

Heads of terms for the completion of a Section 106 agreement

Thriplow – Lodge Road (S/3591/17/FL)

Affordable housing summary:

Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	First 8 affordable dwellings occupied by those with a local connection. Thereafter split 50/50 between local connection and district wide basis.
Local connection villages	Thriplow which includes Heathfield

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Primary School	CCC	£119,000
Transport	CCC	£15,000
Formal Sports	SCDC	£38,066.58
Formal Children's play space	SCDC	£52,344.77
Indoor community space	SCDC	£17,282.24
Museum/ artefacts	SCDC	£20,000
Household waste bins	SCDC	£3,105
Monitoring	SCDC	£500
TOTAL		£264,798.59
TOTAL PER DWELLING		£7,355.51

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Public Open Space	SCDC	Provision and maintenance

Planning condition infrastructure summary:

Item	Beneficiary	Summary
None		

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	Development Control Policy DPD DP/4
Required	No
Detail	The development is expected to generate a net increase of 9 early year's children, of which 7 are entitled to free provision. There is one main early years provider in Thriplow (Ladybird Playgroup). There is sufficient capacity in the catchment to accommodate the early years children arising from the development and therefore no early year contribution is required.

Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	The development is expected to generate a net increase of 7 primary aged children. Thriplow Primary School is full and there is currently planning permission for two new classrooms to create 60 spaces costing £1,020,000 which equates to £17,000 per place. Therefore a contribution of £119,000 is required towards primary provision.
Project	Expansion of Thriplow Primary School
Quantum	£119,000
Fixed / Tariff	Fixed
Trigger	100% prior to commencement
Number Pooled obligations	0

Ref	CCC3
Type	Secondary school
Policy	Development Control Policy DPD DP/4
Required	No
Detail	The development is expected to generate a net increase of 5 secondary school places. The catchment school is Melbourn Village College. There is insufficient capacity in the area to accommodate the places being generated by this development. However, there is currently no project identified to increase capacity and therefore no contribution for secondary education can be requested.

Ref	CCC4
Type	Libraries and lifelong learning
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	See Libraries and lifelong learning under South Cambridgeshire District Council

Ref	CCC5
Type	Strategic waste
Policy	RECAP Waste Management Design Guide
Required	No
Detail	This development falls within the Thriplow HRC catchment area for which there is insufficient capacity. This would generate a contribution

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	of £192.97 (£8.39 x 23). However, the HRC already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 Strategic Waste contribution.
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Ref	CCC6
Type	CCC monitoring
Policy	N/A
Required	No

Ref	CCC7
Type	Transport
Policy	Development Control Policy DPD TR/3
Required	Yes
Detail	Concerns have been raised by Thriplow Parish Council and residents regarding the impact of the additional traffic from the development on the highway network. A Local Road Traffic Order has been proposed to reduce the speed limit throughout the village from 30mph to 20mph. The narrowness of Farm Lane makes it difficult for regular two way traffic and it is proposed the section between Mill Lane and Lower Street become one way through the introduction of new signage. The Local Highways Authority have no objection to this. The Road Traffic Order would cost £5000 to administer and consult on with £10,000 covering the cost of signage to facilitate these two improvements, totalling £15,000 which the developer has agreed to and is considered to be CIL compliant.
Project	Local Road Traffic Order for reducing speed limit in the village to 20mph and making a section of Farm Lane between Mill Lane and Lower Street become one way through the introduction of new signage
Quantum	£15,000
Fixed / Tariff	Fixed
Trigger	100% prior to commencement
Number Pooled obligations	0

