

South Cambridgeshire District Council (Affordable Housing)									
Affordable housing percentage					40%				
Affordable housing tenure					70% affordable rent and 30% Intermediate				
Local connection criteria					Local and district connection proposed by Housing Officer				
Ref	Type	Policy	Required	Detail	Quantum/comments	Fixed contribution / Tariff	Officer agreed	Applicant agreed	Pooled obligations
Cambridgeshire County Council									
CCC1	Early years	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC2	Primary School	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC3	Secondary school	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC4	Libraries and lifelong learning	DP/4	NO	No request made by Cambridgeshire County Council	£0		Yes	TBC	
CCC5	Strategic waste	RECAP WMDG	NO	Maximum pooling limit reached	£0		Yes	TBC	
CCC6	Transport/ Highways	TR/3	Y	The Relocation of the 30mph signs, road markings and gateway features to the west of the site access to a location to be agreed with CCC. Maintenance of bus stop shelter to provided by way of planning condition Link the footpaths of the site onto the existing public footpath adjacent to St Peters Primary School (to agreed either by S106 or condition)	TBC £7,000 TBC		Yes	TBC	
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	Y	The recreation study of 2013 identified Orwell as needing 1.70 ha of sports space whereas it has 1.33 resulting in a deficit of 0.37 ha of sports space. Orwell Parish Council has said that in order to meet the needs of sports groups that the development is required to provide additional sports space.	Officers 1.62ha of land to be a practical solution. However, consideration needs to be given to how reasonable it is for the applicant to be required to layout in accordance with the Parish Councils requirements.		Yes	TBC	None

				<p>Although not forming part of the planning application, the applicant has put forward plans showing an area of land of 1.62ha to the north of the site which the owner would be prepared to offer to the Parish Council for nil consideration.</p> <p>Orwell Parish Council take the view that it would be more appropriate (from a recreation provision perspective) to 'swap' the 2 parcels of land, the effect of which would be that the recreation area extension would be adjacent to the current recreation ground.</p> <p>Although this would appear at first glance to be a sensible proposal Officers are unable to support this suggestion as there is an existing vehicular track separating the 2 pieces of land and the ambitions of the Parish Council could not be realised without the permission of the owner of the track.</p> <p>In the event Orwell Parish Council accepts the offer made by the applicant, contributions would required towards:</p> <ul style="list-style-type: none"> a. Conversion of agricultural field for sports use (£80,000-100,000) b. New car parking (£75,000-£95,000) c. New changing facilities (unknown cost) <p>Additional parking spaces on the existing recreation ground through installation of rubberised matting, grass crete or similar (£35,000)</p>					
SCDC2	Open space (children's play)	SF/10	Y	The recreation study of 2013 identified Orwell as needing 0.85 ha of sports space whereas it has 0.10 resulting in a deficit of 0.75 ha of children's play space.			Yes	TBC	None

			<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> <p>Due to the proximity of the recreation ground both the Parish Council and Officers consider that a payment in lieu is a more appropriate solution.</p> <p>Orwell Parish Council have confirmed that they wish for the following 'play' related projects to be funded by this development:</p> <p>1.Provision of new play equipment on the village recreation ground (£14,000)</p> <p>2.All weather play area to be shared with the primary school (£200,000 to £250,000)</p> <p>3.Replacement Swimming Pool (£950,000-£1,300,000,)</p>	<p>Reasonable request</p> <p>Officers consider that the development on its own is not required to fund the full cost of the weather play area, if considered alongside the recreation area. However, if the recreation space does not come forward consideration can be given to this requirement.</p> <p>Not considered to be reasonable to ask for full amount. However, if the PC were able to identify how the existing pool could be upgraded to improve its use this maybe something officers are willing to support.</p>				
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SCDC3	Open space (informal open space)	SF/10	Y	<p>Orwell Parish Council have confirmed that they wish for the following informal open space related projects to be funded by this development :</p> <p>Chapel Orchard – Footbridges and footpaths (£45,000)</p> <p>Brookside footbridge upgrade</p>	<p>Officers consider roughly 11% (increase in population from the development) contribution towards the full amount suggested by the PC would be reasonable.</p> <p>Uncertainty over ownership of land and access rights. Not reasonable to request contribution.</p>		Yes		None
SCDC4	Offsite indoor community space	DP/4	Y	<p>In accordance with the policy approved by the portfolio holder in 2009 Orwell needs 120 m2 of indoor community space whereas it has 155 m2 resulting in a surplus of 35 m2.</p> <p>Orwell is served by Orwell Village Hall which the 2009 community facilities audit described as being "a well maintained, good quality hall of a good size. Facility has been delivered piecemeal, but is accessible throughout and has character. Permanent stage in good order and suitable for other activities. Toilets not up to standard of rest of building.</p> <p>Orwell is defined as a Group Village in the Core Strategy and in accordance with the Community Facilities Audit 2009 the proposed standard for a Group Village is as follows:</p>	<p>Nothing submitted by the Parish Council that officers consider would be reasonable in accordance with the regulations.</p>		Yes		None

			<ul style="list-style-type: none"> • Group Villages should offer a facility of reasonable size which offers access to community groups at competitive rates. • The facility should feature a main hall space which can be used for casual sport and physical activity; theatrical rehearsals/ performances and social functions, however, it is recognised that one use may be favoured depending upon demand. • All new facilities, including toilets, should be fully accessible, or retro-fitted if viable to ensure compliance with Disability Discrimination Act legislation wherever possible. • Facilities should include an appropriately equipped 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. Likely measures include light sensors/timers, Cisternisers, improved insulation etc. • Facilities should be functional spaces, designed to offer ease of management, as volunteers are 					
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				likely to be primarily responsible for day to day upkeep. The contribution required as per the indoor community space policy would be: 1 bed - £284.08 2 bed - £371.00 3 bed - £513.04 4+ bed - £703.84 Orwell Parish Council have said that they require the following : 1. Table tennis, table football, pool table provision at the youth club (total £1400) 2. Upgrade of church toilets (£25,000-£30,000)					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£3,987.50 (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		As part of the emerging local plan the Council contacted NHS England who confirmed that capacity pressures existed at the Eversden Surgery. Officers have contacted both NHS England and the Surgery seeking clarification as to the current situation with capacity in order to ascertain whether mitigation measures are required. To date no answer has been received but it may be that contributions are considered necessary during the course of any ensuing planning appeal.			Yes	TBC	There have currently not been any contributions pooled towards this specific project
OTHER2	Strategic Green Space	DP/4	YES	Natural England have sought a small contribution towards providing mitigation at Orwell Clunch Pit SSSI.	£2500 (£50 per household)		YES	YES	

				<p>Such works include:</p> <ul style="list-style-type: none"> a. Removal and replacement of old fencing b. Replacement of one large field gate and adjacent kissing gate. c. Construction of two sets of sleeper based steps. d. At least two new notice boards. e. Extend scrub clearance to provide sheep with a protected area away from the increased numbers of the general public 					
<p>TOTAL – TBC (subject to final housing mix)</p> <p>PER DWELLING - TBC (subject to final housing mix)</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.