

# Appendix 1

## Heads of terms for the completion of a Section 106 agreement

Willingham – South of 1b Over Road (S/2921/15/OL)	
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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

Cambridgeshire County Council										Number of existing Pooled obligations
Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Trigger	Officer agreed	Applicant agreed	
CCC1	Early years	DP/4	NO	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.  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.						
CCC2	Primary School	DP/4	YES	According to County Council guidance the development is expected to generate a net increase of 5 primary education aged children. This development lies within the catchment area of Willingham Primary School.	£112,000	Fixed fee	YES			Currently no contributions have been pooled for this infrastructure project although

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				<p>To mitigate the impact of the 3 major planning applications in Willingham 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 £700K @ 4Q15. This will ensure that there are sufficient teaching spaces. The total cost of £700,000 has therefore been proportioned across the three developments, based on the number of dwellings each is proposing</p>						delegated approval has been given for Rockmill End and Haden Way Willingham which will secure 2 contributions for this project
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	YES	<p>This new development would result in an increase in population of 65 residents (26 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</p>	£3,901.30					

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				space, shelving to accommodate new books and resources, and additional furniture, books and resources to meet the demands of the new residents.						
CCC5	Strategic waste	RECAP WMDG		Pooling limit reached such that no further contributions may be secured						
CCC6	Transport	TR/3								
CCC7	CCC monitoring	None	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 (ii) appeal decision in South Cambs have confirmed that monitoring fees cannot be secured on straightforward matters (iii) 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.						

South Cambridgeshire District Council										
Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Trigger	Officer agreed	Applicant agreed	Number of existing Pooled obligations
SCDC1	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>	£27,000 (circa)	Tariff				Currently no contributions have been pooled for this infrastructure project although delegated approval has

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			<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>In response to the application 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 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</p>						<p>been given for Rockmill End and Haden Way Willingham which will secure 2 contributions for this project</p>
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				published in the open space in new developments SPD as follows:  1 bed £625.73 2 bed £817.17 3 bed £1,150.04 4 bed £1,550.31						
SCDC2	Open space (children's play)	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>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>Willingham Parish Council has confirmed that they intend to use the money to part fund a second phase of the QEII playing field.</p> <p>1 bed £0 2 bed £1,202.78 3 bed £1,663.27 4 bed £2,281.84</p>	£36,000 (circa)	Tariff				None
SCDC3	Open space (informal open space)	SF/10	YES	Onsite open space will be required in accordance with SF/10 and SF/11						
SCDC4	Offsite indoor community space	DP/4	YES	The community facility audit of 2009 identified that despite community space being provided across Willingham Plough Hall and Willingham Public Hall, the	£12,000 (circa)					Currently no contributions have been pooled for this

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				<p>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 measures in place, although this should be undertaken with the balance of</li> </ul>					<p>infrastructure project although delegated approval has been given for Rockmill End and Haden Way Willingham which will secure 2 contributions for this project</p>
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				<p>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 house dwelling and £150 per flat						
SCDC6	S106 monitoring		YES	£500	£500					

**TOTAL - £193,286.30 (subject to final housing mix)**

**PER DWELLING - £7,434.09 (subject to final housing mix)**