

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

t: 03450 450 500

f: 01954 713149

www.scambs.gov.uk



7 August 2017

To: Chairman – Councillor Pippa Corney
Vice-Chairman – Councillor David Bard
All Members of the Planning Committee - Councillors Aidan Van de Weyer,
John Batchelor, Brian Burling, Kevin Cuffley, Philippa Hart, Sebastian Kindersley,
David McCraith, Des O'Brien, Deborah Roberts, Tim Scott and Robert Turner

And substitute Councillors Barrett, Nightingale and Van de Weyer

Quorum: 3

Dear Councillor

You are invited to attend the next meeting of **PLANNING COMMITTEE**, which will be held in the **COUNCIL CHAMBER, FIRST FLOOR** at South Cambridgeshire Hall on **WEDNESDAY, 9 AUGUST 2017** at **9.30 a.m.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution *in advance of* the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Beverly Agass
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT 2

5. S/2413/17/OL - Cottenham (Land off Rampton Road)

**PAGES
1 - 16**

Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses

11. S/2177/16/FL - Waterbeach (Land off Gibson Close)

17 - 24

Erection of 20 dwellings including affordable dwellings, a local play area, internal roads, associated alterations to highway and pedestrian access, and modifications to junction arrangements

EXCLUSION OF PRESS AND PUBLIC

The law allows Councils to consider a limited range of issues in private session without members of the Press and public being present. Typically, such issues relate to personal details, financial and business affairs, legal privilege and so on. In every case, the public interest in excluding the Press and Public from the meeting room must outweigh the public interest in having the information disclosed to them. The following statement will be proposed, seconded and voted upon.

"I propose that the Press and public be excluded from the meeting during the consideration of the following item number(s) in accordance with Section 100(A) (4) of the Local Government Act 1972 on the grounds that, if present, there would be disclosure to them of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act."

If exempt (confidential) information has been provided as part of the agenda, the Press and public will not be able to view it. There will be an explanation on the website however as to why the information is exempt.

Notes

- (1) Some development control matters in this Agenda where the periods of consultation and representation may not have quite expired are reported to Committee to save time in the decision making process. Decisions on these applications will only be made at the end of the consultation periods after taking into account all material representations made within the full consultation period. The final decisions may be delegated to the Corporate Manager (Planning and Sustainable Communities).
- (2) The Council considers every planning application on its merits and in the context of national, regional and local planning policy. As part of the Council's customer service standards, Councillors and officers aim to put customers first, deliver outstanding service and provide easy access to services and information. At all times, we will treat customers with respect and will be polite, patient and honest. The Council is also committed to treat everyone fairly and justly, and to promote equality. This applies to all residents and customers, planning applicants and those people against whom the Council is taking, or proposing to take, planning enforcement action. More details can be found on the Council's website under 'Council and Democracy'.

Agenda Item 5

Heads of terms for the completion of a Section 106 agreement

Cottenham – Rampton Road (S/2413/17/OL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Cottenham and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£286,200
Primary School	CCC	£715,500
Libraries and lifelong learning	CCC	£30,010
Transport	CCC	£88,281.70
Sports	SCDC	£115,000
Children's play space	SCDC	£75,000 (plus £12,000 if payable)
Indoor community space	SCDC	£197,000
Household waste bins	SCDC	£14,700
Monitoring	SCDC	£3,000
Healthcare	SCDC	£80,220
Burial space	SCDC	£56,700
Community transport scheme	SCDC	£133,334
TOTAL		£1,794,946
TOTAL PER DWELLING		£8,974.73

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped area for play	SCDC	9 pieces of play equipment (which will comprise at least 6 pieces of play equipment for 4-8 year olds and at least 3 pieces of equipment for toddlers).
Trim trails	SCDC	7 x adult trim trail equipment areas and 5 x children's trim trail equipment areas
Onsite street snooker table	SCDC	Onsite provision to be provided if not satisfied through offsite payment of £12,000 as above
Community Orchard	SCDC	Specification to be submitted for the provision and future maintenance of

