<br>spaces with sports<br>pitches<br>SC/7 |                                                                    | In accordance with<br>agreed phasing | In accordance with agreed<br>design specification                                                      | Development cost                                                       |
| 13 | Play areas<br>SC/7                                      | NEAP, LEAP and LAP<br>delivery and to include a                    | In accordance with<br>agreed phasing | In accordance with agreed<br>design specification                                                      | Development cost                                                       |

|    | Planning<br>Obligation and<br>Policy basis                                                           | More detail on obligation                                                                                                                                                                                                                                                                                                                                            | Trigger                              | Other comments | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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|    |                                                                                                      | skateboard facility –<br>location to be agreed                                                                                                                                                                                                                                                                                                                       |                                      |                |                                                                        |
| 14 | Contribution<br>towards new<br>leisure centre at<br>Cambourne,<br>including<br>swimming pool<br>SC/7 | Strategic Leisure Ltd<br>prepared a report (July<br>2018) for SCDC which<br>indicated a need for new<br>swimming pool and sport<br>facilities. The financial<br>contribution is<br>proportionate to the scale<br>of the estimated<br>population of the site. The<br>scale and nature of<br>facilities have been<br>directly informed by<br>Strategic Leisure report. | In accordance with<br>agreed phasing |                | Financial contribution tbc                                             |

|    | Planning<br>Obligation and<br>Policy basis                             | More detail on obligation | Trigger                              | Other comments                                                                                                                                                                                                                                                                                  | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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|    | Community<br>governance of<br>open space                               | To be agreed              | Tbc                                  |                                                                                                                                                                                                                                                                                                 | n/a                                                                    |
|    | Community                                                              |                           |                                      |                                                                                                                                                                                                                                                                                                 |                                                                        |
| 15 | 2 x Multi-purpose<br>Community<br>Centres and indoor<br>sports (MpCC): | Direct delivery           | In accordance with<br>agreed phasing | Total indoor space<br>excluding ancillary space –<br>3500 dwellings x 2.8<br>persons per dwelling =<br>9800 pop x 111 sq m per<br>1000 pop -= 1087.8 sq m<br>minimum<br><br>No. 1 minimum size 330<br>sqm.<br>No. 2 minimum size of 750<br>sqm (to include changing<br>rooms and 2 court sports | Development cost                                                       |

|    | Planning<br>Obligation and<br>Policy basis                                            | More detail on obligation                                                                             | Trigger                                                                                                                                                  | Other comments                                                                                                                                                                                                                                        | Provisional Cost<br>(to be finalised before signing<br>of Section 106)                                                                                  |
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|    |                                                                                       |                                                                                                       |                                                                                                                                                          | hall and performance<br>space)                                                                                                                                                                                                                        |                                                                                                                                                         |
| 16 | Burial ground<br>SC/4                                                                 | On-site delivery of facility                                                                          | tbc                                                                                                                                                      |                                                                                                                                                                                                                                                       | Development cost                                                                                                                                        |
| 17 | Allotments<br>SC/2 and SC/8                                                           | On-site delivery of facility                                                                          | tbc                                                                                                                                                      |                                                                                                                                                                                                                                                       | Development cost                                                                                                                                        |
| 18 | CCC Social<br>Services Children<br>Families and<br>Adults service<br>requests<br>SC/4 | The scale has been<br>determined with reference<br>to South Cambridgeshire<br>Local Plan Policy SC/4. | The support worker is<br>considered necessary to<br>meet the needs of the new<br>population generated<br>through the early phases<br>of the development. | To be divided amongst<br>following elements –<br>Mental health kick start<br>Counselling for young<br>people<br>Children's centre kick start<br>Children's social care<br>Older people<br>Adult social care<br>Community development<br>Public health | £740,000<br><br>£80,000 by 1 <sup>st</sup> occupation<br><br>£320,000 by 100 <sup>th</sup> occupation<br><br>Balance after 600 <sup>th</sup> occupation |

