

## Appendix 2

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

Caldecote – Highfields Road (S/2047/16/FL)	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	The first 8 properties should be allocated to those with a local connection to Caldecote and the remaining should be allocated on a 50/50 split basis between applicants with a District wide connection

### Section 106 payments summary:

Item	Beneficiary	Estimated sum
Early years	CCC	Either £9,232 or £153,848
Primary School	CCC	Either £0 or £280,579
Libraries and lifelong learning	CCC	£633.15
Transport	CCC	No monetary contributions
Sports	SCDC	£74,321.35
Children's play	SCDC	£30,000
Indoor community space	SCDC	£33,741.92
Household waste bins	SCDC	£5,218.50
Monitoring	SCDC	£1,000
Healthcare	SCDC	£26,818
<b>TOTAL</b>		<b>Between £171,732.92 and £606,159.92</b>
<b>TOTAL PER DWELLING</b>		<b>Between £2,418.77 and £8,537.46</b>

### Section 106 infrastructure summary:

Item	Beneficiary	Summary
Local equipped Area for Play	SCDC	
Trim trail play equipment	SCDC	
Public/School car park	CCC/PC	Car park area to be offered for school or Parish Council use to revert back to developer if no demand

### Planning condition infrastructure summary:

Item	Beneficiary	Summary
Footpath enhancements	CCC	Conditioned for works to accord with the Waterman

## Appendix 2

		Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016
Covered bike shelter and stands	CCC	Conditioned for works to accord with the Waterman Pedestrian Environment Review' and 'Cycle Parking Review' dated 15 December 2016

CAMBRIDGESHIRE COUNTY COUNCIL	
<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	<p>According to County Council guidance the development is expected to generate a net increase of 15 early years aged children of which 8 children would be eligible for s106 contributions.</p> <p>In terms of early years' capacity, County education officers have confirmed that there is insufficient capacity in the area to accommodate the places being generated by this development.</p> <p>The County Council has identified two options to mitigate the impact of the development. These are as follows:</p> <ul style="list-style-type: none"> <li>Convert the existing Children's centre into early years accommodation</li> </ul> <p>The total cost of this project would be £60,000 and will provide 2 additional early years classrooms. Contributions will be sought on the basis of <math>\text{£60,000}/52 = \text{£1,154}</math> per children.</p> <p>Therefore a total contribution of £9,232 would be sought under this option.</p> <ul style="list-style-type: none"> <li>Build a new pre-school facility in the school site. The total cost of this project would be £500,000 in order to provide one additional classroom. Contributions will be sought on the basis of £19,231 per children (<math>\text{£500,000}/26</math>).</li> </ul> <p>Therefore a total contribution of £153,848 would be sought under this option.</p> <p>Both options to be included in the s106 and payment will trigger once the decision by Members about the Children Centre is made in the summer.</p>
<b>Quantum</b>	Either £9,232 or £153,848
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	<p>If the sum of £9,232 then 100% payment at commencement of development</p> <p>If the sum of £153,848 then</p> <p>50% at the later of (a) a notification made by CCC as to which project is to be undertaken and (b) commencement of development</p> <p>50% payable prior to occupation of 36 dwellings</p>
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	One at the time of planning committee

  

<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	According to County Council guidance the development is expected to

## Appendix 2

	<p>generate a net increase of 13 primary school places.</p> <p>The catchment school is Caldecote Primary School. County education officers have confirmed that there are 20 primary school places available in the year 2020/21.</p> <p>This capacity is to be taken up by the development of 140 dwellings at Highfields, i.e. the Gladman development (if allowed at appeal).</p> <p>The County Council request developer contributions to mitigate the impact of the development. The County Council's proposed solution is to expand the primary school with 4 additional classrooms to take the school from school from 1FE/210 to 1.5FE/330 providing 120 additional primary school places.</p> <p>The total cost of the project is currently is £2,590,000 (4Q16). Contributions are sought on the basis of £21,583 per place. Therefore a total contribution of £280,579 (£21583 x 13 places) is required.</p> <p>If the Gladman appeal is dismissed then this application should instead benefit from the existing capacity and as such no contributions would be necessary to make the development acceptable in planning terms.</p>
<b>Quantum</b>	Either £0 or £280,579
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	<p>50% of the contribution upon commencement of development</p> <p>50% payable prior to occupation of 36 dwellings</p>
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	One at the time of planning committee

