

DRAFT SECTION 106 HEADS OF TERMS – 27 March 25

Note: items in square brackets are subject to further negotiation

	HEADS OF TERMS
1	<i>Employment & Skills Strategy</i>
	<u>Employment & Skills Strategy</u> (one for the construction phase, and one for the operational phase) Submit and obtain approval of the LPA of the Construction ESS prior to Commencement of Development and the Operational ESS by the first Occupation of the first Commercial Unit. To use reasonable endeavours to implement the Construction ESS during the construction period of the development and to use reasonable endeavours to encourage relevant future tenants to implement the Operational ESS in so far as it relates to their interest for a period of 5 years following first occupation of their unit. Overarching purpose of ESS: To use reasonable endeavours to implement the commitments set out at table 5.1 of the Employment and Skills Strategy submitted with the application during construction and operational phases (for LPA review/agreement). ESS will include the commitments set out at table 5.1 of the Employment and Skills Strategy and: • The ESS will include a monitoring and reporting regime with a report to be provided to the LPA no less than once every 12 months until (in relation to each relevant unit) 5 years following first occupation of the unit. The reporting will be coordinated by the Owner (or its appointed body). The report is to describe progress towards meeting ESS aims and objectives. • Reasonable endeavours to engage with any relevant existing or future city-wide skills and employment initiatives. • Reasonable endeavours to encourage future occupiers to sign up to and participate in the delivery of the ESS. • To be coordinated with the Community Outreach Strategy (COS) where practical and/or relevant.
2	<i>Community Outreach Strategy</i>
	Overarching purpose of COS: To secure an agreed range of community-related benefits (other than jobs and employment creation).

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	To submit a COS for approval by the LPA (having been drafted in consultation with a range of stakeholders, that could include education institutions, local government partners, charitable organisations and local residents groups etc) by [first Occupation of the first Commercial Building]. To use reasonable endeavours to implement the COS for a period of 10 years from first Occupation of the first Commercial Building. <u>The COS will:</u> • Set out commitments in relation to the public and community spaces to engage with the public and programme events throughout the year. • Reasonable endeavours to support education and on-site practical based activities/opportunities for local schools and other community stakeholders for a period of 10 years from first Occupation of the first Commercial Building. • To submit monitoring and reporting report to Council (no less than every 12 months from the first anniversary of first occupation until 10 years following first Occupation of the first Commercial Building.
3	<i>Start-Up Space/Scale-Up Space Strategy</i>
	• To submit a strategy for agreement of the LPA prior to the [Occupation of the first Commercial Building] that identifies how reasonable endeavours will be made to support start-up and scale-up workspaces, subject to market demand and viability. • To use reasonable endeavours to implement the agreed strategy (as may be amended from time to time with the agreement of the LPA). • To identify a workspace provider to manage start-up workspaces (if not Owner or Management Body). • To provide annual reports to the LPA that sets out the outputs/outcomes of the agreed strategy for a period of 5 years following first use of such space.
4	<i>Community Floorspace</i>
	• Deliver Community Floorspace by [completion of 50% of total Commercial Floorspace]. • Submit specification together with a management plan for the Community Floorspace to the LPA for approval prior to [the completion of 50% of total Commercial Floorspace]. The Community Floorspace will have an area of approximately [200 sqm].

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	Management and operation of Community Floorspace to be undertaken by Management Body for the lifetime of the development (or as otherwise agreed with the LPA) in accordance with the approved management plan.
5	<i>Open Space & On-Site Public Realm Management Strategy (OSPRMS)</i>
	- To deliver Hive Park (prior to occupation of the 1st Commercial Building). [Note: other public realm delivered by condition] - To obtain approval from LPA of an Onsite Public Realm Management Strategy prior to the completion of the first area of Onsite Public Realm. The Strategy is to set out how all public realm areas (and anti-social activities) will be managed. - OSPRMS to be maintained for the lifetime of the development - Subject to phasing permit public access to open areas as shown on an agreed plan (to exclude non-public or restricted open areas) for the lifetime of development (save where otherwise agreed with the LPA and except in circumstances/occasions where health and safety requires a temporary closure and/or for organised events, maintenance, repair, cleaning, renewal or resurfacing, security, and/or to assert rights or proprietorship to prevent private or public rights from coming into being and/or because of the lawful requirements of the police or any other competent authority and/or where the parties agree that temporary closure is appropriate for any other reason).
6	<i>Meanwhile Use Strategy</i>
	- To submit to and obtain LPA approval of a Meanwhile Use Strategy prior to the [Commencement of Development]. The Strategy is to set out the intended approach to identifying appropriate meanwhile uses and occupiers (where relevant, safe to do so, compatible with the construction of the development and viable) to demonstrate whether/ how meanwhile uses could be effectively deployed throughout the construction phase of the development. - Use reasonable endeavours to implement the Strategy from commencement of development until the demolition of all of the existing buildings to be demolished on the site as part of the development. - Any meanwhile use would need to be: ➤ Compatible with the phasing and delivery of the development ➤ Compatible with (and should seek to compliment) local amenity

