

S106 Summary  
funding/trigger points/action

	<b>Items within S106 which require PC involvement</b>	<b>Trigger Point/ Lead</b>	<b>Further info/actions</b>	<b>What BPC can or needs to do</b>	<b>Consultant/ experts</b>
1	<b>Walking</b> : Provision of walking between the site and Haslingfield Road through the woods – on the basis that no route is provided on street - £50,000	1 <sup>st</sup> occupancy  HMC/AD/ Clerk	More direct route would be along pavement/cycleway alongside road.  DEVELOPER	Possibly additional cycle/pavement alongside road. Speed limit changed to cover development.	N/A
2	<b>New informal links</b> to Barrington Village via Back Lane - £20,000.	1 <sup>st</sup> occupancy HMC/AD/Clerk	£20K won't cover much –maybe re-visit footpath from church car park in front of Barrington Hall with cross over. VAT DEVELOPER	What does the £20,000 cover? Not lit. Can still cycle.	N/A
3	<b>Cycling</b> – Implementing a shared footway/cycleway along the Freight Train or Foxtan Road - £1,100,000	1 <sup>st</sup> occupancy  RRK/Clerk	<b>Low level lighting required.</b> How will users cross to Foxtan Station (outside scope of S106) – but there will be bridge. Network Rail ?	BPC “watching brief” Cycleway is in because of sustainability for walking and cycling. 6 <sup>th</sup> Form College access is from Foxtan station.	N/A
4	<b>Trains</b> : Improvements at Foxtan Station e.g. cycle parking £20,000.	100 <sup>th</sup> occupancy RRK/Clerk	Cycle Racks – no space at the moment. The Highways owned land will be used for a bridge and car park.	BPC “watching brief”	N/A
5	<b>Traffic Management</b> : Traffic Management within Barrington Village including crossing, gateway features and surfacing in front of Barrington School - £165,000.	50% on commencement remainder 100 <sup>th</sup> occupancy – to the P.C.  RRK/RG/RK Clerk + R Tydeman/B Johns/M Clark	Reduce Speed Working Party to re-draft following Public Meeting in January 2017 for further presentation to Village. Haslingfield Road works are not included in the current plan. Staff car park may not be created – will be major construction problems. Not sure if staff car parking will be within the planning application. County policy is not to provide parking for parents. Maybe extend church car park. Concerns	Crossing is in Phase 3 of the Reduce speed Plan. <b>Further public meeting t.b.a.</b>	N/A

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			<p>about crossing to the cycleway from housing.</p> <p style="text-align: center;"><b>VAT DEVELOPER</b></p>		
6	<p><b>Car Park</b> : Car park and access to the car park for the school £285,000.</p> <p>AF and Clerk had met with County twice to suggest alternative area for parking.</p>	<p>50% at commencement, remainder 100<sup>th</sup> occupancy.</p> <p>AD/RRK/ Clerk</p>	<p>i. Clearance of site to be carried out at same time any clearance of housing site.</p> <p>ii. Spec to be agreed prior to commencement.</p> <p>iii. CCC to obtain all permissions.</p> <p>iv. Car park to be constructed within six months of CCC request.</p> <p>v. Two months after completion transferred to CCC.</p> <p>vi. Dependent upon outcome of Travel Plan See 5 also</p>	<ul style="list-style-type: none"> <li>• CCC state that proposed park is for staff only but are going ahead with planning without the car park at moment. BPC feel strongly should be one for parents – have land.</li> <li>• Have provided option. Believe cost would be £50/60,000</li> <li>• May need to persuade developer to build car park on Green.</li> </ul> <p style="text-align: center;"><b>VAT DEVELOPER</b></p>	
7	<p><b>Archer Bridge</b> - £50,000.</p>	<p>100<sup>th</sup> occupancy Clerk</p>	<p>CCC will hold this money so assume they must approve scheme.</p> <p>Easier to get funding for cycleway – Cambridgeshire partnership?. VAT</p>	<p>Clerk working with family – to continue investigations.</p>	<b>N/A</b>
8	<p><b>Footpaths:</b> a) New rural walking routes for connectivity to and around the village, preparation, signage, fencing, b) Improvements to the River Walk. £50,000</p>	<p>100<sup>th</sup> occupancy</p> <p>AD/RRK/ Clerk/J and P Priddle/C and L Galpin</p>	<p>We have been able to change to “pedestrian footpaths” and <b>improvements to river walks within parish of Barrington</b></p> <p style="text-align: center;"><b>VAT</b></p>	<p>Sub-committee should be formed. Also hope to be able to resurface the pavements where bad.</p>	<b>N/A</b>
9	<p><b>Bus service</b> and infrastructure improvements £250,000.</p>	<p>50% at 100<sup>th</sup> occupancy, remainder on completion development , Split is £182,000 -</p>	<ul style="list-style-type: none"> <li>• RTI contribution (£54,000) paid to CCC prior to 1<sup>st</sup> occupation.</li> <li>• North and south bound stops near to development on Haslingfield road prior to first occupation.</li> </ul>	<p>BPC watching brief</p> <p><b>Kerbs/shelter provision needs building in the Traffic Management Scheme. (Reduce Speed Plan working Party)</b></p>	<b>N/A</b>