<b>Ref</b>	CCC3
<b>Type</b>	Secondary school
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	Comberton Village College has sufficient capacity to accommodate the pupils arising from this development

<b>Ref</b>	CCC4
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	<p>The proposed increase in population from this development (71 x 2.22 (average household size) = approximately 157.5 new residents) will put pressure on the library and lifelong learning service in the village. Therefore a contribution is required.</p> <p>Caldecote is served by a mobile library situated at the No 113 Highfield Road. The County Council's proposed solution to mitigating the impact on the libraries and lifelong learning service arising from this site and others in the area would be to enhance the library stock by purchasing additional information and fiction books for adults, including large print books and story CDs, Children's story books, picture books and board books for babies and toddlers, as well books for teenagers.</p> <p>In order to do this, the County Council would require a developer contribution of £4.02 per head of population increase. This figure is based on the MLA Standard Charge Approach for public libraries</p>

## Appendix 2

	(Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).  Contribution = 157.5 x £4.02 = £633.15
<b>Quantum</b>	£633.15
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation of 36 dwellings
<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>Ref</b>	CCC7
<b>Type</b>	Transport
<b>Policy</b>	TR/3
<b>Required</b>	YES
<b>Detail</b>	<p>The County Council require the developer to provide a 2.5m wide shared pedestrian/ cycle facility on the west side of Highfields Road from the junction of Bossert's Way with Highfields northwards to the junction of West Drive with Highfields – This will address the existing gap in cycling provision. This is to encourage residents from this development and existing residents in Highfields Caldecote to travel by cycle in place of the car and further improve access and the attractiveness of the route to the bus stops on St Neots Road and onwards to Cambridge.</p> <p>The applicant should install an additional 2 sheffield parking stands at the eastbound bus stop at the roundabout junction of St Neots Road with Highfields.</p> <p>A revised Residential Travel Plan Welcome Pack should be submitted to the County Council prior to occupation of the development.</p>
<b>Quantum</b>	
<b>Fixed / Tariff</b>	
<b>Trigger</b>	
<b>Officer agreed</b>	In part – see committee report for details
<b>Applicant agreed</b>	
<b>Number Pooled obligations</b>	None

<b>Ref</b>	CCC8
<b>Type</b>	CCC monitoring
<b>Policy</b>	None
<b>Required</b>	NO
<b>Detail</b>	<p>The County Council have sought a contribution of £650 (at a rate of £50 per hour) towards the cost of monitoring. The District Council does not support this request as (i) it is contrary to a Court of Appeal decision on section 106 monitoring and (ii) the District Council will undertake this function and share information with CCC. On this basis the Council considers that the request fails to satisfy the tests as set out in CIL Reg 122 and para 204 of the NPPF.</p>

### 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 Caldecote needed 2.75 ha but has 5.67 ha i.e. a surplus of 2.92 ha of Outdoor Sport Provision.</p> <p>This expanding village has been developed and now includes a recreation ground with a purpose built pavilion. A number of high quality pitches and a brand new pavilion have been provided. The village has 2 macadam tennis courts that are not floodlit and the Parish Council has provided an informal MUGA facility for teenagers. The play facilities are of a very good standard and provide for all age groups.</p> <p>In accordance with policies SF/10 and SF/11 the applicant 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>Although the village has the relevant level of physical sports space, the pavilion is not of sufficient size to accommodate the needs of residents and as such Caldecote Parish Council have identified the mitigation as being an extension to the pavilion and which will also provide a bigger community meeting room.</p> <p>The estimated cost associated with extending the pavilion is £250,000. A further £40,000 has been identified by the Parish Council to resurface the car park and driveway.</p> <p>The Parish Council would also intend using sports contributions to fund a new outdoor gym.</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>Based on the submitted housing mix the total level contribution necessary is £74,321.35.</p>
<b>Quantum</b>	£74,321.35
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 36 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>	The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Caldecote needed 1.38 ha

