

Heads of terms for the completion of a Section 106 agreement

Cottenham – Oakington Road (S/4548/17/OL)	
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 Cottenham 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	£28,796
Primary School	CCC	£71,990
Libraries and lifelong learning	CCC	£3,451.50
Transport	CCC	£20,000
Sports	SCDC	£25,000 (circa)
Children's play space	SCDC	£33,000 (circa)
Indoor community space	SCDC	£11,000 (circa)
Household waste bins	SCDC	£73.50 per house and £150 per flat
Monitoring	SCDC	£500
TOTAL		
TOTAL PER DWELLING		

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Public open space	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Footway/cycleway connection	CCC	From site to new footpath link along Oakington Road
Cycle parking within Cottenham	CCC	At locations to be agreed

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Early years
Policy	DP/4
Required	YES
Detail	See 'Primary School'

Ref	CCC2
Type	Primary School
Policy	DP/4
Required	YES
Detail	<p>As a detailed development mix has not been provided the number of pupils arising from the proposed development has been calculated by using the Council's general multipliers. This calculates that the following number of children will be generated:</p> <p>Early Years = 7 children (of which 6 are entitled to free provision) Primary = 10 children</p> <p>There are three childcare providers in Cottenham. Ladybird Pre-School located at Cottenham Primary School and 2 childminders.</p> <p>According to the future projections, there is insufficient early year's capacity in the Cottenham area to accommodate the places being generated by this development. A contribution will therefore be required in order to mitigate the impact of the early years aged children arising from this development</p> <p>This development lies within the catchment area of Cottenham Primary School.</p> <p>Over a number of years the Council has provided additional teaching capacity in response to growing demand in the village. These expansions left the school with significant pressures on its auxiliary spaces, notably the size of the hall and limited informal teaching spaces. As a response, the Council has recently completed a significant refurbishment of the school to provide appropriate accommodation for a three form of entry primary school. As part of this work, detailed assessments of the sites capacity were undertaken.</p> <p>The Council's forecasts indicate that the school will be operating at capacity with intakes in line with the Published Admission Number of 90. However, it is accepted that an unexpectedly low cohort admitted into Reception in September 2016 means that, in the short-term, there are a number of surplus places in the school.</p> <p>The school's class structure limits these surplus places to a single cohort. The Council considers that it would not be appropriate to simply deduct these places from the additional demand from the developments. This is due to the fact that by the time the developments are completed and the full demand from the sites is being generated, this small cohort will be in Year 5 or 6. Instead, the Council considers it more appropriate to plan for the medium-term, assessing the impact that developments will have over an extended period.</p> <p>In summary, as the analysis illustrates, it is reasonable to assume, that</p>

