

Appendix 1 - Heads of terms for the completion of a Section 106 agreement

Hauxton – Waste Water Treatment Facility (S/2184/16/OL)

Affordable housing summary:

| | |
|-------------------------------|--|
| Affordable housing percentage | 0% |
| Affordable housing tenure | N/A |
| Local connection criteria | N/A |
| Local connection villages | N/A |
| Affordable housing uplift | Review mechanism for contamination costs to be carried out post remediation which may result in affordable housing commuted sum towards offsite provision. |

Section 106 payments summary:

| Item | Beneficiary | Estimated sum |
|---------------------------|-------------|--------------------|
| Primary School | CCC | £75,889.07 |
| Sports | SCDC | £49,609.92 |
| Indoor community space | SCDC | £22,522.88 |
| Household waste bins | SCDC | £2,352 |
| Monitoring | SCDC | £500 |
| | | |
| TOTAL | | £150,873.87 |
| TOTAL PER DWELLING | | £4,714.81 |

Section 106 infrastructure summary:

| Item | Beneficiary | Summary |
|------------------------|-------------|---|
| Parkland area | SCDC | An area of circa 12.6 hectares including natural play equipment which will remain publically accessible in perpetuity |
| Consultative Committee | SCDC | Multi agency consultative committee as per the Bayer Cropscience development |
| Welcome Travel Pack | CCC | Welcome travel packs to be provided to all new occupants including information on sustainable travel options and a minimum of 6 one-day travel vouchers |

Planning condition infrastructure summary:

| Item | Beneficiary | Summary |
|-------------------------------|-------------|---------|
| Junction modifications to A10 | CCC | |

CAMBRIDGESHIRE COUNTY COUNCIL

| | |
|-----------------|-------------------------------------|
| Ref | CCC1 |
| Type | Early years |
| Policy | Development Control Policy DPD DP/4 |
| Required | No |

| | |
|----------------------------------|--|
| Ref | CCC2 |
| Type | Primary School |
| Policy | Development Control Policy DPD DP/4 |
| Required | Yes |
| Detail | <p>According to the County Council the development is expected to generate 12 primary school places.</p> <p>The catchment school is Hauxton Primary School. In Sept 2014 the County Council identified a 1 classroom expansion which cost £1,061,000.</p> <p>Developer contributions totalling £985,110.90 have been secured resulting in a funding shortfall of £75,889.07 which is sought from this development.</p> |
| Project | 1 classroom extension of Hauxton Primary School |
| Quantum | £75,889.07 |
| Fixed / Tariff | Fixed |
| Trigger | Paid prior to occupation of 10 dwellings |
| Number Pooled obligations | Two |

| | |
|-----------------|-------------------------------------|
| Ref | CCC3 |
| Type | Secondary school |
| Policy | Development Control Policy DPD DP/4 |
| Required | No |

| | |
|-----------------|-------------------------------------|
| Ref | CCC4 |
| Type | Libraries and lifelong learning |
| Policy | Development Control Policy DPD DP/4 |
| 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 study of 2013 highlighted that Hauxton needed 1.09 ha of outdoor sports space but had 1.32, i.e. a surplus of 0.23 ha.</p> <p>The Parish Council has said that sports contributions would be used towards funding the construction of a new 316 m2 sports pavilion on the sports ground (S/2509/16/FL).</p> |
| Project | New sports pavilion on Hauxton Sports Ground |
| Quantum | £49,609.92 |
| Fixed / Tariff | Fixed |
| Trigger | Paid prior to occupation of 10 dwellings |
| 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 study of 2013 highlighted that Hauxton needed 0.54 ha of children's play space but had 0.21 ha, i.e. a deficit of 0.33 ha.</p> <p>The applicant is proposing a substantial open space area of circa 12.6 hectares of new parkland. This area will include natural play features.</p> |

| | |
|-----------------|--|
| 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 | <p>The recreation study of 2013 highlighted that Hauxton needed 0.27 ha of informal open space but had 0.54 ha, i.e. a deficit of 0.50 ha.</p> <p>The applicant is proposing a substantial open space area of circa 12.6 hectares of new parkland. This area will include natural play features.</p> |

Appendix 1

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|----------------------------------|--|
| Ref | SCDC4 |
| Type | Offsite indoor community space |
| Policy | Development Control Policy DPD DP/4 and Portfolio holder approved policy |
| Required | Yes |
| Detail | Hauxton Parish Council has advised that contributions would be directed towards either (a) the new pavilion on the recreation ground (as set out under the 'Sports' section) or (b) the new village hall. Hauxton Parish Council has obtained planning permission for a new village hall at the recreation ground (S/2942/17/FL). |
| Project | To provide indoor meeting space at either (a) the new pavilion on the recreation ground or (b) the new village hall. |
| Quantum | £22,522.88 |
| Fixed / Tariff | Fixed |
| Trigger | Paid prior to occupation of 10 dwellings |
| Number Pooled obligations | None |

| | |
|----------------------------------|---|
| Ref | SCDC5 |
| Type | Household waste receptacles |
| Policy | RECAP Waste Management Design Guide |
| Required | YES |
| Detail | £73.50 per house |
| Project | towards the Receptacle provision of household waste receptacles necessitated by the Contribution" Development |
| Quantum | £2,352 |
| 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 | £500 |
| Fixed / Tariff | Fixed |
| Trigger | Paid in full prior to commencement of development |
| Number Pooled obligations | None |