## Appendix 2

	<p>Children's Play Space whereas the village had 0.16 ha, i.e. a deficit of 1.22 ha of Children's Play Space.</p> <p>Caldecote Parish Plan (2010 – 2015) highlighted the need for recreational amenities for the older youths (over 12 yrs), specific mention was given to a skate-park and / or activity course.</p> <p>Based on the housing mix the development would be required to provide 577 m2 of formal play space and 577 m2 of informal play space.</p> <p>The open space in new developments SPD states that a LEAP serves an area of 450 metres distance (i.e. a 6 minute walk). The nearest play area to this site is around 250-450 metres away but crossing the busy Highfields Road.</p> <p>The site plan proposes a play area being installed on a central open space area albeit of 300 m2 (in accordance with the planning statement) and a 'trim trail' area is proposed being installed along the linear open space area to the West of the "gateway LAP". As such there appears to be a shortfall in formal play space provision and that the onsite open space caters only for an aged group of up to 8 year olds.</p> <p>In order to meet the needs of 8-14 year olds a contribution of £15,000 is required (in addition to the onsite play equipment) and which will be used to help fund any of the following:</p> <ul style="list-style-type: none"> <li>• BMX track</li> <li>• Skate park</li> <li>• Wifi enabled youth shelter</li> </ul>
<b>Quantum</b>	£15,000
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	<p>To be paid prior to the occupations of 20 dwellings</p> <p>LEAP to be laid out prior to occupation of 36 dwellings or before occupation of any dwelling fronting LEAP (whichever is sooner)</p>
<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 Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Caldecote needed 0.69 ha of informal open space and had 1.18 ha meaning a surplus of 0.49 ha.</p> <p>In accordance with policies SF/10 and SF/11 the applicant will be required to make provision of informal open space the location of which has been shown on submitted plans.</p>
<b>Quantum</b>	NONE
<b>Fixed / Tariff</b>	N/A
<b>Trigger</b>	To be laid out prior to occupation of 50% dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES

## Appendix 2

<b>Number Pooled obligations</b>	N/A
----------------------------------	-----

<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>Based on the submitted housing mix an area of circa 18 m2 is required.</p> <p>Caldecote is served by Caldecote Village Hall which is a good quality facility built in 1998 as part of a wider residential development in the village, which has been well maintained and is in good order throughout. Features a separate meeting room, although storage space is limited. The facility shows evidence of good levels of usage.</p> <p>Caldecote Village Institute limited seeks to extend the hall and related service areas to cater for increased attendance / seated from 96 to circa 140. In so doing, this would include a stage and service/ meeting areas to allow larger provision of facilities including entertainment and drama facilities. This will create a fairly major undertaking. The extension will overall provide an extra 169 m2 of indoor meeting space. The project is anticipated to cost in the region of £265,000 and the Institute already has £100,000 to put towards this extension. With the money from this and any subsequent applications in the village the full works could be delivered addressing the deficiency in indoor community space provision. Plans and Budget Cost Proposals have been provided to Council officers.</p> <p>The contribution required as per the indoor community space policy is £33,741.92</p>
<b>Quantum</b>	£33,741.92
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 36 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE



## Appendix 2

<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 development
<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>	Portfolio Holder approved policy
<b>Required</b>	YES
<b>Detail</b>	To monitor section 106 triggers in relation to onsite infrastructure
<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>	<p>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 event that the management company becomes insolvent (a developer guarantee)'.</p> <p>Here Caldecote Parish Council has given no indication of a desire to adopt the onsite open space and therefore a management company will be used.</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