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7	<i>Local Centre Strategy</i>
	[Not to Occupy Buildings 5 – 10] until a Local Centre Strategy (LCS) has been submitted to and approved by the LPA. The Strategy shall identify the location, size and mix of ground-floor non-lab and office uses to be provided in Buildings 5 – 10 and demonstrate how the location/choice/mix of uses and activities support both daytime and where appropriate night-time economy. To use reasonable endeavours to implement the agreed LCS provided that the Developer may amend the LCS in consultation with the LPA to respond to market demand and viability. Within six months of completion of the Development to submit a report to the Council which reviews the LCS.
8	<i>Biodiversity Net Gain. Note: all BNG covered by condition except for monitoring fee</i>
	• Pay a BNG monitoring contribution [£xx] payable in instalments throughout 30-year period at years 1-5, 10, 15, 20, 25 and 30
8a	<i>Off-Site Leisure Contribution</i>
	To provide a financial contribution of £11,950 towards the improvement of off-site existing leisure facilities in the vicinity of the development [trigger point and project to be agreed].
9	<i>Travel Plan, Transport Contributions & Monitoring</i>
	• Full Travel Plan (FTP) for each RMA and coordinator for each commercial unit of a size of 1,000 sqm NIA or more. FTP to be prepared in accordance with the strategy outlined in the Framework TP (or as amended with the agreement of the LPA) and submitted to the LPA and LHA for review and agreement. FTP to include a requirement for monitoring in accordance with the terms of the Framework TP. • Use reasonable endeavours to ensure that future occupiers share travel data (subject to GDPR and similar considerations) for future employees accessing the MSCP utilising ANPRN to inform reporting mechanisms. • Provision of appropriate incentives for non-vehicular mode share journeys either by individuals or company secured through the FTPs which collectively should be at least those detailed in the Framework Travel Plan.

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	Contribution of £25,000 to CCC to allow for £2,500 a year for 10 years to be allocated to reviewing progress and working with the new occupants on the Framework TP and FTPs.		
10	Highways and Transport		
	Highway Item No.	Works	Trigger
	1	Improved site access with Coldhams Lane.	Not to Occupy Buildings 1-9
	2	Improved site access with Sleaford Street.	Not to Occupy Buildings 1-9
	3	Improved site access with York Street.	Not to Occupy Buildings 7 & 8
	4	Improved site access with St Matthews Gardens.	Not to Occupy Building 9
	5	Routes through the Site with wayfinding signage. LTN1/20 Compliant cycle routes through the site.	Phased delivery in accordance with phasing plan to be approved by condition 7
	9	Improvements to Coldhams Lane between site and Newmarket Road: Remove right hand turn lanes to provide width for on-street cycle lanes on either side of Coldhams Lane.	Not to Occupy more than 50% of the Commercial Floorspace

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	10	Improvements to Coldhams Lane between site and Newmarket Road: Improvements to footway along Coldhams Lane - entry treatments, reduced corner radii, dropped kerbs and tactile paving etc.	Not to Occupy more than 50% of the Commercial Floorspace	
	11a	Coldhams Lane: New Bus Stop To undertake a feasibility study for the provision of a new pair of bus stops on Coldhams Lane as part of the design development of items 9 and 10 and submit the outcome of the study to County for approval. If the study identifies it is feasible to deliver the new bus stops within the public highway applicant to deliver new bus stop on Coldhams Lane as part of mitigation works 9 and 10 above If the study identifies it is not feasible to deliver the bus stops within the existing highway: the applicant is to submit an alternative works feasibility study to the County for approval. The study shall identify: (i) whether an alternative solution is feasible or not either within the public highway or on land within the Applicant's control up to a total cost of £330k and a programme for the delivery of such works. Following approval of an alternative works strategy the applicant shall (i) pay a Bus Stop Contribution of up to £330k to County towards the cost of an identified and costed alternative solution within the highway in accordance with the approved study; or (ii) deliver the approved works in accordance with the approved study; or (iii) if it is agreed that	Not to Occupy more than 50% of the Commercial Floorspace (or such alternative programme agreed between the County and the Applicant)	

