

APPENDIX

Arlesey Chase Farm ref: CB/17/01158/OUT Heads of Terms

The following has been agreed and shall form heads of terms, which given that the Council is the landowner, would be secured by way of an appropriately worded 'Grampian' condition requiring any future developer to enter into a Section 106 Agreement with the Local Planning Authority prior to commencement of development: -

- Delivery of 20% Affordable Housing with tenure split as Policy
- Education Contributions towards construction of new three form entry Lower school amounting to £5,677,833; and contributions to Middle & Upper Schools of £4,751,944.08 and £3,868,731.36 and respectively in line with Policy and paid in accordance with triggers to be agreed.
- The donation of 1.8Ha of education serviced land for free in accordance with the triggers to be agreed.
- Contribution of £1.4m towards the construction of a community building on site to be paid in accordance with the triggers to be agreed
- Provision of a new doctors surgery and dentist on site to be provided in accordance with the triggers to be agreed and proportionate contributions towards the fit out of the building.
- Provision of including cycleways and footpaths, illumination, landscaping, bus stops and pedestrian crossings
- Contribution to signalisation of A1M/A507 slip road to be determined in accordance with Highways England
- Contribution to public transport provision of £500k to be paid in accordance with the triggers to be agreed
- Contribution to the provision of additional parking facilities for cars, motorcycles and/or cycles at Arlesey train station of £50k
- Contribution to the creation of new sports facility together with changing facilities and clubhouse and car park. Includes floodlighting and drainage.
- Creation of 6Nr LEAP's and 1Nr NEAP, along with 7Nr smaller play areas are required to be provided on the entirety of the site, and shall be divided amongst the parcels and carried out in accordance with the triggers to be agreed
- Creation of landscaped public open space with access to meadowland and ponds/lakes. Plus provision of community orchard to be transfer to the Town Council or other organisation nominated by CBC, together with and proportionate contributions to be sought towards the appropriate maintenance of the open space in accordance with triggers to be agreed
- Travel plan implementation
- A commitment to deliver an appropriate number of dwellings within a 5 year period, to be agreed.
- A review mechanism