

Appendix 1 to Update Report

Bar Hill – Hallmark Hotel (S/0851/16/FL)										
South Cambridgeshire District Council (Affordable Housing)										
Affordable housing percentage					20% delivered through the provision of 6 onsite units and a commuted sum of £215,000 to secure 2 offsite affordable units					
Affordable housing tenure					0% affordable rent and 100% 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 12 early years aged children, for which Section 106 contributions would be sought for 6 children.</p> <p>In terms of early year capacity County education officers have confirmed that there is sufficient capacity in the area for 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 5 primary education aged children.</p> <p>County Council officers have confirmed that there is forecast to be insufficient capacity at Bar Hill Primary School in the next 5 years to accommodate the places generated by the development.</p> <p>The school has a PAN of 45 and the catchment forecasts indicate over 45 pupils will be requiring a reception place for almost every year from 2016. In addition past trends based on admission data show that Bar Hill Primary School attracts an arrival rate</p>	£16,665	FIXED			None	

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				<p>into reception of 104% of the births in the catchment.</p> <p>Therefore a secondary education contribution is required.</p> <p>The project that has been identified to accommodate the primary education aged pupils arising from the development is additional classroom space at the primary school. The additional classroom space can be achieved through the remodelling of the existing accommodation. This will require the remodelling of an area of 100 sqm to provide classroom, storage, toilets, cloaks and circulation space for 30 children. The cost of making these changes is £100,000 based on the Council's recent experience of these types of schemes. This is a cost of £3,333 per place.</p> <p>A contribution of £16,665 is therefore sought (5 x £3,333) and the County Council have asked that this is paid in full upon commencement.</p>				
CCC3	Secondary school	DP/4	YES	<p>According to County Council guidance the development is expected to generate a net increase of 3 secondary education aged children. The catchment school is Swavesey Village College. County education officers have confirmed that at present Swavesey Village College is forecast to have insufficient capacity to accommodate the secondary places generated by the development.</p> <p>Therefore a secondary education contribution is required.</p> <p>The project that has been identified to accommodate the secondary education aged pupils arising from the new developments in the area is to increase the capacity of Swavesey</p>	£53,001	FIXED		There has been 1 planning obligation for this project since 6 April 2010 being 18 Boxworth End Swavesey.

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				<p>Village College from 8FE to 9FE, providing space for an additional 150 pupils. This work is costed at £2,650,000. Contributions are sought on the basis of £17,667 per place (£2,650,000 / 150).</p> <p>A contribution of £53,001 is therefore sought towards secondary education (£17,667 x 3 places) and the County Council have asked that this is paid in full upon commencement.</p>				
CCC4	Libraries and lifelong learning	DP/4	YES	<p>County Council officers have confirmed that there is insufficient existing capacity in the current local library provision to serve the 100 new residents arising from this development (2.5 average household size x 40 new dwelling).</p> <p>Therefore a libraries and lifelong learning is required.</p> <p>It is considered that Library and Lifelong Learning provision to meet the needs of these new residents could be delivered from the existing library in Gladeside, Bar Hill. However, in order for the service to meet the demands of the additional residents a contribution of £42.12 per head of population will be required to provide the additional books, resources and equipment to meet the library and lifelong learning needs of this new population. This figure is based on the MLA Standard Charge Approach for public libraries (Public Libraries, Archives and New Development: A standard Charge Approach (Museums, Libraries and Archives Council, May 2010).</p> <p>The contribution would be used to purchase:</p> <ul style="list-style-type: none"> • Additional information and fiction 	£4,212	FIXED		None

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				<p>books for adults, including large print books and story CDs for people with hearing and sight impairment</p> <ul style="list-style-type: none"> • Children’s story books, picture books and board books for babies and toddlers, as well books for teenagers. • Shelving to accommodate the new books and resources. • Additional furniture, including study tables and chairs for customers <p>A contribution of £4,212 is therefore sought towards primary education (£42.12 x 100 new residents).</p>					
CCC5	Strategic waste	RECAP WMDG	NO	This development falls within the Cambridge and Northstowe HRC catchment area for which there is currently insufficient capacity. The development would require a contribution however, as the HRC already has 5 S106 contributions pooled the County Council is unable to seek further S106 Strategic Waste contributions.					
CCC6	Transport	TR/3	NO						
CCC7	CCC monitoring	None	NO	The County Council have sought a contribution of £250 (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 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.			NO		
South Cambridgeshire District Council									
SCDC1	Offsite open space (sport)	SF/10	YES	The recreation study of 2013 highlighted that Bar Hill needed 6.53 ha of outdoor sports space whereas it	£38,332.56	FIXED	YES	YES	