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Formal Sport
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Detail	<p>Development control policies required all residential development to provide for public open space (sports, play, informal) but contributions may only be secured where a project has been identified.</p> <p>Thriplow is served by Thriplow cricket ground which hosts a very active and thriving cricket club with a number of adult and youth teams. The cricket field is privately owned. The cricket teams are currently constrained by the size of the cricket field and attempts to secure grant funding have failed on the basis that the space does not meet the necessary standards for the level which the team plays.</p> <p>Thriplow Parish Council intend to purchase the cricket field for use for other recreation purposes thereby safeguarding its use for the village. In the event that the Parish Council are prevented from purchasing the cricket field they would intend using the money to fund improvements to the existing cricket ground.</p> <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision is based upon the dwellings and number of bedrooms. The total contribution would be £38,066.58. in accordance with the charges as set out in the open space SPD</p>
Project	Purchase of cricket field or improvements to existing cricket ground
Quantum	£38,066.58
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 18 dwellings
Number Pooled obligations	0

Ref	SCDC2
Type	Formal 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>In order to fully satisfy Development Control Policy SF/10 and the Open space in new developments SPD it is proposed that a financial contribution is provided to address the needs of older children from 6-14 years and which would be used to seed, drain, level and equip a new playing field at Thriplow Primary School and an additional transfer of agricultural land (north) to the school to facilitate these works.</p> <p>The contribution would be £52,344.77 is needed in accordance with the charges as set out in the open space SPD.</p>
Project	Seed, drain, level and equip a new playing field at Thriplow Primary School and an additional land transfer of agricultural land (north) to the school to South Cambridgeshire District Council (SCDC) or SCDC's preferred nominee to facilitate these works
Quantum	£52,344.77
Fixed / Tariff	Fixed

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Trigger	Prior to occupation of 18 dwellings
Number Pooled obligations	0

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

Ref	SCDC4
Type	Offsite indoor community space
Policy	Development Control Policy DPD DP/4 and Portfolio holder approved policy
Required	Yes
Detail	<p>Thriplow Primary School has a hardstanding play area within the School grounds which is currently used by St George's Church as an outside school hours car park. Planning permission has been granted for two new classrooms at the school which means the vehicle access to the car park can no longer be achieved which will be detrimental to St Georges capacity to serve as a community facility.</p> <p>Surface costs would be in the region of £100 per square metre and there are around 800 square meters totalling £80,000 with around a further £20,000 required for the access point. Based on the approved housing mix in accordance with the SPD there would be a requirement of £17,282.24 towards this project to comply with Policy DP/4 of the LDF 2007</p>
Project	Resurfacing and access for St George's Church
Quantum	£17,282.24
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 18 dwellings
Number Pooled obligations	0

Ref	SCDC5
Type	Museum/ artefacts
Policy	Development Control Policy DPD DP/4 and SF/6 Portfolio holder approved policy
Required	Yes
Detail	<p>On behalf of Thriplow Society, Thriplow Parish Council have requested a financial contribution towards helping finance a new building within which to store historic documents and artefacts for public display and reference.</p> <p>The likely cost of constructing the new building may eventually be in the region of £100,000 however any developer contribution must be fairly and reasonably related in scale and kind. The consensus shows that around 460 people live in Thriplow village with around 85 to 90 people expected to live on the new development (i.e. 20% increase in the village). A contribution of £20,000 is therefore considered to be appropriate. Remaining funding will be secured through grant funding, fund raising and other developer contributions (S106 or future CIL).</p>
Project	Building for historic documents and artefacts for public display and reference
Quantum	£20,000
Fixed / Tariff	Fixed

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Trigger	Prior to occupation of 18 dwellings
Number Pooled obligations	0

Ref	SCDC6
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 Development. £73.50x30 dwellings and
Quantum	£3,105
Fixed / Tariff	
Trigger	Paid in full prior to occupation of first dwelling
Number Pooled obligations	None

Ref	SCDC7
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	SCDC8
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</p>

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	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.
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Ref	SCDC9
Type	Libraries and lifelong learning
Policy	Development Control Policy DPD DP/4
Required	No
Detail	This development falls within the South Cambridgeshire mobile library catchment area for which there is insufficient capacity. The proposed increase in population from this development (36 dwellings x 2.27 average household size = 82 new residents) will put pressure on the mobile library and lifelong learning service which have insufficient capacity to meet the new population. However, the mobile library service already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a further S106 toward this until an additional project has been identified.