

Greater Cambridge Planning Obligations Supplementary Planning Document

Draft for re-consultation- Autumn 2025

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Foreword

There are significant challenges with accommodating further growth and development within the Greater Cambridge area. Planning obligations play a vital role in ensuring that the adverse impacts of any development proposals are appropriately managed, and that new development contributes towards meeting local infrastructure needs and achieving inclusive communities.

This Supplementary Planning Document explains how Cambridge City Council and South Cambridgeshire District Council will approach the use of planning obligations. It provides guidance on when planning obligations may be sought, the form an obligation may take, and how the scale of any obligation is to be determined and secured.

The overall aim of the guidance is to provide greater clarity on the process and expectations around planning obligations with the objective of speeding up the planning process. We look forward to developers and infrastructure providers using the guidance for future development in Greater Cambridge.



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Executive Summary

The Greater Cambridge Planning Obligations Supplementary Planning Document (SPD) sets out the approach, policies and procedures taken by Cambridge City Council and South Cambridgeshire District Council in respect of the use of planning obligations. It supplements the policies in the adopted Local Plans, detailing the planning obligations the Councils will seek through Section 106 on a range of topics, and providing clarity on the processes that will be followed, with an overall aim to speed up the planning process.

Planning obligations under Section 106 of the Town and Country Planning Act 1990, commonly known as “Section 106 agreements”, are a mechanism used by the Council to make a development proposal acceptable. They are focused on site specific mitigation of the impact of development by way of direct provision of infrastructure (both on and off site of the development) and through the payment of financial contributions to the local planning authority.

The guidance provided forms an integral part of the development management process, as a material consideration in the determination of planning applications. It will support the Councils in securing infrastructure necessary to provide for the needs generated by new development and will also improve the process of negotiating, preparing, and completing a Section 106 agreement.

To promote consistency, the Councils have worked closely with Cambridgeshire County Council to incorporate infrastructure or service requirements for which the County Council is the delivery authority, including schools, transport and community services such as libraries and social care facilities.

The SPD is split into chapters that set out its purpose, approach to planning obligations and how the document can be used. Chapter four sets out the specific types of infrastructure or obligations that may need to be secured by applying policies of the adopted Local Plans to help to deliver good quality sustainable growth across the Greater Cambridge area.

Chapter 1: Introduction

Purpose of this document

- 1.1 The purpose of the Planning Obligations Supplementary Planning Document (SPD) is to provide supplementary planning guidance in support of the Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy of the Cambridge City Local Plan 2018 and Policy TI/8: Infrastructure and New Developments of the South Cambridgeshire Local Plan 2018, alongside other policies within the adopted development plans that seek to secure infrastructure necessary to support the needs generated by proposed developments.
- 1.2 The purpose of this Planning Obligations SPD is to clearly set out the approach, policies, and procedures to be taken by Cambridge City Council and South Cambridgeshire District Council (here after referred to as 'the Councils') in respect of the use of planning obligations.
- 1.3 It has been prepared to:
 - Aid the smooth functioning of the planning application process by making developers, landowners and other stakeholders aware of the procedures for securing planning obligations, including the provision of affordable housing;
 - Clarify the types of planning obligations that may be sought depending on the nature and scale of the development proposal and site circumstances;
 - Enable planning obligations to be considered by applicants from the earliest stages of formulation of development proposals;
 - Allow for more timely and cost-effective decisions on planning applications that involve Section 106 Agreements; and
 - Help to deliver good quality sustainable growth across the Greater Cambridge area that accords with the policies and requirements of the Development Plans.
- 1.4 The obligations listed in this SPD are those that might be expected given the types of development provided for by the Local Plans, including adopted Neighbourhood Plans. However, it should be noted that other types of obligations, not covered within this SPD, may be required to manage or mitigate a specific development's impacts.

Status of the document

- 1.5 This document is being prepared as a Supplementary Planning Document (SPD). Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”) sets out the procedure for the production of SPDs. This version of the Planning Obligations SPD constitutes the consultation version required to be carried out under Regulation 12 of Part 5 of the Regulations.
- 1.6 The Planning Obligations SPD is intended to be a material consideration in the determination of planning applications. The SPD does not introduce new planning policy but seeks to give effect to existing development plan policies. The guidance in this SPD is consistent with the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and is consistent with the policies in the adopted Development Plan for the area. The SPD does not repeat policies or guidance within the NPPF, NPPG, the Local Plans, Area Action Plans, Waste & Minerals Local Plan, or other SPDs. Therefore, this SPD should be read in conjunction with these documents.
- 1.7 Upon adoption, it is intended to revoke the Cambridge City Council Planning Obligations Strategy SPD 2010, as it will be superseded by this SPD. Specific elements of the South Cambridgeshire Open Space in New Development SPD will be superseded, in particular in relation to costings, but the document overall will remain a material consideration.

Consultation on the Planning Obligations SPD

- 1.8 A draft of the Planning Obligations SPD was consulted on from November 2024 to January 2025 to seek feedback from statutory bodies, key stakeholders, and members of the public. The representations received have been considered and amendments have been incorporated into this updated draft of the Planning Obligations SPD. Alongside the response to comments, new costings evidence has also been prepared and other amendments made. As a result of these changes, the Councils have decided that further round of consultation on the updated draft of the SPD is appropriate.
- 1.9 Comments are therefore invited on the updated draft of the Planning Obligations SPD and the associated Costing Report. For ease of reference, the changes that have been made to the updated draft SPD are set out as tracked changes. A summary of the issues raised in comments received to the earlier November 2024 consultation on the SPD is also provided [Insert link to Response to Consultation document] that sets out the Councils’ consideration and response to these.

- 1.10 The consultation on the updated draft of the Planning Obligations SPD will run from [Insert dates for consultation] 2025.

Managing the impact of new development

- 1.11 Across Greater Cambridge, the two adopted Local Plans make provision for an additional 33,500 new homes and 22,100 new jobs between 2011 and 2031. This growth will result in increased pressure on local infrastructure, services, and facilities, creating demands for new provision. The Councils' and developers have a responsibility, through the planning process, to manage the impact of this growth and ensure that any harm caused by development is mitigated and that necessary infrastructure is provided in a timely manner.
- 1.12 The infrastructure required to support Greater Cambridge's planned growth has been identified in the respective Infrastructure Delivery Plans (IDPs) prepared in support of the Local Plans. The Councils expect new development to contribute to site related and wider infrastructure needs through a combination of the following mechanisms:
- Planning conditions
 - Planning obligations
 - Section 278 Agreements
 - A future Community Infrastructure Levy or similar.

Planning conditions

- 1.13 Planning conditions are requirements made by the local planning authority, in the grant of planning permission, to ensure that certain actions related to the development proposal are carried out. Planning conditions are likely to cover, amongst other things, the submission of reserve matters; controls over the materials to be used; controls over the occupation of new buildings or further stages of development until certain other actions are completed; the requirement to undertake further investigations as work proceeds (for example, archaeological recording); construction in accordance with the submitted method statement; and the requirement to implement works in accordance with the submitted plans such as landscaping, tree planting, drainage works etc; and requirements for the certification of works following completion.
- 1.14 Where there is a choice between imposing planning conditions and entering into a planning obligation to manage the impacts of a new development, the use of planning conditions is always preferable.

Planning obligations

- 1.15 Development standards, such as those prescribed in local planning policies, and site-specific works, are an integral part of the acceptability of a development proposal in planning terms and are normally required to be implemented as part of the delivery of a development scheme. Where a development proposal does not meet the standards required of local planning policy, it may be possible to make development proposals acceptable in planning terms through the use of planning obligations.
- 1.16 Planning obligations are used to secure measures which are essential for the development to proceed and measures which are required to mitigate the impact of the development. Planning obligations do this through:
- Prescribing the nature of a development (for example, by requiring a proportion of affordable housing);
 - Securing a contribution from a developer to compensate or re-provide for loss or damage created by a development (for example, the creation of habitats); and
 - Mitigating a development's impact on the locality (for example, through the securing of environmental improvements and the provision of both on and off-site infrastructure and facilities to serve the development).
- 1.17 The outcome of the use of planning obligations should be that the proposed development is brought into compliance with the Local Plan policies and that any development specific works are undertaken satisfactorily. Used properly, planning obligations can significantly increase the quality of development.
- 1.18 While planning obligations can secure benefits capable of mitigating the adverse impacts of a development, they cannot however, be used to make a bad application good where, for example, a scheme does not comply with the spatial strategy and land use principles of the Local Plan.

S278 Agreements

- 1.19 These are agreements, made with the Local Highways Authority under the Highways Act 1980 (as amended), to authorise works on the public adopted highway network that have been identified and determined as necessary for planning permission to be granted. This SPD does not specify the circumstances in which a s278 agreement will be required. Requirements for s278 agreements will be negotiated separately, including any associated fees.

A future Community Infrastructure Levy (CIL) or similar

- 1.20 CIL is a levy (expressed as pounds per square metre) that is charged on the net additional floorspace created by certain types of new development. The purpose of the levy is to help pay for strategic local infrastructure such as schools, transport, libraries, parks, leisure facilities and other strategic infrastructure that is needed to manage the cumulative impacts of new development and to create sustainable communities.
- 1.21 The Councils are continuing to review whether a CIL should be introduced to support implementation and delivery of the Greater Cambridge Local Plan that is currently being developed. In the interim, s106 planning obligations will continue to be the primary mechanism used to secure community benefits.

Legislative and planning policy context

Legislative Context

- 1.22 The legislative framework for planning obligations is set out in Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the 1991 Planning and Compensation Act, and the Localism Act 2011.
- 1.23 In accordance with the Town & Country Planning Act, planning obligations:
- May be either positive, i.e. requiring a person to carry out a specified action, or negative, i.e. restricting a person from developing or using the land in a specified way;
 - May be entered into either by agreement with the Local Planning Authority or by an undertaking by the developer to which the Local Planning Authority is not a party (e.g. unilateral undertaking);
 - Must be entered into by means of a Deed;
 - Must be registered as a local land charge (for the purposes of the Local Land Charges Act 1975);
 - Run with the land and may be enforced against the person entering into it and against any successors in title; and
 - Can be enforced by means of a contractual claim in the civil courts or injunction.
- 1.24 Further detail on these aspects of planning obligations is provided in Chapter 2 of the SPD.
- 1.25 Further statutory provisions are set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (“the CIL Regulations”), as amended.

- 1.26 The CIL Regulations place into law for the first time, the Government's policy tests on the use of planning obligations. As of 6 April 2010, it became unlawful for a planning obligation to be taken into account when determining a planning application for a development, or any part of a development, if the obligation does not meet all of the following tests:
- a. necessary to make the development acceptable in planning terms;
 - b. directly related to the development; and
 - c. fairly and reasonably related in scale and kind to the development.

National policy

- 1.27 At the national level the National Planning Policy Framework (2024) (NPPF) sets out the Government's economic, environmental and social planning policies for England. Paragraphs 56 to 58 of the NPPF, deal with the use of planning conditions and planning obligations. These reiterate the use of planning obligations to make unacceptable development acceptable in planning terms; the tests for use of obligations set out in the CIL Regulations; uphold the long-standing principal that planning conditions are preferable to planning obligations; and how any implications for development viability may be addressed.
- 1.28 The National Planning Practice Guidance (NPPG) provides further advice on the nature of planning obligations especially at paragraphs 001 Reference ID: 23b-001-20190315 to 006 Reference ID: 23b-006-20190901. In particular, paragraph 004 (23b-004-201901) states that policies on planning obligations should be informed by evidence and that it is not appropriate to set out formulaic approaches to planning obligations in supplementary planning documents. This SPD follows this guidance. Each application is to be assessed on its merits and only those obligations necessary to make the development acceptable in planning terms will be requested. While formulae are used for certain types of infrastructure, this is intended to provide an indication of the level and/or cost of an obligation to inform negotiations specific to a development proposal.

Local policy

- 1.29 The Local Plans for the Cambridge City and South Cambridgeshire District were both adopted in 2018. With respect to the Cambridge City Local Plan, Policy 1 defines sustainable development in a Cambridge City context. Alongside housing and employment needs, it identifies a number of specific land use requirements needed across the City to support its growth, including

additional education spaces, a district heat network, and the provision of a high-quality sustainable transport network. Policy 1 also highlights Cambridge's outstanding historic environment that must be protected and enhanced for growth within the City to be considered sustainable. The latter extends to the City's townscape and the landscape setting of the city edge.

- 1.30 Subsequent policies in the Plan go on to provide more detail on how new development proposals are to give effect to the requirements of Policy 1, including the delivery of sustainable transport infrastructure (Policy 5); the protection and enhancement of the River Cam environs (Policy 7); the setting of the City (Policy 8); carbon and water efficiency (Policy 28); water management (Policy 31); the provision affordable housing (Policy 45); responding to local context (Policy 55); creating successful places (Policy 56); conservation of the historic environment (Policy 61); and protecting open space (Policy 67) and biodiversity (Policy 69). Policies 10 – 27 set out existing and proposed development opportunities and identify the site-specific requirements to be delivered as part of any proposals coming forward.
- 1.31 Policy 85 specifically addresses infrastructure delivery and planning obligations. It states that planning permission will only be granted where it can be demonstrated there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the new development. If existing infrastructure will be placed under strain due to the impact of new development, improvements to existing infrastructure or compensatory provision should be made so that an appropriate level of infrastructure is maintained.
- 1.32 Policy 85 also includes an indicative list of planning obligations that may be sought in the course of applying the other policies of the Local Plan to new development. This includes transport infrastructure; public transport; drainage and flood protection; waste recycling facilities; education; healthcare; leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; and affordable housing. It clarifies that this list is not exhaustive and contributions towards ongoing maintenance may also be required where deemed appropriate.
- 1.33 With respect to the South Cambridgeshire Local Plan, Policy S/2 establishes the strategic planning objectives for the District, many of which are likely to be relevant to the securing of planning obligations. These include part b. protecting local character, built and natural heritage; part c. housing choice; part d. responding to climate change; part e. access to a range of services and facilities; and part f. maximising sustainable travel.

- 1.34 Policies SS/1 - SS/8 allocate land for development and contain specific development requirements that concern the protection/retention of existing features, the mitigation of impacts, and the provision of new infrastructure. Other policies throughout the plan set out the standards and requirements new development are to meet through the layout, design, and use of land and buildings, including the provision of affordable housing, environmental quality, and the delivery of sustainable transport and infrastructure.
- 1.35 Policy TI/8 states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms. It establishes that the nature, scale and phasing of any planning obligations sought will be related to the form of the development and its potential impact upon the surrounding area, and that the obligations may include a contribution towards the future maintenance and upkeep of facilities.
- 1.36 The supporting text to Policy TI/8 sets out an indicative list of infrastructure types to which new schemes may be required to deliver as part of the development or contribute towards, including affordable housing, including for key workers; education (including nursery and pre-school care); health care; public open space, sport and recreation facilities (including strategic open space); improvements (including infrastructure) for pedestrians, cyclists, equestrians, highways and public and community transport; other community facilities (e.g. community centres, youth facilities, library services social care, and the provision of emergency services); landscaping and biodiversity; drainage / flood prevention; waste management (pursuant to the Cambridgeshire & Peterborough Minerals and Waste Development Plan); arts and cultural provision; community development workers and youth workers; other utilities and telecommunications; and the preservation or enhancement of the historic landscape or townscape. As well as capital costs, depending on the nature of the services and facilities, contributions may also be required to meet maintenance and/or operating costs either as pump priming or in perpetuity, provided through an obligation.
- 1.37 Both Plans were supported by a detailed evidence base. This included an Infrastructure Delivery Study (updated in 2015), which explored infrastructure needs and costs, when and where infrastructure will need to be provided, the scale of funding needed to achieve this, and potential sources of funding. A new study is being prepared to inform the emerging Greater Cambridge Local Plan.
- 1.38 Paragraph 10.47 of Policy TI/8 states that there are some forms of development where contributions will not be sought as set out in national planning practice guidance. It suggests this might apply to custom and self-

build housing schemes as well as starter homes. However, since publication of the South Cambridgeshire Local Plan, no such exemptions have been expressed in national planning practice guidance with respect to the seeking of appropriate s106 obligations. As such, no developments are exempt from securing obligations as required to make a development acceptable in planning terms other than where expressly stated in the Local Plan policies or national policy.

Geographic Extent of this SPD

- 1.39 While this SPD is to apply to development within either Cambridge City or South Cambridgeshire, the Local Plans acknowledge that each administrative area shares and benefits from infrastructure provided within the other. As such, it is important that the impact of any development should be considered in its widest context rather than constrained by administrative boundaries, and that, as a matter of principle, a development in one Local Planning Authority area could be required to contribute towards infrastructure in another. In the same context, Greater Cambridge sits within a wider sub-region, and there may be instances where infrastructure needs may be better met in neighbouring administrative areas.

Chapter 2: Approach to Planning Obligations

Introduction

- 2.1 Planning obligations will typically be secured through a s106 Agreement, made under Section 106 of the Town and Country Planning Act 1990 (as amended). Where planning obligations are required, planning permission will not be granted until such time as the s106 Agreement has been prepared and completed by all relevant parties.
- 2.2 This section of the SPD sets out the process of negotiating, preparing, and completing a s106 Agreement in association with the handling of planning applications in an efficient and timely manner.
- 2.3 It details the actions required to be undertaken by the applicant and the Councils, as Local Planning Authority, at the pre-application and application stages of the planning application process. It also outlines the procedure for agreeing any planning obligations, and identifies the steps required to be taken before a planning application is formally submitted and during the consideration of a planning application. The main objectives are to ensure that, as far as possible:
- All appropriate information is provided by the applicant and is available from the date of submission of the application (this information should enable the Local Planning Authority and consultees to respond properly to applications); and
 - Where approval is recommended, the detailed proposed heads of terms will need to have been agreed prior to the application being considered by the Planning Committee (Cambridge City Council Planning Committee, South Cambridgeshire District Council Planning Committee and the Joint Development Management Committee); such that
 - The time taken to complete and issue the agreement (assuming approval is granted) is kept to a minimum.
- 2.4 The main stages of the procedure are:
- Stage 1: Pre-application;
 - Stage 2: Submission of the planning application (including accompanying proposed Heads of Terms, draft Legal Agreement or draft Unilateral Undertaking); and
 - Stage 3: Appraisal, validation and agreement of a related planning obligation.

Pre-application stage

What types of obligations might be sought?