		community orchard
Woodland parking provision	SCDC	Specification to be submitted for the provision and future maintenance of parking area serving the woodland area.
Archaeological Protection Area	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Highways	CCC	Bus shelter to be installed at the Lambs Lane bus stop (maintenance of shelter to be secured by s106 agreement)
Highways	CCC	A Toucan crossing facility to be provided along Rampton Road at a location to be agreed with CCC (maintenance of crossing to be secured by s106 agreement)
Highways	CCC	Improvements to pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road are to be agreed with the County Council and implemented by the developer
Highways	CCC	Widening of the footway on east side of B1049 within 30mph zone between the junctions of B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling. The works include resurfacing and widening the path to 2.5m where possible within the existing public highway.
Highways	CCC	Roundabout improvements at the Rampton Road/ Oakington Road Junction need to be implemented prior to occupation of the development.
Transport	CCC	Installation of 12 'Sheffield Cycle Stands' at locations to be agreed with the Parish Council and CCC along Cottenham High Street and elsewhere in the village
Transport	CCC	A Travel Plan will need to be provided for each use on site (residential dwellings and carehome) prior to occupation for agreement with the County Council.
Pumping station	SCDC	
Sustainable drainage systems	SCDC	

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	See 'Primary School'
Quantum	£286,200 for Early Years
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	
Number Pooled obligations	

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>As a detailed development mix has not been provided the number of pupils arising from the proposed development has been calculated by using the Council's general multipliers. This calculates that the following number of children will be generated:</p> <p>Early Years = 60 children (of which 32 are entitled to free provision) Primary = 70 children</p> <p>There are three childcare providers in Cottenham. Ladybird Pre-School located at Cottenham Primary School and 2 childminders.</p> <p>According to the future projections, there is insufficient early year's capacity in the Cottenham area to accommodate the places being generated by this development. A contribution will therefore be required in order to mitigate the impact of the early years aged children arising from this development</p> <p>This development lies within the catchment area of Cottenham Primary School.</p> <p>Over a number of years the Council has provided additional teaching capacity in response to growing demand in the village. These expansions left the school with significant pressures on its auxiliary spaces, notably the size of the hall and limited informal teaching spaces. As a response, the Council has recently completed a significant refurbishment of the school to provide appropriate accommodation for a three form of entry primary school. As part of this work, detailed assessments of the sites capacity were undertaken.</p> <p>At that time it was considered that the current site offered no opportunity for expansion beyond the school's current 3FE.</p> <p>The Council's forecasts indicate that the school will be operating at capacity with intakes in line with the Published Admission Number of 90. However, it is accepted that an unexpectedly low cohort admitted into Reception in September 2016 means that, in the short-term, there are a number of surplus places in the school.</p> <p>The school's class structure limits these surplus places to a single cohort. The Council considers that it would not be appropriate to simply</p>

	<p>deduct these places from the additional demand from the developments. This is due to the fact that by the time the developments are completed and the full demand from the sites is being generated, this small cohort will be in Year 5 or 6. Instead, the Council considers it more appropriate to plan for the medium-term, assessing the impact that developments will have over an extended period.</p> <p>In summary, as the analysis illustrates, it is reasonable to assume, that there will in the medium-term be some limited capacity at the school. Given this, it is therefore, appropriate to adjust, proportionally the identified requirements to mitigate the impact of all upcoming developments in Cottenham.</p> <p>Following more detailed discussions with the existing education provider, the Council has confirmed that, if necessary, there is a willingness to consider further expansion of the primary school, beyond its current 3FE.</p> <p>The County Council's proposed solution to mitigating the early years and primary education aged pupils arising from this site is to build a new 1FE primary school facility with adjoining 1 class early years facility. This combined project will cost £6,200,000 and would create 52 early years places and 210 primary school places. The primary school expansion will be located on the land owned by the County Council adjacent to the school but not in the school site.</p> <table border="1" data-bbox="501 987 1353 1424"> <thead> <tr> <th></th> <th>Early Years</th> <th>Primary</th> </tr> </thead> <tbody> <tr> <td>Land off Rampton Road (S/2413/17/OL)</td> <td>£286,200</td> <td>£715,500</td> </tr> <tr> <td>Land at Oakington Road (S/1606/16/OL)</td> <td>£194,400</td> <td>£486,000</td> </tr> <tr> <td>Land north east of Rampton Road (S/2876/16)</td> <td>£220,800</td> <td>£772,800</td> </tr> <tr> <td>36 Oakington Road (S/1952/15) * Already secured</td> <td>£59,400</td> <td>£148,500</td> </tr> <tr> <td>Total</td> <td>£760,800</td> <td>£2,122,800</td> </tr> </tbody> </table> <p>Across these 4 developments a contribution of £2,883,600 is being sought.</p> <p>Cottenham Parish Council are looking to deliver a new community centre and the plans currently include provision for an early years nursery following agreement, in principle, from CCC to direct relevant s106 early years contributions to the project. If in the future it is agreed by all parties that this proposition is a more viable option for providing early years accommodation then it may be that a deed of variation could be completed to redirect some of this money towards the Parish Council project. Until that time the solution will be early year's classrooms on the primary school site.</p>		Early Years	Primary	Land off Rampton Road (S/2413/17/OL)	£286,200	£715,500	Land at Oakington Road (S/1606/16/OL)	£194,400	£486,000	Land north east of Rampton Road (S/2876/16)	£220,800	£772,800	36 Oakington Road (S/1952/15) * Already secured	£59,400	£148,500	Total	£760,800	£2,122,800
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Total	£760,800	£2,122,800																	
Quantum	£715,500 for Primary Education																		
Fixed / Tariff	Fixed																		
Trigger	50% of the contribution upon commencement of development 50% payable prior to occupation of 50% of dwellings																		
Index to be applied from	Quarter 1 2016																		

Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (36 Oakington Road)

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO
Detail	<p>Based on the County Council's general multipliers this development is expected to generate a net increase of 50 secondary school places (200 dwellings x 0.25 multiplier). The catchment school is Cottenham Village College.</p> <p>According to the latest forecasts there is sufficient capacity and therefore Cottenham Village College should be able to accommodate the additional children living in the new developments. Therefore no contributions are sought for secondary education provision.</p>

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.</p> <p>The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.</p> <p>Cottenham is served by a level one library with an operational space of 128 sqm. The County Councils proposed solution to mitigating the impact on the libraries and lifelong learning service arising from this site and others in the area would be to modify the internal area at Cottenham library, to create more library space and provide more shelving and resources. In order to do this, we would require a developer contribution of £60.02 per head of population increase. This figure is based on the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).</p> <p>The number of new residents arising from the scheme has been calculated by using the Council's detailed household multipliers and equates to 500 new residents (200 dwellings x 2.5 average household size, see below).</p> <p>Therefore the total contributions from this development which are required for mitigating the pressures on libraries and lifelong learning provision are £30,010 (500 new residents x £60.02).</p> <p>This contribution would be used for:</p>

	<ul style="list-style-type: none"> Removing the internal walls of the lobby and incorporating this space into the library operational space Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.
Quantum	£30,010
Fixed / Tariff	Fixed
Trigger	50% of the contribution prior to occupation of 50% of dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (36 Oakington Road)

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	The Cambridge and Northstowe HRC area as defined by CCC has maximised its pooling limited under CIL Regulation 123 and as such the LPA cannot secure any contributions for such infrastructure.

Ref	CCC6
Type	Transport
Policy	TR/3
Required	YES
Detail	<p>A contribution of £27,000 for a RTPI board to be installed at the Lambs Lane bus stop – prior to commencement</p> <ul style="list-style-type: none"> A commuted sum of £7,000 for the ongoing maintenance of the shelter to be paid to the County Council – on completion of the shelter, for the County to pass to the Parish Council A commuted sum of £38,661.70 towards the ongoing maintenance of the Toucan crossing facility at Rampton Road – on completion of the Toucan facility. A capital contribution of £9,620 towards the County Council's local highway improvement scheme at The Green junction in Histon. – Prior to commencement A contribution of £6,000 towards a local highway improvement scheme at Water Lane/ Oakington Road Junction. – Prior to commencement
Quantum	£88,281.70
Fixed / Tariff	Fixed
Trigger	As set out above
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The recreation study of 2013 identified Cottenham as having a deficit of 5.26ha of outdoor sports space.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including:</p> <ul style="list-style-type: none"> • New sports pavilion (est cost £350,000) • Additional cricket squares • Pitch drainage • Floodlights • Additional land <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision would ordinarily be in the region of £215,000 in accordance with the policy.</p> <p>However, although there is a recognised demand for improved sports facilities, there is a greater need for new indoor community space facilities in Cottenham.</p> <p>On that basis (and as was secured at the Endurance Estates application for 50 dwellings at Oakington Road) the Council would propose reducing the sports contribution in lieu of an increased community space contribution. The net effect is that the owner's liability remains the same but such an approach would make the delivery of the new community centre more possible (and which is needed to mitigate the impact or growth in the village).</p> <p>Rather than secure £215,000 sports contribution the Council seeks a contribution of £115,000 with the difference (£100,000) being added to offsite indoor community space contribution.</p>
Quantum	£115,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One to date (Oakington Road)