	<p>there will in the medium-term be some limited capacity at the school. Given this, it is therefore, appropriate to adjust, proportionally the identified requirements to mitigate the impact of all upcoming developments in Cottenham.</p> <p>Following more detailed discussions with the existing education provider, the Council has confirmed that, if necessary, there is a willingness to consider further expansion of the primary school, beyond its current 3FE.</p> <p>The County Council's proposed solution to mitigating the early years and primary education aged pupils arising from this site is to build a new 1FE primary school facility with adjoining 1 class early years facility. This combined project will cost £6,200,000 and would create 52 early years places and 210 primary school places. The primary school expansion will be located on the land owned by the County Council adjacent to the school but not in the school site.</p> <table border="1" data-bbox="501 741 1353 1243"> <thead> <tr> <th></th> <th>Early Years</th> <th>Primary</th> </tr> </thead> <tbody> <tr> <td>36 Oakington Road (S/1952/15)</td> <td>£59,400</td> <td>£148,500</td> </tr> <tr> <td>Land off Rampton Road (S/1411/16)</td> <td>£286,200</td> <td>£715,500</td> </tr> <tr> <td>Land at Oakington Road (S/1606/16/OL)</td> <td>£194,400</td> <td>£486,000</td> </tr> <tr> <td>Land north east of Rampton Road (S/3517/17)</td> <td>£194,400</td> <td>£486,000</td> </tr> <tr> <td>Land at Oakington Road (S/4548/17/OL)</td> <td>£28,796</td> <td>£71,990</td> </tr> <tr> <td>Total</td> <td>£763,196</td> <td>£1,907,990</td> </tr> </tbody> </table> <p>Across these 5 developments a contribution of £2,671,186 is being sought. No further section 106 contributions may be secured towards this project.</p>		Early Years	Primary	36 Oakington Road (S/1952/15)	£59,400	£148,500	Land off Rampton Road (S/1411/16)	£286,200	£715,500	Land at Oakington Road (S/1606/16/OL)	£194,400	£486,000	Land north east of Rampton Road (S/3517/17)	£194,400	£486,000	Land at Oakington Road (S/4548/17/OL)	£28,796	£71,990	Total	£763,196	£1,907,990
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Total	£763,196	£1,907,990																				
Quantum	£100,786																					
Fixed / Tariff	Fixed																					
Trigger	<p>50% of the contribution upon commencement of development</p> <p>50% payable prior to occupation of 50% of dwellings</p>																					
Officer agreed	Yes																					
Applicant agreed	Yes																					
Number Pooled obligations	Four to date																					
Ref	CCC3																					
Type	Secondary school																					
Policy	DP/4																					
Required	NO																					
Detail	<p>Based on the County Council's general multipliers this development is expected to generate a net increase of 6 secondary school places. The catchment school is Cottenham Village College.</p> <p>According to the latest forecasts there is sufficient capacity and therefore Cottenham Village College should be able to accommodate</p>																					

	the additional children living in the new developments. Therefore no contributions are sought for secondary education provision.
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Ref	CCC4
Type	Libraries and lifelong learning
Policy	DP/4
Required	YES
Detail	<p>Cambridgeshire County Council has a mandatory statutory duty under the Public Libraries and Museums Act to provide a comprehensive and efficient library service to everyone living, working or studying in Cambridgeshire.</p> <p>The importance of libraries to the quality of life, well-being, social, economic and cultural development of communities is recognised both nationally and locally. Therefore, it is important to include access to a range of library facilities to meet the needs of the residents of this new development for information, learning and reading resources in connection with work, personal development, personal interests and leisure.</p> <p>Cottenham is served by a level one library with an operational space of 128 sqm. The County Councils 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 modify the internal area at Cottenham library, to create more library space and provide more shelving and resources. In order to do this, we would require a developer contribution of £60.02 per head of population increase. This figure is based on 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).</p> <p>The number of new residents arising from the scheme has been calculated by using the Council's detailed household multipliers and equates to 57.5 new residents (23 dwellings x 2.5 average household size, see below).</p> <p>Therefore the total contributions from this development which are required for mitigating the pressures on libraries and lifelong learning provision are £3,451.50 (57.5 new residents x £60.02).</p> <p>This contribution would be used for:</p> <ul style="list-style-type: none"> • Removing the internal walls of the lobby and incorporating this space into the library operational space • Decreasing the size of the workroom/staffroom and adding the space freed up to the library area.
Quantum	£3,451.50
Fixed / Tariff	Fixed
Trigger	50% of the contribution prior to occupation of 50% of dwellings
Officer agreed	Yes
Applicant agreed	Yes
Number Pooled obligations	Four to date