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			<p>only had 3.98 resulting in a deficit of 2.55 ha.</p> <p>The recreation study 2013 highlighted that the village has a recreation ground with four senior pitches, two mini soccer pitches, Cricket Square, 2 tennis courts and an artificial turf MUGA. There is one play area on the recreation ground and a further four spread across the village. The village also has a purpose built skate-park and informal outdoor basketball area. Changing facilities are currently provided within the community centre and the Parish Council has plans to provide four changing rooms as part of the redevelopment of the building, to meet the requirements of the football club. Junior football is very popular in the village. The Colts Club uses the recreation ground and local school pitches and would benefit from an additional mini soccer pitch to cope with local demand. The Club relies heavily on use of the school pitches. The formal MUGA provides a valuable facility for training, coaching and 5-a-side football and is a venue for sports development initiatives.</p> <p>The Parish Council considers that in order to accommodate the needs of more residents that the village needs:</p> <ul style="list-style-type: none"> a) A new skate park b) Improved changing facilities at the village green c) Outdoor fitness equipment for adults <p>The SPD also establishes the quantum of offsite financial contributions in the event that the full level of onsite open space is not being provided:</p> <p>1 bed: £625.73</p>					
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				2 bed: £817.17, 3 bed: £1,130.04 4+ bed: £1,550.31					
SCDC2	Onsite open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Bar Hill as needing 3.26 ha of children's play space where it has 0.18 ha resulting in a deficit of 3.08 ha.</p> <p>The Parish Council considers that in order to accommodate the needs of more residents that the village needs:</p> <p>a) New play equipment at the village green b) An outdoor table tennis table</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 £0 2 bed £1,202.78 3 bed £1,663.27 4 bed £2,281.84</p>	£50,894.57	FIXED	YES	YES	
SCDC3	Onsite open space maintenance	SF/10	YES	To be secured by a management company or if offered to Parish Council to include a maintenance contribution to be worked out at the point the play area plans are approved	£TBD		YES	YES	
SCDC4	Offsite indoor community space	DP/4	YES	<p>The community facilities audit of 2009 reported that Bar Hill needed 455 sqm of indoor community space whereas it had 325 thereby resulting in a deficit of 130 sqm.</p> <p>Bar Hill is served by the Village Hall which is a sizable facility which has been significantly refurbished, both internally and externally. Main hall is of a good size, suitable primarily for functions and classes, with the original meeting room having been knocked through (not marked for badminton). A smaller meeting room is present (separate access), along with large</p>	£17,403.08	FIXED	YES	YES	

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			<p>bar/lounge (part of social club), recently refitted and in excellent order, as well as outside balcony overlooking recreation ground. Centre also offers changing for grass pitches. Facilities are generally well designed and laid out.</p> <p>Bar Hill 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 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. 					
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				<ul style="list-style-type: none"> Facilities should be designed to offer ease of management, as volunteers are likely to be primarily responsible for day to day upkeep. <p>The Parish Council considers that in order to accommodate the needs of more residents that the village needs a new community building for use by groups such as scouts, colts, guides, brownies, beavers etc.</p> <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>					
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per house and £150 per flat (awaiting detailed comments from Environmental Health as to accurate cost of bins)	£	FIXED	YES	YES	
SCDC6	S106 monitoring		YES	A fee of £1,500	£1,500		YES	YES	
<p>TOTAL - £185,008 (awaiting detailed comments from Environmental Health as to accurate cost of bins)</p> <p>PER DWELLING - £4,625 (awaiting detailed comments from Environmental Health as to accurate cost of bins)</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.