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	<p>The recreation study of 2013 identified Cottenham as having a deficit of 4.70ha of children's play space.</p> <p>The applicant is proposing the provision of a LEAP to meet the needs of 2-8 year olds. The LEAP will need to be provided in accordance with the open space SPD.</p> <p>In order to meet the needs of older children Cottenham Parish Council has requested an offsite contribution to help finance the provision of a</p>

	<p>MUGA, skate park extension and possible offsite street snooker table.</p> <p>A contribution of £70,000 towards these projects is required to meet the needs of older children.</p> <p>In accordance with development control policies the development will be required to provide the following quantum of children's play space.</p> <table border="1" data-bbox="710 436 1141 604"> <thead> <tr> <th></th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal play space	1 bed	Nil	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
	Informal play space										
1 bed	Nil										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
Quantum	£75,000 towards offsite MUGA										
	Either £12,000 towards offsite street snooker table or onsite provision within the development										
Fixed / Tariff	Fixed										
Trigger	£75,000 MUGA contribution payable prior to occupation of 75 dwellings										
	£12,000 street snooker table to be installed or contribution paid prior to occupation of 50 dwellings										
	LEAP to be provided and available for use prior to occupation of 50 dwellings										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	NONE										

Ref	SCDC3										
Type	Informal open space										
Policy	SF/10										
Required	YES										
Detail	<p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table border="1" data-bbox="622 1411 1228 1579"> <thead> <tr> <th></th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>5.4 m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
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1 bed	5.4 m2										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
Quantum											
Fixed / Tariff											
Trigger	TBD										
Officer agreed	YES										
Applicant agreed	YES										
Number Pooled obligations	None										

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES

<p>Detail</p>	<p>Cottenham is served by the Cottenham Salvation Army Hall and Cottenham Village Hall but nevertheless against the adopted standard there is a recognised shortfall of 383 square metres of indoor community space.</p> <p>Cottenham is defined as a Minor Rural Centre in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for Minor Rural Centres is as follows:</p> <ul style="list-style-type: none"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals /performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include a kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol. • Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. • Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>Cottenham Parish Council has advised the District Council that they intend to construct a new village hall on land that is within their control.</p> <p>Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.</p> <p>Cottenham Parish Council is embarking on a plan to provide a community centre in the village. The estimated cost of this building is now at £2.5m and which would incorporate different users including possibly early years. The Parish Council have drawn up a brief for the building design and have now appointed an architect. A planning application has now been received (S/3163/16/FL).</p> <p>A financial contribution based on the approved housing mix would ordinarily result in a contribution in the region of £97,000 being payable.</p> <p>As explained above (under 'Sports') this contribution would be supplemented by a contribution of £100,000 from the reduced sports contribution meaning a total contribution of £197,000 towards this project.</p> <p>Currently the estimated cost is £2.5m for the build (including fees). The Parish Council already have some money towards the cost and will probably take out a Public Works Loan for the remainder over 25 years. This will be repaid via the precept and add up to £1 per week to the Band D property, with less on lower bands, more on higher.</p>
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Quantum	£197,000
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One at present (Oakington Road)

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to commencement of each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	£3,000
Quantum	
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	Open space in new developments SPD
Required	YES
Detail	<p>Paragraph 2.19 of the Open Space in New Developments SPD advises that 'for new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed'. The Council therefore requires that the on-site provision for the informal open space and the future maintenance of these areas is secured through a S106 Agreement. Para 2.21 advises that 'if a developer, in consultation with the District Council and Parish Council, decides to transfer the site to a management company, the District Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee)'.</p> <p>It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>If the Parish Council is not minded to adopt onsite public open space the owner will be required to provide a developer guarantee of sufficient value to be a worthwhile guarantee. Furthermore with the details of the</p>

	<p>guarantee and guarantor would need to be submitted to and approved in writing by the Council prior to commencement of development. Should this not be forthcoming the planning obligation will also be required to include arrangements whereby the long term management responsibility of the open space areas and play areas passes to plot purchasers in the event of default.</p> <p>For clarity this provision applies to all areas of open space including (but not exclusive to) the community woodland and SUDS areas</p>
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