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		an alternative solution is not feasible, no further action is required.]. [Note - £20k maintenance for bus stop set out in 11b contribution below]		
Highways/ Transport Contributions				
No.	Contribution	Amount	Trigger	Purpose
6	Contribution for CPZ	Up to £30,000	[If required, CCC can call for contribution from first Occupation of the first Commercial Building until first Occupation of the final Commercial Building. If notice served, payment within 30 working days.]	Implementation of CPZ, should this be required.
7	Bus Contribution	£1,947,000	Phased payments as follows:	Contribution to be spent on agreed bus package.

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				[TBC]	Public Transport (2 buses NMR, 2 buses Milton, 1 bus on 3 existing routes (3no) out of town
	16	Flexible fund (up to £866,000) towards delivery of enhanced bus services to serve the site from park and ride services and local out of town bus services.	£866,000	Contribution to be payable if need is identified by the TRG through the results of travel plan monitoring.	Contribution to be spent on agreed bus package. Public Transport (2 buses NMR, 2 buses Milton, 1 bus on 3 existing routes (3no) out of town
	11b	Contribution to bus shelter maintenance for new Coldhams Lane Bus Stop	£20,000	Not to Occupy more than 50% of the Commercial Floorspace	Linked to item 11 a above
	12	Contribution to the GCP Chisholm Trail	£350,000	CCC can call for contribution when entered into contract to deliver the identified works. Call from Occupation of 50% of the Commercial Buildings until Occupation of final Commercial Building	Contribution towards the Coldhams Lane / Cromwell Road junction as part of the Chisholm Trail Phase 2.

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	13	Contribution to the GCP Eastern Access.	£657,000	CCC can call for contribution when entered into contract to deliver the identified works. Call from Occupation of 25% of the Commercial Buildings until Occupation of final Commercial Building	Contribution towards GCP 'Eastern Access' improvements along Newmarket Road or equivalent replacement schemes.
	14	Contribution to the GCP Bottisham Greenway	£30,000	Occupation of 25% Commercial Floorspace	Riverside: advisory on-road cycle lane markings and signage
	15	Contribution to improvements to Harvest Way	£5,000	Occupation of 25% Commercial Floorspace	Harvest Way: installation of measures to restrict car parking in the contra flow cycle lane on Harvest Way (CCC scheme).
	17	Establish a transport review group (TRG); a monitor and manage process and a monitor and manage fund – The performance of the development will be measured against the agreed car driver mode share targets using means including	£409,000	Monitor and manage to commence from Occupation of 50% of the Commercial Floorspace until the earlier of:	The Monitor and Manage Fund would be administered by the TRG for the development, and if

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		staff surveys, traffic counts and ANPR monitoring. If the monitor and manage process identifies a material exceedance, there will be a 12 month period for those exceedances to be remedied. If following re-survey the relevant target is still materially exceeded the TRG will follow a process to review appropriate mitigation measures which may include a further contribution to GCP Chisholm Trail or for the delivery of additional bus measures, or any other scheme determined by the TRG. The TRG is to be constituted between the Owner and the County Council in consultation with other stakeholders as necessary.		(i) 5 years following the first monitoring exercise; and (ii) The date the final Building is Occupied.	triggered could allocate the available funds.
11	Public Art Strategy				
	- Not to commence development of a Phase which includes a Public Art Zone (as identified in the approved Site-wide Public Art Strategy as submitted with the application) until a Public Art Delivery Plan (PADP) for that Zone has been submitted to and approved by the LPA. The PADP is to draw on the agreed site-wide public art strategy (as amended from time to time with the agreement of the LPA) - PADP to take account of the outcomes of individual designs for biodiversity, play space and inclusivity - Value of PA = Site wide max total of £700k. Each PADP to set out contribution/value under each relevant reserved matters area				
12	Monitoring Fees of £[TBA] (City Council)				
13	Monitoring Fees of £ 3,100 (Cambridge County Council/LHA)				

