

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	No need identified by CCC to increase early years capacity					
CCC2	Primary School	DP/4	NO	No need identified by CCC to increase capacity at Comberton Primary School					
CCC3	Secondary school	DP/4	NO	No need identified by CCC to increase capacity at Comberton Village College					
CCC4	Libraries and lifelong learning	DP/4	YES	<p>Cambridgeshire County Council have requested a contribution towards modification of the existing library on West Street, to fund mobile freestanding and adjustable shelving and modification of the counter to improve the efficiency of the space.</p> <p>The contribution is based on the figure of £42.12 per person (with an assumed population of 207).</p>	£8,718.84	Fixed	YES	TBC	None
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3	NO	All highways improvements are to be secured via a planning condition leading to a section 278 highways agreement.					
South Cambridgeshire District Council									
SCDC1	Onsite open space (sport)	SF/10 and emerging local plan ref H/1:h	YES	<p>The recreation study of 2013 identified Toft as having a deficit of 0.91 ha of sports space. Comberton was identified as having a deficit of 1.24ha.</p> <p>The local plan allocation for this proposal included the requirement to (i) incorporate a full size football pitch and changing facilities for Toft village and (ii) provide community car parking that is also available for overspill parking for Comberton Village College.</p> <p>The application description includes the provision of the car parking and pavilion at up to 150m2.</p> <p>A scheme for the provision of (a) the</p>	Onsite infrastructure		YES	TBC	None

				<p>football pitch (b) the community car parking (c) the changing facilities and (d) the future management and maintenance of (a) to (c) will need to be addressed through a section 106 agreement.</p> <p>It is understood that at present time both Toft Parish Council and Comberton Parish Council do not wish the football pitch and changing facilities being provided.</p> <p>Comberton Parish Council has sought contributions towards either a new pavilion or extension to existing pavilion and funding for the drainage of the recreation ground.</p> <p>If at a later date all parties agree that an alternative mitigation is more appropriate (i.e. upgrading existing facilities), and which still ensure that sufficient measures of mitigation are secured, a section 106 A application to modify the planning obligation may be made to overcome this.</p>					
SCDC2	Onsite open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Toft as having a deficit of 0.29 ha of children's play space. Comberton was identified as having a deficit of 1.67ha.</p> <p>The open space and new developments SPD provides a 'guide for when on-site provision will be sought' in terms children's space facilities (i.e. LAPs, LEAPs and NEAPs). For example the SPD suggests than a LAP is required at 10 dwellings, a LEAP at 50 dwellings and a NEAP at 200 dwellings.</p> <p>On this basis the development will be required to provide an onsite LEAP and which will comprise a minimum activity zone of 500m2 consisting of 9 pieces of play equipment (which will comprise at</p>	Onsite infrastructure		YES	TBC	None

				<p>least 6 pieces of play equipment for 4- 8 year olds and at least 3 pieces of equipment for toddlers).</p> <p>The section 106 agreement will also be required to address the future management and maintenance of the play area.</p>					
SCDC3	Onsite open space (informal)	SF/10	YES	<p>The section 106 agreement will need to establish the minimum level of onsite open space in accordance with development control policy SF/11.</p> <p>The section 106 agreement will also be required to address the future management and maintenance of the public open space.</p>	Onsite infrastructure		YES	TBC	None
SCDC4	Offsite indoor community space	DP/4	YES	<p>The community facilities audit of 2009 highlighted that Toft had a surplus of 12.51 m2 of indoor meeting space against the informal policy of 111m2 per 1000 people. Comberton was identified as having a deficit of 97 m2 of indoor meeting space.</p> <p>Historically South Cambridgeshire District Council has looked to make community infrastructure improvements</p> <p>Comberton 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 	Onsite infrastructure	Tariff	YES	TBC	None

			<p>activity; theatrical rehearsals/ performances and social functions. The facility should also offer at least one meeting room.</p> <ul style="list-style-type: none"> • All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible. • 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>When the community facilities audit was undertaken in 2009 Comberton Village Hall was said to be a new building with an impressive range of facilities. The main hall is the setting for a variety of productions which take advantage of the stage facilities, specialist stage lighting and hearing loop for the deaf or hard of hearing. There are also good facilities for the disabled including a stair lift. There are good meeting rooms available upstairs and downstairs. Parking is very good and there is also space for users to lock up bikes.</p>					
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				<p>Comberton Parish Council have not put forward any projects in relation to indoor community space.</p> <p>Having regard to the demonstrable need officers are proposing that any onsite changing facility will incorporate an area of hireable community space.</p>					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£6,525	Tariff	YES	TBC	
SCDC6	S106 monitoring		YES	A fixed fee of £3,000	£3,000	Fixed fee	YES	TBC	
Non standard requirements									
OTHER1	Health	DP/4	YES	<p>NHS England have sought a contribution from this development towards the cost of providing additional capacity at Comberton Surgery. Any contribution from this development would be pooled with other schemes to deliver the necessary mitigation.</p> <p>District Council officers met with the Practice Manager of Comberton Surgery in July 2015 who advised that additional capacity could be created through the renovation of the building to create additional consultancy rooms. The practice manager also said that the surgery would need to look at purchasing/leasing some more land nearby to accommodate the additional parking requirements (there is a farm which is currently used nearby Comberton surgery).</p>	£30,300	Fixed fee	YES	TBC	None
<p>TOTAL - £48,543.84 (subject to final housing mix) NB the cost of providing the changing rooms, the football pitch, the car park (costs unknown) and the LEAP is excluded from this figure</p> <p>PER DWELLING - £539.38 (subject to final housing mix) NB the cost of providing the changing rooms, the football pitch, the car park (costs 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.