OTHER OBLIGATIONS																																							
<b>Ref</b>	OTHER 1																																						
<b>Type</b>	Health																																						
<b>Policy</b>	DP/4																																						
<b>Required</b>	YES																																						
<b>Detail</b>	<p>The existing GP practices do not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 170 residents and subsequently increase demand upon existing constrained services.</p> <p>The primary healthcare service directly impacted by the proposed development and the current capacity position is shown in Table 1 below.</p> <table border="1"> <thead> <tr> <th>Premises</th><th>Weighted list size <sup>1</sup></th><th>NIA (m2) <sup>2</sup></th><th>Capacity <sup>3</sup></th><th>Spare capacity (NIA m2) <sup>4</sup></th></tr> </thead> <tbody> <tr> <td>Comberton Surgery (including its branch Little Eversden)</td><td>9,226</td><td>389.70</td><td>5,683</td><td>-242.94</td></tr> <tr> <td>Bourn Surgery</td><td>5,791</td><td>294.90</td><td>4,301</td><td>-102.20</td></tr> <tr> <td><b>Total</b></td><td><b>15,017</b></td><td><b>684.60</b></td><td><b>9,984</b></td><td><b>-345.14</b></td></tr> </tbody> </table> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.</li> <li>2. Current Net Internal Area occupied by the Practice</li> <li>3. Patient Capacity based on the Existing NIA of the Practice</li> <li>4. Based on existing weighted list size</li> </ol> <p>The development would have an impact on primary healthcare provision in the area and its implications, if unmitigated, would be unsustainable. The proposed development must therefore, in order to be considered under the 'presumption in favour of sustainable development' advocated in the National Planning Policy Framework, provide appropriate levels of mitigation.</p> <p>Table 2 below provides the Capital Cost Calculation of additional primary healthcare services arising from the development proposal.</p> <table border="1"> <thead> <tr> <th>Premises</th><th>Additional pop growth <sup>5</sup></th><th>Additional floorspace required <sup>6</sup></th><th>Spare capacity (NIA) <sup>7</sup></th><th>Capital required to create additional floorspace <sup>8</sup></th></tr> </thead> <tbody> <tr> <td>Additional capacity</td><td>170</td><td>11.66</td><td>242.94</td><td>£26,818</td></tr> <tr> <td><b>Total</b></td><td><b>170</b></td><td><b>11.66</b></td><td><b>242.94</b></td><td><b>£26,818</b></td></tr> </tbody> </table> <p>5. Calculated using the South Cambridgeshire District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to</p>				Premises	Weighted list size <sup>1</sup>	NIA (m2) <sup>2</sup>	Capacity <sup>3</sup>	Spare capacity (NIA m2) <sup>4</sup>	Comberton Surgery (including its branch Little Eversden)	9,226	389.70	5,683	-242.94	Bourn Surgery	5,791	294.90	4,301	-102.20	<b>Total</b>	<b>15,017</b>	<b>684.60</b>	<b>9,984</b>	<b>-345.14</b>	Premises	Additional pop growth <sup>5</sup>	Additional floorspace required <sup>6</sup>	Spare capacity (NIA) <sup>7</sup>	Capital required to create additional floorspace <sup>8</sup>	Additional capacity	170	11.66	242.94	£26,818	<b>Total</b>	<b>170</b>	<b>11.66</b>	<b>242.94</b>	<b>£26,818</b>
Premises	Weighted list size <sup>1</sup>	NIA (m2) <sup>2</sup>	Capacity <sup>3</sup>	Spare capacity (NIA m2) <sup>4</sup>																																			
Comberton Surgery (including its branch Little Eversden)	9,226	389.70	5,683	-242.94																																			
Bourn Surgery	5,791	294.90	4,301	-102.20																																			
<b>Total</b>	<b>15,017</b>	<b>684.60</b>	<b>9,984</b>	<b>-345.14</b>																																			
Premises	Additional pop growth <sup>5</sup>	Additional floorspace required <sup>6</sup>	Spare capacity (NIA) <sup>7</sup>	Capital required to create additional floorspace <sup>8</sup>																																			
Additional capacity	170	11.66	242.94	£26,818																																			
<b>Total</b>	<b>170</b>	<b>11.66</b>	<b>242.94</b>	<b>£26,818</b>																																			

## Appendix 2

	<p>the nearest whole number). Calculated using an average of 1.5 residents per extra care apartment.</p> <p>6. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within “Health Building Note 11-01: facilities for Primary and Community Care Services”</p> <p>7. Existing capacity within premises as shown in Table 1</p> <p>8. Based on standard m<sup>2</sup> cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m<sup>2</sup>), rounded to nearest £100.</p> <p>A developer contribution will be required to mitigate the impacts of this proposal. NHS England calculates the level of contribution required, in this instance to be £26,818.</p> <p>Based on the recent Gladman appeal it is expected that NHS England would look to allocate this funding to the expansion of Little Eversden Surgery (which is a branch of Comberton Surgery)</p>
<b>Quantum</b>	£26,818
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation of 36 dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	None at the point of planning committee