Ref	CCC5
Type	Strategic waste
Policy	RECAP WMDG
Required	NO

Ref	CCC6
Type	Transport
Policy	TR/3
Required	YES
Detail	<p>Development Control Policy TR/3 states that financial contributions will be sought towards improvements in transport infrastructure in the wider area affected by increased development, in particular to support public transport, cycling and walking.</p> <p>The emerging Cottenham Neighbourhood Plan survey uncovered a number of traffic and transport issues to be addressed in the coming years.</p> <p>Five key themes, each with one or more activities, are being used as the basis of a Traffic & Transport Strategy for the next decade including;</p> <p>TP/3 Introduce additional or improved pedestrian crossings, no further apart than 400 metres, and 200 metres within the village core.</p> <p>The development will generate additional pedestrian and cycle trips from the development to key village centre destinations including the village college, shops and doctors. A contribution (rather than works in kind) is sought by Cambridgeshire County Council such they can then work with Cottenham Parish Council to identify the most suitable and effective crossing point.</p>
Quantum	£20,000
Fixed / Tariff	Fixed
Trigger	Prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL	
Ref	SCDC1
Type	Sport
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Cottenham needed 9.92 ha but has 4.66 ha i.e. a deficit 5.26 ha of Outdoor Sport Provision.</p> <p>To address the need for increased pitches to meet local need in 2005 Cottenham Parish Council purchased a 99-year lease from the County Council on 3.4 ha of land adjacent to the recreation ground. This land is known locally as the 'Third Field'.</p> <p>Although the recreation study did not include the 'Third Field' as part of the overall provision, even with its inclusion the village would still have a deficit of outdoor sports space (i.e. 1.86 ha).</p> <p>This deficit will be further exacerbated by around a further 1.6 hectares as planning permission for circa 400 dwellings has been approved in Cottenham since the 2013 Study was undertaken (i.e. 3.46 ha deficit).</p> <p>Under the terms of the lease the County Council are allowed to take back the land where it is needed for the provision of education purposes (including access). The 'Third Field' land is at risk of being lost or re-provided as a result of (a) a planning appeal which incorporates part of the 'Third Field' within the red line boundary and (b) the need to provide a new primary school campus.</p> <p>If the 'Third Field' is lost in its entirety Cottenham would need somewhere in the region of 11.52 hectares of outdoor sports space but only have 4.66 hectares (i.e. a deficit of 6.86 ha).</p> <p>Cottenham has a single recreation ground with three senior football pitches, a mini soccer pitch, bowls green, play area and pavilion built in 2015 for approximately £700,000. There is one cricket pitch in shared use by juniors and seniors. A new pavilion was provided in 2007 at a total cost of £400,000 at Cottenham Village College, where there are currently six senior football teams, eight junior football teams, three cricket teams and a women's football team using the facilities. Two junior football teams use the primary school football pitch and four colts' cricket teams and a senior team use Cottenham Village College.</p> <p>The Parish Council is desperately seeking to buy or lease additional land adjacent to the current Recreation Ground so as to add at least one additional football pitch and provide space for a 3-court MUGA and pavilion. This land is within the control of Cambridgeshire County Council and, as explained above, there is an undetermined appeal on this land. If the appeal is dismissed Cottenham Parish Council would look to purchase and equip some of this land for sports purposes. If the appeal is allowed then Cottenham Parish Council would look to fund a number of other unspecified projects including:</p> <ul style="list-style-type: none"> New sports pavilion Additional cricket squares Pitch drainage Floodlights Additional land

	<p>In accordance with the Open space in new developments SPD the applicant will be required to pay a financial contribution towards the improvement and/or provision of outdoor sports in accordance with the table below. Based on the likely housing mix a contribution of circa £25,000 is payable.</p> <p>1 bed – £625.73 2 bed – £817.17 3 bed – £1,130.04 4 bed – £1,550.31</p>
Project	<p>New sports pavilion Additional cricket squares Pitch drainage Floodlights Additional land</p>
Quantum	£25,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupation of 15 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	SCDC2
Type	Children's play space
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Cottenham needed 4.96 ha Children's Play Space whereas the village had 0.26 ha, i.e. a deficit of 4.70 ha of Children's Play Space.</p> <p>Cottenham is served by a single play area at the recreation ground. This comprises a number of items for 2-8 year olds as well as a modest sized skate park.</p> <p>Based on a possible housing mix the development would be required to provide 196 m2 of formal play space and 196 m2 of informal play space. The s106 agreement will be required to secure onsite informal play space and an offsite contribution towards formal play space.</p> <p>Cottenham Parish Council has out forward a number of projects that would provide play facilities for this age. Such projects include:</p> <p>Street snooker table Skate park extension MUGA</p> <p>The applicant will be required to pay a financial contribution towards offsite children's play equipment in accordance with the table below. Based on the likely housing mix a contribution of circa £33,000 is payable</p> <p>1 bed – £0 2 bed – £1,202.78 3 bed – £1,663.27 4 bed – £2,281.84</p>
Project	<p>Street snooker table Skate park extension</p>