- 2.5 In accordance with the Town and Country Planning Act, the Councils will consider each application on its merits against relevant policy and other material considerations and will negotiate and secure planning obligations on a site-by-site and application-by-application basis.
- 2.6 While the Councils expect most impacts of development to be mitigated through good design and layout (in accordance with Policies 57 & 59 of the Cambridge City Local Plan and HQ/1 of the South Cambridgeshire Local Plan), some development specific impacts are likely to require physical works or other forms of improvement to mitigate them.
- 2.7 The possible obligations, set out in this document, are not exhaustive. The SPD focuses on the policy requirements set out in the Local Plans, and the types of obligations likely to arise from applying these. However, the nature of site-specific impacts means they may vary widely depending on the site, its local context, and the nature of the development proposed. It is therefore not possible to list every type of development that might be subject to a planning obligation or to ascribe a set of circumstances under which certain types of obligations will be sought as a norm. The Councils may therefore wish to negotiate other obligations, not included in this SPD, where they are relevant and necessary to a particular development.
- 2.8 Nevertheless, the purpose in setting out possible obligations is to assist applicants in preparing their planning applications, and to facilitate pre-application discussions around policy requirements, including affordable housing, development impacts, and appropriate mitigation. It is hoped that this ensures negotiations on planning obligations are conducted in a way that is seen to be fair, open and reasonable.
- 2.9 This SPD not only covers financial contributions but also benefits in kind negotiated as part of planning applications. In many cases provision in kind is preferable and suitable, especially where this secures the timely delivery of the required infrastructure and/or reduces overall construction and management costs.
- 2.10 Where development sites are proposed to be developed in phases, the Councils will consider the site in its totality and, as far as possible, seek to match the provision of required infrastructure to the pace of the development through the use of appropriate triggers.

Pre-application discussions

- 2.11 In preparing a planning application, applicants should fully consider the impacts of the proposed development and any planning conditions or obligations that might be required to mitigate those impacts. To assist this process, applicants should have regard to the relevant policies of the development plan, neighbourhood plans (if relevant), and any other material considerations, including supplementary guidance as appropriate.
- 2.12 Where obligations are likely to be required, applicants are encouraged to engage in pre-application discussions with the Local Planning Authority prior to the formal submission of a planning application ([Pre-Application Advice Service](#)). This is particularly important for schemes that trigger an affordable housing requirement in relation to the amount, type and mix of affordable housing to be provided, as agreement at the pre-application stage avoids delays and costs to the applicant at the subsequent submission stage. The pre-application process offers the opportunity for the applicant and Council officers to discuss, without prejudice, the types of obligations to be entered into, and whether these can or should be provided 'in-kind' either on or off site, or whether a financial contribution towards provision is appropriate.
- 2.13 For strategic scale and complex developments, the Local Planning Authority encourages [a collaborative Planning Performance Agreement \(PPA\) process](#). Through the PPA, infrastructure requirements and potential obligations are identified and discussed with the applicant team through an iterative process of assessment from a scheme's earliest stages through to submission of the planning application. This is especially advised for phased development proposals and applicants seeking to advance hybrid planning applications.

Submission stage

Submission of the planning application

- 2.14 Where it is identified that a planning obligation will be required, the applicant should submit with the planning application a draft unilateral undertaking or a draft s106 Agreement using only the Local Planning Authority's standard template which can be obtained from Legal Services (in the case of straightforward agreements containing financial contributions, the provision of affordable housing and open space). In the case of strategic development proposals, a detailed proposal setting out draft 'Heads of Terms' (HoT's)

should be submitted. Applicants are strongly encouraged to provide financial undertakings (on validation of an application) to cover the cost of the Councils' legal services in reviewing the draft s106 Agreement or HoT's, which should be commenced alongside and at an early stage in the consideration of an application.

- 2.15 In respect of each obligation, the applicant should ensure the draft s106 Agreement or proposed HoT's quantifies the nature and scale of the obligation, taking account of the requirements of the relevant Development Plan policies and this SPD, and specify how provision is to be made.
- 2.16 In accordance with national planning policy, there is a presumption that infrastructure to be provided through planning obligations should be provided 'in-kind' and 'on-site'. Where an obligation is to be provided other than 'in-kind' and on site, the draft s106 Agreement or proposed HoT's should explain the reason why this is and should specify whether provision is to be made on an alternative site or by means of a payment in-lieu. Where an obligation is to be provided off-site or by means of a payment in-lieu, the applicant should identify the level of contribution applicable to their proposed development.
- 2.17 If the applicant considers that, in respect of a particular obligation, no provision should be made, the applicant will need to provide sufficient information with their planning application to support their position.

Title information

- 2.18 Planning obligations are legally enforceable against the owner(s) (including their successors in title) of the land to which they relate. Only those persons having a legal interest in the land can enter into obligations even if a prospective purchaser/developer of the land has applied for the planning permission (although it is possible for prospective purchasers to be party to the obligations where they have exchanged contracts to purchase).
- 2.19 Because planning obligations run with the land, all parties with an interest in the land, including owners, lessees and mortgagees, should be signatories. The planning obligations are registered on the Local Land Charges Register, which forms part of the publicly available statutory planning register. Therefore, in addition to the draft s106 Agreement or Heads of Terms, applicants should submit with their planning application all necessary title and deed information as appropriate.

Matters to be taken into account in the drafting of a s106 Agreement

Financial contributions

- 2.20 The s106 Agreement will set out how the contribution is to be used and may include cascades to ensure that the investment in infrastructure is assured if any infrastructure provider withdraws consent for the identified project, or where more suitable alternative option for meeting the need from a development is identified post completion of the Agreement.
- 2.21 Financial contributions within s106 Agreements will be payable at specific stages in the development process, usually on commencement or on first occupation of the development. However, there may also be cases, typically for large-scale development, where contributions can be phased, in order to match the proportional impact of each phase of the development.
- 2.22 Trigger dates for the payment of financial contributions will be included in the s106 Agreement. Typically, the Councils will expect a repayment period to be no less than 10 years and substantially longer for strategic phased schemes. Repayment terms may also depend on the infrastructure to be secured which may require contributions to be pooled with other s106 contributions or alternative funding streams secured to deliver the infrastructure or improvements required.

Maintenance payments

- 2.23 Where contributions are secured through planning obligations towards the provision of facilities, it may be appropriate for the applicant to make provision for the physical upkeep of those facilities. Such payments may be required for the lifetime of the development, although generally a period of 15 years is standard.
- 2.24 For all maintenance payments, the Councils and the developer will need to negotiate the type of payments to be made.

Index linking

- 2.25 Financial contributions relating physical infrastructure, including maintenance sums, will be index linked to the Building Cost Information Service's General Building Cost index to maintain the value of the contribution to implement the necessary actions required by the agreement. Other indices where a

contribution relates to a service could include the Retail Price Index or Consumer Prices Index as appropriate.

- 2.26 Contributions will be indexed linked from the date that the s106 Agreement was entered into until the time of payment unless the s106 Agreement specifically advises otherwise. In some cases, it may be appropriate for contributions to be linked to an alternative time, such as the date of committee resolution or the consultation date identifying the contribution amount. Indexation provisions will require that no sum in the s106 Agreement shall be reduced as a result of indexation.

Land costs

- 2.27 In cases where land is required to accommodate the infrastructure required, the cost of land will be a legitimate consideration for inclusion in the cost of the infrastructure.
- 2.28 Regarding the types of infrastructure that should include land value within an obligation, the general rule of thumb is that for infrastructure typically or required to be delivered on-site to mitigate or meet the needs of the development, the land cost should be treated as a developer cost and be excluded. However, if provision is otherwise i.e. off-site or a contribution towards off-site provision, then the land value cost should be included.
- 2.29 In the circumstance where a new facility is required to meet unmet needs beyond that generated by a development itself, the developer should be entitled to offset the cost of the additional provision, including a pro rata land cost should the additional provision require an increased land area.

Transfer of land / facilities

- 2.30 Occasionally obligations will require land or facilities to be transferred to the relevant Council or another public body, usually in respect of public realm, highways, community or sports facilities and open space obligations. In such cases the s106 Agreement will contain a requirement to pay the Council's or public body's legal costs in respect of the land transfer and provisions relating to the condition of the land to be transferred.

Legal costs

- 2.31 The legal costs of a s106 Agreement are an impact of a development, one which the Councils would not have to bear if the development were not to take place.
- 2.32 For legal costs associated with the preparation of the s106 Agreement, any deeds of variation, or review of any unilateral undertaking, the applicant will be asked to cover the Council's legal costs. The Developer's legal adviser will be expected to provide the Council's Legal Services with an undertaking to pay the Council's reasonable legal fees within 48 hours of any such request and in any event before Legal Services commences any work related to the matter. In the limited cases where a Developer is not legally represented and as such cannot provide a solicitor's undertaking, the Developer will be expected to make a payment on account of costs prior to any work being undertaken by Legal Services.
- 2.33 The Council's Legal Service will be able to advise applicants on the legal fees. In the event that the actual fees incurred amount to less than the sum paid on account, the difference will be repaid. The Council's legal fees are payable whether or not the matter proceeds to completion i.e. in the event that the agreement/undertaking is drafted but not completed for whatever reason such as where planning permission is refused or where the developer decides not to proceed with the development proposal. Early provision of an undertaking to pay the Council's legal fees is strongly encouraged.
- 2.34 In all cases applicants are expected to provide timely comments on draft s106 Agreements, to ensure interested parties are sighted on the need for timely feedback on a travelling draft Agreement and expedite the signing of these once the draft Agreement is settled.

Monitoring and administration costs

- 2.35 Monitoring of obligations will be undertaken by the Councils to ensure all obligations entered into are complied with on the part of both the developer and the Council.
- 2.36 In addition to Council's legal costs, developers entering into s106 Agreements or Unilateral Undertakings will be required to pay a monitoring fee to cover the costs incurred by the relevant Council in the monitoring of the obligations or associated bespoke conditions and reporting on s106 agreements as required by government guidance. The charging of a monitoring fee is provided for under Section 11 of the Local Government Act 1972, Section 1 of the

Localism Act 2011, and is reflected in the Community Infrastructure Levy Regulations 2010 (as amended).

- 2.37 The fee will cover officer resource and time in maintaining a dedicated database, logging agreements, checking triggers, determining indexed amounts, issuing of demand notices, arranging receipt of contributions, alerting and checking that they are used by service areas, making sure that records are kept of discharge of clauses, responding to solicitor enquiries and publishing annual Infrastructure Funding Statements etc.
- 2.38 For monitoring and administrative costs, the Councils will include within a s106 Agreement an amount to cover these costs. For developments in South Cambridgeshire a proportion of this contribution may be transferred to the Parish Council to cover additional costs associated with administering s106 contributions (including but not limited to additional Clerk expenses and financial audits which would not have been incurred were it not for the development). The current fee schedule is provided below:
- A base fee of £750 with additional fees set out below based on the content of the deed:
 - a. An additional fee of £1,000 where the deed contains financial contributions
 - b. An additional fee of £1,000 where the deed contains covenants relating to public open space (with the fee applying to each development phase or timing for public open space being provided)
 - c. An additional fee of £500 where the deed contains covenants relating to affordable housing
 - d. An additional fee of £500 is required for each covenant which the Council is required to approve or review a scheme that does not relate to public open space or affordable housing (i.e. approval of a "Custom Build Strategy", "Employment and Skills Plan" etc)
 - A minimum fee of £250 per each deed of variation or supplemental agreement depending on the terms of any variation or supplemental agreement
- 2.39 Additionally, proportionate monitoring contributions may be required by Cambridgeshire County Council.
- 2.40 The monitoring fee associated with strategic and complex developments will continue to be negotiated on a case-by-case basis and may derive high values, for example, when developing a highly contaminated site requiring specialist independent verification of data related to mitigation. All monitoring fees will be subject to indexation and will be increased annually on 1 April.

Late payments and enforcement

- 2.41 In the event of any delay in making any payment required under a s106 Agreement, interest shall be charged on the amount payable at the rate of five per cent per annum above the annual Bank of England base lending rate, from the date that the relevant payment falls due to the date of actual payment. Indexation will continue to run until payment is made. In the rare event of scheduled payments being agreed the sum charged will include interest at the rate normally charged by the Councils in addition to any indexing due.
- 2.42 Planning obligations are enforceable against the signatories to the s106 Agreement and anyone who subsequently acquires an interest in the land. The Councils will enforce obligations through the relevant legal channels once other reasonable approaches to address non-compliance with obligations have been taken. In such cases, the Councils will seek to retrieve its legal costs in taking action from the party that is in breach of its obligations as well as any additional indexation or interest on the sum that is due.

Appraisal, validation and agreement of a related planning obligation

- 2.43 In assessing the merits of the planning application and associated material considerations, regard will be had to requirements of the SPD as they relate to the proposed development, any comments received as part of the planning application process, and to the detail provided in the draft unilateral undertaking, draft s106 Agreement, or proposed Heads of Terms. All of these matters will form part of the assessment of the application proposals by the planning case officer and the planning obligations to be sought.
- 2.44 It is the responsibility of planning officers to consider whether it is appropriate, in policy and legal (Regulation 122 of the CIL Regulations) terms, to seek or accept planning obligations in respect of an individual application. The case officer will provide a summary of their assessment, in the form of a CIL compliance table, within their delegated report or report to Planning Committee. Where appropriate, the planning case officer will obtain, from Legal Services, legal advice as to the scope of permissible planning obligations and the content and form of the proposed agreement/undertaking.

Statutory consultation

- 2.45 Planning applications, Design and Access Statements, Environmental Statements, alongside other submitted documents, will be the subject of public and statutory consultation in accordance with the [Greater Cambridge Statement of Community Involvement](#).
- 2.46 Consultation will be undertaken by the Local Planning Authority as soon as possible after applications have been validated and registered. As necessary, other relevant departments of the Councils will also be consulted on the detail of the planning application including the proposed planning obligations offered or to be sought in the draft unilateral undertaking, draft s106 Agreement or draft Head of Terms.
- 2.47 Where applicable, comments received from consultees will be discussed with the applicant where changes to likely obligations may be sought prior to the planning application being formally determined.

Viability considerations

- 2.48 Planning obligations are a necessary cost of development and it will be expected that the likely cost of obligations, including requirements for affordable housing provision, will be factored into the development cost from an early stage. Furthermore, both Local Plans have been informed by evidence of infrastructure and affordable housing need and supported by a proportionate assessment of viability that took into account all relevant policies, and local and national standards including the cost implications of planning obligations. Therefore, if a developer is seeking to raise viability concerns regarding the obligations due, the onus will be on the developer to provide robust information regarding the viability of an individual scheme.
- 2.49 Where an applicant reasonably believes their development proposal cannot fully provide the applicable obligations required by the Local Plan due to exceptional site circumstances, the Council will consider whether the particular circumstances justify a tailored approach to the delivery of a scheme. In order to determine such applications, the applicant is required to submit an open book financial viability assessment, reflecting the [current recommended approach](#) set out in National Planning Guidance.
- 2.50 It is important that the information provided for use in a financial viability assessment is accurate and assumptions will need to be clearly shown in any assessment used, so the Local Planning Authority can understand how the assumptions are made.

Requirements for open book appraisals

- Identify and justify (with comparable evidence where appropriate) all development value and cost variables specifying any 'exceptional' cost items with supporting evidence in writing from a reputable cost consultant;
 - Adhere to the standard conventions in terms of appraisal calculations not least regarding developer's profit;
 - Specify all assumptions made concerning the provision of affordable housing and planning obligations;
 - Provide up to date market evidence of current uses, costs and values to support Existing Use Values, where they are affected;
 - Identify, in cash flow terms, the effect of deferred contributions;
 - Demonstrate that the development proposal in financial terms is the only feasible option when compared to other possibilities including any role played by public sectors providers of 'gap' funding; and
 - Satisfy where necessary any Independent Assessor's evaluation.
- 2.51 A detailed list of requirements and expected sources is set out at Appendix B.
- 2.52 A fee will be charged to fully cover the Council's costs of reviewing the financial viability assessment.
- 2.53 In cases where a dispute relates to the viability of a proposal, and in any case where the Local Planning Authority considers it appropriate, an independent financial assessor may be required. The assessor will be appointed by the Local Planning Authority and the reasonable costs of the assessment will be met by the applicant. The independent financial assessor's report will be provided to the Local Planning Authority and the applicant.
- 2.54 Where the Local Planning Authority is satisfied that the proposed development cannot, for financial viability reasons, fully provide the obligations due, priority will be given to those obligations necessary to manage the most significant impacts of the proposed development and to the priorities provided in policy or as determined by the Local Planning Authority, taking account of the specifics of the site.
- 2.55 Issues regarding viability must be resolved, to the satisfaction of the Local Planning Authority, before any meaningful negotiations can commence on the planning obligations to be secured.
- 2.56 Any viability assessment used to inform the determination of the planning application, should be prepared on the basis that it will be made publicly

available other than in exceptional circumstances. Even in those circumstances an executive summary should be made publicly available.

- 2.57 To take account of changes in economic conditions, and in respect of development schemes where a much lower level of obligation than required by Local Plan policies or this SPD was agreed at the date of the planning permission, the Councils may require the inclusion of a viability review mechanism within the s106 Agreement to assess whether a higher level of obligation can be achieved at a later point. The review mechanism will reflect current best practice with the threshold, methodology, and the timing of any scheme re-appraisal to be determined on a case-by-case basis having regard to the level of shortfall in the obligation(s) due, the complexity of the development, the underlying causes of viability, and whether the development is phased.
- 2.58 Review mechanism provisions will include appropriate dispute resolution clauses allowing parties to refer the matter to RICS or the Law Society to appoint an arbitrator or independent expert for valuation in the case of disagreement. Any additional provisions will be capped at policy required levels and in all instances the review mechanism cannot be used to reduce further the policy requirements of the development.

Negotiation and agreeing the obligations

- 2.59 Once a planning application is submitted, Council officers will review the planning obligations proposed by the applicant alongside comments received from consultation and will confirm whether the obligations are acceptable or not.
- 2.60 In those circumstances where the Local Planning Authority is not satisfied with the proposed obligations or the form of the draft s106 Agreement or proposed Heads of Terms, it will advise the applicant of this, will set out what the Local Planning Authority considers would be acceptable obligations to be sought, and will provide an indicative timeframe for continued negotiations.
- 2.61 The Local Planning Authority is unlikely to present applications for approval unless the applicant agrees in principle to the draft s106 Agreement or to the detailed proposed Heads of Terms to be reflected in a planning obligation, both of which will normally include triggers for the discharging of each respective obligation.
- 2.62 For planning applications, where the Local Planning Authority considers the draft s106 Agreement or proposed Heads of Terms to be acceptable, the

Local Planning Authority will agree with the applicant that this be reported, along with the planning application and any other material considerations, to the Planning Committee for determination.

- 2.63 Should the undertaking, s106 Agreement or Heads of Terms not be completed or agreed in principle within agreed timescales, Council officers will consider refusing the application based on a failure to secure appropriate mitigation.

