

Heads of terms for the completion of a Section 106 agreement

Orchard Park – Com 4 (S/4191/19/FL)

Affordable housing summary:

Onsite affordable housing	None
Affordable housing commuted sum	In the event that 32 (or fewer) (i.e. up to 40%) of the 80 apartments are sold within 15 years from 1st occupation the Owner is required to pay to the District Council 12.143% of the net sales proceeds of each relevant apartment sold but the Council may ask the District Valuer to assess the open market value of a relevant apartment if the Council considers full open market value has not been achieved. Before paying the 12.143% the Owner shall be entitled to deduct marketing costs, costs of sales agent and legal costs capped at 3%

Section 106 payments summary:

Item	Beneficiary	Estimated sum
Transport	CCC	£69,000
Household waste receptacles	SCDC	£6,300
Pedestrian link	SCDC	£2,000
TOTAL		£77,300
TOTAL PER DWELLING		£966

Section 106 infrastructure summary:

Item	Beneficiary	Summary
Car club and dedicated bay	SCDC	

Planning condition infrastructure summary:

Item	Beneficiary	Summary
Travel Plan	CCC	

CAMBRIDGESHIRE COUNTY COUNCIL

Ref	CCC1
Type	Transport
Policy	South Cambridgeshire Local Plan Policy TI/2 and TI/8
Required	Yes
Detail	<p>Policy TI/2: Planning for Sustainable Travel states development must be located and designed to reduce the need to travel, particularly by car, and promote sustainable travel appropriate to its location.</p> <p>Developers of 'larger developments' or where a proposal is likely to have 'significant transport implications' will be required to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts through provision of a Transport Assessment and Travel Plan</p> <p>Developers will be required to demonstrate they will make adequate provision to mitigate the likely impacts (including cumulative impacts) of their proposal including environmental impacts (such as noise and pollution) and impact on amenity and health. This will be achieved through direct improvements and Section 106 contributions and/or the Community Infrastructure Levy (CIL), to address transport infrastructure in the wider area including across the district boundary</p> <p>Policy TI/8: Infrastructure and New Developments states planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area.</p> <p>It goes on to say that contributions may be necessary for Improvements (including infrastructure) for pedestrians, cyclists, equestrians, highways and public and community transport.</p> <p>The submitted proposal for 80 apartments includes an underground car park containing 52 car parking spaces, of which 4 will be for disabled use giving 48 spaces for 80 flats (i.e. a ratio of 0.6 car spaces per flat).</p> <p>The provision of 104 covered cycle parking spaces is proposed demonstrating the significant reliance on the cycle network. This allows for one person per studio, two people per one bed unit, and three people per two bed unit. The County Council consider this to be appropriate and recommended to be agreed by the District Council.</p> <p>The applicant also proposes a car club bay, which will encourage residents not to own a car, and could reduce the demand for residents to own a vehicle by up to 15 vehicles.</p> <p>Having reviewed the relative impacts of the development the County Council consider a financial contribution towards cycle improvements along the Histon Road corridor is essential.</p>
Project	Towards the provision of cycle route improvements on Histon Road between Kings Hedges Road and Hazelwood Close.
Quantum	£69,000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of any dwellings

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Ref	SCDC1
Type	Household waste receptacles
Policy	RECAP Waste Management Design Guide
Required	YES
Detail	<p>Policy TI/8: Infrastructure and New Developments states planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. The nature, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area. It goes on to say that contributions may be necessary for Waste management (pursuant to the Cambridgeshire & Peterborough Minerals and Waste Development Plan).</p> <p>The RECAP Waste Management Design Guide (forming part of the Cambridgeshire and Peterborough Minerals and Waste Local Development Framework) was adopted the Council on 13th March 2008. The guide contains a toolkit outlining the basis for planning conditions and obligations, and applicants should demonstrate that they have considered this in their application submission.</p> <p>Paragraph 4.8 of the SPD says “Developers will be required to provide the external containers or pay financial contributions to the relevant Local Authority for their provision”.</p> <p>The Council’s Waste Officer has advised that the scheme will require 18 x 1100 litre bins at a cost of £350: a contribution of £6,300.</p>
Project	Towards the provision of household waste receptacles
Quantum	£6,300
Fixed / Tariff	Fixed
Trigger	Paid in full prior to occupation of any dwellings

Ref	SCDC2
Type	Pedestrian Link
Policy	South Cambs Local Plan Policy T/2
Required	YES
Detail	<p>Policy TI/2: Planning for Sustainable Travel states planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport, including: a. Provision of safe, direct routes within permeable layouts that facilitate and encourage short distance trips by walking and cycling between home and nearby centres of attraction, and to bus stops or railway stations, to provide real travel choice for some or all of the journey, in accordance with Policy HQ/1; b. Provision of new cycle and walking routes that connect to existing networks</p> <p>The Council has sought a contribution to install a pedestrian footpath link on land under the ownership of Orchard Park Community Council located to the south western corner of the site thereby ensuring a better connection to local facilities and amenities. If the Community Council do not wish to install the footpath the contribution will be returned.</p>
Project	Towards the provision of an offsite pedestrian link
Quantum	£2,000
Fixed / Tariff	Fixed
Trigger	Paid in full prior to commencement of development