

Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 8 early years aged children, of which S106 contributions would be sought for 4 children.</p> <p>In terms of early year's capacity, County education officers have confirmed that there is sufficient capacity in the area in the next 3 years to accommodate the places being generated by this development.</p>					
CCC2	Primary School	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 14 primary education aged children. This development lies within the catchment area of Willingham Primary School.</p> <p>To mitigate the impact of the 3 major planning applications in Willingham a primary school extension is required, consisting of 123m2 of additional classroom and associated ancillary spaces.</p> <p>The current estimated cost is in the order of £700K @ 4Q15. This will ensure that there are sufficient teaching spaces. The total cost of £700,000 has therefore been proportioned across the three developments, based on the number of dwellings each is proposing.</p> <p>Despite a technical solution being found, the County Councils remain concerned remain that this solution could be significantly disruption to the effective delivery of high quality education provision at the school.</p>	£315,000	Fixed fee	YES	TBC	Currently no contributions have been pooled for this infrastructure project although a number of live requests have been made in relation to undetermined applications

CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 7 secondary education aged children.</p> <p>The catchment school is Cottenham Village College. County education officers have confirmed that at present Cottenham Village College has sufficient capacity to accommodate the secondary places generated by the development.</p>					
CCC4	Libraries and lifelong learning	DP/4		<p>This new development would result in an increase in population of 65 residents (26 x 2.5). Willingham is served by a small library and as this is currently at capacity the County Council would require a contribution of £60.02 per head of increase of population to mitigate the impact arising from this development.</p> <p>The libraries and lifelong learning contribution would be used to contribute towards the internal modification of the library to increase the library operational space, shelving to accommodate new books and resources, and additional furniture, books and resources to meet the demands of the new residents.</p>	£4,321.44	Fixed	YES	TBC	
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3		No request made by Cambridgeshire County Council					
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Willingham required 6.58 ha of sports space whereas it only had 4.02 ha and therefore experienced a deficit of 2.56 ha sports space.</p> <p>The open space audit went on to highlight that:</p>	£70,000 (circa)	Tariff	YES	TBC	Currently no contributions have been pooled for this infrastructure project although a number of

				<ul style="list-style-type: none"> • The village has one recreation ground with one junior football pitch, two senior pitch, two mini soccer pitches, cricket square, play area, a bowls green and a pavilion. • The pavilion was extended and refurbished in 2006 as part of a £100,000 project. • Willingham Cricket Club and Willingham Wolves junior football club have teams from • U8's to U15's girls and boys and in excess of 150 children. • Willingham Parish council are looking at developing an outdoor gym, Skate Park, enhanced play equipment and a teenage shelter. <p>The recreation study also highlighted that the sports pavilion needed to be extended and re-furbished and it is this project that officers are proposing including in the section 106 agreement.</p> <p>Offsite financial contributions are proposed being secured in accordance with the rates published in the open space in new developments SPD as follows:</p> <p>1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31</p>					live requests have been made in relation to undetermined applications
SCDC2	Open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Willingham required 3.29 ha of sports space whereas it only had 0.11 ha and therefore experienced a deficit of 3.18 ha children's play space.</p> <p>Since that assessment was undertaken additional play space has</p>	Onsite provision		YES	TBC	None

				<p>been provided at the Queen Elizabeth II playing field, however there remains a significant shortfall.</p> <p>In accordance with the open space in new developments SPD a LEAP comprising 9 items of equipment for 4-8 year olds over an activity area of 500m2 is required on developments on 50 dwellings or above.</p>					
SCDC3	Open space (informal open space)	SF/10	YES	The development is of a sufficient scale for onsite informal open space being provided therefore no offsite contributions are required.	Onsite provision				None
SCDC4	Offsite indoor community space	DP/4	YES	<p>The community facility audit of 2009 identified that despite community space being provided across Willingham Plough Hall and Willingham Public Hall, the village experienced a deficit of 110 square metres of indoor community space. The audit also highlighted several measures to improve the condition and use of the facilities.</p> <p>Willingham 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 	£35,000	Tariff	YES	TBC	Currently no contributions have been pooled for this infrastructure project although a number of live requests have been made in relation to undetermined applications

				<p>be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation 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>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> <p>In order to provide sufficient indoor community space for the village Willingham Parish Council have proposed an extension to the Ploughman Hall to provide a meeting room and general facilities for the use of the village.</p>					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£5,220 (circa)	Tariff	YES	TBC	None
SCDC6	S106 monitoring		YES	A fee of £1,500	£1,500	Fixed fee	YES	TBC	

Non standard requirements										
OTHER1	Health	DP/4	YES	<p>This development is likely to have an impact on the services of 1 GP Practice within the locality, Willingham Surgery. This GP practice does not have capacity for the additional growth as a result of this development.</p> <p>Therefore a HIA has been prepared by NHS England to provide the basis for a developer contribution towards capital funding to increase capacity within the GP Catchment Area.</p> <p>The development would give rise to a need for Improvements to capacity by way of extension, refurbishment; reconfiguration or relocation at the existing practice(s) that would need to be met by the developer.</p>	£24,140	Fixed fee				Currently no contributions have been pooled for this infrastructure project although a number of live requests have been made in relation to undetermined applications
<p>TOTAL - £455,181.44 (subject to final housing mix and excluding cost of providing onsite LEAP)</p> <p>PER DWELLING - £6,321.96 (subject to final housing mix and excluding cost of providing onsite LEAP)</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.