

## Church Commissioners/Highflyer Farm Phase 1

## S106/Heads of Terms/Infrastructure provision by the applicant

Description of item	Contribution or other delivery mechanism	Comments
<b>Education</b>		
Primary School and early years education	Total of £6,330,000 £4,635,029 initially and £1,694,971 on viability review	Contribution based on 1.2 forms of entry including pre school. As confirmed in the Cambs County Council Economy and Environment Committee Report 21 October 2014, this will be the second school to be delivered on the N Ely site, phase 1 of which is currently programmed for opening by 2022.
<b>Community Facilities</b>		
Community centre/meeting place	£385,121	This figure is in accordance with the adopted ECDC Developer Contributions and Planning Obligations SPD. A decision is still to be made on how the funds will be used to best meet the needs of the new development and this requires further discussion with both applicants and local organisations. Options include a new facility within one of the application sites, co-location with another building such as a school, sports pavilion, the extra care scheme or the work hub. Alternatively, funding may be used to support existing community facilities within Ely.
Community facility pump prime revenue funding for 3 years	£12,379	Initial pump prime financial support required until the population grows and the building can become financially sustainable. Based on the management of other similar sized facilities, this is calculated at £10,000 per year for 3 years for the above facility which will meet the needs of the whole N Ely population.
<b>Affordable Housing</b>		
Affordable Housing	To be delivered by the Applicant	An Affordable Housing Scheme for each phase to be submitted to the Council and approved before commencement of that phase. 70% rented, 30% Intermediate (Shared ownership). Mix of 15% 1 bed, 50% 2 bed, 25% 3 bed and 10% 4 bed. 20 % Lifetime homes. Possible transfer (in part) to a Community Land Trust or City of Ely Council. Viability assessment required at each phase. Affordable in accordance with NPPF definition or its replacement. Shared Ownership leases as per Homes and Communities Agency (HCA) model. Rented homes to be either Affordable Rent or Social Rent. HCA design and quality

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		standards. Completed affordable units to transfer to Registered Provider (RP) or free serviced land to RP or ECDC. Transfer to include rights and services and covenant to use the transferred AH as affordable in perpetuity and to be approved by ECDC. Nomination agreements required. Mortgagee exclusion clause to be included.
<b>Outdoor Sport</b>		
Outdoor Sports pitches and courts (plus ancillary facilities)	Total of £921,359 £272,097 initially and £649,262 on viability review	To be used to improve and extend existing outdoor sports facilities in and around Ely, in lieu of providing them on site. It is anticipated that the funds could be used to improve, increase the capacity and extend the Downham Road facilities and the S106 figures have been based on a technical study assessment of the Downham Road site. The Study was completed by Saunders Boston on behalf of ECDC to identify costs that are relevant and reasonable. Further work is now required by the Council, working in partnership with local sports organisations, sport governing bodies and Sport England, to agree on the detail of how the funds should be allocated.
Outdoor Sport facilities maintenance (3 years)	£27,509 on viability review	Figures provided by Sport England and the Governing Bodies of Sport. Required to support the early maintenance of sports pitches, allowing them to establish and become fully playable.
<b>Public Open Space</b>		
Commuted maintenance sum for informal open space based on 4.8 hectares	£215,000	To be used by the Council to maintain informal open spaces within the site. The funds will be transferred as part of the land adoption process. The Open Spaces team have agreed to these figures.
Commuted maintenance sum for trees	£99,031	To be used by the Council to maintain trees within the site as appropriate. The funds will be transferred as part of the transfer and adoption process.
Children's Play Facilities	Provided by the Applicant	A Play Strategy will be provided by the applicants identifying the type, size, quality, design and delivery process, including the timing of delivery, for these facilities. A trigger will be agreed to ensure the early delivery of the first play facility. The facilities will involve: 1. 1 x Large Play Area combining a teenager facility along with a junior and toddler facility. This will be located close to the local centre and the primary school

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		2. 2 x medium play areas combining junior and toddler facilities, one to be located within the country park and of a more natural construction.
Commuted maintenance sum for play facilities	£196,077	To be used by the Council to maintain the play facilities, this figure is compliant with the adopted SPD. The funds will be transferred as part of the land transfer and adoption process.
Allotments	Provided by the Applicant	1 area of allotments with appropriate fencing and secure gate, water supply and parking for drop off and disabled use as required by Ely Allotments Association.
Allotment maintenance sum	£10,000	These funds will be paid to the Council as part of the land transfer process. It is anticipated that the land and maintenance contribution will then be passed on to the Ely Allotments Association. The funds will be used for initial maintenance of allotment areas in perpetuity and to establish them for community use.
<b>SuD's Maintenance</b>		
On Site SuD's Maintenance	Provided by the Applicant	The applicant will deliver a SuD's maintenance solution in perpetuity and as approved by the relevant bodies (such as the Environment Agency, Cambs County Council and ECDC).
<b>Transport</b>		
Public Transport	£170,000	To be used for community transport and scheduled bus service. The details are still to be confirmed and will involve consultation between the developers, the Council, Cambs County Council, the bus companies and local community transport providers.
Bus shelter maintenance	£20,000	To be paid to the Council as part of the bus shelter adoption process. The Council then expects to pass the funds on to City of Ely Council for their maintenance in perpetuity.
Bus stop Real Time Passenger Information maintenance	£28,000	To be transferred to Cambs County Council for the maintenance of the RTPI at each new bus shelter.
Off site cycle way improvements	Provided by the Applicant	To provide a new cycle route from the site towards the City Centre and Station, via a new foot and cycle bridge over the ditch into Summer Hayes and then linked to Lisle Lane. This will include a mixture of new routes plus surface and signage works to existing footpaths and roads as appropriate.
Lynn Road Crossings	2 crossings to be provided by	In accordance with the Draft Joint Transport Plan, a total of four

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	the Applicant	new crossings are to be provided as part of the two current application sites. The detailed locations are still to be agreed by Cambs County Council but there will be two crossings at the local centre and a further two crossings further south on Lynn Road, one of which is being delivered as part of the first primary school which is due to open in September 2015.
A10/A142 Roundabout	£275,000 £200,000 initially and £75,000 on viability review (tbc)	Works to be completed by Cambs County Council to improve capacity of the junction and to increase safety for cyclists. This is the current estimated figure provided by the Applicants and is currently being checked by Cambs County Council. The agreed final figure will be reported to the Committee.
Travel Plan Co-ordinator	£27,509	A contribution towards monitoring the Applicant's Travel Plan and developing good practice and a culture for sustainable transport.
<b>Business Support</b>		
Business Support Officer	£8,253	To encourage home working, support the work hub and actively encourage new business and employment opportunities in North Ely. To be paid to The Council.
<b>Transfer and adoption of land</b>		
Adoption of the informal open space, play areas and allotments.	Land to be transferred freehold to the Council, as appropriate.	The Council will draw up a transfer and adoption procedure as part of the Section 106 Agreement.
Adoption of the Country Park	Land, including the completed play area, will be transferred freehold to the Council.	In accordance with the above mentioned transfer and adoption procedure.