

Appendix 2

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 22 early years aged children.</p> <p>County education officers have confirmed that there is insufficient capacity in the area to accommodate the 22 places being generated by this development and will be only able to accommodate 10.</p> <p>The early year's project that has been identified is to expand the existing space by 12 places at Caldecote Primary School.</p> <p>This work will involve the relocation of the boiler and internal modifications of walls, materials, etc.</p> <p>The total cost of this project is £240,000.</p> <p>Contributions are sought on the basis of £20,000 per place (£240,000/12). Therefore a contribution of £240,000 (£20,000 x 12) is sought.</p>	£240,000	Fixed	YES		
CCC2	Primary School	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 49 primary school places.</p> <p>The catchment school is Caldecote Primary School. County education officers have confirmed that there is sufficient capacity over the next five years to accommodate the primary school places being generated by this development.</p>	£0				

			<p>District officers have pressed the local education authority on this matter on the basis that there was a perceived issue with primary school capacity based on historic applications.</p> <p>Education officers have responded with further information as follows.</p> <p>Caldecote Primary School has a PAN of 30 and a capacity of 210.</p> <p>The pupil roll was 196 in January 2015 and 197 in September 2015. It is forecast to fall to around 180 by 2019/20.</p> <p>In January 2015, there were 198 children aged 4-10 living in the catchment compared to 196 on roll.</p> <p>172 of the 196 pupils on roll came from within the catchment. The school took 10 children from Cambourne, but 6 children from Caldecote attended Cambourne schools.</p> <p>13% of children from the catchment attended other schools. The catchment population is forecast to fall to around 175 by 2023/24.</p> <p>The development is expected to increase the primary-aged population to around 210-225.</p> <p>Therefore allowing for forecast fall in the catchment population and out-catchment options, there should be sufficient space in the school to accommodate the children from this development.</p> <p>The situation will be tight and there may be a need to plan to accommodate some year groups bigger than 30.</p>						
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				<p>Some children, who move into the development older than reception age, may not be able to gain a place if the school fills to its admission number with out-catchment options.</p> <p>The additional primary aged pupils which the development will generate mean that neither the school nor County Council would look to provide an additional classroom. This would require a very complex class organisation, which would be financially unviable.</p>					
CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 35 secondary school places.</p> <p>The catchment school is Comberton Village College. County education officers have confirmed that there is sufficient capacity over the next five years to accommodate the places generated by the development.</p>	£0				
CCC4	Libraries and lifelong learning	DP/4	YES	<p>The proposed increase in population from this development (140 dwellings x 2.5 average household size = 350 new residents) will put significant pressure on the library and lifelong learning service in the village which is currently served by 1 mobile library stop.</p> <p>The County Council's proposed solution to mitigating the impact on the Libraries and Lifelong Learning service arising from this site would be to enhance the existing mobile stop to serve the residents of this new development.</p> <p>A contribution of £4.08 per increasing population towards this project is required; a total of £1,428 (350 new</p>	£1,428	Fixed	YES		

				residents X £4.08) is sought					
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3	NO	<p>Cambridgeshire County Council has requested the payment of £27,000 as a contribution to cover the cost of the installation and maintenance of Real Time Passenger Information displays at Cambridge bound bus stop on St Neots Road.</p> <p>Cambridgeshire County Council has requested the payment of £7,000 per bus shelter towards the costs associated with maintaining bus shelters that are to be secured through a planning condition.</p>	£27,000 £7,000 per bus shelter	Fixed	YES		
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Caldecote as needing 2.75 ha of outdoor sport whereas it had 5.67 ha resulting in a surplus of 2.92 ha of sports space.</p> <p>The audit went on to say that this consisted of a large recreation ground with 3 adult football pitches 3 mini football pitches 1 cricket pitch 2 tennis courts and informal MUGA and grass kick about area.</p> <p>Although the village has the relevant level of sports space, the pavilion is not of sufficient size and as such Caldecote Parish Council have identified the mitigation as being an extension to Pavilion and which will also provide a bigger community meeting room.</p> <p>The Parish Council would also intend using sports contributions to fund a</p>	£150,000 (circa)	Tariff	YES	TBC	None

				<p>new outdoor gym.</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>					
SCDC2	Open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Caldecote as having a deficit of 1.22 ha of children's play space.</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 that 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 least 6 pieces of play equipment for 4- 8 year olds and at least 3 pieces of equipment for toddlers).</p> <p>Although the SPD may at first glance imply that the formal open space requirement is met through the provision of LAPs, LEAPs and NEAPs the SPD did not intend that a LEAP on its own is sufficient to satisfy the formal children's play space needs of a development alone, where (for example) less than 200 dwellings are proposed.</p>	£30,000	Fixed contribution	YES	TBC	None

				<p>A LEAP only caters for a target age group of 2-8, whereas a NEAP target age group 8-14. If the developer only provides a LEAP the development is not providing a range of facilities or mitigating its impact on the basis that it is lacking in infrastructure for 8-14 years olds.</p> <p>The SPD goes on to say that 'Where full provision of outdoor play space is not made on site, additional land or funding will be secured through the Section 106 Agreement or via planning obligations / conditions for improvements and / or extension to existing recreation facilities. This will be based on considerations within the village or adjoining area and will be determined in consultation with the Parish and District Councils'. Logic would therefore suggest that an offsite contribution is needed to provide children's play equipment for those age ranges not being provided for onsite.</p> <p>Caldecote Parish Council have requested a contribution of £30,000 such that they can provide a BMX and skate park elsewhere in the village and which would provide play activities for the age group 8-14 year olds.</p> <p>The request is supported by the Caldecote Parish Plan (2010 – 2015) and which highlighted the need for recreational amenities for the older youths (over 12 yrs), specific mention was given to a skate-park and / or activity course.</p>					
SCDC3	Open space (informal open space)	SF/10	YES	Onsite public open space to be provided and offered to Caldecote PC for adoption with a commuted sum payment	£TBD			TBC	None

SCDC4	Offsite indoor community space	DP/4	YES	<p>Caldecote is served by Caldecote Village Hall which is described as a good quality facility built in 1998 as part of a wider residential development in the village, which has been well maintained and is in good order throughout. Features a separate meeting room, although storage space is limited. The facility shows evidence of good levels of usage.</p> <p>The community facilities audit of 2009 said that Caldecote needed 182 m2 of indoor meeting space but was served by 118m2 resulting in a deficit of 64m2.</p> <p>Caldecote 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> <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. 	£75,000	Tariff	YES	TBC	None
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[illegible]

OTHER1	Health	DP/4	YES	<p>NHS England (East) has now had a chance to review this application.</p> <p>The proposed development is likely to have an impact on the services of Comberton Surgery operating within the vicinity of the application site. The GP practice does not have capacity for the additional growth resulting from this development.</p> <p>The proposed development will be likely to have an impact on the NHS funding programme for the delivery of primary healthcare provision within this area and specifically within the health catchment of the development. NHS England would therefore expect these impacts to be fully assessed and mitigated.</p> <p>Comberton Surgery does not have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approximately 343 residents and subsequently increase demand upon existing constrained services.</p> <p>A request of £47,040 has been made and which would be used to achieve the additional floorspace (23 m2) required to meet growth arising from the development.</p>	£47,040	Fixed fee	YES	TBC	The development at Bennell Farm Toft has delegated approval and the primary healthcare contribution from that site is to be used at Comberton Surgery
TOTAL - £588,918 excluding onsite infrastructure (subject to final housing mix) PER DWELLING - £4,206 excluding onsite infrastructure (subject to final housing mix)									

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.