|    | Planning<br>Obligation and<br>Policy basis                        | More detail on obligation                                                                                                                                        | Trigger                          | Other comments                                                   | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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|    |                                                                   |                                                                                                                                                                  |                                  |                                                                  |                                                                        |
| 19 | Community<br>Development<br>Worker and<br>Community Chest<br>SC/4 | Financial contribution                                                                                                                                           | tbc                              | tbc                                                              | tbc                                                                    |
| 20 | Archaeological<br>finds display<br>NH/14                          | Location within the<br>community centre for<br>display of finds                                                                                                  | 1 <sup>st</sup> community centre | As part of the Community<br>Centre development<br>specification. | Development cost.                                                      |
| 21 | Faith space<br>SC/4                                               | Land set aside<br><br>Not just faith space within<br>community centre – the<br>masterplan needs to be<br>flexible enough to allow<br>for a variety of mixed uses | As part of masterplan            | As part of the phasing of<br>the development                     |                                                                        |

|    | Planning<br>Obligation and<br>Policy basis                 | More detail on obligation                       | Trigger                                                                                                | Other comments | Provisional Cost<br>(to be finalised before signing<br>of Section 106)                      |
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|    |                                                            | to come forward within the<br>settlement centre |                                                                                                        |                |                                                                                             |
|    | Health                                                     |                                                 |                                                                                                        |                |                                                                                             |
| 22 | Health Care<br>Facility<br>SC/2, SC/5<br>Health Impact SPD |                                                 | £145,000 by 500<br>dwellings<br><br>£945,000 by 1250<br>dwellings<br><br>£355,000 by 1500<br>dwellings |                | £1,445,000 tbc                                                                              |
|    | Transport / Infrastructure                                 |                                                 |                                                                                                        |                |                                                                                             |
| 23 | Strategic Scheme<br>Contribution                           |                                                 | 1 <sup>st</sup> payment at 500<br>dwellings                                                            |                | £20 million financial<br>contribution towards the C2C<br>or equivalent strategic<br>scheme. |

|    | Planning<br>Obligation and<br>Policy basis                                                                                      | More detail on obligation                                                                                                        | Trigger                                                                                                                                 | Other comments                                                                                                                                                                          | Provisional Cost<br>(to be finalised before signing<br>of Section 106)                                                                                                                                                                       |
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| 24 | Monitoring                                                                                                                      | Real time monitoring of<br>site entrances/exits and at<br>key points on the network<br>(to be set out in<br>Monitoring Strategy) | Monitoring ongoing from<br>prior to first occupation,<br>throughout the life of the<br>development.                                     | Monitoring results may<br>trigger the need for<br>intervention                                                                                                                          | Developer cost – cap to be<br>agreed                                                                                                                                                                                                         |
| 25 | Bus Services from<br>Cambourne to<br>Cambridge city<br>centre,<br>Addenbrookes<br>Hospital and the<br>Cambridge<br>Science Park | Developer to contract<br>directly to<br>provide/maintain required<br>service level                                               | Prior to first occupation                                                                                                               | Service levels to be agreed                                                                                                                                                             | Developer will implement<br>Shuttle busses until such time<br>as the bus link through the<br>site has been delivered at the<br>200th dwelling. This is agreed<br>subject to the shuttle buses<br>reflecting the CA service<br>frequency etc. |
| 26 | Routing<br>Cambourne 4 Bus<br>Service through<br>Bourn Airfield and<br>increase frequency<br>to 15 minutes in<br>the peak hour. | Developer to contract<br>directly to<br>provide/maintain required<br>service level                                               | Shuttle bus from<br>occupation<br><br>Frequency uplift and<br>routing into the site at 200<br>dwellings (unless CCC<br>agree otherwise) | Developer to provide either<br>until the Strategic<br>Transport Scheme has<br>been delivered to replace<br>it, or until the increased Citi<br>4 service becomes<br>commercially viable. | Development cost                                                                                                                                                                                                                             |
| 27 | Free bus travel will<br>be provided for 1<br>year for up to 4                                                                   |                                                                                                                                  | From first occupation and<br>then ongoing throughout<br>development.<br>.                                                               |                                                                                                                                                                                         |                                                                                                                                                                                                                                              |

