

DRAFT HEADS OF TERMS

EDUCATION - None requested

COMMUNITY AND HEALTH CARE INFRASTRUCTURE

Infrastructure Item/s	Agreed financial contribution.	Triggers	CIL Reg 122 comments
Community Facility	On-site provision as part of development costs.	Community facility management strategy to be submitted.	Community meeting space necessary to meet the needs of the new population generated by the development. On-site provision. Scale determined with reference to CLP policies 73
Library provision. Off-site provision towards the new Darwin Green library.	Contribution of £6,547.50 and monitoring contribution of £150	100% prior to commencement	Library facilities necessary to meet the needs of the new population generated by the development. Off-site provision. Scale determined with reference to County Council guidance and local plan policies 85
Health Care. Off-site contribution towards Huntingdon Road/Girton surgery.	Contribution of £174,800.00	100% prior to the commencement.	Health care facilities necessary to meet the needs of the new population generated by the development. Off-site provision

			Scale determined with reference to Policy 85 and NHS guidelines.
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HOUSING

Infrastructure Item/s	Agreed financial contribution.	Triggers (no. of dwellings)	CIL Reg 122 comments
<p>Secure XX Affordable Build to Rent housing.</p> <p>Delivery and allocation Approved plans XX</p>	<p>On-site provision as part of development costs.</p> <p>Monitoring costs of £XX</p>	tbc	<p>Housing provision necessary to meet the needs of the new population generated by the development.</p> <p>On-site provision.</p> <p>Policy 45 of the CLP requires a minimum of 40% affordable homes to be provided on development sites of 15 or more dwellings. Policy H/10 of the SCLP requires a minimum of 40% affordable homes on sites of 11 dwellings or more.</p> <p>Annex 9 of the Greater Cambridge Housing Strategy</p>
<p>Secure Build to Rent tenure in perpetuity.</p> <p>Management of BtR accommodation.</p> <p>Approved plans XX</p>	<p>On-site provision as part of development costs</p>	tbc	<p>Annex 9 of the Great Cambridge Housing Strategy</p>

PUBLIC ART

Infrastructure Item/s	Agreed financial contribution.	Triggers	CIL Reg 122 comments
Site wide public art strategy and delivery of public art.	Contribution of £116,400.00 (£400 per unit)	tbc Provision in accordance with public art delivery plan to be submitted.	Local Plan policies seek to secure public art as an integral part of development. On-site provision. Scale determined with reference to CLP policy 56.

SPORTS AND RECREATION

Infrastructure Item/s	Agreed financial contribution / onsite provision	Triggers (no. of dwellings)	CIL Reg 122 comments
Formal outdoor sports provision. Off-site provision to Cambridge North Academy for target list of improvements.	Contribution of £95,081.00	Prior to 1 st Occupation	Outdoor sports facilities are necessary to meet the needs of the new population generated by the development. On-site provision to include sports, children's play space, allotments.
Informal open space. Onsite provision and improvements and access to Histon Recreation Ground.	Part onsite Part off-site (£96,679 represents 100%)	Prior to 1st Occupation	Quantum in accordance with City Council Open Space and Recreation Strategy SPD.
Children and teenagers play space.	On-site provision as part of development costs.	tbc	

Allotments. Off-site contribution towards Bateson Road allotment site and Histon Road.	Contribution of £20,800.00 (£10,400 to Histon Road and £10,400 to Bateson Road)	Prior to 1st Occupation	
Indoor Sports Provision. Swimming Pool Provision and Gym	On-site provision	tbc	Indoor sports facilities are necessary to meet the needs of the new population generated by the development. Off-site provision. Scale determined in accordance with relevant Local Plan policy.
Community use and access agreements Completed community use agreement in relation to the community use of the swimming pool and gym.		To start the community use agreement process upon commencement which must be completed prior to first occupation of any dwellings.	
Delivery and timing of public open space Lay out and complete public open spaces in accordance with agreed public open space programme.		tbc	Public open space provision is necessary to meet the needs of the new population generated by the development. On-site provision.
Open Space management and maintenance plan	Submission and then implementation of maintenance and management plan	tbc	Quantum in accordance with City Council Open Space and Recreation Strategy SPD.

OTHER INFRASTRUCTURE

Infrastructure Item/s	Agreed financial contribution.	Triggers	CIL Reg 122 comments
Cycleway improvements. Off-site Improvements to Castle Street towards Cambridge City Centre.	Contribution of £239,545.24		Scale determined with reference to Policy 85
Car club.	On-site provision and secured in S106 agreement.		Scale determined with reference to Policy 85
On-streetcar parking management Plan.	On-site and secured in S106 agreement		Scale determined with reference to Policy 85
Waste receptacles.	£150 per flat		Scale determined with reference to Policy 85