

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

<b>Toft – Bennell Farm (S/1812/17/OL)</b>	
South Cambridgeshire District Council (Affordable Housing)	
Affordable housing percentage	40%
Affordable housing tenure	70% affordable rent and 30% Intermediate
Local connection criteria	<p>When allocating properties priority will be given to Qualifying Persons in order of the priorities listed below. In the event that a Qualifying Person cannot be found within the relevant priority then cascade arrangements will apply to move to the next priority order and so on.</p> <ul style="list-style-type: none"> <li>• 1st Priority - Qualifying Persons with a Local Connection to Toft or Comberton (allocations to be proportionate to the level of need in each village)</li> <li>• 2nd Priority - Qualifying Persons with a Local Connection to either Barton, Caldecote or Kingston</li> <li>• 3rd Priority - Qualifying Persons with a Local Connection to Hardwick</li> <li>• 4th Priority - Qualifying Persons with a Local Connection to Great Eversden/Little Eversden</li> </ul>

## Section 106 payments summary:

<b>Item</b>	<b>Beneficiary</b>	<b>Estimated sum</b>
Libraries and lifelong learning	CCC	£8,718.84
Real Time Passenger Information	CCC	£54,000
Sports	SCDC	£287,751
Indoor community space	SCDC	£40,000
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£1,000
Healthcare	SCDC	£34,845
<b>TOTAL</b>		<b>£426,314.84</b>
<b>TOTAL PER DWELLING</b>		<b>£4,736.83</b>

**Section 106 infrastructure summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
Local Equipped Area for Play	SCDC	

**Planning condition infrastructure summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
Extension of the footway along the northern side of West Street	CCC	Required to improve pedestrian connectivity from the development to the centre of Comberton

CAMBRIDGESHIRE COUNTY COUNCIL	
<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	No need identified by CCC to increase early years capacity
<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	DP/4
<b>Required</b>	NO
<b>Detail</b>	No need identified by CCC to increase capacity at Comberton Primary School
<b>Ref</b>	CCC3
<b>Type</b>	Secondary school
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	No need identified by CCC to increase capacity at Comberton Village College
<b>Ref</b>	CCC4
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	<p>Cambridgeshire County Council have requested a contribution towards modification of the existing library on West Street, to fund mobile freestanding and adjustable shelving and modification of the counter to improve the efficiency of the space.</p> <p>The contribution is based on the figure of £42.12 per person (with an assumed population of 207).</p>
<b>Quantum</b>	£8,718.84
<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 50% of dwellings</p>
<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>	Pooling limit reached such that no further contributions may be secured
<b>Ref</b>	CCC6
<b>Type</b>	CCC monitoring
<b>Policy</b>	None
<b>Required</b>	NO
<b>Detail</b>	
<b>Ref</b>	CCC7
<b>Type</b>	Transport

## Appendix 1

<b>Policy</b>	TR/3
<b>Required</b>	NO
<b>Detail</b>	All highways improvements are to be secured via a planning condition leading to a section 278 highways agreement.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL	
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<b>Ref</b>	SCDC1
<b>Type</b>	Sport
<b>Policy</b>	SF/10
<b>Required</b>	YES
<b>Detail</b>	<p>Upgrading of the 3G sports pitches at Comberton Village College (contribution of £150,000 to the cost of the overall project)</p> <p>Funding of an extension to the Comberton village pavilion (estimated by Comberton Parish Council to cost £67,000)</p> <p>Refurbishment of Comberton tennis courts (estimated by Comberton Parish Council to cost £10,000)</p> <p>Drainage improvements to Comberton Primary School sports pitches (estimated by Comberton Parish Council to cost £7,500)</p> <p>Improvements to facilities at Toft recreation ground (£20,000)</p> <p>£53,251 - the residual amount being given over as a contribution to the drainage of sports pitches on Comberton Recreation Ground (total project cost estimated to be £75k).</p>
<b>Quantum</b>	£307,751
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be paid prior to the occupations of 50% of the dwellings (in each phase if more than one reserved matters application submitted)
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	One to date

<b>Ref</b>	SCDC2															
<b>Type</b>	Children's play space															
<b>Policy</b>	SF/10															
<b>Required</b>	YES															
<b>Detail</b>	<table border="1"> <thead> <tr> <th></th> <th>Formal play space</th> <th>Informal play space</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>Nil</td> <td>Nil</td> </tr> <tr> <td>2 bed</td> <td>7m2</td> <td>7m2</td> </tr> <tr> <td>3 bed</td> <td>9.7m2</td> <td>9.7m2</td> </tr> <tr> <td>4+ bed</td> <td>13.3m2</td> <td>13.3m2</td> </tr> </tbody> </table>		Formal play space	Informal play space	1 bed	Nil	Nil	2 bed	7m2	7m2	3 bed	9.7m2	9.7m2	4+ bed	13.3m2	13.3m2
	Formal play space	Informal play space														
1 bed	Nil	Nil														
2 bed	7m2	7m2														
3 bed	9.7m2	9.7m2														
4+ bed	13.3m2	13.3m2														
<b>Quantum</b>	N/A															
<b>Fixed / Tariff</b>	Tariff															
<b>Trigger</b>																
<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>	The applicant will be required to provide a minimum level of informal open space in accordance with the table below <table border="1" data-bbox="625 282 1230 468"> <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>		Informal open space	1 bed	5.4 m2	2 bed	7m2	3 bed	9.7m2	4+ bed	13.3m2
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<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										

<b>Ref</b>	SCDC4
<b>Type</b>	Offsite indoor community space
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	Improvements to Toft People's Hall £20,000
<b>Quantum</b>	£20,000
<b>Fixed / Tariff</b>	Fixed
<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>	Portfolio holder approved policy
<b>Required</b>	YES
<b>Detail</b>	To monitor the timely delivery of onsite infrastructure (and with regards public open space and the LEAP its maintenance thereafter)
<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>It is the Local Planning Authority's preference that the public open space is offered to Toft Parish Council for adoption, recognising that the Parish Council has the right to refuse any such offer.</p> <p>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

OTHER OBLIGATIONS	
<b>Ref</b>	OTHER 1
<b>Type</b>	Health
<b>Policy</b>	DP/4
<b>Required</b>	YES
<b>Detail</b>	NHS England have sought a contribution from this development towards the cost of providing additional capacity at Little Eversden Surgery (the branch of Comberton Surgery) as is consistent with recent approvals for developments in Caldecote and Hardwick.
<b>Quantum</b>	£34,845
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	100% prior to occupation of 50% of the dwellings
<b>Officer agreed</b>	YES
<b>Applicant agreed</b>	YES
<b>Number Pooled obligations</b>	NONE