OTHER OBLIGATIONS

Ref	OTHER 1																																						
Type	Health																																						
Policy	DP/4																																						
Required	YES																																						
Detail	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Weighted list size ¹</th> <th>NIA (m2) ²</th> <th>Capacity ³</th> <th>Spare capacity (NIA m2) ⁴</th> </tr> </thead> <tbody> <tr> <td>Cottenham Surgery</td> <td>6,638</td> <td>190.30</td> <td>2,775</td> <td>-59.16</td> </tr> <tr> <td>The Surgery, Telegraph Street</td> <td>12,204</td> <td>450.89</td> <td>6,575</td> <td>-385.96</td> </tr> <tr> <td>Total</td> <td>15,842</td> <td>641.19</td> <td>9,350</td> <td>-445.12</td> </tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> 1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. 2. Current Net Internal Area occupied by the Practice 3. Patient Capacity based on the Existing NIA of the Practice 4. Based on existing weighted list size <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1"> <thead> <tr> <th>Premises</th> <th>Additional pop growth ⁵</th> <th>Additional floorspace required ⁶</th> <th>Spare capacity (NIA) ⁷</th> <th>Capital required to create additional floorspace ⁸</th> </tr> </thead> <tbody> <tr> <td>Additional capacity</td> <td>585</td> <td>40.11</td> <td>-59.16</td> <td>£80,220</td> </tr> <tr> <td>Total</td> <td>585</td> <td>40.11</td> <td>-59.16</td> <td>£80,220</td> </tr> </tbody> </table> <p>5. Calculated using the South Cambridgeshire District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number). Calculated using an average of 1.5 residents per extra care apartment.</p>				Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴	Cottenham Surgery	6,638	190.30	2,775	-59.16	The Surgery, Telegraph Street	12,204	450.89	6,575	-385.96	Total	15,842	641.19	9,350	-445.12	Premises	Additional pop growth ⁵	Additional floorspace required ⁶	Spare capacity (NIA) ⁷	Capital required to create additional floorspace ⁸	Additional capacity	585	40.11	-59.16	£80,220	Total	585	40.11	-59.16	£80,220
Premises	Weighted list size ¹	NIA (m2) ²	Capacity ³	Spare capacity (NIA m2) ⁴																																			
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	<p>6. Based on 120m² per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”</p> <p>7. Existing capacity within premises as shown in Table 1</p> <p>8. Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m²), rounded to nearest £.</p> <p>A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £80,220.</p> <p>District Council planners have seen plans provided by Firs House Surgery showing a number of different ways in which additional GP consulting capacity may be achieved at their premises.</p>
Quantum	£80,220
Fixed / Tariff	Tariff
Trigger	100% prior to occupation of 50 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	One (being 50 dwellings at Oakington Road S/1952/15/OL)

Ref	OTHER2
Type	Burial provision
Policy	SC/4 of emerging Local Plan
Required	YES
Detail	<p>Under the current development control policies DPD July 2007 there is no policy that requires the payment of contributions towards burial space although I am able to confirm that as part of new towns such provision has been secured.</p> <p>Policy SC/4 says that All housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes. The full range of services and facilities are likely to be required in new settlements and similar developments.</p> <p>The community needs of large scale major developments (individual sites with 200 or more dwellings, or groups of smaller sites which cumulatively exceed this figure), will be established through detailed assessments and strategies prepared in consultation with service providers, and approved by the local authority in partnership with the landowners and stakeholders.</p> <p>The community facilities and services to be provided include:</p> <ol style="list-style-type: none"> Primary and secondary schools; Meeting places; Health facilities; Libraries; Sports facilities; Commercial facilities important to community life including childcare nurseries, local shops restaurants and cafes, and public houses;

- g. Provision for faith groups;
- h. Provision for burials;
- i. Provision for waste and recycling.

In terms of the Provision for burials the Council received two representations albeit in the form of the same objector. The basis of the objection is that the development itself should not provide space for burials (i.e. that they should be planned for on a District wide basis) rather than an objection against the policy itself. This matter was not discussed in the hearing session for the policy.

Of the three burial grounds in Cottenham:

1. The Dissenters' Cemetery off Lambs Lane is within 3 or 4 years of being full. There are about 12 vacant plots remaining with between 3 and 6 new plots being used each year. They have contingency plans for interment of ashes but the pressing need is to bring a new strip of adjacent land into use for burials that would create capacity for around 50 additional plots. However, the charity has limited access to finance to pay for the necessary 10 metre hardened access path, a 50 metre replacement fence and ground preparation. Longer term there will be a need to consider some "recycling" of the oldest (100+ years as allowed by law) plots.
2. The "Church" part of the cemetery at All Saints Church is already full with recent "new plot" burials using plots in the unconsecrated "Public Burial Ground" part. This practice may become an issue creating an immediate need for additional consecrated space in which case the most likely solution is to acquire adjacent land from Cambridgeshire County Council.
3. The "Public Burial Ground" at All Saints Church has about 50 unused plots, equivalent to a maximum of 10 years supply at the recent rate of burials. The presence of a 70 unit apartment with care would likely create more pressure on burial spaces than houses meaning spare capacity is likely to be taken up quicker.

