

**Bassingbourn – The Causeway (S/1566/16/OL)**

**Heads of terms for the completion of a Section 106 agreement**

<b>Bassingbourn – The Causeway (S/1566/16/OL)</b>	
<b>South Cambridgeshire District Council (Affordable Housing)</b>	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	First 8 to be allocated to those with a local connection to Bassingbourn, with the remaining 2 allocated 50/50 between local connection and the District wide Housing Register

**Section 106 payments summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Estimated sum</b>
Transport	CCC	£8,600
Sports	SCDC	£26,000
Children’s play space	SCDC	£40,000
Indoor community space	SCDC	£13,000
Household waste bins	SCDC	£1,911
Monitoring	SCDC	£1,000
<b>TOTAL</b>		<b>£90,511.00</b>
<b>TOTAL PER DWELLING</b>		<b>£3481.19</b>

**Section 106 infrastructure summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
New pedestrian crossing to be provided on the High Street.	CCC	The development would increase the volume of traffic during peak hour periods and will contribute to the cumulative impact of development in Bassingbourn (alongside the application for 30 dwellings on land east of Spring Lane (ref. S/1745/16/OL) and the recently approved ski slope on Guise Lane (for which a sum of £5,000 was secured.)

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**CAMBRIDGESHIRE COUNTY COUNCIL**

<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	<p>According to the County Council guidance the development is expected to generate a net increase of 6 Early Years school aged children, 3 of which are entitled to free provision.</p> <p>The proposed development is within Bassingbourn Community Pre-school catchment area and accommodates a significant proportion of Early Years children from outside the catchment. However, County education officers have confirmed that the school currently has sufficient capacity to mitigate the early years aged children arising from this development.</p> <p>Therefore no contribution towards Early Years provision is sought.</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	<p>According to the County Council guidance the development is expected to generate a net increase of 5 primary school aged children.</p> <p>The proposed development is within Bassingbourn Community Primary School catchment area and accommodates a significant proportion of primary aged children from outside the catchment area. However, County education officers have confirmed that the school currently has sufficient capacity to mitigate the primary aged children arising from this development.</p> <p>Therefore no contribution towards primary school provision is sought.</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	

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<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC3
<b>Type</b>	Secondary school
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	<p>According to County Council guidance the development is expected to generate a net increase of 3 secondary school places</p> <p>The proposed development is within Bassingbourn Village College catchment area and accommodates a significant proportion of secondary aged children from outside the catchment area. However, County education officers have confirmed that the school currently has sufficient capacity to mitigate the secondary aged children arising from this development.</p> <p>Therefore no contribution towards secondary school provision is sought.</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC4
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	<p>The proposed increase in population from the development will be approximately 65 new residents (26 dwellings x 2.5 average household).</p> <p>Bassingbourn is served by a weekly mobile stop and a volunteer library access point which is not part of the County Council provision but is open for 8.5 hours per week. There is sufficient capacity within the existing resources to mitigate the impact from this development.</p> <p>Therefore no contribution towards LLL will be sought.</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC5
<b>Type</b>	Strategic waste
<b>Policy</b>	RECAP WMDG
<b>Required</b>	NO
<b>Detail</b>	<p>This development falls within the Thriplow HRC catchment area for which there is insufficient capacity. This would generate a contribution of £218.14. However, the HRC already has 5 S106 contributions pooled; therefore, the County Council is prevented from seeking a</p>

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	further S106 Strategic waste contribution. Therefore no contribution towards Strategic Waste will be sought.
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC6
<b>Type</b>	CCC monitoring
<b>Policy</b>	None
<b>Required</b>	NO
<b>Detail</b>	No contribution towards Monitoring Fees is sought.
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC7
<b>Type</b>	Transport
<b>Policy</b>	TR/3
<b>Required</b>	YES
<b>Detail</b>	New pedestrian crossing to be provided on the High Street. The development would increase the volume of traffic during peak hour periods and will contribute to the cumulative impact of development in Bassingbourn (alongside the application for 30 dwellings on land east of Spring Lane (ref. S/1745/16/OL) and the recently approved ski slope on Guise Lane (for which a sum of £5,000 was secured.)
<b>Quantum</b>	£8,600
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to first occupation
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

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SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL	
<b>Ref</b>	SCDC1
<b>Type</b>	Sport
<b>Policy</b>	SF/10
<b>Required</b>	YES
<b>Detail</b>	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Bassingbourn needed 4.58 ha of sports space but had 2.95 ha, i.e. a deficit of 1.63 ha</p> <p>Bassingbourn has one recreation ground with a football pitch, cricket square, pavilion and playground (there are two additional playgrounds in the village). The pavilion is adequate for club needs although the changing areas are cramped and need to be improved to meet future demands. The cricket club has 2 adult sides. The football club has 1 senior sides and the youth club has five junior sides and five mini sides. The village does not have enough pitches and the junior and mini teams use facilities at other venues for training.</p> <p>In accordance with policies SF/10 and SF/11 the appellant will be required to make a contribution towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development. Failure to make provision for outdoor sports space would mean that the development could not be considered sustainable in accordance with the requirements of the NPPF in particular Section 8.0 Promoting Health Communities.</p> <p>Bassingbourn Parish Council has said that in order to meet the needs of future resident’s sports contributions are required to refurbish and extend the sports pavilion (to the West). This will include a new veranda and internal improvements. In the future (subject to future growth) a second phase will consist of the pavilion being extended to the east. The first phase refurbishment works are expected to cost up to £35,000 with more than that again expected to be required for a future extension.</p> <p>The Parish Council has said that the ultimate aim would be for a new community centre in the village but recognise this can only be delivered</p>

