

This document sets out the level of planning obligations that are to be secured under planning application S/1359/13/OL that was allowed at appeal on 25 June 2014

<b>Waterbeach – Bannold Road (S/1359/13/OL and S/2458/16/RM)</b>	
<b>Section 106 agreement dated 13/05/2014 under outline planning application for 90 dwellings</b>	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40% (36 units)
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	None prescribed in the 2014 agreement

**Section 106 payments summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Sum</b>
Early years	CCC	£89,880
Primary School	CCC	£139,440
Libraries and lifelong learning	CCC	£5,755.08
Transport	CCC	£10,000
Sports	SCDC	£86,105.87
Children's play space	SCDC	£120,319
Indoor community space	SCDC	£41,089.84
Household waste bins	SCDC	69.50 per house and £150 per flat
Monitoring	SCDC	£4,500
<b>TOTAL</b>		<b>£503,345</b>
<b>TOTAL PER DWELLING</b>		<b>£5,592.72</b>

**Section 106 infrastructure summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
Bus pass	CCC	The Owner shall provide to the occupier(s) of each Dwelling a 1 month free Stagecoach East Taster Ticket.
Bus stop	CCC	Either South or North bound Cody Road bus stop
Footpath	CCC	New footpath along northern side of Bannold Road

**CAMBRIDGESHIRE COUNTY COUNCIL**

<b>Ref</b>	CCC1				
<b>Type</b>	Early years				
<b>Policy</b>	DP/4				
<b>Required</b>	YES				
<b>Detail</b>		<b>Tenure</b>	<b>£ per dwelling</b>	<b>Units</b>	<b>TOTAL</b>
	1 bed	Market and intermediate housing	£0	2	£0
		Affordable rent	£0	12	£0
	2 bed	Market and intermediate housing	£0	15	£0
		Affordable rent	£0	13	£0
	3 bed	Market and intermediate housing	£1,680	37	£62,160
		Affordable rent	£5,040	0	£0
	4 bed	Market and intermediate housing	£2,520	11	£27,720
		Affordable rent	£5,040	0	£0
<b>Quantum</b>	£89,880				
<b>Fixed / Tariff</b>					
<b>Trigger</b>	50% of the contribution upon commencement of development 50% payable prior to occupation of 45 dwellings				
<b>Officer agreed</b>	YES				
<b>Applicant agreed</b>	YES				
<b>Number Pooled obligations</b>					

<b>Ref</b>	CCC2				
<b>Type</b>	Primary School				
<b>Policy</b>	DP/4				
<b>Required</b>	YES				
<b>Detail</b>		<b>Tenure</b>	<b>£ per dwelling</b>	<b>Units</b>	<b>TOTAL</b>
	1 bed	Market and intermediate housing	£0	2	£0
		Affordable rent	£0	12	£0
	2 bed	Market and intermediate housing	£0	15	£0
		Affordable rent	£0	13	£0
	3 bed	Market and intermediate housing	£2,520	37	£93,240
		Affordable rent	£6,720	0	£0
	4 bed	Market and intermediate housing	£4,200	11	£46,200
		Affordable rent	£11,760	0	£0
<b>Quantum</b>	£139,440				
<b>Fixed / Tariff</b>					

<b>Trigger</b>	50% of the contribution upon commencement of development 50% payable prior to occupation of 60 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<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>	
<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>	YES																																								
<b>Detail</b>	<p>£28.92 per head of population generated from the Development</p> <table border="1"> <thead> <tr> <th></th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> </tr> </thead> <tbody> <tr> <td>Population per open market and intermediate</td> <td>1.5</td> <td>1.5</td> <td>2.55</td> <td>3.3</td> </tr> <tr> <td>Units</td> <td>2</td> <td>15</td> <td>37</td> <td>11</td> </tr> <tr> <td>Subtotal</td> <td>3</td> <td>22.5</td> <td>94.35</td> <td>36.3</td> </tr> <tr> <td>Population per affordable rent</td> <td>1.7</td> <td>1.7</td> <td>3.6</td> <td>5.4</td> </tr> <tr> <td>Units</td> <td>12</td> <td>13</td> <td>0</td> <td>0</td> </tr> <tr> <td>Subtotal</td> <td>20.4</td> <td>22.1</td> <td>0</td> <td>0</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>23.4</b></td> <td><b>44.6</b></td> <td><b>94.35</b></td> <td><b>36.3</b></td> </tr> </tbody> </table>		1	2	3	4	Population per open market and intermediate	1.5	1.5	2.55	3.3	Units	2	15	37	11	Subtotal	3	22.5	94.35	36.3	Population per affordable rent	1.7	1.7	3.6	5.4	Units	12	13	0	0	Subtotal	20.4	22.1	0	0	<b>TOTAL</b>	<b>23.4</b>	<b>44.6</b>	<b>94.35</b>	<b>36.3</b>
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<b>Quantum</b>	£5,755.08																																								
<b>Fixed / Tariff</b>	Tariff																																								
<b>Trigger</b>	Prior to the Occupation of the 45th Dwelling on the Site																																								
<b>Officer agreed</b>	YES																																								
<b>Applicant agreed</b>	YES																																								
<b>Number Pooled obligations</b>	NONE																																								

<b>Ref</b>	CCC5
<b>Type</b>	Strategic waste
<b>Policy</b>	RECAP WMDG
<b>Required</b>	NO
<b>Detail</b>	Provision &/or improvement of waste facilities pursuant to the RECAP Waste Management Design Guide
<b>Quantum</b>	
<b>Fixed / Tariff</b>	£17,100
<b>Trigger</b>	Prior to the Occupation of the first Dwelling on the Site
<b>Officer agreed</b>	NO

