1.1 The following items are proposed as broad draft Section 106 Heads of Terms in connection with a full planning application for the erection of a new (relocated) railway station at Waterbeach.

1.2 Planning permission is sought for a new railway station comprising platforms, pedestrian bridges, access road and enhanced pedestrian and cycle routes, car and cycle parking, with other associated facilities and infrastructure.

1.3 The application site is located to the north-east of Waterbeach on land broadly between Cody Road and the ‘Fen Line’ railway that links Cambridge and King’s Lynn, as shown on the Site Location Plan at Appendix 1.

1.4 It should be noted that whilst the above have been highlighted as potential items that could be included within a Section 106 Agreement this should not preclude consideration that these could alternatively, and potentially more appropriately, be secured via conditions attached to the grant of planning permission.

<table>
<thead>
<tr>
<th>Item</th>
<th>Elements</th>
<th>Triggers</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cody Road Highway Works</td>
<td>Footway enhancements / widening (section north of Wheatsheaf Way);</td>
<td>Prior to first use of new station.</td>
<td>See plan ref: 70024709-WSP-DEV-DRG-0103-E showing location and extents of proposed works.</td>
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<td></td>
<td>Traffic calming measures;</td>
<td></td>
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<tr>
<td></td>
<td>Agreement to enter into s278 Agreement and carry out works or pay</td>
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<td>contribution for CCC to undertake.</td>
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<tr>
<td>Bannold Drove</td>
<td>Enhancements to improve attractiveness for pedestrians and</td>
<td>Prior to first use of new station.</td>
<td>See plan ref: 70024709-WSP-DEV-DRG-0104-B</td>
</tr>
</tbody>
</table>
cyclists;
To include resurfacing and stud lighting;
Agreement to enter into s278 and carry out works or pay contribution for CCC to undertake.

showing location and extents of proposed works;
Includes short section of extended footway on north-side of Bannold Road, linking to Bannold Drove.

Way Lane
Traffic calming and pedestrian/cycling priority measures;
Agreement to enter s278 and carry out works or pay contribution for CCC to undertake.

Prior to first use of new station.
See plan ref: 70024709-WSP-DEV-DRG-0105-E showing location and extents of proposed works.

Village shuttle service
Provision of a transitional bespoke shuttle service operating to stops in the south of Waterbeach village and linking with the relocated railway station;
Mechanism for monitoring / ensuring does not undermine establishment of commercial bus services.

Prior to first use of new station.
Direct provision or agreement to provide financial contribution and/or to enter into contract with commercial or community service provider;
Commitment to provide service free of charge to residents of certain streets [to be agreed] (based on assessment of increased walking time of [x minutes – to be agreed] when comparing walking time to new station with walking time to existing station;
Service to “tie-in” with train arrival and departure times;
Nature of service (bus/taxi/other) to be agreed with SCDC/CCC;
Duration of commitment to be agreed with SCDC/CCC.

Station car parking
Undertaking to provide car parking free
Prior to first use of new station
To identify and mitigate any potential overspill /
| management scheme | of charge, with associated restrictions preventing misuse (such as charges to apply for overnight or longer parking duration); Mechanism to ensure the measure achieves purpose of not giving rise to on-street parking in local area whilst not attracting patronage from other stations (see comments field). | car park. | displaced car parking demand generated by the new station on streets near the site [to be agreed with CCC], the applicant would agree to undertake car parking surveys of these streets using a methodology to be agreed with CCC, and in turn to agree appropriate mitigation in line with measures identified in the Framework Travel Plan. |

**Abbreviations:**

- **SCDC:** South Cambridgeshire District Council as Local Planning Authority
- **CCC:** Cambridgeshire County Council as Local Highway Authority
Appendix one – Site Location Plan