

## Appendix 1

Willingham – Haden Way (S/2456/15/OL)									
South Cambridgeshire District Council (Affordable Housing)									
Affordable housing percentage					40%				
Affordable housing tenure					70% affordable rent and 30% Intermediate				
Local connection criteria					None proposed by Housing Officer				
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 10 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 (being Rockmill End, Haden Way and Over Road) 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 £760K @ 4Q15. This will ensure that there are sufficient teaching spaces. The total cost of £760,000 has therefore been</p>	£273,000	Fixed fee	YES	TBC	Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham which will secure contributions for this project

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				proportioned across the three developments, based on the number of dwellings each is proposing					
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 160 residents (64 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>	£9,603.20			TBC	
CCC5	Strategic waste	RECAP WMDG	NO	Pooling limit reached such that no further contributions may be secured					
CCC6	Transport	TR/3	NO	No request made by Cambridgeshire County Council					
CCC7	Monitoring		NO	The County Council have sought a contribution of £650 (at a rate of £50 per hour) towards the cost of monitoring. The District Council does not support this request as (i) it is contrary to a Court of Appeal decision on section 106 monitoring and (ii) the District Council will undertake this					

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				function and share information with CCC. On this basis the Council considers that the request fails to satisfy the tests as set out in CIL Reg 122 and para 204 of the NPPF.					
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> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The pavilion was extended and refurbished in 2006 as part of a £100,000 project.</li> <li>• Willingham Cricket Club and Willingham Wolves junior football club have teams from</li> <li>• U8's to U15's girls and boys and in excess of 150 children.</li> <li>• Willingham Parish council are looking at developing an outdoor gym, Skate Park, enhanced play equipment and a teenage shelter.</li> </ul> <p>The recreation study also highlighted that the sports pavilion needed to be extended and re-furbished.</p> <p>In response to the applicant the Parish Council have advised that the Bowls Club is need of updating and has experienced problems with the green etc and unfortunately it looks as if as a</p>	£64,000 (circa)	Tariff	YES	TBC	Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham which will secure contributions for this project

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				<p>club it will close this year. As a result the Council decided that as part of the Recreation Ground/Pavilion the space should be upgraded so that it could be used as a multi purpose space. Exact details have not been decided upon (which may require a public consultation) but suggestions included such things as possibly a tennis court and/or a all weather pitch for various activities, and upgrading the club house etc</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) onsite	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 sports space.</p> <p>Since that assessment was undertaken additional play space has 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 500m<sup>2</sup> is required on developments on 50 dwellings or above.</p>			YES	TBC	None
SCDC3	Open space (informal open space)	SF/10	YES	<p>The development is of a sufficient scale for onsite informal open space being provided therefore no offsite contributions are required.</p>	£TBD			TBC	None

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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"> <li>• Rural Centres should have at least one good sized facility which offers access to community groups at competitive rates.</li> <li>• 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.</li> <li>• All facilities, including toilets, should be fully accessible, or retro-fitted to ensure compliance with Disability Discrimination Act legislation wherever possible.</li> <li>• 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.</li> <li>• Where practical and achievable, new build facilities should be delivered with appropriate energy-efficiency</li> </ul>	£32,000 (circa)	Tariff	YES	TBC	Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham which will secure contributions for this project
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				<p>measures in place, although this should be undertaken with the balance of expenditure/saving in mind, given the likely hours of usage.</p> <ul style="list-style-type: none"> <li>Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep.</li> </ul> <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	£4,640 (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</p>	£21,120	Fixed fee			Currently no contributions have been pooled for this infrastructure project although delegated approval has been given for Rockmill End Willingham

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				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.					which will secure contributions for this project.
<b>TOTAL - £405,863.20 (subject to final housing mix and excludes cost of providing the LEAP)</b>									
<b>PER DWELLING - £6,341.61 (subject to final housing mix and excludes cost of providing the LEAP)</b>									

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.