

Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 26 early years aged children.</p> <p>Gamlingay is currently served by a number of early year's providers:</p> <ul style="list-style-type: none"> A. Children's Montessori Nursery : Gamlingay offering 21 places B. Gamlingay Day Nursery (Eco Hub) offering 45 places C. Gamlingay Rainbow (Old Methodist Chapel) offering 25 places D. Kitty Gamble offering 4 places E. Sunshine (Women's Institute) offering 25 places <p>In terms of early year's capacity, County education officers originally confirmed that there is sufficient capacity in the area in the next 5 years to accommodate the places being generated by this development.</p> <p>Gamlingay Parish Council had objected to this approach on two grounds:</p> <p>Firstly the Parish Council take the view that early year's contributions should incorporate a quality assessment and have identified a number of areas where The Old Methodist Chapel is deficient against Cambridgeshire Primary School: Design Guidance (Strategy and Commissioning Infrastructure Education Capital Strategy and Delivery).</p> <p>Secondly the Parish Council say that due to its state the Women's Institute is likely to be decommissioned within the next 5 years, and therefore the village will suffer the loss of an early years building which</p>	Unknown		TBC	TBC	

			<p>can currently accommodate up to 25 children.</p> <p>Gamlingay Womens Institute Hall was built in 1929 as a temporary structure, wood frame without foundations, with asbestos board walls, and asbestos tile roof. The building was planned to last approx.30 years.</p> <p>In 2007 Gamlingay Parish Council acquired the building as a gift from the WI members of Gamlingay, as it was becoming too much of a maintenance and administration burden for them.</p> <p>Gamlingay Parish Council took on the responsibility of the building with the intention of keeping it running for a further period of 10-15 years as a community hall (i.e. 2017-2022).</p> <p>Gamlingay Parish Council has a restricted budget for day to day maintenance, but is unable to address major repairs to the building. It is now expected that the hall will be decommissioned by 2021.</p> <p>In response to the first point Cambridgeshire County Council have confirmed that when they assess pre-school need they only look at quantity of provision and not the quality of the buildings that are used for pre-schools. Gamlingay has been assessed as having sufficient pre-school places (irrespective of their condition) and Cambridgeshire County Council in their capacity as statutory undertaker has not sought a financial contribution towards pre-schools.</p> <p>In response to the second point Cambridgeshire County Council have revisited the request in light of this new information, and the extension of early years education entitlement to 30 hours (which will come into effect from Sept</p>					
--	--	--	--	--	--	--	--	--

				<p>2017) and as a result now considers that an early years contribution is necessary.</p> <p>No information has been provided to date in terms of (a) how the early years needs of the development will be met or (b) the cost of these measures.</p>					
CCC2	Primary School	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 22 children aged 4-8. This development lies within the catchment area of Gamlingay First School.</p> <p>County Education Officers have confirmed that there is insufficient capacity in the school in the next 5 years to accommodate the places generated by this development. Therefore a contribution will be required towards primary education provision to accommodate the school places being generated by the development.</p> <p>The identified project is the expansion of Gamlingay First School by one classroom (30 children). The total cost of this project, is £599,774 (£551,873 once S106s secured from other developments in the area are removed).</p> <p>The number of primary aged children arising from this development is a significant proportion of the total number to be accommodated, and therefore it is reasonable to seek the remaining cost of the project.</p> <p>Cambridgeshire County Council further comment that should the planning appeal for 29 dwellings at West Road (S/1338/15/OL) be approved then County Council would seek contributions from both developments on a proportioned basis via appropriate wording in the S106 and thus result in a credit being payable in this application.</p>	£551,873	Fixed fee	YES	TBC	<p>There have been 2 planning obligations entered into since 6 April 2010 securing general primary school contributions in Gamlingay.</p> <p>There have not been any completed planning obligations to date that specifically reference this project</p>
CCC3	Secondary school	DP/4	NO	<p>At present Gamlingay has a 3 tier education system.</p>					