Post decision process

- 2.64 Where planning obligations are to be secured by means of a signed unilateral undertaking that has been agreed with the Council's legal team prior to the planning application being determined, if the application is approved (subject to the completion of the planning obligation) without further modification, the decision notice will be issued and, after payments of relevant costs where applicable, the undertaking will be placed on the local land charges register.
- 2.65 Where the draft s106 Agreement has been agreed in principle, prior to the application being determined, if the application is approved either by way of delegated powers or Committee decision, the s106 Agreement will then be formally completed and sealed prior to the decision notice being issued and the s106 Agreement being placed on the local land charges register.
- 2.66 The Local Planning Authority will work with applicants to finalise s106 agreements in a timely manner and will impose a long-stop deadline of 12 weeks, unless the parties both agree to a short extension.

Varying planning obligations

- 2.67 The principles for modifying planning obligations are set out in Section 106A of the Town and Country Planning Act 1990 (as amended). Applicants are encouraged to seek pre-application advice prior to making a formal s106A application to vary previously agreed planning obligations. Where the request forms part of a fresh planning application (either as a s73 or standalone application), the application and supporting documents should be submitted via the Planning Portal. Requests to vary previously agreed planning obligations outside the application process should be made in writing to the Joint Director of Planning following guidance on Greater Cambridge Shared Planning Service website.
- 2.68 Where a s106A application is made to vary a planning obligation in an existing agreement or undertaking, the costs associated with varying the

obligation, including negotiation, preparation and drafting of such variation, legal fees, and costs associated with independent assessment of viability (where relevant) must be met by the applicant.

- 2.69 Variations to an existing s106 Agreement may only be done by way of a Deed (except in relation to the modification or discharge of affordable housing requirements). In determining such applications, the Local Planning Authority will have regard to whether the obligation “no longer serve a useful purpose” or whether it “continues to serve a useful purpose...equally well” as modified. These principles will be the underlying considerations.
- 2.70 A person against whom an affordable housing requirement is enforceable may apply to the Council for its variation or modification pursuant to s106A.
- 2.71 Prior to submitting a s106A application to vary a planning obligation, applicants are encouraged to talk with the Local Planning Authority about the options available. Often the solution lies with varying the planning application itself, such as altering the mix of uses or the housing mix, to better address market needs and to improve the viability of the granted scheme. Other options included varying the payment schedule or the timing for delivery of obligations, to assist in improving cash flow.
- 2.72 Where the council is satisfied that an otherwise desirable development cannot be fully policy compliant and remain viable, a reduced package of planning obligations may be recommended.
- 2.73 Where viability has been raised by the applicant as a reason for the variation or discharge of an obligation, and the Local Planning Authority considers that a viability assessment (see ‘Viability Considerations’ above) is required to enable the Council to assess the viability of the development. The applicant will be required to provide any necessary cost and income figures to the Local Planning Authority and pay the Council’s reasonable costs in appointing consultants to undertake the assessment.

Reporting

- 2.74 The Councils recognises that it is important that developers entering into planning obligations know where, when and how their money will be spent. The Councils maintain [Records](#) of financial and non-financial planning obligations including details of the developments site, relevant dates for the receipt of funds, the purpose of the obligation and the level of funding.

- 2.75 The value of contributions received and spent is reported and published annually in an Infrastructure Funding Statement that can be found via the respective Council websites for [Cambridge City](#) and [South Cambridgeshire](#).

Chapter 3: How to use this SPD

- 3.1 Each of the following chapters deals with a specific type of infrastructure or obligation that may need to be secured applying the policies of the Development Plan. The types of infrastructure or mitigation applicable will depend on the land use proposed (residential, commercial, mixed-use etc), its scale, location, and its impacts (environmental, economic, social) both on the immediate and wider area.
- 3.2 Each chapter is broadly structured the same way:

Introduction – briefly summarises what the infrastructure / mitigation need is and its role/importance in relation to new development and growth.

Policy context – provides a summary of the key Local Plan policies relevant to the infrastructure topic, including any material considerations. As a summary of the policy context, not every potentially relevant policy may be listed and, therefore, applicants should still refer to the Development Plan when determining applicable policies specific to their proposal. In particular, it should be noted that Area Action Plans may have area specific policies. Neighbourhood Plans also include policies on a range of matters addressed in the SPD, so should also be consulted. In addition, there are other adopted Supplementary Planning documents that may be a material consideration.

Development types from which obligations will be sought – sets out the types of development, land use, or impact that may require mitigation or provision. This includes any relevant development thresholds specified in national or Local Plan policy.

Types of obligations – sets out the different types of measures that may be sought depending on policy requirements and the nature and scale of the impacts to be managed.

Form in which contributions / obligations should be made – establishes the preferred approach to securing provision, such as onsite, in-kind, offsite, or a financial contribution in lieu, and how the scale of the obligation will be determined. Where appropriate, it specifies other matters the Local Planning Authority may wish to manage through the obligation, including the timing or phasing of delivery and the submission of plans or strategies to assist with implementation, ongoing management, and/or monitoring.

Exemptions – sets out any land uses or forms of development that would be expected to be exempt from providing an obligation.

Further Guidance – sets out further guidance that may be relevant to an applicant in considering the nature and scope of the obligation.

Chapter 4: Affordable Housing

Introduction

- 4.1 Ensuring the delivery of affordable housing is long established as an integral part of Government and Local Plan policy and is essential in meeting the housing needs of, and providing housing choice to, people with different income levels and facilitating sustainable local communities.
- 4.2 This section of the SPD explains the Councils' approach to the delivery of affordable housing through s106 planning obligations. It is supplementary to and expands upon the Local Plan policies for affordable housing, which are set out in the Cambridge City Local Plan (Policy 45) and the South Cambridgeshire Local Plan (Policy H/10 and H/11). It explains how the policies will be applied and provides additional information on what will be expected when dealing with planning applications for development for which an element of affordable housing should be provided.

The need for affordable housing

- 4.3 [The Greater Cambridge Housing Strategy 2024 – 2029](#) and the associated Annexes, provide a summary of some of the key evidence and data sources which help to inform the Housing Strategy and Local Plan policies. It sets out:
- that average house prices across Greater Cambridge are well above the regional and national average.
 - that the median house price to income ratio is high: 9.2 in Cambridge and 8.3 in South Cambridgeshire.
 - there are approximately 4,270 applicants across Cambridge City and South Cambridgeshire's council housing registers for social/affordable rent homes.
 - there is a need across Greater Cambridge for c.750 additional social/affordable rent homes to be provided per annum up to 2040.
 - This represents c.44% of the total strategic housing need for Greater Cambridge, although the Housing Needs Assessment ([GL Hearn, Housing Needs of Specific Groups in Cambridgeshire and West Suffolk, 2021](#)) emphasises that the scale of need suggests that the local authorities should continue to seek as much affordable housing delivery as viability allows.
 - there is need for both social rent homes, and affordable rent homes, in accordance with Annex 4 of the Greater Cambridge Housing Strategy 2024-2029 - Affordable Rents Policy.

- that the clear need for additional rented housing would arguably mean that providing affordable home ownership would ‘prejudice the ability’ to meet the acute need for rented affordable housing.
- the evidence suggests a significant shortfall of affordable housing of all sizes of accommodation, most notably one- and two-bedroom homes. However, the greatest need, relative to supply, is for family affordable housing, which also reflects the inability of market housing to cater for lower income larger households.

4.4 Overall, the demand for affordable housing is projected to continue to increase due to shortages in overall housing supply; high and increasing house prices relative to incomes; the requirement for larger deposits to access home ownership; increasing housing costs; and the impacts of benefit caps.

Policy context

Cambridge

4.5 Cambridge Local Plan 2018 Policy 45: Affordable Housing and Dwelling Mix requires 25% of homes on sites of 10-14 dwellings to be affordable, and 40% on sites of 15 or more dwellings, or if the proposed residential units exceed 1,000 sqm.

South Cambridgeshire

4.6 South Cambridgeshire Local Plan 2018 Policy H/10: Affordable Housing requires 40% affordable homes on all sites of 10 or more dwellings or if the proposed residential units exceed 1,000 sqm.

4.7 The policies in both adopted Local Plans refer to sites of 11 or more dwellings, however in November 2018 the planning committees of both Councils agreed to require affordable housing on sites of 10 or more dwellings in line with the National Planning Policy Framework (NPPF).

4.8 The South Cambridgeshire Local Plan also includes the provision of affordable housing for local people through Rural Exception Sites (Policy H/11).

Greater Cambridge (Cambridge and South Cambridgeshire)

- 4.9 Following public consultation, both Councils adopted a new joint housing strategy: [Homes for Our Future Greater Cambridge Housing Strategy 2024 – 2029](#). This will be considered as a material planning consideration when determining planning applications that include a component of residential development, including affordable housing and non-conventional housing.

Development types from which obligations will be sought

- 4.10 Affordable housing will be sought from all forms of residential developments, including mixed-use that trigger the above policy thresholds.
- 4.11 The best use must be made of development sites in accordance with planning policies on design and density, and the overall objectives for sustainable development. The Councils will look closely at proposals that fall short of the affordable housing thresholds to make sure the optimum use of land is achieved. This includes the situation where a planning application forms part of a larger site where development of the larger site would be within the above policy threshold.

Form in which obligations should be made

- 4.12 On-site provision is the Council's preference for how affordable housing will be provided by developers. Only where exceptional circumstances exist, and where the Council is satisfied that it would be appropriate, will off-site provision be accepted. Where exceptionally housing cannot be provided on or off-site, a commuted sum will be required in lieu of provision to secure delivery of affordable housing on sites elsewhere. The method for calculating the contribution in lieu of provision is set out at paragraphs 4.41 – 4.45 below.

Perpetuity

- 4.13 The Councils require all social and affordable rent housing to remain available as affordable housing for future eligible households. Where properties are sold, the Councils would expect as much as possible of the capital receipts to be re-invested into affordable housing in the Greater Cambridge area, to meet the high levels of need identified locally. To ensure that affordable housing continues to be affordable to those in housing need, and managed to acceptable standards, the Councils require the legal interest and management of the affordable housing secured through s106 obligations (with the exception

of certain types of non-conventional affordable housing) to be transferred to a Registered Provider (RP), including the Council or equivalent. If the housing is transferred to an RP or the Council these requirements will be deemed to have been met.

- 4.14 Shared ownership or other forms of low-cost home ownership will remain affordable in perpetuity but may be subject to occupiers 'stair-casing' to full ownership by purchasing additional equity in the property.

Nominations

- 4.15 For social/affordable rented properties, the Council will require nomination rights for 100% of initial lettings and 75% of relets. These will be required to be made available to those on the Home-Link Housing Register through the sub-regional choice-based lettings scheme (or its successor).
- 4.16 For Affordable Private Rent within a Build to Rent development, whilst the Councils will not seek nominations, there will be a requirement to agree the criteria for allocation.

Tenure mix

- 4.17 The Local Plan policies for affordable housing do not set out an expected tenure split. [Annex 2 of The Greater Cambridge Housing Strategy 2024 – 2029](#) – Affordable Housing Requirements - states that the Councils are seeking to provide consistency in the tenure mix to be delivered through affordable housing obligations across Greater Cambridge. The aim is to ensure affordable housing provision best meets local housing needs having regard to the form of the housing development (i.e. flats or houses), its location, and any other site-specific considerations.
- 4.18 The percentage of affordable housing and tenure split will be rounded up to the nearest whole number.

Affordable housing sizes

- 4.19 The Councils' expectations on the affordable housing mix by bedrooms, as a starting point, is set out in Tables 2 & 3 of [Annex 2 of the Greater Cambridge Housing Strategy 2024 – 2029](#) – Affordable Housing Requirements - for the City and South Cambridgeshire respectively.

- 4.20 In establishing the right mix of affordable housing sizes for a particular development, the Councils will consider matters such as the overall housing mix proposed for the scheme, the form of the development (flats or houses), changes to the profile of affordable housing applicants, and the turnover of existing affordable housing stock that becomes available. The Councils' expectations are that the affordable housing provision will mirror the housing mix being promoted across the development proposal, unless there is clear evidence that an alternative mix would better meet local affordable housing needs. As such, applicants for new developments are strongly encouraged to engage the Housing Strategy Team early in the scheme design stage to understand the latest position with respect to the sizes of social/affordable rent, shared ownership homes, and other affordable tenures needed.
- 4.21 The mix for rural exception sites will be decided separately based on a specific local needs assessment for the village in which the development is located.

Phased development

- 4.22 Where developments are to be phased, the Councils will work to ensure that affordable housing delivery is maximised across the build out, whilst also ensuring any required infrastructure is delivered concurrently. Due to the longer delivery time, likely changes in market conditions and associated costs will need to be forecast to ensure that a development is deliverable and maximises the amount of affordable housing that can be provided.
- 4.23 The Councils will generally accept the phasing of schemes where it can be demonstrated that this approach would result in a policy compliant level of affordable homes being delivered within each phase or would secure the maximum provision of affordable housing across the scheme as a whole.
- 4.24 The Councils may require phased developments to submit a viability assessment if during any phase of the development, the amount of affordable housing being delivered during that phase decreases. The Councils will also expect a revised viability assessment to be submitted where any phase of the scheme has unavoidably stalled for 12 months or more. For the avoidance of doubt, any reduction in the amount of housing being delivered by the development as a whole, would be subject to a Section 106A application to modify the applicable planning obligations of the original agreement. If the Councils do not consider a s106A application appropriate, due to the loss of affordable housing, a s73 application to amend the parent planning permission may be required.

- 4.25 If the Councils are minded to grant planning permission for phased development that proposes to deliver a below Local Plan policy compliant level of affordable housing, an obligation will be required to submit enhanced viability assessments at Early, Mid and Late stages. Applicants will need to justify any projected and abnormal development costs associated with the phasing in an Early-stage viability assessment. Any assumptions relating to projected changes in values and cost should be fully justified, based upon the local market conditions, and be reasonable and consistent with long-term new build trends, current market conditions and market expectations.

Negotiation of affordable housing

- 4.26 The Councils will seek all development sites of over 10 homes to be policy compliant. The affordable housing should be discussed with the Housing Strategy Team during the pre-application stage, to include property and tenure type, sizes, and location, in order to streamline the passage of the application through the planning process.
- 4.27 All relevant information regarding the affordable housing provision, including the tenure, type and size of all affordable housing units being provided, nomination rights and any other agreements, should be submitted as part of a planning application within a relevant application document (e.g. Affordable Housing Statements or Planning Statements). Plans of the proposed site layout should clarify the location of the affordable homes within the development, whilst planning application documents (e.g. Affordable Housing Statements, Design and Access Statements, or Planning Statements) should clarify how the proposed layout has been determined.
- 4.28 The Councils recognise that a number of factors can impact on the ability of a development to provide the expected proportion, tenure split and mix of affordable housing and comply with all other policy requirements. Where a deviation from the Councils' expected affordable housing requirements is proposed (e.g. an alternative tenure split), justification for why this is necessary should be set out in the Affordable Housing or Planning Statement accompanying the planning application. However, it should be noted that the Councils will not accept an inflated land value as justification for a departure from the requirements of this SPD and the Greater Cambridge Housing Strategy.
- 4.29 With respect to proposals for non-conventional and innovative housing models proposing non-policy compliant affordable housing offers, applicants will need

to explain how the proposed type of housing will contribute to meeting specific housing needs in Greater Cambridge.

- 4.30 Should the Council consider that the proportion of affordable housing or the proposed mix between social/affordable rent and shared ownership/ other housing tenures is not acceptable, permission for the development may be refused.
- 4.31 The Councils have established good relationships with a number of Registered Providers (RPs), as well as working through its own newbuild teams, that operate effectively in partnership with the Councils to provide affordable housing that meets local housing needs. The Housing Strategy Team encourages developers to meet their affordable housing obligations by forming a partnership with an RP. In the exceptional circumstance, where a developer is unable to contract with an RP, the developer is encouraged to engage with the Housing Strategy Team to see if they can assist with getting an RP on board or to agree an alternative approach.

Mortgagee in possession clause

- 4.32 The Councils support the inclusion of a Mortgagee in Possession clause within the s106 Agreement that allows a Registered Provider to maximise their borrowing power against their assets, so that they can invest in new affordable housing provision. [Annex 2](#) of the Greater Cambridge Housing Strategy includes a standard Mortgagee in Possession clause.

Calculation of payments in lieu of on-site provision

- 4.33 Although the preference is to negotiate on-site affordable housing, where it can be demonstrated that on-site provision is not possible or appropriate, a financial contribution towards the future provision of affordable housing may be acceptable and justified.
- 4.34 The terms for payments in lieu will be financially neutral in respect of the benefit to the applicant relative to onsite provision requirements. A valuation will be undertaken by an independent valuer commissioned by the Council, with any cost associated with the valuation met by the applicant. The independent valuer will be asked to provide their professional opinion on the following:

- The land value of the whole site without an on-site affordable housing contribution, and
 - The land value of the site with an on-site affordable housing contribution where the amount of free serviced land is based on the notional scheme for the site
- 4.35 The commuted sum will be calculated based upon the difference in the residual value of the scheme as a 100% private housing scheme verses an affordable housing policy compliant scheme.
- 4.36 Commuted sums in lieu of on-site affordable housing provision received by the Councils will be ring-fenced to secure efficient delivery of new affordable housing within Greater Cambridge, including through Councils own affordable housing programme.

Exemptions

- 4.37 Apart from the exemptions set out in the Local Plan policies, there are no exemptions from providing affordable housing on suitably sized schemes.

Further guidance

- 4.38 Further details about the overarching strategy for delivering affordable housing, the need for affordable housing, and the need to provide housing for specific groups can be found in the [Greater Cambridge's 2024- 2029 Housing Strategy and associated Annexes](#).

Chapter 5: Green Infrastructure

Introduction

- 5.1 Green infrastructure consists of multi-functional networks of protected open space, woodlands, wildlife habitat, parks, registered commons, village and town greens, nature reserves, waterways and bodies of water, historic parks and gardens, and historic landscapes. Different aspects of green infrastructure provide recreational and/or cultural experiences, while supporting and enhancing biodiversity and geodiversity, enhancing air and/or water quality and enriching the quality of life of local communities.
- 5.2 Both Councils have endorsed Natural Cambridgeshire's vision for doubling nature by 2050. South Cambridgeshire District adopted the Doubling Nature Strategy in February 2021, recognising the role development management and planning obligations play in the protection and enhancement of nature, and provision of green space. Cambridge City Council Biodiversity Strategy 2022 recognises the pressure rapid growth places on Green Infrastructure and the need protect and enhance biodiversity whilst also ensuring there is sufficient outdoor recreational space for residents to be able to access and enjoy.

