

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>

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.

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.

Based on the likely number of people arising from the development an area of 40 m2 is required.

The audit advises that Waterbeach required a total of 532 m2 of community space against the standard.

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.

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.

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:

- (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

The contribution required as per the indoor community space policy would be:

1 bed - £284.08
2 bed - £371.00
3 bed - £513.04
4+ bed - £703.84

Based on the submitted housing mix a contribution of £8,829.80 is payable

Note: the definitions may be subject to minor change in consultation

	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