

South Cambridgeshire District Council (Affordable Housing)										
Affordable housing percentage				40%						
Affordable housing tenure				70% affordable rent and 30% Intermediate (i.e. 6 and 2 dwellings respectively)						
Local connection criteria				No specific proposal by Housing Officer although suggestion that priority should be given to those applicants with a local connection to Great Abington as per similar schemes recently approved.						
Trigger				No more than 40% of market dwellings constructed until 50% of affordable dwellings constructed ready for occupation No more than 60% of market dwellings constructed until balance of affordable dwellings constructed ready for occupation						
Ref	Type	Policy	Required	Detail	Quantum	Fixed contribution / Tariff	Trigger	Officer agreed	Applicant agreed	Number Pooled obligations
Cambridgeshire County Council										
CCC1	Early years	DP/4	NO	<p>According to the County Council guidance the development is expected to generate a net increase of 4 Early Years school aged children, 3 of which are entitled to free provision. The proposed development is within Great Abington Primary School catchment area and accommodates a significant proportion of early year's children from outside the catchment.</p> <p>However, the school currently has sufficient capacity to mitigate the early years aged children arising from this development.</p>			N/A	N/A	N/A	
CCC2	Primary School	DP/4	NO	<p>According to the County Council guidance the development is expected to generate a net increase of 4 primary school aged children.</p> <p>The proposed development is within Great Abington Primary School catchment area and accommodates a significant</p>			N/A	N/A	N/A	

				<p>proportion of primary aged children from outside the catchment area.</p> <p>However, the school currently has sufficient capacity to mitigate the primary aged children arising from this development.</p>						
CCC3	Secondary school	DP/4	NO	<p>According to County Council guidance the development is expected to generate a net increase of 3 secondary school places</p> <p>The proposed development is within the Linton Village College catchment area and accommodates a significant proportion of secondary aged children from outside the catchment area. However, the school currently has sufficient capacity to mitigate the secondary aged children arising from this development.</p>			N/A	N/A	N/A	
CCC4	Libraries and lifelong learning	DP/4	NO	<p>The proposed increase in population from the development will be approximately 46 new residents (20 dwellings x 2.3 average household).</p> <p>The proposed development is within the Linton Library catchment area and Great Arbington is served by 3 mobile library stops.</p> <p>There is sufficient capacity within the existing resources to mitigate the impact from this development.</p>			N/A	N/A	N/A	
CCC5	Strategic waste	RECAP WMDG	NO	<p>Pooling limit reached such that no further contributions</p>			N/A	N/A	N/A	

				may be secured						
CCC6	Transport	TR/3	NO	No request made by Cambridgeshire County Council			N/A	N/A	N/A	
South Cambridgeshire District Council										
SCDC1	Offsite open space (sport)	SF/10	YES	<p>The recreation study of 2013 identified Great and Little Abington as having a surplus of 1.51 ha of sports space.</p> <p>The parishes of Great and Little Abington have shared recreation facilities. The one recreation ground is located in Great Abington and has a football pitch and separate cricket pitch and a heavily used, informal MUGA. There is also an outdoor bowling green located in Little Abington</p> <p>The football pitches are in very good condition and have been improved since the last report.</p> <p>The villages do not provide competitive junior football as many local young people play for the Aztecs Club, now based at Linton Village College. There is an adult football team, and 4 adult and 5 junior cricket teams.</p> <p>The Bowls club are allowed to use the ground by goodwill only as it is privately owned.</p> <p>The audit went on to say that changing facilities are required to serve the recreation ground.</p>	£21,190.64	Fixed	100% prior to occupation of the 10 th dwelling	YES	YES	None

				<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> <p>As this is a full application the total value of the contribution has been calculated at £21,923.70 and the Parish Council have confirmed that it will be used towards improving and enlarging the hard court area on the recreation ground (which is well used by the community and the school), making it into a Multi Use games Area (MUGA) that can be used for a wide range of activities including tennis, 5 a side football, football and cricket practice.</p>						
SCDC2	Open space (children's play)	SF/10	YES	<p>The recreation study of 2013 identified Great and Little Abington as having a deficit of 1.03 ha of children's play space.</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>	£29,347.71	Fixed	100% prior to occupation of the 10 th dwelling	YES	YES	None

				A contribution of £32,215.72 is required and which the Parish Council have confirmed will be used towards updating and improving the existing children's play area which is part of the recreation ground.						
SCDC3	Open space (informal open space)	SF/10	YES	<p>On the basis that the applicant is proposing an area of informal open space provided onsite no offsite contributions required.</p> <p>Onsite public open space to be provided and offered to the Parish Council for adoption with a commuted sum payment based on £11.36 per square metre of adopted open space</p>	On site N/A		The open space shall be laid out prior to the occupation of the 10 th dwelling	YES	YES	None
SCDC4	Offsite indoor community space	DP/4	YES	<p>The informal indoor community space policy requires the provision of 111m² per 1000 people. Due to the size of the village a large surplus of quantity is identified (although this is considerably reduced once the needs of Little Abington are introduced).</p> <p>Great Abington is served by the Abington Institute which is described as a well maintained, good quality, recently updated facility which is well equipped with a community café and functions as a hub for community sports facilities. The hall is of a reasonable size.</p> <p>No specific improvements were identified at the time although things are likely to have changed in the 7 years</p>	£9,620.56	Fixed	100% prior to occupation of the 10 th dwelling	YES	YES	None

				<p>following the assessment.</p> <p>Great Abington 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. • Facilities should include an appropriately equipped kitchen/ catering area for the preparation of food and drink. The venue should have the capacity for 						
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				<p>Temporary Events for functions which serve alcohol.</p> <ul style="list-style-type: none"> 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 likely to be primarily responsible for day to day upkeep. <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>A contribution of £9,953.40 is required and which the Parish Council have confirmed will be used towards the continued improvement of facilities at the village Institute including replacement of some areas of worn out flooring, new curtains,</p>					
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				creation of additional storage space and the installation of a new boiler.						
SCDC5	Household waste receptacles	RECAP WMDG	YES	£72.50 per dwelling	£1,450	Fixed	Prior to the occupation of any dwelling	YES	YES	None
SCDC6	S106 monitoring		YES	A fee of £500 is required to monitor the delivery of affordable housing and public open space	£500	Fixed	Prior to the commencement of development	YES	YES	
Non standard requirements										
	Maintenance and Management of Surface Water Drainage System									
	TOTAL - £62,108.91 (subject to final housing mix)									
	PER DWELLING - £3,105.45 (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.