Policy Context

Cambridge

- 5.3 Cambridge Local Plan 2018 Policy 8: Setting of the City supports Development on the urban edge, including sites within and abutting green infrastructure corridors and the Cambridge Green Belt, open spaces and the River Cam corridor, where it: a. responds to, conserves and enhances the setting, and special character of the city, in accordance with the Cambridge Landscape Character Assessment 2003, Green Belt assessments, Cambridgeshire Green Infrastructure Strategy and their successor documents; b. promotes access to the surrounding countryside/open space, where appropriate; and c. safeguards the best and most versatile agricultural land unless sustainable development considerations and the need for development are sufficient to override the need to protect the agricultural value of land; and d. includes landscape improvement proposals that strengthen or recreate the well-defined and vegetate urban edge, improve visual amenity and enhance biodiversity.

- 5.4 This is complemented by Policy 68: Open Space and Recreation Provision through New Development, which seeks to deliver new on-site open space, or appropriate contributions to off-site provision.

South Cambridgeshire

- 5.5 South Cambridgeshire Local Plan 2018 Policy NH/6 Green Infrastructure requires that all new developments contribute towards the enhancement of the green infrastructure network within the district. These contributions will include the establishment, enhancement and the on-going management costs.

Greater Cambridge (Cambridge and South Cambridgeshire)

- 5.6 The Cambridgeshire Green Infrastructure Strategy (2011) identifies a range of opportunities for enhancement in and around the district and has Cambridge and the surrounding area as one of its strategic areas. The Greater Cambridge Green Infrastructure Opportunity Mapping Baseline Report, produced to support the emerging local plan, also identifies a network of enhancement opportunities.

Development types from which Obligations will be sought

- 5.7 All new residential and commercial development is to make provision to enhance the Green Infrastructure network.

Form in which contributions should be made

- 5.8 Applications should consider and detail how they are addressing the requirement to enhance the Green Infrastructure network.

Cambridge

- 5.9 Reflecting Policy 8, development sites on the urban edge will be expected to provide opportunities to extend or enhance the Green Infrastructure network directly as part of their development. This will be considered on a case-by-case basis reflecting the wider aspirations of the development plan.
- 5.10 The informal open space standard, which forms part of the public open space standards addressed in chapter 14, incorporates natural greenspace.

South Cambridgeshire

- 5.11 Reflecting Policy NH/6 and its requirement for all development to contribute to the GI network, where GI enhancement is not part of an onsite proposal, offsite contributions to address the needs generated by a development may be considered acceptable. Contributions will be based on the cost of acquiring land and maintaining it.
- 5.12 Financial contributions have been informed by the 8 hectares per 1,000 population Suitable Alternative Natural Greenspace (SANGS) measure by Natural England. The cost of acquiring agricultural land is typically in the order of £20,000 per hectare and the cost of creating green infrastructure on that land is £6,500.
- 5.13 Maintenance costs associated with green infrastructure equate to £2,000 per hectare per year which across a 15-year maintenance period results in £30,000 per hectare.
- 5.14 For residential development offsite contributions will be calculated using the following approach.

Table 5-1: Green infrastructure contributions by dwelling size for development within South Cambridgeshire

	Capital cost by dwelling size (£)	Maintenance cost per dwelling (£)	Total cost per dwelling (£)
1 Bed	260.76	295.20	555.96
2 Bed	436.72	494.40	931.12
3 Bed	599.96	679.20	1,279.16
4 Bed+	691.12	782.40	1,473.52

Source of costs: Infrastructure Costing Review – Greater Cambridge Planning Obligations SPD July 2025

Exemptions

- 5.15 Apart from any exemptions set out in the Local Plan policies, there are no exemptions from providing enhancements to the Green Infrastructure network on suitably sized schemes.

Further guidance

Cambridge

- [Cambridge Biodiversity Strategy](#) Cambridge City Council (2022)

South Cambridgeshire

- [South Cambridgeshire Doubling Nature Strategy](#), South Cambridgeshire District Council (2021)
- [South Cambridgeshire Zero Carbon and Doubling Nature Action Plan](#), South Cambridgeshire District Council (2021)

Greater Cambridge (Cambridge and South Cambridgeshire)

- [Cambridgeshire Green Infrastructure Strategy](#) Cambridgeshire County Council (2011)
- [Greater Cambridge Green Infrastructure Opportunity Mapping Baseline Report](#) Cambridge City Council and South Cambridgeshire District Council (2020)
- [Greater Cambridge Green Infrastructure Opportunity Mapping Recommendations](#) Cambridge City Council and South Cambridgeshire District Council (2021)
- [Greater Cambridge Biodiversity Supplementary Planning Document](#) Cambridge City Council and South Cambridgeshire District Council (2022)

Other Sources

- [Green Infrastructure Framework - Principles and Standards for England](#) Natural England (2023)
- [The Cambridge Nature Network: A nature recovery network for Cambridge and its surrounds Final Report](#) Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire (2021)

Chapter 6: Biodiversity

Introduction

- 6.1 The Greater Cambridge Biodiversity Supplementary Planning Document was adopted in 2022 and provides detail on how developments should address biodiversity and Biodiversity Net Gain (BNG). This Planning Obligations SPD focuses on the financial mechanisms and how it will be addressed in s106 Agreements.

Policy Context

Cambridge

- 6.2 Cambridge Local Plan 2018 Policy 70: Protection of Priority Species and Habitats, requires no net loss in biodiversity. In addition, a range of other policies address matters that could relate to or impact on biodiversity.

South Cambridgeshire

- 6.3 South Cambridgeshire Local Plan 2018 Policy NH/4: Biodiversity, requires no net loss in biodiversity. In addition, a range of other policies address matters that could relate to or impact on biodiversity.

Greater Cambridge (Cambridge and South Cambridgeshire)

- 6.4 Greater Cambridge Shared Planning Biodiversity SPD (2022) provides practical advice and guidance on how to develop proposals that comply with the NPPF and the district-wide policies. The SPD guidance foresees changes subsequently brought about through the Environment Act 2021, including the introduction of statutory BNG of 10%, with an aspirational vision to achieve 20% BNG encouraged as best practice.
- 6.5 In respect of delivery of BNG, the SPD advises that the Councils will seek to use planning conditions to secure on site habitat creation and its long-term management, and obligations, such as s106 Agreements, where BNG is on land outside the applicant's control.

Development types from which Obligations will be sought

- 6.6 BNG is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Schedule 7A defines what types of development are eligible for statutory BNG provision.
- 6.7 Under Schedule 7A, the types of development eligible for statutory BNG provision generally include:
1. Major developments: These are developments as defined by the Town and Country Planning (Development Management Procedure) (England) Order 2010, which include:
 - Residential developments of 10 or more homes or on sites larger than 0.5 hectares.
 - Non-residential developments with a floorspace of 1,000 square meters or more, or on sites larger than 1 hectare.
 2. Minor developments: While initially minor developments (fewer than 10 homes or smaller commercial developments) were not required to meet BNG requirements, changes have meant that a range of minor developments are now encompassed by statutory BNG provisions.
 3. Nationally significant infrastructure projects (NSIPs): Large-scale infrastructure projects, such as transportation, energy, or water infrastructure, fall under statutory BNG requirements as per the Environment Act.
 4. Development on public land: Any development by public authorities or on public land that triggers planning approval will generally be subject to the BNG provisions.
- 6.8 There are exemptions for certain types of developments, including:
- Householder applications (extensions, renovations, etc.).
 - Development within the curtilage of existing homes.
 - Self-build and custom build housing under a certain development and plot size.
 - Some permitted development rights projects.

A full list of exemptions can be found on the Government website: [Biodiversity net gain: exempt developments](#)

Key Aspects of Statutory BNG

- Developers must ensure at least **10% biodiversity net gain** compared to the pre-development baseline.

- BNG can be delivered **on-site** or **off-site** (through purchasing biodiversity credits or enhancing nearby habitats).
- The biodiversity improvements must be maintained for at least **30 years**.

6.9 These provisions aim to ensure that new developments contribute positively to the environment, enhancing habitats and ecosystems alongside development projects. The Biodiversity SPD encourages 20% but does not set this as a requirement.

Form in which an obligation is made

6.10 For the purposes of Biodiversity Net Gain (BNG), s106 Agreements are one of the mechanisms under paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) necessary to secure the maintenance of significant onsite habitat enhancements for at least 30 years. They are also required to register sites with the UK government for offsite gains (unless conservation covenants are used). Certain exemptions to statutory BNG apply as set out in the above legislation.

6.11 If BNG is required from a development proposal, a condition is imposed on a planning permission to secure its provision and development cannot commence until the condition is discharged. BNG can be achieved onsite, offsite (through an associated s106 Agreement) or through the purchase of statutory biodiversity credits.

6.12 As such, how BNG is delivered is determined on a case-by-case basis depending upon the context and constraints present at each site which will inform how and where biodiversity net gain can be delivered and whether a pre-existing s106 Agreement is in place at a recognised habitat bank. Such s106 Agreements will be with the Local Planning Authority (LPA) and the landowners and managers of the habitat banks and will be required to set out the appropriate long-term management and monitoring arrangements for off-site BNG.

6.13 Applicants must ensure that planning applications are supported by adequate ecological information, using up-to-date desk studies and site assessment by competent ecologists to inform survey methodologies sufficient in scope to allow the impact of a proposal to be appropriately assessed. This includes householders and developers of small sites, where there may be unexpected risks of impacts to habitats and species. Depending on the nature, scale and location of the development proposal, applicants will likely need to provide the following:

A Preliminary Ecological Appraisal (PEA)

- 6.14 A PEA is often carried out by ecologists as an initial means of recording the habitats and condition of a development site and predicting the likely ecological constraints and impacts that might arise from its development.

Habitat Surveys

- 6.15 A Habitat Survey will be required where a PEA indicates that further surveys are required to support a planning application. The results of all such surveys and associated details of necessary mitigation measures will need to be submitted to validate an application. This is necessary to provide the LPA with certainty of likely impacts and that effective and deliverable mitigation can be secured. Surveys of the development site to calculate the pre-development biodiversity value of the onsite habitat should ideally be done shortly before the submission of the planning application. Older surveys can be used where there has been no material change to the onsite habitat when the planning application is submitted.

Biodiversity Metric

- 6.16 Where an applicant believes the development would be subject to a BNG requirement, the application must be accompanied by the minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 using the relevant and most up-to-date Defra Biodiversity Metric tool. This is to establish the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate).
- 6.17 Pre-development biodiversity value must be calculated before any site clearance or other habitat management work has been undertaken, by the applicants or anybody else. However, if this is known to have happened, on or after 30th January 2020 the condition of the site will be taken as the habitat baseline stated in Schedule 14 Part 1 paragraph 6 of the Environment Act 2021.

Biodiversity Gain Plans

- 6.18 Some applicants may want to submit draft [Biodiversity Gain Plans](#), including completed metrics of the post-development value of the onsite habitat, alongside a planning application. These draft plans may be particularly helpful

if there are firm proposals for onsite habitats, including landscaping plans, which can generate an accurate post-development value for the onsite habitat.

Exemptions

- 6.19 Government [guidance](#) sets out the types of development that are currently exempt from the mandatory BNG requirements. The necessity of securing BNG requirements through a s106 obligation (either as net gain or statutory BNG of a minimum of 10%) are to be determined on a case-by-case basis.

Further guidance

- 6.20 Applicants are encouraged to engage with the LPA before submitting their application to identify, understand and seek to resolve issues; this will help to improve both the efficiency and effectiveness of the planning application process and identify whether a s106 Agreement may be necessary to secure BNG. In this regard a fee-payable [Pre-Application service](#) has been set up at Greater Cambridge Shared Planning to specifically advise on BNG. This includes understanding the likely costs of purchasing BNG credits as opposed to on-site delivery. Best practice for site planning should follow the mitigation hierarchy of avoid, minimise, rectify, reduce and off-set as set out at para. 5.2 of the Biodiversity SPD and in NPPF guidance.
- 6.21 Where species classified as 'vulnerable to extinction' or 'near threatened' in the UK are present on a site, a separate mitigation package will be required for these species adjacent to the areas impacted and steps must be taken to improve sufficient appropriate habitat in nearby, adjoining areas to accommodate the displaced species.
- 6.22 If a developer wishes to deliver BNG off-site, a number of options will be available to secure this. The planning service has already negotiated and agreed s106 Agreements with offsite providers for the establishment of habitat banks locally that will act as important resources for those developments which cannot attain full onsite BNG.
- 6.23 Several S106 Agreements have been completed with landowners within the Greater Cambridge Area who provide BNG credits. These include County Farms at Lower Valley Farm (Fulbourn), the Wildlife Trust at Flack Field (Fulbourn) and Fleam Dyke (Fen Ditton) as well as Yen Farm (West Wrattling), Coploe Hill (Ickleton) and land at Coton Countryside Reserve (Coton) managed by Cambridge Past Present and Future.
- 6.24 Should off-site BNG provision be proposed to be delivered at any site with a pre-existing s106 agreement in place that secures long term managed

provision and monitoring contributions for the planning service, a s106 obligation is unlikely to be required and the BNG provision can be secured and discharged via planning condition.

- 6.25 To discharge a Biodiversity Gain Plan condition which seeks to secure off-site BNG, the LPA will need to ensure the BNG will be appropriately managed and monitored. If a developer applies to discharge a BNG condition reliant on off-site provision where there is no conservation covenant in place or an associated s106 Agreement securing long term management or monitoring contributions, BNG conditions will not be discharged.
- 6.26 Where BNG is proposed to be provided on-site the developer will be required to submit a habitat management plan for approval with monitoring reports needing to be submitted to the LPA at suitable intervals over the 30 year period. An ecology monitoring contribution appropriate to the scale and nature of the BNG being provided will be required to be paid to the LPA to oversee these.

Other Sources

- [Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document \(2022\)](#)
- [Biodiversity Net Gain Advice - Greater Cambridge Shared Planning Service Website](#)
- Biodiversity gain plan templates - [DEFRA website](#)

Chapter 7: Community Facilities

Introduction

- 7.1 Community facilities such as community centres, village halls, and other publicly accessible buildings play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities, from pre-school groups to indoor carpet and short mat bowls, yoga, meetings or coffee mornings. The Councils are keen to ensure that all residents have access to facilities which are appropriate and suitable for their needs.
- 7.2 Cultural development will play a key role in how we collectively knit together existing and new communities and places. Cambridge City Council recently adopted a new Cultural Strategy in March 2025 outlining the Council's commitment to supporting culture and recognising the contribution of culture in enabling inclusive growth in the Greater Cambridge. A Cultural Infrastructure Strategy has also been commissioned to explore the specific infrastructure needed to support the area, and this will be published in due course.
- 7.3 Greater Cambridge is home to a range of new communities, which require appropriate facilities and support to make them successful. This is not only in terms of the right new buildings and facilities, but also the right support to get new communities started.

Policy Context

Cambridge

- 7.4 Cambridge Local Plan 2018 Policy 85 states that planning permission for new developments will only be supported where there are suitable arrangements for the improvement or provision and phasing of infrastructure, services and facilities necessary to make the scheme acceptable in planning terms. This includes community and social facilities and cultural facilities. Policy 73 provides further information on requirements for new or replacement facilities.

South Cambridgeshire

- 7.5 South Cambridgeshire Local Plan 2018 Policy SC/4 requires all housing developments to include or contribute to the provision of community services

and facilities necessary to meet the needs of the development. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes. It requires proposals for larger sites of 200 dwellings or more to be accompanied by their own assessments of need. The timely delivery of services and facilities when they are needed will be required, including the provision of key services and facilities for early phases of the development. Phasing will be established through planning obligations or conditions.

- 7.6 Policy SC/6 specifically addresses indoor community facilities. It requires all housing developments to contribute towards the provision of indoor community facilities to meet the need generated by the development. Where there is sufficient scale to generate the need for a new facility this should be delivered onsite unless it can be demonstrated that there would be advantages in delivery off-site. Other developments will contribute to off-site provision, based on a standard of 111m² of such floorspace per 1,000 additional population.
- 7.7 The South Cambridgeshire Local Plan explains that the standard was developed through a community facilities assessment carried out in 2009 to understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities.
- 7.8 In May 2025, South Cambridgeshire District Council published a new South Cambridgeshire Communities Facilities study which audited community facilities across the district regarding the quantity, quality and accessibility of existing provision, and identified needs for new or improved facilities in the district. The study builds upon and updates previous assessments, notably the 2009 Community Facilities Study Report. The study will inform the review of policy through the Greater Cambridge Local Plan but will also be used to inform consideration of needs generated by planning applications.

Greater Cambridge (Cambridge and South Cambridgeshire)

- 7.9 In addition to these district wide policies, both Local Plans include a range of site-specific policies which have specific requirements for community facilities related to the nature of the development proposal.

Development types from which Obligations will be sought

- 7.10 All new residential, mixed-use (with an element of residential), and major commercial developments are to make provision for community facilities to meet the needs arising from the development proposal.

Form in which contributions should be made

- 7.11 New developments will be required to mitigate their impact on community facilities through on-site provision, or through use of financial contributions towards off-site provision for smaller developments. The scale and range of this provision or contribution will be appropriate to the level of need generated by the development and will address the specific needs of different age groups, of people with disabilities, and faith groups and will be adaptable to population growth and demographic changes.
- 7.12 Proposals for sites of 200 or more dwellings (or groups of smaller sites which cumulatively exceed this figure) within South Cambridgeshire are required to provide detailed assessments and strategies regarding community needs and how they will be met. These should be prepared in consultation with service providers and stakeholders, and for approval by the local authority. They will be required to demonstrate how the new community will be effectively supported throughout the build phase of the developments, including at the outset of development, and how facilities will be managed and maintained (including governance arrangements).
- 7.13 Large scale commercial developments (above 5,000m²) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional on-site facilities an offsite contribution to address the impact on facilities is necessary and will be sought.
- 7.14 For strategic-scale developments there may be additional community facilities requirements that will need to be addressed as part of the development, depending on the scale and impact of the proposed development. These will be assessed on a site-by-site basis, through the master planning process for the individual developments.
- 7.15 These could include all or some of the following:
- Dedicated faith provision.
 - Dedicated youth facilities.
 - Itinerant facilities such as youth buses.
 - Arts and cultural facilities.
- 7.16 In some new community's, development has taken the form of community hubs, which may incorporate uses covered elsewhere in this SPD, such as

libraries and health provision. It could also be based around multiuse spaces at an education facility (with Community Access Agreement to guarantee community use in perpetuity). This would need to be agreed with service providers.