|    | Planning<br>Obligation and<br>Policy basis            | More detail on obligation                                                      | Trigger                                                        | Other comments                                                                                                                                       | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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|    | members of each household                             |                                                                                |                                                                |                                                                                                                                                      |                                                                        |
| 28 | Better Points Scheme                                  | An incentives package to encourage sustainable modes from Bourn and Cambourne. | From first occupation and then ongoing throughout development. |                                                                                                                                                      | Direct delivery                                                        |
| 29 | Electric Charging Points                              | Provided in public areas. Number and locations to be agreed                    | From first occupation and then ongoing throughout development. |                                                                                                                                                      | Direct delivery                                                        |
| 30 | Support for Cycle Hire/Cycle Maintenance at the Bourn |                                                                                | From first occupation and then ongoing throughout development. |                                                                                                                                                      | Direct delivery                                                        |
| 31 | Provision of a Car Club on Site                       |                                                                                | 30 <sup>th</sup> occupation                                    |                                                                                                                                                      | Direct delivery                                                        |
| 32 | Shared Cycleway from Madingley Mulch to the Site      |                                                                                | Delivered prior to first occupation                            | If a CCC/GCP equivalent scheme supersedes the developer scheme prior to the trigger, a S106-equivalent value switch will be triggered, based on cost | Direct delivery                                                        |

|    | Planning<br>Obligation and<br>Policy basis                            | More detail on obligation          | Trigger                                         | Other comments                         | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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|    |                                                                       |                                    |                                                 | estimates for the developer<br>scheme. |                                                                        |
| 33 | Cycle Crossing at<br>the Cambridge<br>Crossroads                      |                                    | Delivered prior to first<br>occupation          |                                        | Direct delivery                                                        |
| 34 | Greenway<br>Connection                                                |                                    | Delivered prior to first<br>occupation          |                                        | Direct delivery                                                        |
| 35 | Cycle/Walking<br>Information leaflets                                 |                                    | Delivered prior to first<br>occupation          |                                        | Direct delivery                                                        |
| 36 | Provision of the<br>Work Hub                                          | An on-site hub for home<br>working | 300 dwellings                                   |                                        | Direct delivery                                                        |
| 37 | Provision of a<br>Commuter Club                                       |                                    | 1 <sup>st</sup> occupation of business<br>units |                                        | Direct delivery                                                        |
| 38 | Cycleway links to<br>villages of Bourn,<br>Caldecote and<br>Cambourne |                                    | Delivered prior to first<br>occupation          |                                        | Direct delivery                                                        |
| 39 | Electric Cycle<br>Vouchers                                            |                                    | Delivered prior to first<br>occupation          |                                        |                                                                        |

|    | Planning<br>Obligation and<br>Policy basis                      | More detail on obligation                                                                                                                                                          | Trigger                      | Other comments                                                                                                                                                                                                                                                                                                            | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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| 40 | Traffic calming                                                 | Cambridge Road/Main<br>Street<br>Long Road<br>Broadway and through<br>Bourn village<br>Highfields Road<br><br>and additional locations<br>as identified through the<br>monitoring. |                              | The following roads are to<br>be monitored on an<br>ongoing basis linked to a<br>S106 contribution of<br>(£TBC) to resolve any<br>issues. B1046 (from A1198<br>to junction with M11, The<br>Broadway, Highfields<br>Road, Hardwick main<br>Street, Long Road to<br>where they meet the<br>B1046. Knapwell High<br>Street. | tbc                                                                    |
| 41 | Delivery of busway<br>within development                        |                                                                                                                                                                                    | 200 <sup>th</sup> dwelling   |                                                                                                                                                                                                                                                                                                                           |                                                                        |
| 42 | Delivery of wider<br>improvements to<br>the footpath<br>network | Local footway<br>enhancement fund                                                                                                                                                  | Pre-commencement<br>strategy |                                                                                                                                                                                                                                                                                                                           |                                                                        |
| 43 | Caxton Gibbet<br>roundabout                                     | Contribution towards<br>improvements to Caxton<br>Gibbet roundabout                                                                                                                | Tbc with Highways<br>England |                                                                                                                                                                                                                                                                                                                           | £275,000 tbc                                                           |