A	Purchase price per acre of land (£250,000)	£250,000
B	Cost of laying out each acre of land, car parking, fencing, benches, footpaths, landscaping etc (£100,000)	£100,000
C	Total cost of purchasing and laying out 1 acre of burial land (A + B)	£350,000
D	Number of single burial plots than can be achieved per acre of land (1250)	1250
E	Cost of providing each burial plot (C/D)	£280

F	Burial/cremation 'demand' per house over 100 year period (2.5 per property)	2.5
G	% of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs Select Committee Eighth Report,	30%

		2006.	
	H	Burial plots needed per house ($F \times G$)	0.75
	I	Cost of providing burial space on a per house basis ($E \times H$)	£210.00
Quantum	£210 per dwelling (i.e. £56,700 if 200 dwellings and 70 bed care home is provided)		
Fixed / Tariff	Tariff		
Trigger	Paid in full prior to commencement of development		
Officer agreed	YES		
Applicant agreed	YES		
Number Pooled obligations	None		

Ref	OTHER3
Type	Community transport scheme
Policy	DP/4, TR/3 and NPPF
Required	YES
Detail	<p>Concerns have been expressed regarding the highways capacity of the Rampton Road development by itself, but also with the possibility of planning permission being granted for other large developments along Rampton Road. Some measures have been proposed by applicants, including such improvements as RTPI to encourage public transport travel into Cambridge. Other than Cambridge, key destinations for future residents to access sustainable transport modes include (a) the Cambridge Busway stop at Oakington (circa 2.5 miles) which will allow access to destinations including Cambridge, St Ives and Huntingdon and (b) Waterbeach train station (circa 4 miles) predominantly for commuters to London.</p> <p>A proposal has been put forward by Cottenham Parish Council to either establish a new community transport initiative and which they would run or alternatively the Councils would work with existing operators (such as Ely & Soham Association for Community Transport) to provide:</p> <p>(1) A fixed timetable during commuter hours between the development and the destinations of Oakington Busway stop and Waterbeach train station.</p> <p>(2) A flexible demand responsive service offering journeys throughout the village but also between the site and destinations including Ely.</p> <p>The cost of providing a subsidised service for 5 years is £320,000 comprising £70,000 vehicle purchase (2-3 years old) and £50,000 per annum subsidised service. A small fee over these 5 years will be charged for users of the service as the total cost is likely to be in the region of £90,000 per annum.</p> <p>There are 3 large planning applications in Cottenham comprising a total of 480 dwellings.</p> <ul style="list-style-type: none"> • Land off Rampton Road (S/1411/16) 200 houses plus 70 bed care home • Land at Oakington Road (S /1606/16/OL) 126 dwellings • Land north east of Rampton Road (S/2876/16) 154 dwellings

	<p>The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67.</p> <p>Although the contribution is based purely on the impact of the dwellings (i.e. no cost has been included in respect of the 70 bed care home) the service could also be made available to the operator of the care home providing day trips to residents.</p>
Quantum	£666.67 per dwelling (i.e. £133,334 if 200 dwellings is provided)
Fixed / Tariff	Tariff
Trigger	TBA
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Agenda Item 11

Appendix A

Heads of terms for the completion of a Section 106 agreement

Waterbeach – Gibson Close (S/2177/16/FL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	First 8 to be subject to local connection criteria then 50/50 thereafter

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£37,226
Primary School	CCC	£48,393
Sports	SCDC	£19,448.88
Indoor community space	SCDC	£8,829.80
Household waste bins	SCDC	£1,470
Monitoring	SCDC	£500
TOTAL		£115,868
TOTAL PER DWELLING		£5,793.38

Section 106 infrastructure summary:

Item	Beneficiary	Summary
LAP	SCDC	Onsite Local Area for Play

Planning Condition infrastructure summary:

Item	Beneficiary	Summary
Residential travel pack	CCC	<p>A map showing the site in the context of the local area;</p> <p>Information about local services and amenities;</p> <p>Information on local bus services, including timetables;</p> <p>A Multibus ticket to the value of 1 month's travel within the Cambridge area</p>