- 7.17 Reflecting the aspirations of the Cambridge Cultural Strategy we will seek to ensure development contributes to the delivery of necessary cultural infrastructure. This could be through the mix of development, secured by condition, or through a s106 obligation.
- 7.18 With regard to faith space, the starting point for negotiation for provision in new communities will be the recommendation within the 2008 Cambridgeshire Horizon's Facilities for Faith Communities in New Developments of 0.5 hectares of free or heavily discounted land per 3,000 dwellings. South Cambridgeshire District Council has a Faith Land Allocation policy (March 2020) which will guide the allocation of land secured. Where standalone faith space is not feasible, the enhancement of other community meeting spaces to accommodate faith uses may be required.
- 7.19 Where dedicated new community provision is sought, the planning obligations requirements will likely require the new facility to be built by the developer. An alternative may be the provision of free serviced land and a financial contribution to cover the capital cost of the new facility and it's fitting out. Contributions to support the initial staffing and running of the facility will also be sought.
- 7.20 In addition to dedicated community facilities in new communities there will also be a need for commercial facilities important to community life, including childcare nurseries, local shops, restaurants and cafes and public houses.
- 7.21 In large scale new development such as urban extensions or new settlements developments will be phased over several years and critical to its success will be making sure that a sense of place and community is developed from the start. This also requires consideration of specific groups, such as children and young people. Research into new communities has established clear links between loneliness, poor mental health, and antisocial behaviours when there is a lack of community cohesion and social networks. Moving may isolate people from their normal support networks making them more vulnerable to everyday stresses and strains, which can be a greater challenge when there are no established social networks into which new residents can readily slot.
- 7.22 These issues should be considered in community strategies accompanying the developments, as well as the Health Impact Assessment. Where a need is identified planning obligations may be sought including:

- Meanwhile uses: Temporary ‘meanwhile’ projects, subject to viability, which create community services, small-scale business and retail spaces can achieve this, supporting local skills development and entrepreneurship, and meeting short-term gaps in the delivery of permanent community infrastructure.
- Community Support Workers: Funding for community workers could be required to address a range of issues, such as youth workers, health workers, or community development workers.
- Small grants scheme (community chest): A contribution (in the region of £12.50 per dwelling based on recently secure obligations), to be agreed, will be required for the development of community grants or an investment fund to support local residents of the new development, and or, to support the development and growth of social businesses in the local area.

Off Site Contributions

- 7.23 For smaller developments, and other developments where facilities are not delivered on-site, contributions may be required to address the needs generated by a new development. Such funding could be pooled to enable the delivery of a new facility or could be used to enhance capacity and use of an existing facility. Where funding is required, the project it will benefit will be identified. This may be a nearby facility in the ward or village, or it could be a more central facility where the need generated could most effectively be met.
- 7.24 Within Cambridge projects will be identified in consultation with the Cambridge City Council Communities Group who manage a range of Community Centres and facilities across the city.
- 7.25 In South Cambridgeshire, facilities are generally owned and managed by town and parish councils (or by local charities or trusts). Projects will be identified in consultation with the relevant organisations. The planning obligation will secure funding for the organisation to complete the project directly rather than the district council.
- 7.26 The South Cambridgeshire Local Plan 2018 sets a standard of 111m² per 1,000 population. A price per square metre has been identified and benchmarked against recent local projects.
- 7.27 The cost of providing community centres is £4,020 per m² (Source of costs: Infrastructure Costing Review – Greater Cambridge Planning Obligations SPD)

July 2025) which is to be used as a starting point for a developer contribution towards community facilities.

- 7.28 The cost associated with maintaining (utilities, decoration, services, etc) community facilities is £117.57 per m2 (Source of costs: Infrastructure Costing Review – Greater Cambridge Planning Obligations SPD July 2025).

Table 7-1: Community facilities contributions by dwelling size

	Capital cost by dwelling size (£)	Maintenance cost per dwelling (£)	Total cost per dwelling (£)
1 Bed	548.85	240.78	789.63
2 Bed	919.21	403.25	1,322.47
3 Bed	1,262.80	553.98	1,816.79
4 Bed+	1,454.68	638.15	2,092.84

Exemptions

- 7.29 Housing provision consisting of Extra Care housing, and residential and nursing homes will not normally be required to contribute towards community facilities, but this will be assessed on a case-by-case basis. Applications comprising retirement accommodation will be required to pay contributions in full.

Further guidance

Cambridge

- [Community centres - Cambridge City Council website](#)
- [Cambridge Community Wealth Building Strategy - Cambridge City Council 2024](#)
- [Cambridge City Council Cultural Strategy 2024-29](#)

South Cambridgeshire

- [South Cambridgeshire Community Facilities Study 2009](#)
- [South Cambridgeshire Community Facilities Study 2025](#)

Chapter 8: Social and Community Support Services

Introduction

- 8.1 Cambridgeshire County Council has a number of statutory duties around the care and wellbeing of its residents which includes providing supportive services to families and vulnerable people. This duty of care sits across broad strategic service areas covering children, families and adult services, which supports new communities across Cambridgeshire. The work of these services can fall under the following headings:
- Public Health (including mental health and well-being)
 - Services to support children, young people and families (including Children's Social Care, Child & Family Centres, Youth Support, Targeted Support)
 - Services to support vulnerable adults (including Adult social care and domestic abuse services)
- 8.2 New communities are recognised as having higher needs which escalate quicker than in more established communities and therefore, they are considered a vulnerable group. Much of the research into new towns or new communities has established clear links between loneliness, poor mental health and antisocial behaviours with a lack of community cohesion and social networks which is greatly influenced by lack of access to community facilities and supportive services.
- 8.3 Cambridgeshire County Council's focus is to support the formation of resilient families within self-supporting communities. Communities that are more connected and resilient require fewer public services, create good places to live and improved outcomes for residents. The emphasis is therefore placed on community development, preventative and early help services in new communities. However, more traditional intensive support must be provided to some families in the form of social care.

Policy Context

Cambridge

- 8.4 Cambridge Local Plan Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy states that planning obligations may be required for healthcare, community and social facilities.

South Cambridgeshire

- 8.5 South Cambridgeshire Local Plan 2018 Policy TI/8 Infrastructure and New Developments states that planning obligations may be required for healthcare, community and social facilities.

Development types from which Obligations will be sought

- 8.6 All new residential development, including mixed-use schemes, are to make adequate provision for healthcare, community and social facilities.
- 8.7 Proposals for sites of 200 or more dwellings (or groups of smaller sites which cumulatively exceed this figure) are required to provide detailed assessments and strategies regarding community needs and how they will be met. These should be prepared in consultation with service providers and stakeholders, and for approval by the local planning authority.

Form in which contributions should be made

- 8.8 There are three core aims underpinning the County Council's approach towards addressing this area of need in new communities:
- Ensuring that infrastructure in new communities is designed to meet the needs of the community now and in the future;
 - Supporting the development of self-sufficient, resilient communities by helping to build peoples' capacity to help themselves and others in order to create a good place to live, improve outcomes, support economic prosperity and make people less reliant on public services; and
 - Ensure people living in new communities are supported by the right services that are available at the right time to meet their needs and are supported back to independence.
- 8.9 Meeting these aims will enable the development of strong, vibrant and healthy communities as required by the NPPF. In terms of how these aims translate into specific development requirements, the NPPF requires local planning authorities to plan for a mix of housing, including housing to address the needs of different groups in the community such as, but not limited to, older people, care leavers and people with disabilities.
- 8.10 For major development, and particularly development of a significant scale, the County Council will engage with the developer and relevant LPA during the pre-application period to scope the need for particular services and

facilities. The Council will also ensure, wherever, possible, that these requirements are addressed in masterplans for strategic sites.

- 8.11 Many of these infrastructure requirements will serve a range of purposes and people. This includes, for example, public open space, shared community facilities and public transport provision. Where more particular requirements exist, for example for extra care accommodation and short-term contributions to service provision, the Council will work with partners to negotiate the provision of these facilities through planning obligations.

Services, Facilities and Infrastructure

- 8.12 The need for services and facilities arising from new development will be considered on a case-by-case basis. However, the types of buildings and services that typically may be required to support vulnerable people include:

- Provision of specialist accommodation (e.g. residential care facilities, supported living accommodation, etc.) within large scale developments.
- Community buildings and sports facilities.
- Formal and informal meeting spaces and offices.

- 8.13 Funding may be required to support residents wellbeing and encourage place making (e.g. set up and initial running costs of groups and activities to promote resilience and prevent issues escalating, including staff). Contributions would be on a short term basis as the community forms to mitigate the impact of increased demand the development will place on supportive services. The range and type of infrastructure, services and facilities necessary to provide social and supportive services in new communities are set out in the table below.

Table 8-1: Requirements for Social and Supportive Services

Housing design and mix

An appropriate proportion of homes, should be accessible and or adaptable to meet differing needs (most frequently set to the Lifetime Homes standard (or successor standards))

Specialist accommodation

Provision of specialist housing to meet the needs of a range of client groups such as:

Learning disabilities

<p>Older people</p> <p>Autistic Spectrum Disorder</p> <p>Young people leaving care</p> <p>Physically disabled</p> <p>Mental health needs</p>
Funding
Short term funding to kickstart community activity and community-led support this will include financial support for setting up groups & running activities
Staff
<p>Community development workers</p> <p>Specialist workers (e.g. Mental Health, Domestic violence prevention, Youth, Child & Family Centre, Social)</p>

Exemptions

8.14 No specific exemptions.

Further guidance

8.15 Applicants for planning permission should contact the County Council via email: GrowthDevelopment@cambridgeshire.gov.uk to obtain pre-application advice in the social and community implications for their development

[Cambridgeshire County Council Draft Planning Obligations Strategy](#)

Chapter 9: Libraries and Lifelong Learning

Introduction

- 9.1 New residential development can increase demand on libraries and other facilities which facilitate life-long learning, particularly in regard to equipment and space available.

Policy Context

Cambridge

- 9.2 Cambridge Local Plan 2018 Policy 85: Infrastructure delivery, Planning Obligations, and the Community Infrastructure Levy establishes that planning permission will only be granted if there is sufficient infrastructure capacity to meet the need arising from the new development. It includes community facilities which includes libraries. Policy 73: Community, Sports, and Leisure facilities also addresses the requirement for new community facilities.

South Cambridgeshire

- 9.3 South Cambridgeshire Local Plan 2018 Policy SC/4: Meeting Community Needs includes library facilities, including promotion of shared spaces, where they support access to the infrastructure or service. They are also listed as a potential requirement under policy TI/8 Infrastructure and New Development.

Development types from which Obligations will be sought

- 9.4 All new residential development, including within mixed-use schemes that contain an element of residential development, is to meet the developments needs for new library provision.
- 9.5 Applicants should clearly set out with their planning application the details of the number of dwellings or expected population arising from the new development.

Form in which contributions should be made

- 9.6 The Cambridgeshire County Council Planning Obligations Strategy sets out the County Council's approach to securing contributions using the Museums Library and Archives Council (MLA) Standard Charge approach. It calculates the expected new population of development to assess impact on the existing

library catchment and identifies a project, if required, to mitigate this using specific costings.

- 9.7 The County Council has a statutory duty under the Public Library and Museums Act (1964) to provide a comprehensive and efficient library service for all persons desiring to make use of thereof. A service level policy (2005) sets the context of local need and defines the standard of service to be provide at libraries. Contributions towards stock and fit out, mobile services, extensions to existing libraries or new library buildings may be required to mitigate new residents. New library buildings may be provided as part of a shared community building.
- 9.8 New housing development will have implications for the existing library provision, which may require the following developer contributions towards the provision of:
- Sites for new libraries.
 - A new library building (covering full building and finishes).
 - Co-location with other services in 'community hubs'.
 - Library fit out and new stock (including the provision of power, data, IT equipment, furniture, shelving and fittings).
 - Upgrading an existing library and lifelong learning facility (might include an extension and/or improvement to the existing floor space).
 - A mobile service, community provided or 'pop up' service.
 - A revenue stream for the provision of new services for a period of time.

Exemptions

- 9.9 Residential development not reasonably likely to access library services, such as some extra care settings.

Further guidance

- 9.10 Applicants for planning permission should contact the County Council via GrowthDevelopment@cambridgeshire.gov.uk email to obtain pre-application advice in the library implications for their development

[Cambridgeshire County Council Draft Planning Obligations Strategy](#)

Chapter 10: Transport and Highways

Introduction

- 10.1 Most developments are likely to generate new transport movements and will have some impact on the local transport network. In the case of many development schemes, specific works and improvements will be required either on-site and/or off-site to mitigate the direct impact of the development scheme on the transport network and to make the proposed development acceptable in Highways terms. The types of improvements sought may include, but are not limited to junction improvements, provision of traffic signals, traffic calming, walking and cycling related measures, public transport enhancements, car clubs, and parking controls. These can be described as development specific transport works and are normally required to be implemented as part of the development scheme.
- 10.2 However, due to the congested highway network in and around Cambridge, there has been a change in transport policy approach away from the 'predict and provide' approach - where mitigation relies heavily on additional highway capacity being created - to a 'decide and provide' approach, particularly for larger development sites. This means the number of vehicular trips generated by the development is carefully controlled and limited by a vehicular trip budget. The type of transport mitigation required will focus less on highway measures and more on improvements to facilities and contributions towards services for non-car modes, along with measures to discourage travel to the site by vehicle such as reduced/restricted car parking.

Policy Context

- 10.3 The transport policies of both Local Plans seek to ensure that new developments will be located to help minimise the distance people need to travel and be designed to make it easy for everyone to move around and access jobs and services by sustainable modes of transport.

Cambridge

- 10.4 Cambridge Local Plan 2018 Policy 5 concerns strategic transport infrastructure and requires that development proposals must be consistent with and contribute to the implementation of the transport strategies and priorities set out in the Transport Strategy for Cambridge and South Cambridgeshire. Policy 80 supports Policy 5 by requiring new developments to support and prioritise access to sustainable travel, such by walking, cycling

and public transport, including the safeguarding of land to secure provision. It further establishes the design requirements for new roads and/or road access. Policy 81 concerns the mitigation of the transport impacts arising from a development, including the requirement for the submission of a transport assessment and travel plans for all major developments, and requires contributions/mitigation to make the transport impacts of a development acceptable. Policy 82 sets out the parking standards and requirements to be applied to different forms of development as well as the need for new developments to adequately address their servicing requirements.

South Cambridgeshire

- 10.5 South Cambridgeshire Local Plan 2018 Policy TI/2 –seeks to ensure development is located and designed to reduce the need to travel, particularly by car, and promotes sustainable travel. It ensures sufficient information is supplied that the transport (and associated environmental and health) impact, including cumulative impacts, is suitably assessed (in the form of a transport assessment or statement; a low emission strategy statement and travel plan) and mitigated through direct improvements and reasonable and proportionate financial contributions towards planned strategic transport improvements. Policy TI/3 seeks to ensure appropriate provision of car and cycle parking.

Other relevant plans and strategies

- 10.6 The adopted Local Plans were prepared in parallel with a [Transport Strategy for Cambridge and South Cambridgeshire](#). This provides a policy framework and programme of transport schemes for the area taking account of committed and predicted levels of growth, detailing the transport infrastructure and services necessary to deliver this growth.
- 10.7 [Local Transport and Connectivity Plan \(Cambridgeshire & Peterborough Combined Authority\)](#) This sets out the long-term overarching strategy to make transport in Cambridgeshire and Peterborough better faster, greener, and more accessible for everyone. It sets out a vision and goals for how transport supports a better future and describes the projects needed to make that new future possible. This includes things like better buses, more train services, less pollution and carbon emissions, and helping more people to cycle and walk.
- 10.8 Reflecting the transport plans for the area, the [Greater Cambridge Partnership](#) are bringing forward a range of sustainable transport initiatives. These are part

funded by the Greater Cambridge City Deal, but developments are required to contribute reflecting their transport impacts.

- 10.9 [Cambridgeshire Active Travel Strategy \(Cambridgeshire County Council\)](#) and [Active Travel Toolkit](#). The Active Travel Strategy provides a comprehensive set of policies that will enable quality provision of active infrastructure and initiatives in Cambridgeshire. It has the ambition of achieving mode shift to more sustainable modes of travel, including through improvements to the transport network, improved connectivity, and ensuring a consistent standard of infrastructure provision for inclusive cycling and walking across the county. The Active Travel Toolkit aims to provide planning authorities, County Council and developers with comprehensive guidance throughout the planning process, ensuring prioritisation of active travel in new developments (of all sizes) and consistent quality of infrastructure provision.
- 10.10 [Active Travel England](#) are a statutory consultee on development applications comprising 150 homes or more, 7,500sqm or more in size, or 5ha or more in area. They provide a range of guidance and advice notes to both LPAs and applicants aimed at ensuring new infrastructure and developments are designed with active travel at the forefront. This includes providing provision for high quality cycling and walking networks, green spaces and green routes, and supporting facilities such as cycle parking.
- 10.11 [Cambridgeshire Local Cycling and Walking Infrastructure Plan \(LCWIP\)](#) Reflecting the Government's ambition to increase walking and cycling, particularly to school, by 2025. It sits under the Active Travel Strategy and forms part of the long-term vision to improve the county's cycling and walking networks. It identifies cycling and walking improvements required at the local level, enabling a long-term approach to developing cycling and walking networks.

Development types from which obligations will be sought

- 10.12 The Councils will expect the transport elements and impacts of development to be set out in a Transport Assessment or Statement in line with the NPPF and Cambridgeshire County Council's latest [Transport Assessment Requirements document \(January 2024\)](#). The latter suggests that any form of development that produces 30 or more two-way vehicle trips in any peak hour or generates approximately 150 person trips per day will need to be supported by a detailed transport assessment.

10.13 However, there is no overall minimum development threshold below which transport, or highways obligations will not be sought. Obligations will be sought where:

- there is a requirement to improve existing, or construct new, highway infrastructure in order to access development in a safe and appropriate manner, including for servicing, or to mitigate the effects of the development on the highway network.
- there are requirements to improve non-car accessibility infrastructure in order to access development in a safe and appropriate manner or to mitigate the effects of the development on the transport networks.
- there is a need generated for strategic transport improvements including measures to promote walking, cycling, public transport and highways traffic calming and capacity improvements.

10.14 Consequently, there is no development threshold below which an obligation for transport infrastructure may not be required and there are no types of development that would be exempt from transport infrastructure requirements.

Types of obligations

10.15 Cambridgeshire County Council is the local Highway Authority for the Greater Cambridge area. National Highways are responsible for trunk roads. Cambridgeshire County Council and National Highways are consulted on planning proposals that affect the highway network.

10.16 A range of traffic and highway measures may be required as the result of individual development schemes. The County Council's Transport Team will normally advise on the requirements for individual applications, and/or such works will be identified in the submitted Transport Assessment/Statement, Traffic Management Plan, Construction Logistics Plan, or Low Emissions Strategy Statement. However, the main types of obligations are:

Travel plans

10.17 Travel Plan are a tailored package of practical measures to reduce car travel to and from a proposed site, and to promote and encourage more sustainable forms of transport by increasing the awareness of travel options, such as walking and cycling, and through the provision of facilities to support such options, such as shower facilities and secure cycle parking.