|    | Planning<br>Obligation and<br>Policy basis    | More detail on obligation | Trigger                                                      | Other comments | Provisional Cost<br>(to be finalised before signing<br>of Section 106)                                                                                                       |
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| 44 | Travel plan and<br>travel plan<br>coordinator |                           |                                                              |                | Development cost                                                                                                                                                             |
|    | Waste                                         |                           |                                                              |                |                                                                                                                                                                              |
| 45 | Refuse Collection<br>Vehicles<br>SS/6         |                           | To be collected at each<br>reserved matters'<br>application. |                | £61.67 per dwelling, to be<br>collected with each reserved<br>matters' application.                                                                                          |
| 46 | Household Waste<br>bins<br>SS/6               |                           | To be collected at each<br>reserved matters'<br>application. |                | Estimated total of £528,750<br>(based on average of £117.50<br>per dwelling).<br><br>Standard house – 3 bins @<br>£75 per unit.<br>Flat (Based on 2 bed) - £160<br>per unit. |

|    | Planning<br>Obligation and<br>Policy basis | More detail on obligation                                                                                           | Trigger                                                      | Other comments | Provisional Cost<br>(to be finalised before signing<br>of Section 106) |
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| 47 | St Neots<br>household waste<br>centre      |                                                                                                                     | To be collected at each<br>reserved matters'<br>application. |                | £181 per dwelling                                                      |
|    | Other                                      |                                                                                                                     |                                                              |                |                                                                        |
| 48 | Jobs Brokerage<br>scheme<br>SS/6           | See description below                                                                                               | tbc                                                          |                |                                                                        |
| 49 | Section 106<br>Monitoring                  | The contribution would be<br>directly related to<br>achieving the<br>implementation of the<br>planning obligations. | Prior to occupation of any<br>dwellings                      |                | tbc                                                                    |

“Jobs Brokerage Scheme” a scheme which shall:

- (a) provide access to job opportunities on the Site by providing links between employers on the Site, the District Council, Jobcentre Plus and other relevant partners;
- (b) set out how the Owner or its subcontractors will work with the District Council and its partners to promote opportunities for employment of local construction workers during the construction of each Phase with the target that at least 20% of the jobs created by that Phase (whether permanent or temporary) shall be taken by persons within the workforce of the District Council's area;
- (c) for each Phase include a list of skills and the number of various types of construction workers estimated as being required for the relevant Phase and how employment opportunities will be advertised throughout South Cambridgeshire including at Jobcentre Plus;
- (d) for each Phase promote education and training opportunities in construction which are linked to the relevant Phase in conjunction with any District Council led initiatives and/or local colleges and schools (e.g. via open days, presentations and marketing); and
- (e) include the principles to be followed:
  - (i) to update the said scheme including as Phases are brought forward; and
  - (ii) to gather information as to the effectiveness of the said scheme;

"Self/Custom Build Scheme" a scheme to be submitted to and Approved by the District Council for the marketing of Self/Custom Build Plots to be consistent with Policy H/9: Housing Mix (and in particular paragraph 2.f.) of the South Cambridgeshire Local Plan adopted September 2018 (or equivalent future adopted policy) and to include:

- (a) an indicative strategy for marketing Self/Custom Build Plots to eligible prospective purchasers (such purchasers to have first registered their interest for the same with the District Council pursuant to the Self Build & Custom Housebuilding Act 2015 (as amended);
- (b) the principles to be applied to the location and distribution of Self/Custom Build Plots within prospective Residential Reserved Matters Areas;
- (c) the principles to be applied to ensure the development of Self/Custom Build Plots for Self/Custom Build Housing is consistent with all relevant approvals, consents, and parameters in connection with the Planning Permission and this Deed; and
- (d) the principles to be applied to reaching an appropriate target for the amount of Self/Custom Build Housing forming part of the Development having regard to the aims and objectives of the said Policy H/9 (such target being no more than 5% of the Dwellings forming part of the

Development shall be Self/Custom Build Housing) but subject always to there being sufficient demand for the same which is to be evidenced to the reasonable satisfaction of the Owner by the District Council.