

Heads of terms for the completion of a Section 106 agreement

**Land to north of Impington Lane (to rear, Land to the rear of 49-83 (odds)
Impington Lane, Impington, Cambridge, CB24 9NJ (S/1486/18/FL)**

Affordable housing summary:

Affordable housing percentage	40%
Affordable housing tenure	70% - 7 units affordable rent 30% - 3 units shared ownership
Local connection criteria	n/a
Local connection villages	n/a

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£73,848.00
Primary School	CCC	£99,996.00
Libraries and Life Long Learning	CCC	£2,485.08
Formal Sports	SCDC	£26,878.22
Formal Children's play space	SCDC	£34,956.08
Indoor community space	SCDC	£12,202.72
Public art	SCDC	£13,000.00
Monitoring	SCDC	£500
Household waste bins	SCDC	£73.50 per dwelling and £150.00 per flat
TOTAL		£263,866.10 (not including bins)
TOTAL PER DWELLING		£10,148.69

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Landscape and open space maintenance scheme	SCDC	
Secure onsite custom build plot 1	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Drainage maintenance		conditions
Road/street maintenance		conditions

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Ref	CCC1
Type	Early years
Policy	Development Control Policy DPD DP/4
Required	Yes

Trigger	100% Prior to occupation
Fixed/Tariff	Fixed
Detail	The proposed development will generate an early years child yield of 6 (four of which will be entitled to free school provision). The CCC have confirmed there is no capacity to take on students from the proposed development and therefore mitigation towards an offsite project is required. A new 52 place early years facility is being built at Buxhall Primary School. Based on the child yield, the proposed development will need to contribute £73,848.00.
Number of pooled obligations	

Ref	CCC2
Type	Primary School
Policy	Development Control Policy DPD DP/4
Required	Yes
Detail	The catchment setting for primary years for the proposed development is Histon and Impington Primary School. The proposed development will generate a primary year child yield of 6 students. The CCC have confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new 2FE primary school at Buxhall Farm is being built to replace the infant school. Based on the child yield, the proposed development would need to contribute £99,996.
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
Trigger	100% Prior to occupation
Required	Yes
Detail	Libraries and life-long learning; Histon Library is at capacity. County Councils solution to mitigate the impact to the service is to pool contributions of £2485.08 towards additional books resources and equipment.

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
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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Formal Sport
Policy	Local Plan Policy SC/7 and Open space in new development SPD
Required	Yes
Details	In terms of formals sports an offsite contribution of £26,878.22 towards playing pitch provision at the either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted).
Fixed/tariff	Fixed
Trigger	100% prior to occupation
Number of pooled obligations	

Ref	SCDC2
Type	Formal Children's play space
Policy	Local Plan Policy SC/7 and Open space in new development SPD Open space in new development SPD
Required	Yes
Detail	Formal children's open space £34,956.08 towards new children's play equipment on either (i) recreation ground or (ii) Victor Unwin Community Park (if this is permitted).
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	0

Ref	SCDC3
Type	Informal open space and play space
Policy	Local Plan Policy SC/7 and Open space in new development SPD Open space in new development SPD
Required	Yes
Detail	On-site
Fixed/ Tariff	Fixed

Ref	SCDC4
Type	Offsite indoor community space
Policy	Local Plan Policy SC/6
Required	Yes
Detail	In terms of community space an offsite contribution of £12,202.72 towards a community building on the (i) parish council building at the recreation ground or (ii) Victor Unwin Community Park.
Fixed / Tariff	Fixed
Trigger	100% prior to occupation
Number Pooled obligations	

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. £73.50 dwellings and £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