10.18 Travel Plans should identify specific required outcomes, targets, and measures, and set out clear future monitoring and management arrangements. Travel Planning must be considered as the principal mechanism to reduce the impact of any development on the transport network and must consider what additional measures may be required to offset unacceptable impacts if target mode shares and impacts are not met. Travel plans may include provision for financial penalties to fund the promotion or provision of sustainable transport until travel plan objectives are met.

Site-specific highways improvements

10.19 Highways improvements that may be necessary, directly as a result of a development, may include but are not limited to:

- Works required to secure safe access and egress from the development site to the adjoining highway network or to mitigate the direct impact of the development on the off-site road network, including for servicing.
- Provision of internal roads to an adoptable standard (NB: this does not infer an obligation to formally adopt a road).
- Traffic calming measures.
- Works required to secure safe pedestrian and cycle connections to existing off-site routes.
- Site-specific pedestrian and cycle/e-cycle facilities, including contributions to micro mobility (such as cycle and e-scooter hire schemes).
- Site-specific measures and contributions to improve public transport, community transport services, demand responsive or mobility as a service, and multi modal interchange facilities.
- The provision, removal or relocation of street furniture; dropped kerbs; crossovers; pedestrian and cycle crossings; traffic lights; streetlights; signage and wayfinding; or trees.
- The provision of on street parking controls, including loading and waiting restrictions.
- Contributions to monitor and enforce car free developments and developments subject to a vehicular trip budget (see further below).
- Contributions to electric car clubs.
- Provision and contributions to low emission vehicle infrastructure, including electric vehicle charging points and associated grid infrastructure.
- Contributions to digital infrastructure to reduce vehicle use and manage movement of people and vehicles.

Strategic transport interventions

10.20 There will be occasions where the transport demand created by a development may not be satisfactorily mitigated by the measures in a travel plan or through site-specific highways improvements. Where a particular site requires public transport services, or highway or traffic management/mitigation to the wider network, it will likely be required to secure:

- Measures to improve conditions for non-car modes to encourage the transfer of car trips onto active travel and public transport options.
- Contributions to known transport improvement schemes that will improve conditions for non-car modes to encourage the transfer of car trips onto active travel and public transport.
- Junction improvements and/or traffic management measures, including the potential introduction or extension of parking controls, subject to monitoring and consultation.

Vehicular trip budget

10.21 For development, subject to a vehicular trip budget, the means of monitoring the trips to and from the development will need to be agreed with the County Council's Highways Team. The requirement for monitoring is likely to extend from construction through to post- final occupation. Should the monitoring demonstrate that the forecast trips have exceeded the agreed vehicular trip budget, then a financial penalty, hold on future development or a revised schedule of further transport or travel planning interventions will likely be triggered. Such measures reflect the unacceptable impact a breach will have on the highway network that are directly as a result of the development. The level of any financial penalty or required mitigation will reflect the level of breach, its impact, and duration/persistence. The measures should be sufficient to ensure appropriate and immediate action is taken to remedy the breach.

Form in which obligations should be made

10.22 It is essential that travel plan, transport infrastructure and traffic management measures are provided in a timescale commensurate with the proposed phasing of the development and the Councils will seek to approve trigger points through the appropriate legal agreements.

10.23 Onsite and offsite transport improvements within the vicinity of the development, including those contained within agreed travel plans, will be expected to be incorporated within the development proposal and delivered by

the developer. In cases where the developer is required to undertake works on the public highway, a s278 Agreement will need to be entered into with the County's Highways Team for the site.

10.24 Where the County Council's Highways Team is engaged in negotiating and agreeing the technical details of highways improvements as part of a s278, or are required to undertake safety audits, or to review the effectiveness of travel plans and construction management plans, the County Council is likely to seek a fee to cover staff costs incurred. The fee will be assessed in respect of each individual application and calculated having regard to the nature of the development, the anticipated traffic generation and the level of monitoring required.

10.25 Where a financial contribution is sought towards strategic transport improvements, the amount payable will be determined on the basis of the cost of the transport infrastructure and the trips from the development that would use the transport infrastructure.

Exemptions

10.26 There is no development threshold below which a transport obligation may not be required and there are no types of development that would be exempt from transport infrastructure requirements.

Further guidance

10.27 Applicants for planning permission should contact the County Council via email TA.Officers@cambridgeshire.gov.uk to obtain pre-application advice in the transport implications for their development

- Cambridgeshire County Council strategy and toolkit for Active Travel: [Cambridgeshire Active Travel Strategy \(Cambridgeshire County Council\) and Active Travel Toolkit](#).
- Cambridgeshire County Council guidance on Transport Assessments and Travel Plans: [Transport Assessment Requirements - January 2024](#)

Other Sources

- [Active Travel England guidance, advice notes and toolkit](#):
- [Planning for Active Places](#)
- [Sustainable Development Advice Notes](#)
- [Planning Applications Assessment Toolkit](#)

Chapter 11: Education

Introduction

- 11.1 New residential developments create additional demand for education services. S106 Agreements are used to secure funding to offset the impact of development, for example to build new schools or to improve existing ones.

Policy Context

Cambridge

- 11.2 Cambridge Local Plan 2018 Policy 74: Education Facilities establishes Education as 0-19 settings (including early years, primary, secondary, and further education) for all children and young people including those with special education needs (SEND). The Council will work with the County Council to provide high quality and convenient local education services in all parts of the district, but particularly in areas of population growth. Developers should engage with the Children's Services Authority at the earliest opportunity and work co-operatively to ensure the phasing of residential development and appropriate mitigation is identified in a timely manner to ensure appropriate education provision can be secured.

South Cambridgeshire

- 11.3 South Cambridgeshire Local Plan 2018 Policy TI/8 Education Facilities include similar requirements.

Development types from which Obligations will be sought

- 11.4 All major residential developments, including mixed-use development resulting in a child yield will be required to make provision for education services.
- 11.5 Planning applications should set out the proposed housing numbers or development mix (including affordable housing tenure mix)
- 11.6 For outline schemes, the maximum number of dwellings proposed is required to assess child yield and education impact using Cambridgeshire County Council's approved Child Yield General Multipliers. For full planning permission schemes, the development mix stating the number of bedrooms for each dwelling type and clearly identifying separately the social/affordable

rent element of the affordable provision is used to assess child yield and education impact using Cambridgeshire County Council's approved Child Yield Detailed Multipliers. For hybrid schemes, a mix of both approaches is used. Indicative development mixes are used only in exceptional circumstances.

Form in which contributions should be made

- 11.7 Cambridgeshire County Council is the appointed Children's Authority for Cambridgeshire under the provisions of The Education Act 1996, to provide sufficient school places in state funded schools, whilst the Childcare Act 2005 and Education Act 2011 respectively introduced a duty to commission sufficient early years and post 16 provision. The Local Planning Authority and developers must liaise with the County Council to ensure any education impacts are adequately and reasonable mitigated.
- 11.8 The County Council will use its locally derived child yield multipliers to estimate child yield. These are adopted by the County Council's Children & Young People's Committee and reviewed periodically to ensure they remain up to date and reflective of demographic and development trends. Whilst national data (adjusted) is available, this is considered less specific and does not take precedent.
- 11.9 Once the child yield has been estimated, this will be assessed against the school catchment capacities (not school rolls), taking into account other planned developments, to determine whether there is sufficient capacity to accommodate children from the proposed development at all levels of statutory provision. If there is insufficient capacity a mitigation project will be required, which could include the provision of on-site facilities (land and contributions) to serve the development or contributions to new or expanded facilities off-site.
- 11.10 The current child yield multipliers used by Cambridgeshire County Council are shown in Appendix A but these are subject to regular review and update.
- 11.11 The County Council will cost education projects – either an expansion or new school - based on educational needs, reflecting Building Bulletin 103 and the strategic policy requirements of the County Council. Where a detailed, locally derived project cost is not available or feasible to produce (because of smaller developments or education projects, or an undefined project at that point in time) the County Council will use the relevant Department for Education (DfE) scorecard costs. Developments will provide for early years (usually at a primary school setting), primary, secondary and SEND (either at a mainstream setting or a dedicated school).

- 11.12 Other contributions may be sought towards temporary accommodation or school travel. Such remedies will only be considered in exceptional and rare circumstances, and where the usual mitigations are not appropriate or possible. Such cases will be considered on their merits.
- 11.13 The County Council or DfE will usually deliver all education projects. Provision in kind by developers may be considered but only where it advantageous to do so, and in which case the s106 agreement will include an option for the developer to deliver the facilities in lieu of a financial contribution.
- 11.14 Where land is required to enable a new school project, this must be provided to the Council's specification in terms of size, shape, condition, and timescale. Land should be provided at nil cost. Site sizes required are based on Building Bulletin 103 adjusted for Cambridgeshire requirements and include buildings, circulation and servicing and playing fields. Further guidance on site size requirements is in the Planning Obligations Strategy.
- 11.15 All projects will be indexed using the BCIS index, to a specified date. Triggers will be agreed to ensure the timely transfer of land (where appropriate) and financial contributions to deliver the education infrastructure.
- 11.16 [Securing Developer Contributions for Education \(August 2023\)](#) provides non-statutory guidance from the Department for Education (DfE) to help local authorities secure developer contributions for education infrastructure to mitigate the impact of development. The guidance promotes good practice on evidencing these impacts, engaging with local planning authorities, and delivering expanded or new facilities with funding from housing development.
- 11.17 The County Council may assist in facilitating, but will not itself provide, nursery provision that provides a broader range of childcare services, outside of the early years setting.

Exemptions

11.18 The following will be exempt from education contributions:

- Residential development for age restricted development (usually defined as aged over 55), or people living in care homes or assisted living
- Student accommodation
- Language schools

Further guidance

11.19 Applicants for planning permission should contact the County Council via email GrowthDevelopment@cambridgeshire.gov.uk to obtain pre-application advice in the education implications for their development

[Cambridgeshire County Council Draft Planning Obligations Strategy](#)

Chapter 12: Public Art

Introduction

- 12.1 Both Councils place significant importance on the provision of public art and support best practice in its commissioning. Successful public art demonstrates ambition, innovation and is relevant to its context. It should genuinely engage people, including sections of the community that are hard-to-reach and contribute to local identity. The only constant element of public art is that it is artist-led and community or site specific.
- 12.2 A wide range of permanent, temporary and process-led works have been developed with communities and these have helped shape the public realm, played a role in integrating existing and new communities, contributing positively to quality of life and bringing social benefits. This has led to the creation of a rich and diverse portfolio of high-quality public art across Greater Cambridge with lasting legacies. Public art is supported as a key element of placemaking, through engaging with a diverse audience about issues directly relevant to their lives and ensuring equitable provision and access across all communities.

Policy Context

Cambridge

- 12.3 Cambridge Local Plan 2018 Policy 56 requires the design of new buildings, and the spaces around them, to embed public art as an integral part of the proposal. In this context, public art is considered a key component of successful placemaking. Policy 59 seeks the provision of a high-quality public realm both within and adjoining development sites that takes a coordinated approach to the design and siting of street furniture, boundary treatments, lighting, signage and public art. Policy 85 recognises that planning obligations can include cultural facilities, including public art.
- 12.4 Implementation of the public art policies of the Local Plan are further supplemented by guidance set out in the [Cambridge City Council Public Art SPD 2010](#) that remains a material consideration. The SPD provides a comprehensive guide to enable the successful delivery of public art linked to development proposals, including a basis for calculating the value to be attributed to the delivery of a public art scheme and its maintenance (subject to viability and scale of proposal).

- 12.5 In March 2022, the City Council adopted a Manifesto for Public Art entitled 'The Cambridge Perspective: Art Artists Community Place Change (Art and Artists at the Heart of Community)'. This is a public declaration of the City's intentions for developing public art.

South Cambridgeshire

- 12.6 South Cambridgeshire Local Plan 2018 Policy HQ/2 encourages the provision or commissioning of public art that is integrated into the design of development as a means of enhancing the quality of development proposals. Policies HQ/2 and SC/4 further require the provision of public art to involve the local community, suggesting it could also be community-led, and should have regard to the local circumstances of the site and/or local aspirations. The policies also clarify the approach to be taken where a scheme is unable to achieve suitable provision onsite and, where public art is provided, that a contribution or commuted sums will be required for ongoing maintenance and to cover the cost of decommissioning where appropriate.
- 12.7 The [District Design Guide SPD \(2010\)](#) paragraphs 6.54 – 6.61 provides guidance regarding the successful delivery of public art, reiterating the requirement for public art to be designed in parallel with the design of buildings and spaces. It advises that the artwork may be large or small, mobile or static, integral to a building or freestanding, fine art or functional and produced for external or internal public spaces. It further establishes the approach for determining the level of public art provision.

Development types from which Obligations will be sought

- 12.8 All forms of major development are required to make provision for public art.
- 12.9 For Outline planning permission, planning applications should provide a Public Art Strategy, including indicative budget. For Full Planning and Reserved Matters applications, these should be supported by a Public Art Delivery Plan.

Form in which contributions should be made

- 12.10 Where the 1% value of the estimated capital construction costs of a project is likely to exceed £100,000 i.e. where capital construction costs are estimated to exceed £10,000,000 a s106 obligation will be the vehicle to secure the delivery of a Public Art Strategy or Public Art Delivery Plan. Public art will be secured via planning condition where the 1% value is below this figure.

- 12.11 Where a s106 obligation is required, an attributable value equivalent to 1% of the capital construction costs should be the starting point for the development of a Public Art Strategy or Public Art Delivery Plan.
- 12.12 For major development on very large and complex sites, where the capital value reaches tens of millions of pounds, a 1% public art value may not be an appropriate measure for setting budgets. In such cases, budgets will be agreed through negotiation on a case-by-case basis, subject to meeting the policy objectives. These negotiations will be informed from thorough evaluation processes and the technical knowledge of public art expertise. In all cases, 1% (index linked) remains the starting point for any negotiations for public art, on any site.
- 12.13 Unless otherwise agreed, VAT and other taxes are not seen as being eligible costs. The public art budget does not include the preparation of materials and information required to be submitted as part of the planning application. Using the public art budget to fund capital items is not accepted except as an enhancement of the cost of the capital item and the added value of the contribution must be demonstrated.

Approach

- 12.14 Public art should be developed through a three-way partnership between the developer, an art consultant, and the Council and involve consultation with the local community. The s106 agreement should include an agreed and negotiated commuted sum based on the complexity and timelines as set out in each Public Art Delivery Plan or Strategy to cover the Council's requirement for its own public art expertise to support its delivery. This will ensure the facilitation, oversight, and monitoring of the development and delivery of public art, which, on large sites, can span years. As required by both Local Plans, the provision of the public art must be integrated into the design of a new development.

Cambridge City Council

- 12.15 As set out in section 5.7 of the Public Art SPD, art and art practice continually evolve. For example, digital and web-based projects may be as valid as physical projects for inclusion within public art proposals. Consequently, it is not appropriate to try to define what art forms and functions are suitable, whether delivered by s106 agreements or other means. Traditional, contemporary and experimental work should be supported, and the choice will depend on the context and purpose. One of the aims of the SPD is to provide

criteria and a framework for debate that can address a wide range of views. A critical requirement is that the commissioned work should be original, of high quality, designed for the community and produced or facilitated by an artist or craftsman. In terms of delivery, projects may focus on the process as much as the product and be community based.

South Cambridgeshire District Council

12.16 As set out in the supporting text to policy SC/4 of the South Cambridgeshire Local Plan, public art can encompass a wide range of approaches. It could include designing a development so that functional elements such as lighting, seating, fencing, landscape, fountains and water features, and signage are bespoke or it could be a landmark work such as a sculpture. Alternatively, it could include provision of space, facilities and/or to enable performing arts, and play a role in linking existing and new residents in a community and help bring existing and new residents together which can help build new communities.

Exemptions

12.17 The decision on the exemption of public art within new development will be dealt with on a case-by-case basis but will include consideration if it is not possible to achieve an appropriate publicly visible artwork on or close to the development site. In such circumstances, a financial contribution to support public art initiatives within the vicinity of the development may be sought, especially if the development is in an area deemed deficient in public art as demonstrated through the Council's public art audit.

Further guidance

- [South Cambridgeshire Public Art Supplementary Planning Document \(2009\)](#)
- [South Cambridgeshire District Design Guide Supplementary Planning Document \(2010\)](#)
- [Public Art Supplementary Planning Document - Cambridge City Council \(2010\)](#)

The Council provides a [Youth Engagement Service](#) (YES). It aims to ensure that children and young people, who are often under-represented groups in our society, have genuine input into a development proposal, including the design of buildings, play spaces, public realm and public art at the early stage of the planning process.

Other Sources

- [Arts Council](#)
- [Public Art Online](#)

Chapter 13: Burial Space

Introduction

- 13.1 The Local Government Act 1972 provides burial authorities (defined to include district councils of London boroughs and parish councils) with a general power to provide and maintain public cemeteries, but there is no statutory duty to provide burial space. Specific powers and duties of burial authorities are set out in the Local Authorities Cemeteries Order 1977.
- 13.2 Cambridge City council provides details on its [bereavement services website](#). The area is serviced by the Cambridge Crematorium, and a number of cemeteries. In South Cambridgeshire most villages have churchyards or cemeteries, with varying amounts of future capacity.

Policy Context

Cambridge

- 13.3 Cambridge Local Plan 2018 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy, although provision for burials is not specifically listed.

South Cambridgeshire

- 13.4 South Cambridgeshire Local Plan 2018 Policy SC/4 Meeting Community Needs states that all housing developments will include or contribute to the provision of the services and facilities necessary to meet the needs of the development. The community facilities and services to be provided include provision for provision for burials. For large strategic developments this may require onsite provision. Policy SC/4 requires detailed assessments for sites over 200 dwellings.

Development types from which Obligations will be sought

- 13.5 Major residential developments within the administrative boundary of South Cambridgeshire District Council.

Form in which contributions should be made

- 13.6 Burials in South Cambridgeshire are provided in a variety of ways. New settlements have been required to deliver new burial space, for example at Cambourne. Most burial space in villages is provided through churchyards,

Parish Council owned facilities or through trusts. Many of these cemeteries are operating at or near capacity.

- 13.7 Proposals for sites over 200 dwellings should be accompanied by assessments of need and strategies regarding how the need will be addressed.
- 13.8 Each hectare of a cemetery can accommodate around 3,000 burial plots (equivalent to around 3.33m² per each plot).
- 13.9 Presently the ratio between cremations and burials is 70/30 (source: Constitutional Affairs Select Committee Eighth Report, 2006) equating to a standard of around 0.1ha per 1,000 people.