				<p>According to County Council guidance the development is expected to generate a net increase of 22 places for children aged 9-13. The catchment schools are Gamlingay Village College (ages 9-13)</p> <p>County education officers have confirmed that Gamlingay Village College has sufficient capacity over the next five years to accommodate the places generated by the development for children aged 9-13.</p> <p>Therefore no contribution for secondary education is sought towards Gamlingay Village College.</p> <p>Gamlingay is currently served by Stratton Upper School in Biggleswade although steps have been made for Gamlingay First School to (i) operate as an academy and (ii) be incorporated into the catchment area of Comberton Village College.</p> <p>Comberton Village College has sufficient capacity to accommodate the needs of any future pupils and therefore no contribution is sought towards secondary education aged 13-16.</p>					
CCC4	Libraries and lifelong learning	DP/4	YES	<p>The County Council provides a statutory library provision service in Gamlingay via 2 mobile library stops. This new development would result in an increase in population of 213 residents (85 x 2.5). This would place demand on the Libraries and Lifelong Learning facilities in Gamlingay which requires a contribution of 4.08 per head of increase of population to mitigate.</p>	£869.04		YES	TBC	
CCC5	Strategic waste	RECAP WMDG	YES	<p>This development falls within the St Neots HRC catchment area for which there is insufficient capacity. For new developments within this area contributions are sought on the basis of £181 per dwelling.</p>	£15,385		YES	TBC	<p>There have been 2 planning obligations entered into since 6 April 2010 securing contributions</p>

									towards St Neots HRC.
CCC6	Transport	TR/3	NO	No section 106 contributions have been sought by CCC towards transport mitigation					
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified that Gamlingay experienced a deficit of 2.73 ha of sports space.</p> <p>The open space in new developments SPD sets a threshold above which open space will be sought onsite. The threshold for an onsite local equipped area for play (LEAP) is 50 dwellings and for onsite sports 200 dwellings.</p> <p>Through the consultation Gamlingay Parish Council formally requested that an allocation of land for recreational purposes and parking be allocated to the rear of the Old Methodist Chapel, within the site boundary for community use. The Parish Council required a minimum area of 75*50m for this purpose and request that this land is transferred at nil charge in a decontaminated state, with access, for the purposes of recreation.</p> <p>The Parish Council is currently consulting local voluntary group/s with regards providing suitable facilities on this site for formal and informal recreation, and currently are assessing the option to relocate Gamlingay Bowls Club to a new facility.</p> <p>The Parish Council say that they would require £200k to implement a recreation plan for this site, and would formally request the allocation to deliver appropriate recreation facilities on site.</p> <p>The applicant has advised that the creation of a single area for open space (including</p>	£90,000 (circa)	Tariff	YES	TBC	There have not been any completed planning obligations to date that specifically reference this project

				<p>a significant proportion of hardstanding) would not accord with the drainage strategy that requires open space areas (with underground attenuation areas) to be placed in certain areas within the site.</p> <p>Furthermore the draft policy for this site allocation does not refer to the need to provide onsite recreation land.</p> <p>On this basis officers do not consider it to be achievable to deliver (or insist on) a single area for recreation as desired by the Parish Council.</p> <p>The District Council is considers that it is able to secure contributions in accordance with the policy for offsite sports improvements and which would be spent on the relocation of the bowls green to facilitate additional football pitches. Although Gamlingay Parish Council have not yet identified alternative land for the bowls club they are proactively pursuing this through the neighbourhood development plan and officers consider that there is a real prospect of land being identified and secured in the future.</p> <p>The contribution required as per the open space in new developments SPD would be:</p> <p>1 bed - £625.73 2 bed - £817.17 3 bed - £1,130.04 4+ bed - £1,550.31</p>					
SCDC2	Onsite open space (children's play)	SF/10	YES	<p>Adopted policy would require the provision of an onsite local equipped area for play (LEAP) in accordance with the open space in new developments SPD.</p> <p>Due to the lack of equipped children's play space in this part of the village officers are keen to ensure that this obligation is satisfied in full and will not allow for a smaller area of land, or fewer items of</p>		Tariff	YES	TBC	None to date

				equipment being provided.					
SCDC3	Offsite indoor community space	DP/4	YES	<p>The community facilities audit of 2009 reported that Gamlingay was served by Gamlingay Community Centre, the Old Methodist Chapel and Women's Institute Hall. At the time of the report Gamlingay was considered to have as much indoor community space as was said was needed against the adopted standard of 111 sqm per 1000 people.</p> <p>The Community Centre has since been replaced by the Gamlingay Eco Hub and, although there is more flexible floorspace, the village has also experienced more growth (including 85 new dwellings at Station Road) meaning that there is no surplus of indoor community space. On this basis the officers consider that the principle of a contribution towards indoor community space is justified.</p> <p>Gamlingay is defined as a Minor Rural Centre in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for Minor Rural Centres is as follows:</p> <ul style="list-style-type: none"> • Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates. • The centre should feature one main hall space suitable for various uses, including casual sport and physical activity; theatrical rehearsals/performances and social functions. The facility should also offer at least one meeting room. • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation 	£40,000 (circa)	Tariff	YES	TBC	There have not been any completed planning obligations to date that specifically reference this project