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	<p>off the back of a significant housing development coming forward in the village.</p> <p>The off-site contribution towards the increase in demand for provision of outdoor sports provision is set out in Table 2 below. As an estimate the development would be required to pay £30,000 in accordance with the policy.</p> <p>The SPD also establishes the quantum of offsite financial contributions in the event that the full level of onsite open space is not being provided:</p> <p>1 bed: £625.73                  2 bed: £817.17,                  3 bed: £1,130.04                  4+ bed: £1,550.31</p>
<b>Quantum</b>	Circa £26,000
<b>Fixed / Tariff</b>	Tariff
<b>Trigger</b>	To be paid prior to the occupations of 50% of the dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

<b>Ref</b>	SCDC2										
<b>Type</b>	Children's play space										
<b>Policy</b>	SF/10										
<b>Required</b>	YES										
<b>Detail</b>	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Bassingbourn needed 2.29 ha of play space whereas it had 1.04 ha, i.e. a deficit of 1.25 ha.</p> <p>The developer will be required to provide informal play space onsite in accordance with the table below with the formal play space element being satisfied through an offsite contribution.</p> <table border="1" data-bbox="663 1319 1187 1487"> <thead> <tr> <th></th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table> <p>The nearest equipped play area is to the rear of the development, to the east of Elbourn Way and which is described in the recreation study as being a LAP with a small fenced off play area with a grass and rubberised safety surface intended for children under 6 with a small range of equipment.</p> <p>Bassingbourn Parish Council has said that in order to meet the needs of future residents new play equipment will be installed on the recreation ground to serve the development. As such formal play space will be satisfied via an offsite contribution.</p> <p>Any s106 agreement should also permit the installation of play equipment on the playground to the north of the development (for an older age range) which in all likelihood would be utilised more frequently than the recreation ground play area</p>		Informal play space	1 bed	Nil	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
	Informal play space										
1 bed	Nil										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
<b>Quantum</b>	Circa £40,000										
<b>Fixed / Tariff</b>	Tariff										

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<b>Trigger</b>	To be paid prior to the occupations of 50% of the dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

<b>Ref</b>	SCDC3										
<b>Type</b>	Informal open space										
<b>Policy</b>	SF/10										
<b>Required</b>	YES										
<b>Detail</b>	<p>The applicant will be required to provide a minimum level of informal open space in accordance with the table below</p> <table border="1" data-bbox="624 613 1230 784"> <thead> <tr> <th></th> <th>Informal open space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>5.4 m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> </tr> </tbody> </table> <p>The informal open space requirement (and informal play space requirement) is satisfied through the provision of a publically accessible green space proposed being located within the development.</p>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
	Informal open space										
1 bed	5.4 m2										
2 bed	7m2										
3 bed	9.7m2										
4+ bed	13.3m2										
<b>Quantum</b>											
<b>Fixed / Tariff</b>											
<b>Trigger</b>	To be laid in prior to occupation of 50% of dwellings										
<b>Officer agreed</b>	YES										
<b>Applicant agreed</b>	YES										
<b>Number Pooled obligations</b>	None										

<b>Ref</b>	SCDC4
<b>Type</b>	Offsite indoor community space
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	<p>In accordance with Development Control Policy DP/4 infrastructure and new developments, all residential developments generate a need for the provision of, or improvement to, indoor community facilities. Where this impact is not mitigated through onsite provision a financial contribution towards offsite improvement works will be required.</p> <p>The Council undertook an external audit and needs assessment undertaken in 2009, in respect of all primary community facilities in each village. The purpose of this audit was threefold (i) to make a recommendation as to the indoor space requirements across the District (ii) to make a recommendation on the type of indoor space based on each settlement category and (iii) make a recommendation as to the level of developer contributions that should be sought to meet both the quantity and quality space standard.</p> <p>Whilst not formally adopted as an SPD, this informal approach was considered and approved at the Planning and New Communities portfolio holder's meeting on 5th December 2009 and has been applied since.</p> <p>Bassingbourn Parish Council has said that they would use any indoor community space monies towards the pavilion project (as set out above) on the basis that the pavilion doubles up as a hireable community space.</p>

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	The contribution required as per the indoor community space policy would be:  1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84
<b>Quantum</b>	Circa £13,000
<b>Fixed / Tariff</b>	Tariff
<b>Trigger</b>	To be paid prior to the occupations of 50% of the dwellings in each phase
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

<b>Ref</b>	SCDC5
<b>Type</b>	Household waste receptacles
<b>Policy</b>	RECAP WMDG
<b>Required</b>	YES
<b>Detail</b>	£73.50 per house and £150 per flat
<b>Quantum</b>	See above
<b>Fixed / Tariff</b>	Tariff
<b>Trigger</b>	Paid in full prior to commencement of each phase
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None

<b>Ref</b>	SCDC6
<b>Type</b>	S106 Monitoring
<b>Policy</b>	SCDC policy approved by Portfolio Holder
<b>Required</b>	YES
<b>Detail</b>	
<b>Quantum</b>	£1,000
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Paid in full prior to commencement of development
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None

<b>Ref</b>	SCDC7
<b>Type</b>	Onsite open space and play area maintenance
<b>Policy</b>	
<b>Required</b>	YES
<b>Detail</b>	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



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	<p>event that the management company becomes insolvent (a developer guarantee)'.  It is the Local Planning Authority's preference that the public open space be offered to Over 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>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None