

Appendix H – S106 Heads of Terms – Summary (Revised 9 May 2019)

This schedule contains the summary of the proposed Heads of Terms for the infrastructure requirements for the Waterbeach Barracks and Airfield Outline Planning Application (for which further details are set out in the main body of the committee report). The draft Section 106 agreement will contain further detail and other necessary mechanisms to secure the required obligations. Transport mitigation measures are not included and are summarised separately.

The Community Infrastructure Levy (CIL) Regulation 122 (2) requires planning obligations to be (i.) necessary to make development acceptable; (ii.) directly related to the development and fairly; and (iii.) reasonably related in scale and kind. A brief commentary is made with respect to the Reg 122 tests.

Infrastructure item/s	Triggers (no. of dwellings)	Estimated financial contribution or cost of item (<i>provisional sums - to be finalised in s106 agreement</i>)	CIL REG 122 COMMENTS
EDUCATION			
Early years (included in primary schools and through marketing of commercial units where appropriate)	See primary schools	See primary schools	Education provision is necessary to meet the needs of the new population generated by the development.
Three 3-Form Entry (FE) primary schools; two schools with 4FE core.	Land for schools to be transferred: <ul style="list-style-type: none"> • Primary school 1: <i>10 days after commencement</i> • Primary school 2: <i>1,100 dwellings</i> • Primary school 3: <i>2,800 dwellings.</i> Phased payments. Primary school 1 estimated to be open by first occupation. Primary Schools 2 and 3 estimated to be open by 2400 and 3800 dwellings.	Land plus total contribution of £41,760,000	Provision would be on site. The scale has been determined with reference to CCC guidance and multipliers.
Primary school expansion (up to 2FE)	Reviews to be undertaken at between occupation of 4,000 and 5,000 dwellings.	Land plus up to £4,140,000 contribution.	
One 8-FE Secondary School	Land to be transferred at 1,500 dwellings: Estimated opening of school at 2,000 dwellings.	Land plus £30,000,000	
Secondary school expansion (up to 3FE)	Review to be undertaken not later than 4,000 dwellings.	Land plus up to £13,500,000	
Specials Educational Needs - safeguarded	Review of school timing to be undertaken no	Land plus £6,971,363 contribution (pro-rata of	

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site	sooner than occupation of 2,000 dwellings and no later than 3,500 dwellings	total cost)	
Post-16 contribution to off-site post 16 centre	Review of school timing to be undertaken no sooner than occupation of 2,000 dwellings and no later than 3,500 dwellings	£7,980,000	
SPORT AND RECREATION			
Strategic open spaces with outdoor pitches	(i.) First strategic open space no later than occupation of 1,600 dwellings. (ii.) Second strategic open space no later than occupation of 3,500 dwellings. (iii.) Third strategic open space no later than occupation of 4,800 dwellings.	As part of development costs.	Outdoor sports facilities are necessary to meet the needs of the new population generated by the development. Provision to include sports, children's play space and allotments/community orchards. Provision would be on site.
Artificial grass pitch, with lighting	No later than occupation of 3,500 dwellings	As part of development costs	The scale has been determined with reference to SCDC policy requirements (in particular, South Cambridgeshire Local Plan Policies SC/7 & SC/8.
Three sports pavilions, with changing rooms <ul style="list-style-type: none">• One at lakeside• Two adjoining strategic open space	Three changing room/pavilion buildings as follows: (i.) Lake side facility: prior to 1,000 dwellings. (ii.) Two pavilions linked to delivery of two of the three strategic open spaces (<i>see above</i>)	As part of development costs	The scale has been determined with reference to SCDC policy requirements (in particular, South Cambridgeshire Local Plan Policies SC/7 & SC/8.
Physical improvements to existing barracks sports hall	Prior to occupation	£200,000	Early indoor sports facilities are necessary for the early population resulting from the development. The existing sports hall is on-site and the improvements would make the facility more accessible.
Land and contribution towards new leisure centre, including swimming pool. <ul style="list-style-type: none">• 4 court sports hall, 4 lane swimming pool with larger	Timing of provision and funding to be informed by a strategy to be agreed with the Council with longstop provision of 5,500 dwellings	Land and pro rata contribution (£2, 586,000)	Strategic Leisure Ltd prepared a report (July 2018) for SCDC which indicated a need for new swimming pool and sport facilities. The financial contribution is proportionate to the scale