Table 13-1: Burial space required per dwelling size

Dwelling size	Burial space required (m ²)
1 bed	1.23
2 bed	2.06
3 bed	2.83
4 bed+	3.26

- 13.10 For smaller developments, where it can be demonstrated that existing burial provision is insufficient to meet the needs of the development, a planning obligation will be sought towards the improvement of existing or provision of new burial space.
- 13.11 The cost of acquiring new land for burials is around £240,000 per hectare and the cost of preparing that land for burials is £100,000 per hectare meaning a contribution of £34 per m² of burial space.

Table 13-2: Burial sites contributions by dwelling size

Dwelling size	Cost by dwelling size (£)
1 bed	41.82
2 bed	70.04
3 bed	96.22
4 bed+	110.84

Exemptions

- 13.12 No specific exemptions.

Chapter 14: Public Open Space

Introduction

- 14.1 Open space is an essential part of our places and is needed to provide for the outdoor recreation needs of residents as well as making a significant contribution to setting, character, amenity and biodiversity.
- 14.2 New development adds to the number of people using open spaces. The adopted Local Plans minimum standards for the provision of new open space, that should be delivered on site where appropriate, and where not delivered onsite financial contribution should be made to enable delivery of new spaces or the improvement of existing spaces.

Policy Context

Cambridge

- 14.3 Cambridge Local Plan 2018 Policy 68: requires that all residential development proposals should contribute to the provision of open space and recreation sites/facilities on-site. Alternative off site provision may be acceptable if the proposed development is of insufficient size to make appropriate provision feasible within the site, or in exceptional circumstances, if taking into account the accessibility/capacity of existing open space sites/facilities and the circumstances of the surrounding area the open space needs of the proposed residential development can be met more appropriately by providing either new or enhanced provision off-site. Appendix I of the Local Plan provides detailed guidance on standards and how they should be applied.

South Cambridgeshire

- 14.4 South Cambridgeshire Local Plan 2018 Policy SC/7 requires all housing developments to contribute towards open space to meet the needs generated and includes minimum standards. Where appropriate, provision will be on-site so that provision is integrated into the development and benefits to the health and wellbeing of new residents are maximised, guided by Figure 10. However, an appropriate contribution will be required for off-site provision of the types of space not provided on-site.
- 14.5 South Cambridgeshire Open Space in New Developments Supplementary Planning Document includes guidance on the design of open spaces. It is

important to note that parts of this SPD are superseded by this chapter, specifically: the table in paragraph 2.8 is superseded by Table 14-10 in this SPD; the table in paragraph 2.14 is superseded by Table 14-11 in this SPD, and the table in paragraph 2.28 is superseded by Table 14-13 in this SPD.

- 14.6 Some site specific policies within the local plans, and in Area Action Plans, provide guidance to open space issues in particular areas. Neighbourhood Plans also form part of the adopted development plan. A number of these plans contain specific policies and requirements in relation to open space within their area.

Development types from which Obligations will be sought

- 14.7 Residential development, and potentially other forms of commercial development.
- 14.8 Large scale commercial developments (above 5,000m²) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional on-site facilities this could mean off site contributions to address the impact on facilities is necessary and will be sought.
- 14.9 Proposals that require the delivery of open space through new development should explain how the proposed on-site provision and off-site contributions comply with Local Plan policies and have taken into account local strategies and projects.

Form in which contributions should be made

- 14.10 The standards are applicable to all new residential units created as a result of development, including conversions. Requirements will also be applied to other forms of resident development, for example aparthotels. Requirements are calculated based on the anticipated number of new residents generated by the development.
- 14.11 In addition to the standards applying to residential development, the Councils may seek open space provision as part of business park, retail and large-scale commercial developments in order to meet the needs of staff and visitors but also to protect local facilities that could be put under undue pressure.
- 14.12 On individual sites negotiation may take place on the types of space provided on site, taking account of the needs and opportunities of the area, existing provision and any identified deficiencies in provision. When considering existing provision, educational establishments without a guaranteed level of

public access and use for the foreseeable future will not be counted. Facilities in educational ownership where community use is secured through written agreement can be included.

Outdoor Sports Facilities

- 14.13 Outdoor sport comprises facilities such as grass pitches for a range of sports, bowling greens, tennis courts, athletics tracks and multi-use games areas plus ancillary facilities such as lighting, car park, changing and storage.
- 14.14 The Cambridge Local Plan requires 1.2 hectares per 1,000 people of playing pitches, courts and greens. Appendix I states that this is an amalgamation of standards for different sports, based on team generation rates and current provision, and provides guidance regarding how this should be addressed.
- 14.15 The South Cambridgeshire Local Plan requires a minimum of 1.6 hectares per 1,000. Figure 10 of the Local Plan provides guidance on when different types of provision should be provided onsite, with onsite provision anticipated on sites above 200 dwellings.
- 14.16 The delivery of on-site outdoor playing pitches should be made with regard to the most recently adopted Greater Cambridge Playing Pitch Strategy. NB: An updated study is now underway to inform the Greater Cambridge Local Plan and should be published alongside the draft Plan in 2025. Developers of large windfall sites not accounted for in the study will be required to submit a sports strategy.

Provision for Children and Teenagers

- 14.17 Provision for children and teenagers needs to deliver attractive, safe and creative places where children and teenagers can enjoy physical activity, socialising and quiet contemplation.
- 14.18 The Cambridge Local Plan requires 0.3 hectares per 1,000 of equipped children's play areas and outdoor youth provision. Appendix I includes a play space typology, which establishes expectations regarding the quantity, quality and accessibility of a range of play space types. This should be considered when planning for on-site provision.
- 14.19 In South Cambridgeshire, the standard requires formal Children's Play Space 0.4ha. per 1,000 people comprising formal equipped play areas and provision for teenagers including wheeled sports parks and macadam kick-about areas,

and Informal Children's Play Space 0.4ha. per 1,000 people for informal play, including grass kick-about areas. Figure 10 of the Local Plan provides guidance on when different types of play space should be provided onsite.

Informal open space

14.20 The Cambridge Local Plan requires 2.2 hectares per 1,000 of Informal provision, including recreation grounds, parks, natural greenspaces and, in town centres or urban locations, usable, high quality, public hard surfaces. It will not always be possible to deliver this on-site on smaller developments, but amenity greenspace (informal play space used for kickabout and casual play space) should be considered on all developments of 25 dwellings and over. Provision may also be required on developments of less than 25 dwellings subject to design and context considerations. On larger developments, for example 100 dwellings or more, larger types of informal open space, such as urban parks and gardens and larger areas of natural green space, should be considered.

14.21 In South Cambridgeshire, the standard requires a minimum 0.4ha. per 1,000 people of informal space. Informal open spaces are used by people of all ages for informal unstructured recreation such as walking, relaxing, or a focal point, ranging from formal planted areas and meeting places to wilder, more natural spaces, including some green linkages.

Allotments and Community Orchards

14.22 Allotment and community orchards create multiple benefits for communities, supporting healthy lifestyles and healthy living whilst contributing to the environment and biodiversity. In addition to more traditional allotments, community orchards also provide opportunities linked to the heritage of Cambridgeshire. Other food growing opportunities can also be designed into developments such as roof gardens, raised beds, in schools or care homes, or in the form of temporary provision through meanwhile uses.

14.23 Cambridge Local Plan (in appendix I) open space and recreation standards also sets a minimum standard of 0.4 hectares per 1,000 people for allotments. Cambridge Local plan paragraph I.12 identifies issues that should be considered as to whether provision is onsite, and I.9 advises that for many developments, particularly in the built-up area of Cambridge on site provision will be challenging.

14.24 South Cambridgeshire Local Plan Policy SC/7 requires a minimum of 0.4 hectares per 1,000 people of allotments and community orchards. The

standard stated in the policy is equivalent to 32 allotments per 1,000 households. Figure 10 identified that provision on site will generally be sought above 200 dwellings. The South Cambridgeshire Local Plan specifically references allotments and Community orchards within this element of open space provision. The mix should take account of the opportunities in relation to a specific site.

Onsite Provision

- 14.25 If provision is made on site as part of the development developers must arrange for the future maintenance and management. For new developments, it is the developer's responsibility to ensure that the open space and facilities are available to the community in perpetuity and that satisfactory long-term levels of management and maintenance are guaranteed. Early consultation and resolution of these matters is recommended to avoid delays in the planning process. The Council will need to be satisfied that appropriate arrangements are in place before planning permission is granted.
- 14.26 In Cambridge, open space may be adopted by Cambridge City Council if it meets their thresholds and standards. It is advised to consult the City Services team. Cambridge City Council manages 103 play spaces across the City Council area. The Cambridge City Council Outdoor Play Spaces Investment Strategy (2024) sets out the Council's vision and strategic aims for the provision of outdoor play for children and young people from 2024. Proposals for new open spaces should be considered in consultation with the City Services team.
- 14.27 In South Cambridgeshire, it is strongly advised that in the majority of cases new open spaces and facilities should come under the freehold ownership of the Parish Council or Town Council or a local community organisation or trust that has clear accountability, is properly constituted, represents the best interests of the whole community and appropriate access by the community is guaranteed into perpetuity.
- 14.28 If a developer, in consultation with the City or District Council and Town / Parish Council, decides to transfer the site to a management company, the Council will require appropriate conditions to ensure public access and appropriate arrangements in the event that the management company becomes insolvent (a developer guarantee).
- 14.29 Early delivery of provision will generally be required in order that the needs of residents are met.

- 14.30 If being delivered by the developer onsite provision will need to be of a suitable standard for adoption. The developer will be required to pay for the cost of inspection by a specialist to check that the area or facility is completed to an acceptable quality and is fit for purpose. Such specialists will come from organisations such as the Royal Society for the Prevention of Accidents (ROSPA), the Government's Application Programming Interfaces (API) standards, National Playing Fields Association (NPFA) and the Sports and Play Construction Association (SAPCA). If developers are providing additional off-site land to meet their obligations for formal sport or children's play space, this will also be provided with an appropriate capital sum to make the facility "fit for purpose" for the activity in question. For example, for pitches this will involve the cost to level, drain, seed and prepare for sporting use to a standard that is acceptable to the Governing Body of Sport for "club" use.
- 14.31 Allotments will need to be of a suitable standard for adoption and should consider issues including water supply (in particular opportunities for rainwater collection), security and fencing, storage (and potentially communal buildings), suitable soil quality, composting facilities, access and parking. Community orchards should be specifically designed and planted, to provide a suitable environment for effective management and ongoing maintenance as a community resource.
- 14.32 Developers will be responsible for maintaining open spaces and facilities until they have been formally transferred to the managing organisation. They will be required to provide maintenance plans to demonstrate how this will be done, for approval as part of reserved matters applications prior to development. Facilities and land will normally be transferred as freehold. They will also be required to contribute towards the initial burden of maintaining outdoor play space and open space created to meet the needs of the development. A 15-year indexed commuted maintenance fee will be required as well as a replacement cost, although there may be instances where the circumstances of a particular site require a contribution calculated on a longer period where there is sufficient justification.

Offsite Payments

- 14.33 Where onsite provision is not made, or only partially made, offsite contributions may be required to support the improvement of existing facilities or spaces or delivery of new spaces or facilities to meet the needs generated by the development.
- 14.34 In Cambridge relevant projects will be identified in consultation with service providers. Many facilities provide city wide coverage, and projects may reflect

that. In South Cambridgeshire this will be based on considerations within the village or adjoining area and will be determined in consultation with the Parish and Town Councils. Larger projects identified may require contributions from a number of developments to allow them to be implemented.

14.35 Developers will be required to contribute towards the initial burden of maintaining outdoor play space and open space created to meet the needs of the development. The Council will require a Commuted Maintenance Payment for open spaces provided by the new development. These Commuted Maintenance Payments are intended to fund a stream of index linked revenue payments which will pay for the maintenance of both on-site and off-site open space and facilities where they directly relate to the new community. They will be required to cover a 15-year period.

14.36 Open space costs have been reviewed by the Councils' Infrastructure Delivery Plan Consultants (Atkins and LUC). A land cost of £240,000 per hectare has been included.

Cambridge

Table 14-1: Summary of Cambridge open space standards

Open space type	Hectares per 1000 people	Square Metres per Person
Outdoor Sport	1.2	12
Provision for Children and Teenagers	0.3	3
Informal open space	1.8	18
Allotments	0.4	4
Total	3.7	37

Table 14-2: Area of provision by dwelling size

	Outdoor Sport (m2)	Provision for Children and Teenagers (m2)	Informal Open Space (m2)	Allotments (m2)	Total (m2)
1 Bed	14.76	0.00	22.14	4.92	41.82
2 Bed	24.72	6.18	37.08	8.24	76.22
3 Bed	33.96	8.49	50.94	11.32	104.71
4 Bed	39.12	9.78	58.68	13.04	120.62

Table 14-3: Capital costs

	Cost per Square Meter (£)	Cost per person (£)
Outdoor Sport	30.23	362.70
Provision for Children and Teenagers	144.99	434.98
Informal open space	19.86	357.54
Allotments	12.82	51.29
Total per person	207.90	1206.51

Source of costs: Infrastructure Costing Review – Greater Cambridge Planning Obligations SPD July 2025

14.37 Applying the costs to the occupancy rates results in the following requirements.

Table 14-4: Capital costs by dwelling size

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	446.12	0.00	439.77	63.09	948.98
2 Bed	747.16	896.06	736.53	105.65	2485.41
3 Bed	1026.44	1230.99	1011.84	145.15	3414.42
4 Bed	1182.40	1418.03	1165.58	167.21	3933.22

Table 14-5: Maintenance costs

	Cost per Square Metre (£)	Cost per person (£)	Cost per person (15 years) (£)
Outdoor Sport	3.14	37.68	565.27
Provision for Children and Teenagers	10.15	30.45	456.73
Informal open space	0.66	11.84	177.61
Allotments	0.45	1.81	27.20
Total per person	14.40	81.79	1226.81

Source of costs: Infrastructure Costing Review – Greater Cambridge Planning Obligations SPD July 2025

Table 14-6: Maintenance costs by dwelling size per year

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	46.35	0.00	14.56	2.23	63.15
2 Bed	77.63	62.72	24.39	3.74	168.48
3 Bed	106.65	86.17	33.51	5.13	231.46
4 Bed	122.85	99.26	38.60	5.91	266.63

Table 14-7: Land costs per dwelling

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	354.24	0	531.36	118	1003.68
2 Bed	593.28	148.32	889.92	198	1829.28
3 Bed	815.04	203.76	1222.56	272	2513.04
4 Bed	938.88	234.72	1408.32	313	2894.88

Table 14-8: Total off-site contributions

	Outdoor Sport (£)	Provision for Children and Teenagers (£)	Informal Open Space (£)	Allotments (£)	Total (£)
1 Bed	1495.64	0.00	1,189.59	214.62	2899.86
2 Bed	2504.90	1985.24	1,992.33	359.45	6841.92
3 Bed	3441.20	2727.30	2,737.03	493.81	9399.34
4 Bed	3964.06	3141.69	3,152.91	568.84	10827.50

South Cambridgeshire

Table 14-9: Summary of South Cambridgeshire open space standards

Open space type	Hectares per 1000 people	Square Metres per Person
Outdoor Sport	1.6	16

Children's Play space (equipped / formal)	0.4	4
Children's Play space (unequipped / informal)	0.4	4
Informal open space	0.4	4
Allotments and Community Orchards	0.4	4
Total	3.2	32

Table 14-10: Area of provision by dwelling size

	Outdoor Sport (m2)	Children's Play space (equipped / formal) (m2)	Children's Play space (unequipped / informal) (m2)	Informal Open Space (m2)	Allotments and Community Orchards (m2)	Total (m2)
1 Bed	19.68	0.00	0.00	4.92	4.92	29.52
2 Bed	32.96	8.24	8.24	8.24	8.24	65.92
3 Bed	45.28	11.32	11.32	11.32	11.32	90.56
4 Bed	52.16	13.04	13.04	13.04	13.04	104.32

Table 14-11: Capital costs

	Cost per Square Metre (£)	Cost per person (£)
Outdoor Sport	80.53	1288.47
Children's Play space (equipped / formal)	144.99	579.97
Children's Play space (unequipped / informal)	9.80	39.20
Informal open space	19.86	79.45
Allotments and Community Orchards	12.82	51.29
Total per person	268.01	2038.38

Source of costs: Infrastructure Costing Review – Greater Cambridge Planning Obligations SPD July 2025

Table 14-12: Capital costs by dwelling size

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
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1 Bed	1584.82	0	0	97.72	63.09	1745.63
2 Bed	2654.25	1194.74	80.75	163.67	105.66	4199.06
3 Bed	3646.37	1641.32	110.94	224.84	145.15	5768.62
4 Bed	4200.41	1890.70	127.79	259.01	167.21	6645.12

Table 14-13: Maintenance costs

	Cost per Square Metre (£)	Cost per person (£)	Cost per person (15 years) (£)
Outdoor Sport	2.87	45.59	683.82
Children's Play space (equipped / formal)	10.00	39.98	607.97
Children's Play space (unequipped / informal)	0.63	2.52	37.80
Informal open space	0.66	2.63	39.47
Allotments and Community Orchards	0.45	1.81	27.20
Total per person	14.72	93.08	1396.26

Table 14-14: Maintenance costs by dwelling size per year

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
1 Bed	56.07	0.00	0.00	3.24	2.23	61.54
2 Bed	93.91	83.49	5.19	5.42	3.74	191.75
3 Bed	129.01	114.70	7.13	7.45	5.13	263.43
4 Bed	148.62	132.13	8.22	8.58	5.91	303.45

Table 14-15: Land costs per dwelling

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
1 Bed	472.32	0.00	0.00	118.08	118.08	708.48
2 Bed	791.04	197.76	197.76	197.76	197.76	1582.08
3 Bed	1086.72	271.68	271.68	271.68	271.68	2173.44
4 Bed	1251.84	312.96	312.96	312.96	312.96	2503.68

Table 14-16: Total off-site contributions

	Outdoor Sport (£)	Children's Play space (equipped / formal) (£)	Children's Play space (unequipped / informal) (£)	Informal Open Space (£)	Allotments and Community Orchards (£)	Total (£)
1 Bed	2898.24	0.00	0.00	264.35	214.62	3377.21
2 Bed	4853.96	2644.92	356.38	442.74	359.45	8657.44
3 Bed	6668.30	3633.55	489.59	608.22	493.81	11893.47
4 Bed	7681.51	4185.64	563.98	700.64	568.84	13700.61

Exemptions

14.38 Exceptions are set out in Table I.3 of the Cambridge Local Plan, and within policy SC/7 of the South Cambridgeshire Local Plan.

