

Heads of terms for the completion of a Section 106 agreement

Capper Road and Cody Road (S/3865/17/FL)

Affordable housing summary:

Affordable housing percentage	13%
Affordable housing tenure	2 x shared ownership
Local connection criteria	Affordable dwellings occupied by those with a local connection and then cascade out
Local connection villages	Waterbeach

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£37,226.00
Primary School	CCC	£32,262.00
Formal Sports	SCDC	£14,186.24
Formal Children's play space	SCDC	£17,196.25
Indoor community space	SCDC	£6,440.56
Informal Open Space	SCDC	£
Household waste bins	SCDC	£73.50 per dwelling and £150.00 per flat
Monitoring	SCDC	£500
TOTAL		
TOTAL PER DWELLING		

Section 106 infrastructure summary:

Item	Beneficiary	Summary

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	In terms of early years 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. The cost per place is £18,613 (£483,939 / 26 places).

	Therefore a contribution of £37,226 is sought for early years mitigation from this development (£18,613 x 2 places).
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Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	<p>This development lies within the catchment area of Waterbeach Community Primary School. 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.</p> <p>The second phase is an additional two classrooms (accommodating 60 pupils) and ancillary work, which is estimated to cost £967,878 (costs at 4Q15). The cost per place of the two additional classrooms is £16,131 (£967,878 / 60 places). Therefore a contribution of £32,262 for primary education is sought from this development (£16,131 x 2 primary aged children).</p>
Fixed / Tariff	Fixed
Trigger	100% prior to commencement
Number Pooled obligations	

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	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	

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	Formal Sport
Policy	Development Control Policy DPD SF/10 and SF/11 and Open space in new development SPD
Required	Yes
Details	Formal sports in the form of an offsite contribution of £14,186.24 in order to help fund a new storage shed serving Waterbeach recreation ground.
Fixed/tariff	Fixed
Trigger	100% prior to occupation
Number of 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	Formal children's play space in the form of an offsite contribution of £17,196.25 in order to help fund a new toddler play area on Waterbeach recreation ground or play features located at Capper Road and Kirby Road.
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
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	Play equipment on land adjacent to Capper and Cody Road.
Fixed/ Tariff	Fixed
Trigger	100% prior to occupation
Number of pooled obligations	0

Ref	SCDC4
Type	Offsite indoor community space
Policy	Development Control Policy DPD DP/4 and Portfolio holder approved policy
Required	Yes
Detail	Indoor Community Space in the form of an offsite contribution of £6,440.56 in order to help fund the resurfacing of the car park serving Waterbeach Tillage Hall.
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	3

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. £73.50x6 dwellings and 10x£150.00 flats.
Fixed / Tariff	Fixed
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	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.