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	<p>According to County Council guidance the development is expected to generate a net increase of 4 early years aged children, of which S106 contributions would be sought for 2 children.</p> <p>In terms of early year's capacity, County education officers have confirmed that there is insufficient capacity in the area in the next 3 years to accommodate the places being generated by this development.</p> <p>The early year's project that has been identified to mitigate the early years aged children arising from this development is an additional early year's room at Waterbeach Primary School. Applications which have already received approval in the area have contributed to a separate project to provide new and larger premises for Waterbeach Toddler Playgroup through the provision of new premises or alterations to existing premises on the former Waterbeach barracks site.</p> <p>The estimated cost of the additional early years room at Waterbeach Primary School is £483,939 (costs at 4Q15) and it will provide 26 full-time equivalent early years places.</p> <p>The cost per place is £18,613 (£483,939 / 26 places).</p> <p>Therefore a contribution of £37,226 is sought for early year's mitigation from this development (£18,613 x 2 places).</p>
Quantum	£37,226
Fixed / Tariff	Fixed
Trigger	100% upon commencement of development
Officer agreed	YES
Applicant agreed	
Number Pooled obligations	NONE

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>According to County Council guidance the development is expected to generate a net increase of 10 primary education aged children. This development lies within the catchment area of Waterbeach Community Primary School.</p> <p>County Education Officers have confirmed that there is insufficient capacity in the school in the next 5 years to accommodate the places generated by this development. Therefore a contribution will be required towards primary education provision.</p> <p>The primary education project that has been identified to mitigate the primary aged children arising from this development is the second phase of the 1FE expansion to Waterbeach Community Primary School. The second phase is an additional two classrooms</p>

	<p>(accommodating 60 pupils) and ancillary work, which is estimated to cost £967,878 (costs at 4Q15).</p> <p>Applications which have already received approval in the area have contributed to a separate project to provide the first phase of the 1FE expansion to Waterbeach Community Primary School comprising of two additional classrooms.</p> <p>The cost per place of the two additional classrooms is £16,131 (£967,878 / 60 places).</p> <p>Therefore a contribution of £48,393 for primary education is sought from this development (£16,131 x 3 primary aged children).</p> <p>On the basis that details of the first phase remain unknown, in order to be compliant with the CIL Regulations the local planning authority must ensure that there is a clear distinction between the first and second phase (of which each provide 2 classrooms). At this stage this distinction can only be achieved by:</p> <ol style="list-style-type: none"> 1. The capital programme referring to each project in isolation 2. The contract for the works (i.e. phase 1 and phase 2) to be tendered and let separately from one another 3. Separate planning applications are submitted for each phase <p>If these steps are not undertaken then either the money cannot be secured or (if already paid) must be returned.</p>
Quantum	£48,393
Fixed / Tariff	Fixed
Trigger	100% upon commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	CCC3
Type	Secondary school
Policy	DP/4
Required	NO
Detail	<p>According to County Council guidance the development is expected to generate a net increase of 2 secondary education aged children. The catchment school is Cottenham Village College. County education officers have confirmed that in the medium term Cottenham Village College is forecast to have sufficient spare capacity to accommodate the secondary places generated by the development.</p> <p>Therefore no contribution is sought for secondary education.</p>

Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	NO
Detail	<p>The County Council provides a statutory library provision service in Waterbeach via 5 mobile library stops. This new development would result in an increase in population of 42 residents (20 x 2.08). sought (£28.92 x 106 new residents). However the County Council advise in their consultation response that there is spare capacity in the library provision and therefore no contribution is required.</p>

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO
Detail	The County Council have pooled the maximum level of contributions within the Milton HRC catchment area

Ref	CCC6
Type	Transport
Policy	TR/3
Required	NO
Detail	No measures identified by the County Council

