

Heads of terms for the completion of a Section 106 agreement

Linton – Paynes Meadow (S/0670/19/FL)

Affordable housing summary:

Affordable housing percentage	100%
Affordable housing tenure	19 affordable rent and 7 shared ownership
Local connection criteria	Yes
Local connection villages	Linton

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	£73,848
Libraries	CCC	£2,738
Sports	SCDC	£22,358.04
Children's play space	SCDC	£30,942.23
Indoor community space	SCDC	£10,150.56
Household waste bins	SCDC	£1,911
Monitoring	SCDC	£500
TOTAL		£142,448
TOTAL PER DWELLING		£5,478.76

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Open space	SCDC	Onsite informal open space

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	South Cambridgeshire Local Plan Policy TI/8
Required	Yes
Detail	<p>The development will create the need for 8 early years aged children of which 6 will be entitled to free early years provision.</p> <p>Cambridgeshire County Council has confirmed that there is insufficient capacity to accommodate the additional demand. In September 2016 there were 219 children aged 0-3 living in the local catchment indicating that approx. 124 children were eligible for free places. In Autumn 2017 there were 40 children taking up these places however in September 2017 new 30 hour funding for 3 and 4 year olds was introduced creating capacity pressures in the area.</p>
Project	
Quantum	£73,848
Fixed / Tariff	Fixed
Trigger	Prior to commencement of development

Ref	CCC2
Type	Libraries and lifelong learning
Policy	South Cambridgeshire Local Plan Policy TI/8
Required	Yes
Detail	<p>The development will create an additional 65 new residents.</p> <p>Cambridgeshire County Council has advised that, in order to meet the additional demand on library services, Linton Library will undergo remodelling to enable additional shelving units and resource material.</p> <p>The contributions is calculated in accordance with the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010) where a cost of £42.12 is recommended for such improvements.</p> <p>On this basis a contribution of £2,738 is required.</p>
Project	Remodelling of Linton Library to create additional resource capacity
Quantum	£2,738
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 10 dwellings

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Sport
Policy	South Cambridgeshire Local Plan Policy SC/7 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 Linton needed 7.22 ha but has 3.03 ha i.e. a deficit of 4.19 ha of Outdoor Sport Provision.</p> <p>Linton Parish Council has said that sports contributions would be used to fund (a) skate park (b) BMX trail and (c) outdoor gym would be provided from developer contributions.</p> <p>A financial contribution is required based on the Open space SPD.</p>
Project	Either/or (a) skate park (b) BMX trail and (c) outdoor gym on the recreation ground
Quantum	£22,358.04
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 13 dwellings

Ref	SCDC2
Type	Children's play space
Policy	South Cambridgeshire Local Plan Policy SC/7 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 Linton needed 3.61 ha Children's Play Space whereas the village had 0.20, i.e. a deficit of 3.41 ha of Children's Play Space.</p> <p>Linton Parish Council has said that play space contributions would be used to fund a new play equipment on the recreation ground which may include a multi-use games facility.</p> <p>A financial contribution is required based on the Open space SPD.</p>
Project	New play equipment on the recreation ground including a multi-use games area
Quantum	£30,942.23
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 13 dwellings

Ref	SCDC3
Type	Informal open space
Policy	South Cambridgeshire Local Plan Policy SC/7 and SF/11 and Open space in new development SPD
Required	Yes
Detail	Onsite space
Project	N/A
Quantum	As per Site Plan
Fixed / Tariff	Fixed
Trigger	To be provided prior to occupation of 13 dwellings

Ref	SCDC4
Type	Offsite indoor community space
Policy	South Cambridgeshire Local Plan Policy SC/6 and Portfolio holder approved policy
Required	Yes
Detail	<p>In accordance with the 2009 community space audit Linton needs 488 m2 of indoor community space whereas it has 160 m2 resulting in a deficit of 328 m2. Based on the likely number of people arising from the development an area of circa 5 m2 is required.</p> <p>Linton Parish Council would look to use funds to deliver 2 projects in the village.</p> <p>The first is several internal and external improvements to Linton Village Hall;</p> <p>a) Kitchen Refurbishment b) Toilet refurbishment c) Hallway and reception area d) Canopy replacement e) Stair relocation and lift instalment</p> <p>The second is a new community hub on the recreation ground which would replace the existing Linton Action for Youth Portacabin and extend the use of the space in a prominent village location.</p> <p>A financial contribution is required based on the portfolio holder approved policy.</p>
Project	Either improvements to Linton Village Hall or towards the construction of a new community hub in Linton
Quantum	£10,150.56
Fixed / Tariff	Fixed
Trigger	Prior to occupation of 13 dwellings

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 Development
Quantum	£1,911
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of first dwelling

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