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<p>learner pool, 60 fitness stations and activity hall</p>			<p>of the estimated population of the site. The scale and nature of facilities have been directly informed by Strategic Leisure report.</p>
Affordable Housing/Self Build			
<p>Affordable Housing:</p> <p>Minimum provision of 30% Affordable Housing based on:</p> <ul style="list-style-type: none"> • 30% affordable rent • 30% shared ownership • 20% Rent to Buy • 20% Discount Market Sale <p>With the objective to achieve policy compliant 40% affordable housing provision subject to the viability review process.</p>	<ul style="list-style-type: none"> • Provision to commence post first 300 dwellings • Phased triggers for each Key Phase • Triggers for the viability review process will be included 	<p>Subject to review process</p>	<p>Local Plan Policy H/10 requires 40% affordable homes on development sites of 11 dwellings more, subject to viability being demonstrated.</p>
COMMUNITY			
<p>Three Multi-purpose Community Centres (MpCC):</p> <ul style="list-style-type: none"> • Two of minimum size 350sqm. • One of minimum size of 750sqm (to include changing rooms and 2 court sports hall) 	<p>MpCC 1: No later than occupation of 100 dwellings MpCC 2: No later than occupation of 1,850 dwellings MpCC 3: No later than occupation of 4,000</p>	<p>Provisional contribution of £2,950,000 for three buildings with specification to be agreed</p>	<p>Community meeting spaces are necessary to meet the needs of the new population generated by the development.</p> <p>Provision would be on-site.</p> <p>The scale has been determined with reference to SCDC policy requirements.</p>
<p>Space for interim library facility and contribution</p>	<p>Prior to occupation</p>	<p>£28,920</p>	<p>Library facilities are necessary to meet the needs of the new population generated by the development.</p>
<p>Community building containing hub library</p> <ul style="list-style-type: none"> • Multi-purpose building no smaller than 1,050sqm in size. 	<p>Prior to occupation of 5,200 dwellings</p>	<p>Land and pro-rata contribution of £1,576,250*(provisional) for library use (plus additional contribution to be included for provision of community space)</p> <p>OR</p> <p>Construct building to agreed specification and</p>	<p>Provision would be on site.</p> <p>The scale has been determined with reference to CCC guidance.</p>

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		cost cap (either full building or Shell and Core building and contribution for fit-out)	
Community Development Support Worker	Prior to occupation for first 10 years	£400,000	<p>The support worker is considered necessary to meet the needs of the new population generated through the early phases of the development.</p> <p>The worker would be related to the community on the site.</p> <p>The scale has been determined with reference to South Cambridgeshire Local Plan Policy SC/4.</p>
Space for Waterbeach Military Heritage Museum	Prior to occupation	n/a	Provision for Waterbeach Military Heritage Museum on the application site prior to occupation, with long term provision to be offered either in existing building or alternative building on site.
HEALTH			
Interim Health Facility (space made available on site for supplementary health services)	Prior to occupation of 250 dwellings	£300,000 (provisional)	<p>Interim and longer term health facilities are considered necessary to meet the needs of the new population generated through the different phases of the development.</p> <p>The facilities would be on the site comprising 1810 sqm.</p> <p>The scale has been determined with reference to South Cambridgeshire Local Plan Policy SC/5 and NHS Estates advice.</p>
New Health Centre	Prior to occupation of 1,600 dwellings	Land and £2,055,152 pro-rata contribution towards new health centre for Waterbeach New Town	
Early community support measures (<i>Combination of measures and support projects to develop a healthy and resilient community</i>)	Fund to be made available over phases.	£1,870,757.	<p>The support measures have been identified as necessary by CCC, to meet the needs of the new population generated through the early phases of the development, based on evidence of other new communities in the Cambridge area.</p> <p>The measures would</p>

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			<p>relate directly to the site and the development.</p> <p>The scale and kind has been determined by CCC in relation to support offered on other sites.</p>
OTHER			
Delivery/Review Groups	Prior to Commencement establish Progress and Delivery Group; Education Review Group and Transport Strategy Review Group	n/a	To assist in delivering comprehensive development and monitor/manage the delivery of necessary infrastructure (Local Plan policy SS/6).
Jobs Brokerage scheme	In phases throughout the development	As part of development costs.	The scheme is necessary to help provide access to local jobs and support communities through build-out of developments (Local Plan policies SS/6 and Policy SC/4).
Refuse Collection Vehicles	At each Reserved Matters Application	Total of £400,855 (<i>£61.67 per dwelling</i>)	The waste contributions have been identified as necessary by CCC, to meet the needs of the new population generated through the development.
Household Waste receptacles	At each Reserved Matters Application	<p>Estimated total of £763,750 (<i>based on average of £117.50 per dwelling</i>).</p> <p>Standard house – 3 bins @ £75 per unit.</p> <p>Flat (Based on 2 bed) - £160 per unit.</p>	<p>The money would be spent on infrastructure relate directly to the site and the development.</p>
Section 106 Monitoring	Prior to occupation of any dwellings	£150,000	The contribution would be directly related to achieving the implementation of the planning obligations
Station Link Road and east/west linkages	A mechanism for securing the delivery of the link road to the new station will be included. Such mechanism shall include timescales and the process for both adjoining landowners to agree appropriate market value to facilitate the provision of the link road (together with other east/west linkages) with referral to an independent expert.	Development cost	To secure the timely provision of infrastructure and comprehensive development in accordance with Policy SS/6