				<p>wherever possible.</p> <ul style="list-style-type: none"> • Facilities should include a kitchen/catering area for the preparation of food and drink. The venue should have the capacity for Temporary Events for functions which serve alcohol. • Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage. • Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>Gamlingay Parish Council consider the most appropriate community space to improve is the Old Methodist Chapel on the basis that it is adjacent the development. Officers agree with this view.</p> <p>The Old Methodist Chapel is a community facility and can be hired by members of the public for community use during the evenings and weekends. It has been used for children's birthday parties, lacemaking group and local village groups meeting place. It is the home of Rainbow Preschool (accommodating 25 children).</p> <p>The Parish Council considers that an extension is required to this facility to provide an extra teaching room/teaching kitchen and toilet and cloakroom facilities to the rear of the chapel to cater for both preschool needs, and to better provide for the additional demand. The Parish Council say that they require contributions to provide this facility and estimates that the</p>					
--	--	--	--	--	--	--	--	--	--

				<p>extension and project development costs would equate to approx. £350k. The Council is in the early stages of developing this project</p> <p>In terms of general improvements the Parish has programmed improvements to the Old Methodist Chapel with regard to insulation and energy efficiency measures to make these premises compliant as suitable pre-school settings with regard to temperature and thermal capacity in the winter months in particular. It is recognised that further work needs to be undertaken.</p> <p>Based on information received to date, and having direct regard to the community facilities standards approved by the Council, there does not appear to have been a sufficiently robust case having been made to provide additional community floorspace at the Old Methodist Chapel. Furthermore as explained above Cambridgeshire County Council have said that there is sufficient early years capacity across the village to meet the early needs places of the development.</p> <p>The District Council is satisfied that is to able to secure contributions in accordance with the policy for general improvements of the Old Methodist Chapel but that at present time a sufficiently robust case for an extension has not been made out.</p> <p>The contribution required as per the indoor community space policy would be:</p> <p>1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84</p>					
SCDC4	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£3,625	Tariff	YES	TBC	
SCDC5	S106 monitoring		YES	A fee of £1,000.	£1,000	Fixed fee	YES	TBC	

Non standard requirements									
OTHER1	Health	DP/4	YES	<p>During the course of the planning application consultation responses were received by (i) NHS England and (ii) Gamlingay Surgery</p> <p>(i) NHS England sought a 'standard' contribution equivalent to £621 per dwelling (ii) Gamlingay Surgery sought a contribution of £727 per dwelling based on a worked up scheme and having regard to the number of new houses proposed being built over the coming years.</p> <p>The Surgery recently advised that there appears to be a barrier to possible further expansion and on that basis have since withdrawn the request for the £727 per dwelling.</p> <p>Officers consider that reverting to the request as made by NHS England is justified and that this contribution when pooled with West Road (if approved at appeal) would fund around half the cost of any future extension (if the barriers to that extension are overcome).</p> <p>Other developments in Gamlingay may contribute towards the extension via either section 106 agreements or CIL when adopted, but if such extension is ultimately not possible the contribution will be used to improve the functionality of the Surgery as set out in correspondence from the Surgery.</p>	£52,785	Fixed fee	YES	TBC	The LPA has to date only secure 1 planning obligation towards this Surgery.
<p>TOTAL - £755,537 (subject to final housing mix). NB the cost of providing the Early years facility (cost unknown) and the LEAP is excluded from this figure</p> <p>PER DWELLING - £8,888.67 (subject to final housing mix) NB the cost of providing the Early years facility (cost unknown) and the LEAP is excluded from this figure</p>									

NB. This note covers only infrastructure that is to be secured via a planning obligation under section 106 of the Town and Country Planning Act 1990 (as amended). Planning applications are often required to also provide new or improvements to existing infrastructure including but not limited to highways, drainage and biodiversity. Such measures will be secured via a planning condition and details of these are set out in the planning committee report.