

Heads of terms for the completion of a Section 106 agreement

Litlington – Sheen Farm (S/2927/17/FL)

Affordable housing summary:

Affordable housing percentage	50%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	10 affordable dwellings to be subject to local connection criteria
Local connection villages	Priority: Litlington

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Sports	SCDC	£21,288.70
Children's play space	SCDC	£27,650.08
Indoor community space	SCDC	£9,665.08
Household waste bins	SCDC	£73.50 per house
Monitoring	SCDC	£500
Footpath contribution	SCDC	£30,000
TOTAL		£74,103.86
TOTAL PER DWELLING		£3,368.36

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Onsite public open space	SCDC	Provision and maintenance

Planning condition infrastructure summary:

Item	Beneficiary	Summary
N/A		

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	Development Control Policy DPD DP/4
Required	No
Detail	<p>The development is expected to generate 4 early years aged children of which 2 would be entitled to free early year's provision.</p> <p>Cambridgeshire County Council say that there is sufficient early years space already serving the development so financial contributions are not required.</p>

Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	No
Detail	<p>The development is expected to generate 4 primary school aged children.</p> <p>Cambridgeshire County Council say that there is sufficient primary school space at Steeple Morden primary school such that not contributions are required.</p>

Ref	CCC3
Type	Secondary school
Policy	Development Control Policy DPD DP/4
Required	No
Detail	<p>The development is expected to generate 2 secondary school aged children.</p> <p>Cambridgeshire County Council say that there is sufficient primary school space at Bassingbourn Village College such that not contributions are required.</p>

Ref	CCC4
Type	Libraries and lifelong learning
Policy	Development Control Policy DPD DP/4
Required	No

Ref	CCC5
Type	Strategic waste
Policy	RECAP Waste Management Design Guide
Required	No

Ref	CCC6
Type	CCC monitoring
Policy	N/A
Required	No

Ref	CCC7
Type	Transport
Policy	Development Control Policy DPD TR/3
Required	No

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Litlington needed 1.34 ha but has 2.90 ha i.e. a surplus of 1.56 ha of Outdoor Sport Provision.</p> <p>Litlington Parish Council has confirmed that they have fairly advanced plans to erect new changing facilities adjacent to the recreation centre thereby complying with FA standards. Conversations have taken place with Cambridge FA with an in principle commitment to fund some of this project. The total project cost is in the region of £100,000 and the PC currently hold in the region of £20k towards this.</p> <p>Once this works has been completed the Parish Council would then focus on wide the ranging refurbishment of the recreation centre.</p> <p>Contributions are required in accordance with the rates published in the Open space in new development SPD</p>
Project	New changing rooms serving Litlington recreation ground
Quantum	£21,288.71
Fixed / Tariff	Fixed
Trigger	Prior to occupation of first dwelling
Officer agreed	Yes
Applicant agreed	Yes
Number Pooled obligations	None

Ref	SCDC2
Type	Children's play space
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Litlington needed 0.67 ha Children's Play Space whereas the village had 0.07 ha, i.e. a deficit of 0.60 ha of Children's Play Space.</p> <p>Litlington is served by small fenced off play area at the recreation ground which has a rubberised safety surface intended for children under 12 with a range of equipment also includes a basketball area and youth shelter. There are also a number of play items outside of the fenced area including a zip wire.</p> <p>Litlington Parish Council intend expanding the play equipment at the recreation ground and at the village hall to meet the needs arising from the development.</p>
Project	<p>Village Hall Play Area Tottlebank Plus Playdale structure</p> <p>Recreation Ground Play Area Replacement swing Standalone Tube Slide</p>

	Safari Multiplay Park Bench Safety surfacing for existing slide climber
Quantum	£27,650.08
Fixed / Tariff	Fixed
Trigger	Prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC3
Type	Informal open space
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	Onsite space provision as per layout plans

Ref	SCDC4
Type	Offsite indoor community space
Policy	Development Control Policy DPD DP/4 and Portfolio holder approved policy
Required	Yes
Detail	<p>Litlington needs 96 m2 of indoor community space whereas it has 172 m2 resulting in a surplus of 76 m2.</p> <p>Litlington is served by Litlington Village Hall which the community facilities audit described as “A brick built building which is in a generally good state, with just the main hall, but in need of some modernisation and improvements. Structure is good, but internally some issues and not particularly good use of space, especially in kitchen. Lack of storage”. Several improvements were identified in terms of internal changes. Overall the building was classified as ‘Average’.</p> <p>The village hall has a number of regular users including:</p> <p>Litlington pre-school who accept children from 2 years of age and which meets on Monday 9:15am-2:45pm, Tuesday 9:15am-12:15pm, Wednesday and Thursday 9:15am-2:45pm, Friday 11:45am-2:45pm.</p> <p>Litlington toy library who are available on Fridays between 9 to 11:30.</p> <p>Litlington carpet bowls club play at the village hall and meeting Wednesday evenings.</p> <p>Litlington evergreens club who meet every other Tuesday</p> <p>Litlington Parish Council has identified a number of projects relating to the village hall to be funded through this development to address the needs of the new residents.</p>
Project	<p>i. Replacement of windows and facias.</p> <p>ii. Improvements to the kitchen area (including new flooring)</p>
Quantum	£9,665.08
Fixed / Tariff	Fixed
Trigger	Prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC5
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	Yes
Detail	£73.50 per house and £150 per flat
Project	towards the Receptacle provision of household waste receptacles necessitated by the Contribution" Development
Quantum	£1,617
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC6
Type	S106 Monitoring
Policy	Portfolio holder approved policy
Required	Yes
Detail	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
Project	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
Quantum	£00
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
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 the 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 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>

Ref	SCDC8
Type	Footpath
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	The developer is to provide the funding for Litlington Parish Council to install a new footpath from the development across Litlington recreation ground to the play area. In the future, and depending on funds, the Parish Council would intend extending this further to the Litlington Recreation Centre.
Project	Provision of a new footpath from the development to the children's play area at Litlington recreation ground
Quantum	£30,000
Fixed / Tariff	Fixed
Trigger	Prior to occupation of first dwelling
Number Pooled obligations	None