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		<p>maintenance or diversion £14,000 for future maintenance £54,000 for RTI displays</p> <p>Clerk</p>	<ul style="list-style-type: none"> <li>Detailed spec to include raised kerbs and shelter plus location to be approved by CCC and BPC.</li> <li>Maintenance contribution of £14,000 to be paid to CCC and then transferred to BPC.</li> </ul> <p><b>Bus stops will impact on the Traffic management plans.</b></p> <p><b>VAT</b></p>		
10	<p><b>Sports/Recreation :</b></p> <p>10.1 £120,000 for a football pitch, 10.2 £120,000 for a single layer tarmac tennis court (2), 10.3 land for a MUSA to be provided and 10.4 a car park (£52,000), total cost £292,000. This excludes the cost of the land.</p>	<p>Commencement</p> <p>All/Clerk/Project co-ordinator</p>	<p>10.1. Phased payments on invoices not prior to commencement and all not later than 80 occupancy. 10.2 Ditto 10.4 Ditto</p> <p>Transfer of land : at commencement recreational facilities area to P.C. (2.5 on page 33 – NOTE : draft provided says to District Council)</p> <p><b>Village to decide.</b></p> <p><b>VAT PROJECT CO-ORDINATOR</b></p>	<p>a) Land will be transferred straight away. b) Football pitch – position to be agreed. Will take two years before can be used. Use Sports Council recommended people ? c) Tennis court – position needs agreement so public meeting item ? then working with Sports Council and Steve Goswell to raise additional funding ? If on POS area what other facilities are needed? d) MUSA – land is provided but who is paying for any equipment – if we want it ? Again item for public meeting ? Possibly youth football pitch ? e) Car park – obviously needed in conjunction with pavilion refurbishment.</p> <p>Villagers offering to be part of working groups : <b>Simon Anderson/Steve Goswell /Hayden Garguilo</b></p>	<b>Prob</b>
11	<p><b>Healthcare:</b> ring- fenced £185,900 for surgery improvements at Harston.</p>	<p>100<sup>th</sup> occupancy</p> <p>RRK/Clerk</p>	<p><b>AVdW said that NHS is only now putting funding into larger practices. Harston and Melbourn are at breaking point. Again not</b></p>	<p>Following initial conversation AF where three rooms at village hall was muted, with the other developments in area Harston</p>	

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			<p>suitable for the new development because of traffic</p>	<p>surgery consider a new build on the new development would be their wish. 23<sup>rd</sup> October RRK/VT met, and also visited H Allen surgery.</p> <p><b>Development site not considered suitable because of the traffic.</b> <b>RRK/VT/AVdW to work with the other villages to take strong case to NHS.</b></p>	
12	<p><b>Public open space:</b> £200,000 Estimated payment to management company or other organisation.</p>	<p><b>Prior to reserved matters application Open space scheme submitted to SCDC for approval.</b> (pgs 56/57/58)</p> <p>AD/Clerk/Harriet Gardiner/ Ross Holdgate/Iain Wheller.</p>	<ul style="list-style-type: none"> <li>• PC to send rep to any meetings about this area.</li> <li>• 12 months maintenance period</li> <li>• Dedicated as an Open Space for public (Open spaces act 1906).</li> <li>• PC legal costs paid for transfer.</li> <li>• At the transfer stage the £200,000 is paid to P.C.</li> <li>• Reserved matters may include LEAP, LAP etc. .</li> </ul> <p><b>Initial design has been provided. Scheme has to go in prior to Reserved Matters. Developer Handed over after 12 months maintenance period will need expert advice.</b></p>	<p>Village already agreed should take this over.</p> <ul style="list-style-type: none"> <li>• Bylaws</li> <li>• Final Design to be agreed with developers. (inc trim trail/maybe kiosk)</li> </ul>	<p>YE S</p>
13	<p><b>Lifelong Learning :</b> Estimate provided by CCC but could be included in new village hall for museum ? £ 19,978</p>	<p>Three equal payments from commencement of works.</p>	<p>new <b>Community Fee</b> of £35,000 which is to be used in conjunction with Village Hall or pavilion.</p> <p><b>Lifelong Learning – work with Barrington Society/Archive room. Village Hall issue.</b></p>	<p>Could be used to create a local museum (possibly John Drayton's artefacts)</p>	<p><b>N/A</b></p>

