

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

**Waterbeach – Cody Road (S/4744/18/FL)**

**Affordable housing summary:**

Affordable housing percentage	8 dwellings (40%)
Affordable housing tenure	Affordable Rent – 2No 1 bed flats & 4No 2 bed houses Shared Ownership – 2No 3 bed houses
Local connection criteria	N/A
Local connection villages	N/A

**Section 106 payments summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Estimated sum</b>
Early years	CCC	£55,839
Primary School	CCC	£80,655
Library and lifelong learning	CCC	£1,417
Strategic waste	CCC	£3,990
Sports	SCDC	£21,587.56
Children's play space	SCDC	£29,931.92
Indoor community space	SCDC	£9,800.76
Household waste bins	SCDC	£1,543.50
Monitoring	SCDC	£500
<b>TOTAL</b>		<b>£205,26.00</b>
<b>TOTAL PER DWELLING</b>		<b>£9774.51</b>

**Section 106 infrastructure summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
Open space	SCDC	Onsite informal open space
Self-build dwelling	SCDC	One dwelling (plot 3 as per Site Layout plan)

**Planning condition infrastructure summary:**

<b>Item</b>	<b>Beneficiary</b>	<b>Summary</b>
N/A	N/A	N/A

**CAMBRIDGESHIRE COUNTY COUNCIL**

<b>Ref</b>	CCC1
<b>Type</b>	Early years
<b>Policy</b>	South Cambridgeshire Local Plan Policy T1/8
<b>Required</b>	Yes
<b>Detail</b>	<p>The development creates 6 early years' children 3 of whom are entitled to free school provision.</p> <p>The County Council have identified a project to expand early years places at Waterbeach Primary School through the provision of a new 26 place early year's classroom.</p> <p>The total cost of the project is £483,939 meaning the cost per place is £18,613.</p> <p>NB Indexation is to be applied from Q4 2017.</p>
<b>Project</b>	Early years classroom at Waterbeach Primary School
<b>Quantum</b>	£55,839
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to commencement of development

<b>Ref</b>	CCC2
<b>Type</b>	Primary School
<b>Policy</b>	South Cambridgeshire Local Plan Policy T1/8
<b>Required</b>	Yes
<b>Detail</b>	<p>The development creates 5 primary school children.</p> <p>The County Council have identified a project to expand Waterbeach Primary School by a second phase of a 1 FE expansion (this phase comprising 60 places).</p> <p>The total cost of this phase of the project is £967,878 meaning the cost per place is £16,131.</p> <p>NB Indexation is to be applied from Q4 2017.</p>
<b>Project</b>	Expansion to Waterbeach Primary School
<b>Quantum</b>	£80,655
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to commencement of development

<b>Ref</b>	CCC4
<b>Type</b>	Libraries and lifelong learning
<b>Policy</b>	South Cambridgeshire Local Plan Policy T1/8
<b>Required</b>	Yes
<b>Detail</b>	<p>A financial contribution of £28.92 is required 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>
<b>Project</b>	Towards the provision of adult lifelong learning educational equipment and resource material at Waterbeach Library Access Point
<b>Quantum</b>	£1,417
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to occupation of 10 dwellings

<b>Ref</b>	CCC5
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<b>Type</b>	Strategic waste
<b>Policy</b>	South Cambridgeshire Local Plan Policy TI/8 and RECAP WMDG
<b>Required</b>	Yes
<b>Detail</b>	The Local Plan requires contributions towards Waste management (pursuant to the Cambridgeshire & Peterborough Minerals and Waste Development Plan). As Waste Disposal Authority Cambridgeshire County Council have sought a contribution of £3,990 (equivalent to £190 per dwelling) to fund improvements to Milton Household Recycling Centre.
<b>Quantum</b>	
<b>Fixed / Tariff</b>	£3,990
<b>Trigger</b>	Prior to occupation of 10 dwellings

### SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

<b>Ref</b>	SCDC1
<b>Type</b>	Sport
<b>Policy</b>	South Cambridgeshire Local Plan Policy SC/7 and Open space in new development SPD
<b>Required</b>	Yes
<b>Detail</b>	<p>The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Waterbeach needed 7.54 ha but has 6.25 ha i.e. a deficit of 1.29 ha of Outdoor Sport Provision.</p> <p>In accordance with Policies SC/7 the applicant will be required to contribute towards the increase in demand for provision of outdoor sports provision to mitigate the impacts of the proposed development.</p> <p>Waterbeach Parish Council has said that, in order to meet the needs of future resident's, sports contributions are required to extend and upgrade to Waterbeach Bowls Pavilion including making provision for indoor bowls.</p> <p>A financial contribution is required based on the Open space SPD.</p>
<b>Project</b>	Towards the provision and maintenance of an extended and upgraded to Waterbeach Bowls Pavilion including provision for indoor bowls.
<b>Quantum</b>	£21,587.56
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to occupation of 10 dwellings

<b>Ref</b>	SCDC2
<b>Type</b>	Children's play space
<b>Policy</b>	South Cambridgeshire Local Plan Policy SC/7 and Open space in new development SPD
<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 Waterbeach needed 3.77 ha of Children's Play Space whereas the village had 0.31 ha, i.e. a deficit of 3.46 ha of Children's Play Space.</p> <p>Based on a possible housing mix the development would be required to provide 174 m2 of formal play space and 174 m2 of informal play space.</p> <p>The applicant is proposing 909 m2 of onsite open space arranged to the western boundary and the area to the south west of the site. This onsite provision satisfies both the 'informal play space' and informal</p>

	<p>open space' needs of the development, however as per the neighbouring development, a contribution towards offsite 'formal children's play space' is required.</p> <p>Waterbeach Parish Council has said in order to meet the needs of the residents a new play area is needed in the north of the village and a location at Haling Place has been chosen.</p> <p>A financial contribution is required based on the Open space SPD.</p>
<b>Project</b>	Towards the provision and maintenance of a children's play area at Haling Place Waterbeach.
<b>Quantum</b>	£29,931.92
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to occupation of 10 dwellings

<b>Ref</b>	SCDC3
<b>Type</b>	Informal open space
<b>Policy</b>	South Cambridgeshire Local Plan Policy SC/7 and Open space in new development SPD
<b>Required</b>	Yes
<b>Detail</b>	Onsite space
<b>Project</b>	N/A
<b>Quantum</b>	As shown on plan
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	To be provided prior to occupation of 19 dwellings

<b>Ref</b>	SCDC4
<b>Type</b>	Offsite indoor community space
<b>Policy</b>	South Cambridgeshire Local Plan Policy SC/6 and Portfolio holder approved policy
<b>Required</b>	Yes
<b>Detail</b>	<p>In accordance with the policy standards set out in SC/6 Waterbeach needs 532 m2 of indoor community space whereas it has 222 m2 resulting in a deficit of 310 m2.</p> <p>Waterbeach Parish Council has said that in order to meet the needs of new resident's improvements are required to be made to Waterbeach Tillage Hall specifically a new kitchen area.</p> <p>A financial contribution is required based on the portfolio holder approved policy.</p>
<b>Project</b>	To fund improvements to Waterbeach Tillage Hall specifically a new kitchen area.
<b>Quantum</b>	£9,800.76
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Prior to occupation of 10 dwellings

<b>Ref</b>	SCDC5
<b>Type</b>	Household waste receptacles
<b>Policy</b>	RECAP Waste Management Design Guide
<b>Required</b>	YES
<b>Detail</b>	£73.50 per house and £150 per flat
<b>Project</b>	towards the Receptacle provision of household waste receptacles necessitated by the Contribution" Development
<b>Quantum</b>	£1,543.50
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Paid in full prior to occupation of first dwelling

<b>Ref</b>	SCDC6
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<b>Type</b>	S106 Monitoring
<b>Policy</b>	Portfolio holder approved policy
<b>Required</b>	YES
<b>Detail</b>	To monitor the timely compliance of the planning obligations, specifically onsite infrastructure including affordable housing and public open space
<b>Project</b>	monitoring of the proper and timely performance of the Owner's covenants under the terms of the Agreement
<b>Quantum</b>	£500
<b>Fixed / Tariff</b>	Fixed
<b>Trigger</b>	Paid in full prior to commencement of development