

Appendix 6 - Draft Heads of Terms

Draft - subject to discussion and negotiation with the appellant, County Council, and NHS

Obligation Sought	Relevant Details	Comments	CIL Reg 122 Comments
Housing			
40% of dwellings to be affordable	On-site provision of 40% of housing to be affordable. Tenure mix to be 70% social/affordable rent and 30% intermediate. Mix of unit sizes to meet local needs, and affordable housing to be in appropriate clusters.	Agreed in principle.	Affordable housing provision required to meet housing needs in the area, in accordance with Policy H/10.
5% of the private market units to be made available self-build and custom build plots.	On site provision of self-build and custom build plots, with self-build strategy including details of how plots will be marketed.	Agreed in principle.	Self-build and custom build housing to meet needs as established through self-build register in accordance with Policy H/9
Education			
Primary school	On-site provision of a 2-form-entry primary school Transfer of serviced plot to County Council, alongside obligation of £13,761,095 to cover design, construction, and fit-out costs.	Agreed in principle. Triggers to be agreed.	Primary school provision to accommodate the population of primary school age children generated by the development in accordance with policy SC/4.
SEND provision	SEND room to be accommodated within primary school. Accounted for within	Agreed in principle	SEND provision to accommodate the population of children with special educational needs

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	primary school obligation.		generated by the development in accordance with policy SC/4
Early years provision	Early years to be accommodated within the primary school. Accounted for within primary school obligation.	Agreed in principle	Early years provision to accommodate the population of children generated by the development eligible for statutory early years education provision in accordance with policy SC/4.
Primary School start-up costs	£50,000 to cover the initial start-up costs for the primary school.	Agreed in principle.	Funding required to cover one-off costs associated with the initial set-up of the primary school in accordance with policy SC/4.
Secondary School	On-site provision of a 6-form-entry secondary school Transfer of serviced plot to County Council alongside proportionate contribution of £7,456,245 to cover design, construction, and fit out costs.	Agreed in principle. Total cost of secondary school is estimated at £41,655,000 with financial contributions secured from Darwin Green 1 and Eddington.	Secondary school provision to accommodate the population of secondary school age children generated by the development in accordance with policy SC/4.
Secondary school start-up costs	£50,000 to cover the initial start-up costs for the secondary school.	Agreed in principle	Funding required to cover one-off costs associated with the initial set-up of the secondary school.

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Childrens Centre	To be provided within community building, with preferential access for children's services.	Agreed in principle	Required to meet the educational needs of children within the development, outside of the traditional school environment in accordance with policy SC/4.
Library	Proportionate contribution of £54,000 to the delivery of a library within Darwin Green 1.		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 policy SC/4.
Nursery	Strategy to support delivery of a nursery	To be agreed	To accommodate demand for nursery places generated by the development. County Council to provide justification.
Sports and Recreation			
Country Park	Provision of a country park. Management and maintenance of the country park to be offered (by order of preference) to Cambridge City Council, the Land Trust, Wildlife Trust,	Agreed in principle	Country park to meet the recreational and social needs of residents, to support biodiversity mitigation and enhancement and to provide water management in accordance with policy SC/7.

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	<p>and a management company.</p> <p>Provision of an endowment to cover the ongoing management and maintenance costs of the country park.</p> <p>Potential for this to be an interim measure until the formation of a Parish Council for Darwin Green.</p>		
Outdoor Sports pitches.	<p>Playing fields to serve the primary and secondary school to be provided within the country park.</p> <p>Community Use and Access agreement to secure access to sports facilities outside of their use by the schools.</p>	Agreed in principle	To meet the sports and recreation needs of children attending the schools in accordance with policy SC/7.
Outdoor sports pitch enhancements	£67,698 towards enhancement of sports pitches to accommodate community use.	To be discussed	To meet the sports and recreational needs of residents, to account for the sports pitches only being accessible by the schools during the day in accordance with policy SC/7.
Sports pavilion	Contribution of £435,685 towards	To be discussed	To meet the sports and recreational needs

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	delivery of a sports pavilion		of residents in accordance with policy SC/7.
Indoor Sports	Proportionate contribution of £485,825 towards the provision of additional swimming capacity in Greater Cambridge.	Agreed in principle	To meet the sports and recreation needs of residents of the development in accordance with policy SC/7.
Allotments	On-site provision within the country park	Agreed in principle	To meet the recreational and social needs of residents of the development in accordance with policy SC/7.
Play provision and youth facilities	On-site provision of formal play spaces (LAP, LEAP, and NEAP), and informal play and youth spaces within the Country Park and across the development.	Agreed in principle	To meet the outdoor play and social needs of children and youth residents of the development in accordance with policy SC/7.
Open Space Management and Maintenance Strategy	Management strategy for the country park and other elements of open space, outlining management responsibilities and maintenance principles.	Agreed in principle	To ensure the open space provided by the development is maintained in the long-term to a suitable standard, to meet the recreational needs of residents and fulfil the landscape and biodiversity objectives of the development in accordance with policy SC/7.
Community			