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14	<b>Sports Pavilion</b> : £150,000 for refurbishment of existing.	ALL/Clerk/Project co-ordinator	<p>Have been able to get changed to "or replacement". Invoices paid as phased payment of invoices from first occupancy. AF already has contacted and received plan for possible bolt on option.</p> <p><b>Ownership. VAT. Village to decide on ownership and final design.</b></p>	<ul style="list-style-type: none"> <li>• Ownership of both pavilions and land transferred to BPC.</li> <li>• Designs drawn up in consultation with 2/3 groups.</li> <li>• Should Bowls Club wish to keep their own building this would need to be on a full repairing lease together with removal of building should club fold.</li> <li>• Will be a sustainability issue to resolve with any lease to the clubs. E.g. CEMEX pay pwl</li> <li>• V.A.T. is a major factor to be resolved.</li> </ul> <p>Villagers offering to join working group <b>Simon Anderson/ Hayden Garguilo</b></p>	<p><b>Yes</b></p> <p><b>YES</b></p> <p><b>YES</b></p>
15	<b>Village Hall</b> : £1,280,000 new or refurbished.	50 <sup>th</sup> occupancy monies deposited and released on certified invoices. All/Clerk/Project co-ordinator	<p>£100,000 – on commencement of demolition of site OR the submission of first Reserved Matters (for design and evaluation studies in relation to all or any of the community facilities).</p> <p>Joint meetings have been held. <b>Steering Group of Trustees and BPC to be formed.</b> <b>Yet to be formed were Working Group to deal with Architects and consultants, and another to have oversight of the building works. Working Group to deal with the ownership/legal issues was initially T Fletcher and V Tookey.</b></p> <p><b>Nursery provision. Village to be asked. Ownership. VAT.</b></p>	<ul style="list-style-type: none"> <li>• V.A.T. situation to be resolved which may need the hall to be "unvested" from the Charity Commissioners and the P.C. become the Custodian Trustee.</li> <li>• BPC already agreed that 3 architects should be asked to present to the Council/Trustees.</li> </ul>	<p><b>YES</b></p> <p><b>YES</b></p>

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16	<b>School</b> <b>£1,010,520</b>	50% at commencement, remainder on or before 110th occupancy.	CC are keeping BPC up to date with application. <b>Mobile facility could be sited on the existing Village Hall car park. Where else ?</b>	BPC "watching brief."  <b>At moment CCC are concentrating on getting planning in minus the mobile unit.</b>	
17	<b>Travel Plan</b>	Prior to first occupancy. (pages 38 and 39)		BPC "watching brief"	
18	<b>Nomination Rights</b>	Pages 61-67.		BPC "watching brief"	

**RESERVED MATTERS :** With regard to the Planning Permission any of the following in respect of which details have not been given in the application:- a) Appearance B) Landscaping including open space provision D) layout and E) scale. Water management also.

### **COMMENCEMENT :**

(pg5) laying of foundations, erection of any building/structure above ground level, infrastructure development works, construction of permanent road accesses.

NOT: demolition works/site clearance, ground/archaeological investigation, boundary fencing/hoardings/noise attenuation works, temporary highways, advertising/commencement of any highway schemes.

Val Tookey

7<sup>th</sup> November 2016

**Updated after Annual meeting May 2018**

Updated June 2018