<b>Applicant agreed</b>	NO
<b>Number Pooled obligations</b>	

<b>Ref</b>	CCC6
<b>Type</b>	Transport
<b>Policy</b>	TR/3
<b>Required</b>	YES
<b>Detail</b>	<ol style="list-style-type: none"> <li>1. Bus pass - The Owner shall provide to the occupier(s) of each Dwelling a 1 month free Stagecoach East Taster Ticket.</li> <li>2. Provision of real time passenger information at the bus stop on Cody Road maintenance of the bus shelter: <ol style="list-style-type: none"> <li>(i) the sum of Six Thousand Pounds (£6,000) to be paid by the Owner to the County Council for the provision of real time passenger information at the bus stop on Cody Road and</li> <li>(ii) the sum of Four Thousand Pounds (£4,000) for the maintenance of the bus shelter to be paid to the County Council</li> </ol> </li> </ol>
<b>Quantum</b>	£10,000
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	<ol style="list-style-type: none"> <li>1. Upon each Dwelling comprised in the Development first being Occupied</li> <li>2. Prior to the Occupation of the first Dwelling on the Site</li> </ol>
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

<b>Ref</b>	CCC7
<b>Type</b>	Highways
<b>Policy</b>	TR/3
<b>Required</b>	YES
<b>Detail</b>	<p>Bus stop - Either South or North bound Cody Road bus stop</p> <p>Footpath - New footpath along northern side of Bannold Road</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

<b>Ref</b>	SCDC1																						
<b>Type</b>	Sport																						
<b>Policy</b>	SF/10																						
<b>Required</b>	YES																						
<b>Detail</b>	<table border="1"> <thead> <tr> <th>Bedrooms</th> <th>£ per dwelling</th> <th>Units</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>£625.73</td> <td>14</td> <td>£8,760.22</td> </tr> <tr> <td>2 bed</td> <td>£817.17</td> <td>28</td> <td>£22,880.76</td> </tr> <tr> <td>3 bed</td> <td>£1,130.04</td> <td>37</td> <td>£41,811.48</td> </tr> <tr> <td>4 bed</td> <td>£1,150.31</td> <td>11</td> <td>£12,653.41</td> </tr> </tbody> </table>			Bedrooms	£ per dwelling	Units	TOTAL	1 bed	£625.73	14	£8,760.22	2 bed	£817.17	28	£22,880.76	3 bed	£1,130.04	37	£41,811.48	4 bed	£1,150.31	11	£12,653.41
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<b>Quantum</b>	£86,105.87																						
<b>Fixed / Tariff</b>	Tariff																						
<b>Trigger</b>	Prior to no more than 29 Dwellings being Occupied																						
<b>Officer agreed</b>	YES																						
<b>Applicant agreed</b>	YES																						
<b>Number Pooled obligations</b>																							

<b>Ref</b>	SCDC2																						
<b>Type</b>	Children's play space																						
<b>Policy</b>	SF/10																						
<b>Required</b>	YES																						
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<b>Trigger</b>	Prior to no more than 29 Dwellings being Occupied																						
<b>Officer agreed</b>	YES																						
<b>Applicant agreed</b>	YES																						
<b>Number Pooled obligations</b>	NONE																						

<b>Ref</b>	SCDC3																						
<b>Type</b>	Offsite indoor community space																						
<b>Policy</b>	DP/4																						
<b>Required</b>	YES																						
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<b>Quantum</b>	£41,089.84																						
<b>Fixed / Tariff</b>	Tariff																						

<b>Trigger</b>	Prior to no more than 29 Dwellings being Occupied
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE

<b>Ref</b>	SCDC4
<b>Type</b>	Household waste receptacles
<b>Policy</b>	RECAP WMDG
<b>Required</b>	YES
<b>Detail</b>	£69.50 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>	SCDC5
<b>Type</b>	S106 Monitoring
<b>Policy</b>	SCDC portfolio holder policy
<b>Required</b>	YES
<b>Detail</b>	£4,500
<b>Quantum</b>	
<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>	SCDC6																				
<b>Type</b>	Onsite open space and play area maintenance																				
<b>Policy</b>	SF/10 and SF/11																				
<b>Required</b>	YES																				
<b>Detail</b>	<p>Formal play space – 701.20 m2          Informal play space – 701.20 m2          Informal open space – 776.80 m2  <b>TOTAL – 2179.20 m2 (or rather 0.21 ha)</b></p> <table border="1"> <thead> <tr> <th></th> <th><b>Formal play space</b></th> <th><b>Informal play space</b></th> <th><b>Informal open space</b></th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>nil</td> <td>nil</td> <td>5.4m2</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> <td>7m2</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> <td>9.7m2</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> <td>13.3m2</td> <td>13.3m2</td> </tr> </tbody> </table>		<b>Formal play space</b>	<b>Informal play space</b>	<b>Informal open space</b>	1 bed	nil	nil	5.4m2	2 bed	7m2	7m2	7m2	3 bed	9.7m2	9.7m2	9.7m2	4+ bed	13.3m2	13.3m2	13.3m2
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4+ bed	13.3m2	13.3m2	13.3m2																		
<b>Quantum</b>																					
<b>Fixed / Tariff</b>																					
<b>Trigger</b>	Prior to the first Occupation of more than 49 Dwellings																				
<b>Officer agreed</b>	YES																				
<b>Applicant agreed</b>	YES																				
<b>Number Pooled obligations</b>	NONE																				