

## Appendix 5 – Abcam Section 106 Heads of Terms

Item	Mitigation Measures	Costs (Indicative)	Reasoning
<b>Transport</b>			
1	Improved crossing facilities for pedestrians and cyclists at the Addenbrooke's Road / Francis Crick Avenue / Dame Mary Archer Way three-arm roundabout	To be undertaken by developer.	To support pedestrian and cycle access to site and mitigate increased traffic levels resulting from the development
2	<p>A Travel Plan with commitment to achieving reduced car driver mode share to be agreed for all buildings</p> <p>Sustainable Transport Investment Fund to be established to invest in promoting sustainable transport to developments within Phase 2, if the agreed Travel Plan car driver mode share target has not been achieved. Fund identified to be drawn down if targets are not achieved two years following occupation</p>	<p><u>Phase 2</u> Sustainable Transport Fund £138,800 upper limit based on £500 for 10% of total number of staff within development to incentivise mode shift.</p> <p>Final figures to be agreed</p>	<p>To address concern that the relocation of staff to the campus will be managed and that target mode shares can be achieved.</p> <p>The fund would be used to help support further sustainable transport promotion.</p>
3	<p>Commitment through the Travel Plan to liaise with bus operators and CBC Sustainable Transport Group to facilitate forward planning of bus capacity needs on Campus.</p> <p>Bus Occupancy Surveys to be undertaken by developer for each phase, including Abcam, to help monitor capacity serving the campus and facilitate engagement with bus companies.</p>	To be undertaken by developer.	<p>To address concern that the established bus services on CBC Phase 1 &amp; 2 will not have sufficient capacity to provide for the development needs due to sudden increases in cumulative demand within the campus.</p> <p>This is a potential short term problem which could reduce the attractiveness for bus use by new staff at the development.</p>

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4	Parking provision restrictions and controls.	-	To manage traffic demand from the proposed development and promote sustainable transport use.
5	Proposed Phase 1 A1301 Shelford Road / Addenbrooke's Road junction improvements	Final figure to be agreed.	To address traffic capacity impacts of the proposed development.
6	Provision of land within applicant control necessary to delivery connection at north east corner of site from local cycle route into Bell School site.	-	To support pedestrian and cycle access to site.
7	Pedestrian and cyclist crossing facilities at the Dame Mary Archer Way / Papworth Access signalised 'T' junction to be upgraded to signalised facilities	Final figure to be agreed.	To support pedestrian and cycle access to site.
8	Provision of a shelter at a bus stop on, on Dame Mary Archer Way in the event that bus services are routed along it.	To be provided by developer.	To support bus users from the proposed development.
9	Provision of a sum to cover cost of RTP1 at a bus stop on, Dame Mary Archer Way in the event that bus services are routed along it.	£27,000 Final figure to be agreed.	To support bus users from the proposed development.
10	Provision of second phase of improvements at A1301 Shelford Road / Addenbrooke's Road	Final figure to be agreed.	To address traffic capacity impacts of the proposed development.
11	Fund for recalibrating the Trumpington Road/ Long Road junction traffic signals	£3,000 Final figure to be agreed.	To mitigate traffic capacity issues caused by increased traffic demand from the development.
12	Fund monitoring of parking activity on a weekday within an agreed zone around development site, prior to opening and every year thereafter.	£50,000 Final figure to be agreed.	To prevent any use of local areas for parking by development staff/visitors.
13	Allowance to cover costs of extending parking controls in the local area and the associated public	£75,000 Final figure to be agreed.	To prevent any use of local areas for parking by development staff/visitors .

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	consultation, if found to be required, subject to agreed cost limits		
14	Contributions towards Hills Rd City Deal Cycle Scheme	£173,153 Final figure to be agreed.	To mitigate increased traffic demand at local junctions and to provide for cyclists to/from the development
15	Contributions towards Western Orbital Bus Route Scheme	£292,800 Final figure to be agreed.	To mitigate increased traffic demand at M11 and at Addenbrooke's Access Road/ St Francis Crick Ave/Dame Mary Archer Way and to provide for bus users to/from the development.
16	Contributions towards cycle improvements between Bell School site and Babraham Rd P&R	£63,489 Final figure to be agreed.	To mitigate increased traffic demand at local junctions and to provide for cyclists to/from the development.
17	Contributions towards cycle improvements to Queen Edith's Way/ Fendon Rd Cycle scheme	£224,906 Final figure to be agreed.	To mitigate increased traffic demand at local junctions and to provide for cyclists to/from the development.
18	Contribution to NCN 11 improvement scheme	£97,928 Final figure to be agreed.	To mitigate increased traffic demand at local junctions and to provide for cyclists to/from the development.
19	Implementation of cycle improvements at Red Cross Lane access to campus.	£25,000 Final figure to be agreed.	To support pedestrian and cycle access to site.
20	Contribution towards Park & Ride Expansion	£218,000 Final figure to be agreed.	Contribution towards improvements to P&R spaces.
<b>Public Art</b>			
21	Submission of Public Art Strategy	-	To ensure that the details of public art come forward at the appropriate stage in the planning process in accordance with the Public Art Strategy.