	MUGA
Quantum	£33,000 (circa)
Fixed / Tariff	Tariff
Trigger	Prior to occupation of 15 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	

Ref	SCDC3
Type	Informal open space
Policy	SF/10
Required	YES
Detail	<p>The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Cottenham needed 2.48 ha of informal open space and had 4.0 ha meaning a surplus of 2.48 ha.</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 informal open space.</p> <p>Based on an indicative housing mix the development is required to provide 212 of informal open space. The s106 agreement will be required to secure onsite informal play space.</p>

Ref	SCDC4
Type	Offsite indoor community space
Policy	DP/4
Required	YES
Detail	<p>In accordance with the assessment Cottenham has a need for 677 square metres of indoor meeting space but had 294 square metres, i.e. a deficit of 383 square metres</p> <p>Based on the submitted housing mix an area of circa 6 m2 is required.</p> <p>Cottenham is served by a number of small buildings with limited space including Cottenham Village Hall (120 sqm), Cottenham Community Centre (144 sqm), Cottenham Salvation Army Hall (125 sqm), All Saints Church Hall and Cottenham Club.</p> <p>Cottenham Parish Council is embarking on a plan to provide a large multipurpose community centre in the village. Given the significant cost of this project and the national pooling restrictions (where only 5 applications may contribute towards a single project) the District Council are proposing that indoor meeting space contributions are directed from this application towards Cottenham Community Centre which is run by a charity.</p> <p>The charity has a number of projects to improve the Centre. At the moment they are raising funds of around £75k to enable a significant upgrade for Community Hall Users. This upgrade will make the rear kitchen and toilet areas much more attractive and practical for users.</p> <p>Beyond this, the Centre expects to go ahead with other improvement projects in the future, the largest being to refurbish the studio space to improve insulation/comfort. The Centre haven't costed this yet but anticipate something like £50,000 to cover roofing, insulation, windows, external cladding, heating, air conditioning etc. Longer term, the Centre</p>

	<p>would also like to make some smaller upgrades to flooring and have some re-pointing and stonework to attend to.</p> <p>The applicant will be required to pay a financial contribution towards these improvements in accordance with the table below. Based on the likely housing mix a contribution of circa £11,000 is payable</p> <p>1 bed – £284.08 2 bed – £371 3 bed – £513.04 4 bed – £703.84</p>
Project	Improvements to the studio serving Cottenham Community Centre specifically roofing, insulation, windows, external cladding, heating, air conditioning etc.
Quantum	£11,000 (circa)
Fixed / Tariff	Tariff
Trigger	To be paid prior to the occupations of 15 dwellings
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

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

Ref	SCDC6
Type	S106 Monitoring
Policy	Planning portfolio holder approved policy
Required	YES
Detail	To monitor the timely delivery of onsite infrastructure
Quantum	£500
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None

Ref	SCDC7
Type	Onsite open space and play area maintenance
Policy	
Required	YES
Detail	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

	<p>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 be offered to Cottenham 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> <p>For clarity this provision applies to all areas of open space including (but not exclusive to) the community woodland and SUDS areas</p>
Quantum	
Fixed / Tariff	
Trigger	
Officer agreed	YES
Applicant agreed	YES
Number Pooled obligations	None