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Permanent community floorspace	<p>On-site provision of a community facility of up to 400sqm.</p> <p>Anticipated to be managed by Cambridge City Council, extending their role from Darwin Green 1.</p>		<p>Community meeting space necessary to meet the needs of the new population generated by the development.</p> <p>On-site or off-site provision. Scale determined with reference to policy SC/6.</p>
Community facility start-up costs	Contribution to the start-up costs of the community facility	To be agreed	<p>To reflect the on-off start-up costs for the community facility.</p> <p>Scale determined with reference to policy SC/6.</p>
Temporary community facility	Provision of a temporary community facility of up to 150sqm if required, likely within the school site or alongside the main sales office.	Agreed in principle	<p>To meet the community needs of the residents during build-out of the site, and until the permanent facility is completed. Scale determined with reference to policy SC/6.</p>
Faith space	To be accommodated within the community building, with the specification to include	To be discussed	<p>Meeting space needed to accommodate the faith related needs of the new community.</p> <p>Scale determined with reference to policy SC/6.</p>
Burial space	Contribution of £210,000 to off-site burial provision within Girton	To be discussed	<p>Burial plots required for to meet the needs of the new community.</p> <p>Scale determined with</p>

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			reference to policy SC/4.
Community Development (SCDC)	Financial contributions of £107,636 for a community development worker, oversight of the community development worker, and kick-start costs	To be discussed	Community support workers to support the new community. Scope to be determined with reference to policy SC/4.
Small grants scheme (SCDC)	A contribution of £12,500 to the small grants scheme	To be discussed	Small grants funding for projects to support the new community. Scope to be determined with reference to policy SC/4.
Community Chest Fund (County)	£10,456 for Kick Starting community activities	To be agreed	County Council to provide justification.
Mental Health Counselling Services (County)	£1,600 to fund mental health counselling services	To be agreed	County Council to provide justification.
Locality staff (County)	£75,000 funding to provide locality staff for two years	To be agreed	County Council to provide justification.
Children Centre Staff (County)	£27,621 for staff for the children's services for years	To be agreed	County Council to provide justification.
Children Centre equipment/activities (County)	£12,500 for equipment for children's services.	To be agreed	County Council to provide justification.
Kickstart funding (multi agency team) (County)	£1,800 for kickstart funding for a multi-agency team	To be agreed	County Council to provide justification.
Specialist Community Development Worker (CDW) (County)	£25,000	To be agreed	County Council to provide justification.

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Multi-Agency co-ordination (County)	£31,667 for multi-agency co-ordination	To be agreed	County Council to provide justification.
Health Visiting (County)	£6,875 to support health visiting services.	To be agreed	County Council to provide justification.
Healthy New Towns Initiative legacy project workers (County)	£12,500 to fund Healthy New Towns project workers	To be agreed	County Council to provide justification.
Healthy New Towns Initiative legacy kickstart funding (County)	£5,600 to kick start Healthy New Towns Initiative projects.	To be agreed	County Council to provide justification.
Public Art			
Site Wide Public Art Strategy	Public Art Strategy with a budget of £400,000	Agreed in principle	Local Plan policies seek to secure public art as an integral part of development. On-site provision. Scale determined with reference to policy SC/4.
Healthcare			
Healthcare facility	Healthcare provision within the community building including 60sqm multi-purpose activity room, 16sqm consultation room, and 8sqm digital consultation space.	To be agreed	To address the health impacts of residents associated with moving to a new community, and longer-term to support integrated health and care provision in accordance with policy SC/4. Scale determined with reference to NHS advice.
Transport			
Public Transport Improvements	Extension of bus services through DG	Agreed in principle	To ensure the delivery of high-quality public

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	2/3 including provision of associated bus stops and a financial contribution (to be agreed) to the delivery of the bus service.		transport to serve the development in accordance with policy TI/8.
Travel Plan	Provision of a Travel Plan to be maintained during the initial phases of the development, and supported by monitoring.	Agreed in principle	To support the adoption of sustainable modes of travel by new residents in accordance with policy TI/8.
Pedestrian and Cycle Links	A financial obligation (to be agreed) to fund the delivery of connections to Thornton Way and Thornton Close	To be agreed	To ensure the delivery of a network of links with the surrounding area, to support sustainable travel in accordance with policy TI/8.
Refuse and Waste			
Household Waste Recycling Centre (HWRC)	Proportionate contribution of £32.23 per dwelling to the redevelopment of Milton HWRC.	Agreed in principle	To support improvements to facilities and capacity at the HWRC to accommodate waste and recycling generated by residents of the development in accordance with policy TI/8.
Refuse Collection Vehicles	£112 per dwelling	To be agreed.	To increase refuse vehicle capacity to accommodate the additional waste and recycling generated by the development in

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			accordance with policy SC/4.
Household Waste Receptacles	<p>£90 per house</p> <p>£50 per 1100 litre bin for apartments (with the number of bins need to be calculated based on the reserved matters approval).</p> <p>To be paid prior to 1st occupation of each residential reserved matters parcel.</p>	To be agreed.	Bins to accommodate waste and recycling generated by the development in accordance with policy SC/4.
Cardboard Skips	On-site provision of cardboard skips throughout the initial occupation period by the developer, or an obligation of £2,500 for GCSWS to provide.	To be agreed.	To manage the additional cardboard generated from when residents first occupy the development in accordance with policy SC/4.
Bring banks	On-site provision of concrete hardstanding	To be agreed.	To accommodate the small recycling generated by the development and not accommodated within routine recycling collections in accordance with policy SC/4.
Biodiversity			
Off-site skylark mitigation	Off-site improvements and provision of a Skylark Compensation Strategy	Agreed in principle	To compensate for the loss of ground nesting habitat for skylarks within the development site in

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			accordance with policy NH/4.
Monitoring			
Monitoring	£40,000 for monitoring of the s106 agreement by SCDC.	To be agreed	To ensure the effective monitoring the s106 agreement to ensure all of the agreed obligations are complied with.