

Heads of terms for the completion of a Section 106 agreement

Steeple Morden – Station Road (S/3428/17/OL)

Affordable housing summary:

Affordable housing percentage	40% (5)
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	All to be subject to local connection criteria
Local connection villages	Priority: Steeple Morden Second tier: Guilden Morden, Abington Piggotts, Litlington Third tier: Bassingbourn

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Sports	SCDC	£14,000
Children's play space	SCDC	£20,000
Indoor community space	SCDC	£6,500
Household waste bins	SCDC	£882
Monitoring	SCDC	£500
TOTAL		£41,882
TOTAL PER DWELLING		£3,490.17

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Public open space	SCDC	Onsite unequipped public open space

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Orchard	SCDC	Scheme to be submitted for the management of the land to the rear of the development proposal

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	No

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

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 Steeple Morden needed 1.74 ha and has 3.62 ha i.e. a surplus of 1.91 ha of Outdoor Sport Provision.</p> <p>Steeple Morden is served by Steeple Morden Recreation Ground at Hay Street which comprises outdoor sport with pitches for football and cricket along with a bowling green, tennis court and a play area.</p> <p>Steeple Morden Parish Council has advised that the car park serving the recreation ground is inadequate for current users. This is a situation to be exacerbated by additional residents in the village. The cost of this work is likely to be in the region of £20,000.</p> <p>The Parish Council has also highlighted that additional seating is required at the recreation ground. They highlight that the tennis club hosts regular tournaments but only has one seat. The purchase and installation of spectator seating is in the region of £300 per unit</p> <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision is set out below. The total contribution would be circa £14,000.</p> <p>1 bed - £625.73 2 bed - £817.17 3 bed - £1,130.04 4 bed - £1,550.31</p>
Project	(a) Improving the car park serving Steeple Morden Recreation Ground and (b) installation of new seating serving Steeple Morden Recreation Ground
Quantum	£14,000 (circa)
Fixed / Tariff	Tariff
Trigger	Prior to occupation of 6 dwellings
Number Pooled obligations	None

Ref	SCDC2
Type	Children's play space (formal)
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 Steeple Morden needed 0.86 ha Children's Play Space whereas the village had 0.14 ha, i.e. a deficit of 0.72 ha of Children's Play Space.</p> <p>Steeple Morden is served by a play area at Steeple Morden Recreation Ground.</p> <p>Steeple Morden Parish Council has advised that contributions would be used to (a) erect a new and safer (i.e. metal rather than wood as</p>

	<p>currently) perimeter fence around the play area on the recreation ground and (b) provide new play equipment for both younger and older children.</p> <p>Based on the final housing mix a contribution in the region of £20,000 would be required in accordance with the tariff published below</p> <p>1 bed - £0 2 bed - £1,202.78 3 bed - £1,663.27 4 bed - £2,281.84</p>
Project	(a) erect a new and safer (i.e. metal rather than wood as currently) perimeter fence around the play area on the recreation ground and (b) provide new play equipment for both younger and older children on Steeple Morden Recreation Ground.
Quantum	£20,000 (circa)
Fixed / Tariff	Tariff
Trigger	Prior to occupation of 6 dwellings
Number Pooled obligations	None

Ref	SCDC3															
Type	Informal open space and informal play space															
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD															
Required	Yes															
Detail	<p>Onsite open space provision in accordance with the table below</p> <table border="1" data-bbox="582 1064 1305 1258"> <thead> <tr> <th></th> <th>Informal play space</th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> <td>5.4 m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> <td>13.3m2</td> </tr> </tbody> </table>		Informal play space	Informal open space	1 bed	Nil	5.4 m2	2 bed	7m2	7m2	3 bed	9.7m2	9.7m2	4+ bed	13.3m2	13.3m2
	Informal play space	Informal open space														
1 bed	Nil	5.4 m2														
2 bed	7m2	7m2														
3 bed	9.7m2	9.7m2														
4+ bed	13.3m2	13.3m2														
Fixed / Tariff	Tariff															
Trigger	To be laid out prior to occupation of 6 th dwelling unless otherwise agreed in writing with the Council															
Number Pooled obligations	None															

Ref	SCDC4
Type	Offsite indoor community space
Policy	Development Control Policy DPD DP/4 and Portfolio holder approved policy
Required	Yes
Detail	<p>In accordance with the policy Steeple Morden needs 114 m2 of indoor community space whereas it has 132 m2 resulting in a surplus of 18 m2.</p> <p>Steeple Morden is served by Steeple Morden Village Hall which the audit described as a good sized village hall with permanent stage, kitchen, meeting room. Kept in good order and not showing any pressing issues in terms of maintenance or structural work.</p> <p>Steeple Morden Parish Council has advised that contributions are required in order to install a new heating system at the village hall. The current central heating boiler is inefficient and is nearing the end of its</p>

	<p>life. A replacement would reduce running costs which will either mean savings are reinvested back into the facility or savings passed on to users.</p> <p>A financial contribution based on the approved housing mix will be required in accordance with the published charges as set out below. This generates a contribution of circa £6,500</p> <p>1 bed - £284.08 2 bed - £371 3 bed - £513.04 4 bed - £703.84</p>
Project	Replacement of heating system serving Steeple Morden Village Hall
Quantum	£6,500 (circa)
Fixed / Tariff	Tariff
Trigger	Prior to occupation of 6 th 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	£882
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

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	Open space in new developments SPD
Required	YES
Detail	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

	<p>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)'. 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. 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>
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