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013 forming part of the Local Plan submission, showed that Waterbeach needed 7.54 ha but only has 6.25 ha i.e. a deficit of 1.29 hectares of Outdoor Sport Provision.</p> <p>Waterbeach has one recreation ground with two junior and two senior football pitches, a cricket square, bowls green, three hard tennis courts, a MUGA, and a play area. The pavilion was built in 1998, has four changing rooms and is in good condition. The village has thirteen football teams and six cricket teams. The village is well provided for in terms of outdoor sports facilities; however there are plans to build an additional play area.</p> <p>Although Waterbeach Parish Council has not put forward any details of projects in relation to this particular application in response to other planning applications/appeals Waterbeach Parish Council has said in order to meet the needs of the new residents the Parish Council requires sports contributions towards:</p> <ul style="list-style-type: none"> (i) an upgrade of the sports pavilion (which would be the third planning obligation since 6 April 2010) (ii) the resurfacing of the car park serving the sports pavilion and playing pitches (which would be the third planning obligation since 6 April 2010) (iii) New enlarged bowls pavilion (no planning obligation has been entered into since 6 April 2010 for this project) (iv) New maintenance equipment (i.e. scarifier, modern aerator) for the recreation ground such that the land can deal with the pressures of additional use (no planning obligation has been entered into since 6 April 2010 for this project) <p>The SPD also establishes the quantum of offsite financial contributions in the event that the full level of onsite open space is not being provided:</p> <p>1 bed: £625.73 2 bed: £817.17, 3 bed: £1,130.04 4+ bed: £1,550.31</p> <p>Based on the submitted housing mix a contribution of £19,448.88 is payable.</p>
Quantum	£19,448.88
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 50% of the dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	As described

Ref	SCDC2
Type	Children's play space
Policy	SF/10

Required	YES
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Waterbeach needed 3.77 ha of formal and informal children's play space whereas it had 0.31 ha, i.e. a deficit of 3.46 ha.</p> <p>The open space SPD would ordinarily require the payment of monies to provide offsite formal play space where none is being provided onsite.</p> <p>Here the applicant is proposing an onsite local area for play, however Waterbeach Parish Council has not identified any projects in relation to offsite children's play facilities in the village and therefore no offsite contribution can be secured.</p>
Quantum	£0
Fixed / Tariff	
Trigger	Open space to be laid out prior to occupation of 50% dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	NONE

Ref	SCDC3
Type	Informal open space
Policy	SF/10
Required	NO
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Waterbeach needs 1.88 ha of informal open space and has 1.75 ha, i.e. a deficit of 0.13 ha.</p> <p>Based on the proposed housing mix the development would be required 429 m2 of informal open space.</p> <p>Across the 2 developments the onsite open space requirements are as follows:</p> <p>Formal play space – 1108 m2 Informal play space – 1108 m2 Informal open space – 1204 m2 Total – 3420 m2</p> <p>The applicant is proposing a total onsite open space provision of 5,660 m2 therefore exceeding the open space requirement.</p>
Quantum	
Fixed / Tariff	
Trigger	Open space to be laid out prior to occupation of 50% dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p>

	<p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Based on the likely number of people arising from the development an area of 40 m2 is required.</p> <p>The audit advises that Waterbeach required a total of 532 m2 of community space against the standard.</p> <p>Waterbeach is served by the Tillage Hall (albeit this facility was not constructed when the 2009 audit took place). The planning application for the community building is S/0198/08/F and which says that the total indoor space is 222 m2. Taking into account this space a deficit of 310 m2 remains.</p> <p>As well as being home to Waterbeach and Landbeach action for Youth, the Tillage hall is also available for hire, and has already hosted a number of successful parties, celebrations, meetings and groups. With its fully equipped kitchen, spacious meeting area and competitive rates the Tillage hall is ideal for social events and gatherings, comfortably seating up to 50 people.</p> <p>Although Waterbeach Parish Council has not put forward any details of projects in relation to this particular application in response to other planning applications/appeals Waterbeach Parish Council has said in order to meet the needs of the new residents the Parish Council requires indoor community space contributions towards:</p> <ul style="list-style-type: none"> (i) Upgrade of Tillage Hall (which would be the third planning obligation since 6 April 2010) (ii) Upgrade of the Waterbeach Library Access Point (which would be the third planning obligation since 6 April 2010) (iii) Building of a new multipurpose community facility on the recreation ground (or elsewhere in the village) (iv) Purchase of land <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p> <p>Based on the submitted housing mix a contribution of £8,829.80 is payable</p> <p>Note: the definitions may be subject to minor change in consultation</p>
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	with Waterbeach Parish Council after planning committee
Quantum	£22,751.84
Fixed / Tariff	Fixed
Trigger	To be paid prior to the occupations of 50% of the dwellings in each phase
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	As described

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP WMDG
Required	YES
Detail	£73.50 per house and £150 per flat
Quantum	See above
Fixed / Tariff	Tariff
Trigger	Paid in full prior to occupation of first dwelling
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None