Outdoor Sports

14.39 Cambridge: Not required from Nursing Homes (use class C2). Full provision will not be sought if the accommodation is directly linked to a college or university by a s106 Agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that college or university.

14.40 South Cambridgeshire: Not required from housing provision consisting of Sheltered housing, Extra Care housing, and residential and nursing homes.

Provision for Children and Teenagers

14.41 Cambridge: Not required from one bedroom units, retirement housing (C3 where there is an age restriction to over 55's, or C2 nursing homes), non-family student accommodation, student family housing if the development is on a college campus and it can be shown that adequate appropriate open space is provided by the college such that students are unlikely to make significant use of other informal open space.

14.42 South Cambridgeshire: Not required from one bedroom units, housing provision consisting of Sheltered housing, Extra Care housing, and residential and nursing homes.

Informal Open Space

14.43 Cambridge: Not required from non-family student accommodation or student family housing if the development is on a college campus and it can be shown that adequate appropriate open space is provided by the college such that students are unlikely to make significant use of other informal open space.

Allotments

14.44 Cambridge: Not required from non-family student accommodation or student family housing

Further guidance

Cambridge

- [Cambridge Open Space and Recreation Strategy - Cambridge City Council \(2011\)](#)
- [Cambridge City Council Outdoor Play Spaces Investment Strategy \(2024\)](#)

South Cambridgeshire

- [South Cambridgeshire Open Space in New Developments Supplementary Planning Document \(2009\)](#)
- [South Cambridgeshire Recreation and open space study - South Cambridgeshire District Council \(2013\)](#)
- [Allotment toolkit - South Cambridgeshire District Council](#)

Greater Cambridge (Cambridge and South Cambridgeshire)

- [Cambridge and South Cambridgeshire Playing Pitch Strategy 2015-2031 \(2016\)](#)

Other Sources

- [Community Orchards: How to Guide - Communities and Local Government \(2011\)](#)

Chapter 15: Indoor Sports, including Swimming

Introduction

- 15.1 Sports and leisure facilities are important for the health and wellbeing of residents, and to help keep people physically active. New development places additional demand on facilities many of which are already at capacity, and therefore it is important that developers contribute to mitigate these impacts.

Policy Context

Cambridge

- 15.2 Cambridge Local Plan 2018 Policy 68 Open space and recreation provision through new development requires that all residential developments should contribute to the provision of recreation sites/facilities in accordance with the council's Open Space and Recreation Standards. Appendix I includes a standard of one swimming pool for every 50,000 people and one sports hall for every 13,000 people. Policy 73 Community, sports and leisure facilities provides requirements and guidance for provision as part of new developments.

South Cambridgeshire

- 15.3 South Cambridgeshire Local Plan 2018 Policy SC/4 Meeting Community Needs require all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development, including sports facilities.

Development types from which Obligations will be sought

- 15.4 All residential development, and potentially some forms of commercial development.
- 15.5 Large scale commercial developments (above 5,000m²) will be required to consider how the needs of their workers and visitors will be met for social and leisure facilities. If the need cannot be met through existing or additional onsite facilities this could mean off site contributions to address the impact on facilities is necessary and will be sought.

Form in which contributions should be made

- 15.6 The Indoor Sports Facility Strategy 2015-2031 acts as a guide for the future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. The strategy assesses existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. The Indoor Sports Facility Strategy 2015-2031 will be kept up to date and provision should take account of the most up-to-date version of this strategy.
- 15.7 While there are many sports halls in both the City and District, many are on school sites can limit public access, or are ageing and are in need to investment to retain their appeal to users. Need has also been identified for some specific sports like indoor handball indoor tennis, as well as for increased accessibility to facilities.
- 15.8 Swimming remains a popular sporting activity, with current levels of swimming visits at over 600,000 within all city pools, and still increasing year on year, going against a national trend for a decline in swimming visits around the country. If the City pools are to keep up with the local demand and future growth in the district, and are to remain facilities enjoyed by local residents, capital investment will be required to keep them serviceable, modern, and appealing, and therefore require the investment of existing and future s106 developer swimming and sporting contributions. In addition, new swimming pools are needed in South Cambridgeshire where provision is particularly low.

Onsite Provision

- 15.9 Due to the scale and nature of facilities new provision on site is only likely to be required in the largest forms of development, such as urban extensions and new settlements. Onsite provision will need to consider the scale and range of this provision appropriate to the level of need generated by the development, its relationship with the wider area and Council strategies.
- 15.10 The Indoor Sports Facility Strategy takes into account planned growth to 2031. Where large windfall sites come forward, which have not been accounted for in the strategies, applicants should provide a sports strategy (also known as a facilities development plan) setting out the details of specific facilities to be developed, the rationale and need for these. An update of the study is being undertaken to inform the Greater Cambridge Local Plan.

Offsite Contributions

- 15.11 Where onsite provision is not made, or only partially made, offsite contributions may be required to support the improvement of existing facilities or spaces or delivery of new spaces or facilities to meet the needs generated by the development.
- 15.12 Projects will be identified in consultation with service providers. Facilities, in particular swimming pools, can serve large catchments. Larger projects identified may require contributions from a number of developments to allow them to be implemented.
- 15.13 The costs of contributions will be guided by the Sport England Facilities Calculator. This estimates how much demand any given population would generate and the cost of providing that infrastructure.
- 15.14 At the time of publication, the Sport England Facilities Calculator requires £236 for swimming pool provision and £223 for indoor sports hall provision from each new person in Cambridge.
- 15.15 In South Cambridgeshire £225 per person is required for swimming pool provision and £185 for indoor sports hall provision for each new person
- 15.16 It should be noted that the above costs of contributions are guided by the Sport England Facilities calculator and may be subject to change.

Table 15-1: Cambridge Swimming Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	290.28
2 bed	486.16
3 bed	667.88
4 bed+	769.36

Table 15-2: Cambridge Indoor Sports Hall Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	274.29
2 bed	459.38
3 bed	631.09
4 bed+	726.98

Table 15-3: South Cambridgeshire Swimming Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	276.75

2 bed	463.50
3 bed	636.75
4 bed+	733.50

Table 15-4: South Cambridgeshire Indoor Sports Hall Contributions Per Dwelling Size

Dwelling size	Cost by dwelling size (£)
1 bed	227.55
2 bed	381.10
3 bed	523.55
4 bed+	603.10

Exemptions

15.17 Cambridge: The Cambridge Local Plan 2018 states that full provision will not be sought if the accommodation is directly linked to a college or university by a s106 Agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that college or university.

Further guidance

Cambridge

- [Cambridge City Council Swimming Pool Investment Strategy 2018](#)

Greater Cambridge **(Cambridge and South Cambridgeshire)**

- [Cambridge City Council and South Cambridgeshire District Council Indoor Sports Facility Strategy 2015-2031 \(June 2016\)](#)
- [Cambridge Playing Pitch and Indoor Sports Strategies Update \(October 2019 Environment and Community Scrutiny Committee\)](#)

Others:

- [Sport England Sports Facility Calculator](#)

Chapter 16: Public Realm

Introduction

- 16.1 Public realm relates to all those parts of the built environment where the public has free access. It encompasses streets, squares, and other rights of way, whether predominantly in residential, commercial or community/civic uses; the open spaces and parks; and the 'public/private' spaces where public access is unrestricted (at least during daylight hours). It includes the interfaces with key internal and private spaces to which the public normally has free access.

Policy Context

Cambridge

- 16.2 Cambridge Local Plan 2018 includes a range of policies which seek to protect and enhance the public realm. Policy 10: The City Centre requires development in the city centre to contribute to the Council's aim of improving the capacity and quality of the public realm throughout the city centre. The Local Plan also identifies a range of Areas of Major Change and Opportunity Areas where a comprehensive approach to development and a high-quality public realm is sought. A number of these sites have their own Supplementary Planning Documents.
- 16.3 Policy 56 in Cambridge City Council's Local Plan explains how development will be supported if it is designed to be attractive, high-quality, accessible, inclusive and safe. In part i) of the policy it states that proposals should create and improve public realm, open space and landscaped areas that respond to their context and development as a whole and are designed as an integral part of the scheme. Policy 59 Designing landscape and the public realm states that high quality public realm must be designed as an integral part of new development and co-ordinated with adjacent sites and phases.

South Cambridgeshire

- 16.4 The South Cambridgeshire Local Plan Policy HQ1 Design Principles requires delivery of high-quality landscaping and public spaces, and the delivery of high-quality public realm. The [District Design Guide SPD \(2010\)](#) provide further details. A number of Neighbourhood Plans also provide policies and guidance on issues in particular areas.

Development types from which Obligations will be sought

- 16.5 Any development that requires alterations to the public realm to provide or improve access, servicing, and amenity. Consequently, there is no trigger below which a public realm obligation may not be required and there are no types of development that would be exempt.

Form in which contributions should be made

- 16.6 To a large extent the delivery of public realm through new developments will be through the design of new developments and through direct delivery of new places. Much of this will be achieved through planning conditions.
- 16.7 S106 could be used for a variety of on-site or off-site public realm improvements such as improving footways, street furniture, lighting or removal of street clutter. Where area wide public realm improvement schemes are sought, contributions may be required towards such improvement from multiple developments through planning obligations. Each case will be considered on its individual merits.
- 16.8 Applications should detail how they will address the requirements of policies related to public realm improvements, including as part of their design and access statement.
- 16.9 Applicants will need to demonstrate public realm measures are suitably managed in perpetuity. S106 obligation will put in place measures to agree the management and maintenance of any unadopted areas. If they are proposed for adoption, they will need to be of a suitable standard. Upon transfer, a commuted maintenance payment will be required to cover the initial costs of maintaining the Public Realm (usually 15 years).

Exemptions

- 16.10 No specific exceptions.

Chapter 17: Waste and Recycling

Introduction

- 17.1 Cambridge City Council and South Cambridgeshire District Council are designated Waste Collection Authorities and are responsible for collecting household waste. It is also responsible for the management of bring sites. Waste collection services are provided by the Greater Cambridge Shared Waste Service (GCSWS) serving over 127,000 homes in both South Cambridgeshire and Cambridge City, covering approximately 500 square miles each week. All recycling and waste operations are based at the Waterbeach Depot 7 miles north of Cambridge and operate 4 days a week domestically and 7 days a week serving thousands of local businesses and schools, colleges and other non-domestic premises.
- 17.2 Planning obligations will be required to address the impact of development on waste provision and services.

Policy Context

Cambridge

- 17.3 Cambridge Local Plan 2018 Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use includes the requirement to address waste management. Waste Management is also listed as a potential requirement in Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

South Cambridgeshire

- 17.4 South Cambridgeshire Local Plan 2018 Policy HQ1: Design Principles requires facilities for waste management and recycling. Waste Management is also listed as a potential requirement in Policy TI/8: Infrastructure and New Developments.

Greater Cambridge (Cambridge and South Cambridgeshire)

- 17.5 Cambridgeshire County Council is the Waste Disposal Authority and is responsible for waste planning and disposal and in partnership with Peterborough City Council, has prepared and adopted the [Cambridgeshire](#)

[and Peterborough Minerals and Waste Local Plan](#). Policy 14 Waste Management Needs Arising from Residential and Commercial Development requires relevant residential and commercial planning applications to be accompanied by a completed Waste Management Guide Toolkit, which forms part of the latest RECAP Waste Management Design Guide Supplementary Planning Document (or similar superseding document). Where appropriate, and as determined through an assessment of the Toolkit submission, such new development may be required to contribute to the provision of bring sites and/or the Household Recycling Centre service.

- 17.6 The [RECAP Waste Management Design Guide Supplementary Planning Document](#) has been prepared and adopted jointly by Cambridgeshire County Council and Peterborough City Council in partnership with the district councils in the County. In Addition, the Greater Cambridge Shared Waste Service has produced a [Waste and Recycling guide for developers](#).

Development types from which Obligations will be sought

- 17.7 All development

Form in which contributions should be made

- 17.8 The following requirements will be applied to new developments.

Household Waste Bins

- 17.9 A set of bins to include 23 litre external and 5 litre internal food waste caddy will be issued to new houses as standard. The size and quantity of bins issued to flats will be as per the agreement at the planning consultation stage.

- 17.10 Approach to Contributions:

- The cost to issue bins to new properties is a one-off £90 charge which covers bin sets.
- Where communal waste bins are provided a charge of £380 is applied per each new bin to include food waste receptacle.
- These fees are to be reviewed annually and are subject to change.

Underground Bins

- 17.11 GCSWS actively welcomes proposals from developers for alternative waste management solutions. GCWS request that developers of high-density

housing consider installing underground bin systems as their first option before looking towards conventional wheelie bin systems.

- 17.12 Developer to pay for and install infrastructure as required, in close collaboration with GCSWS and with reference to the Waste Storage and Collection Guidance for Developers. Developers should contact GCSWS as early in the planning stages as possible to discuss plans.

Refuse Collection Vehicles (RCV)

- 17.13 GCSWS deploys one RCV to cover all three waste streams (recycling, organic, residual) from 3,000 dwellings on a fortnightly collection pattern.
- 17.14 Both Councils have made formal commitments for the GCSWS to decarbonise their fleet of vehicles, including refuse collection vehicles, which contribute a significant proportion to the Councils' Greenhouse Gas emissions. In line with this programme, around half of all new Refuse Collection Vehicles are electric. In line with this commitment, GCSWS are expanding their electric fleet.
- 17.15 The cost of an electric RCV is about £433,000, equivalent to £144 per dwelling. The cost of a diesel RCV is about £240,000, equivalent to £80 per dwelling.
- 17.16 Developers will be required to pay the difference between the average cost of an electric vehicle and a diesel vehicle which is £112 per unit.

Bring Sites

- 17.17 Developers are required to provide hard standing within public realm areas where the Councils can place above ground banks working roughly on the ratio of one set of banks for every 800 dwellings (as per the RECAP Design Guide). The proximity of existing Household Waste Recycling Centre will also be considered in determining number of recycling banks required.

Household Recycling Centres

- 17.18 Household Recycling Centres are provided by the Waste Disposal Authority where members of the public can deliver household wastes for disposal. Recycling facilities may also be provided at these sites.
- 17.19 National legislation and policy seeks to ensure the diversion of waste disposal from landfill through waste minimisation, re-use, recycling and treatment. As a Waste Disposal Authority Cambridgeshire County Council is required by the

Environmental Protection Act 1990 to provide facilities at which residents may deposit their household waste.

- 17.20 The County Council will endeavour to ensure that the implications for waste management arising directly from non-minerals and waste management development are adequately and appropriately addressed. This approach has been taken forward through the Cambridgeshire and Peterborough Waste Partnership (RECAP), and has, since 2012, been assisted by a RECAP Waste Management Design Guide Supplementary Planning Document (SPD). This SPD sets out practical information on the provision of waste storage, waste collection and recycling in residential and commercial developments. It also includes a Toolkit which developers of such proposals are required to complete and submit as part of their planning application.
- 17.21 Planned housing growth in Cambridgeshire places further pressures on existing facilities and will require a combination of new or improved facilities to meet future demand. Contributions may be sought to deal with the cumulative impact of a series of both small and large developments.
- 17.22 Cambridgeshire County Council will assess the demands that the proposed development would have on existing facilities. Where the County Council concludes that a site currently has sufficient capacity to accommodate the proposed development, no contribution will be sought. However, where the proposed development is likely to result in a facility being unable to accommodate additional waste, contributions will be sought towards the provision of additional capacity.
- 17.23 Cambridgeshire County Council operates two Household Recycling Centres (HRC) in the Greater Cambridge area, at Milton and Thriplow. The County Council is bringing forward plans to redevelop the Milton HRC, to replace the current facility which must close by 2026 under its existing planning consent. The St Neots HRC and Bluntisham HRC, both in Huntingdonshire, have catchment areas that serve some parishes in South Cambridgeshire.
- 17.24 Where necessary, and as a consequence of the RECAP assessment, residential developments in Greater Cambridgeshire will be required to make appropriate contributions towards the improvement of these facilities within their respective catchment areas (see Table 8.1 of the RECAP SPD). The methodology for calculating financial contributions is set out on page 37 of the RECAP SPD.

Exemptions

- 17.25 No specific exceptions.

Further guidance

17.26 Applicants for planning permission should contact the County Council via email at GrowthDevelopment@cambridgeshire.gov.uk to obtain pre-application advice in the County Council waste implications for their development

- [RECAP Waste Management Design Guide Supplementary Planning Document](#)
- Greater Cambridge Shared Waste Service [Waste and Recycling guide for developers](#).

Chapter 18: Emergency Services

Introduction

Cambridgeshire Constabulary

- 18.1 The Crime and Disorder Act 1998 places a duty on local authorities to reduce crime and disorder within the community.
- 18.2 Police Services in the Greater Cambridge area are provided by Cambridgeshire Constabulary (CC), operating from bases at Cambridge Parkside Police Station, Milton Police Station (under construction replacing Parkside in 2026) a proposed new Cambridge City Centre Police Station, Cambourne Police Station and Sawston Police Station. Its HQ Offices are located at Brampton Road, Huntingdon.

Fire and Rescue Services

- 18.3 The Fire and Rescue Services Act 2004 sets out the four key responsibilities for Fire and Rescue Authorities; extinguishing fires in their area, protecting life and property in the event of fires in their area, rescuing and protecting people in the event of a road traffic collision, and rescuing and protecting people in the event of other emergencies.
- 18.4 Fire and Rescue Services in the Greater Cambridge area are provided by Cambridgeshire Fire & Rescue Service (CFRS), operating from fire stations at Cambridge (Parkside Place), Cottenham (High Street), Linton (Balsham Road), Sawston (Mill Lane), Cambourne (Back Lane) and Gamlingay (Stocks Lane). Its HQ Offices are located at Hinchingsbrooke Cottage, Brampton Road, Huntingdon.

Ambulance Services

- 18.5 Ambulance Services in the Greater Cambridge area are provided by the East of England Ambulance Service NHS Trust (EEAST), operating from the Ambulance Hub at Cambridge University Hospitals NHS Foundation Trust (CUHFT) Hills Road, Cambridge, the Cambridge Response Post at Jedburgh Close, Cambridge, and the HQ and Hazardous Area Response Team (Hart) office at Melbourn. In addition, there are several ambulance stations outside the administrative boundaries that support residents of the Greater Cambridge

area. These include those at St Neots, St Ives, Huntingdon, Newmarket, Royston, Saffron Walden and Haverhill, along with a Response Post at Sandy.

- 18.6 All of the above emergency services have confirmed that they are currently operating at capacity. As a result, the growth planned for Greater Cambridge will place additional demand on all emergency services through an increase in the prevention, protection and response activities, including the increased number of incidents, increased attendance times and changes in the incident risk profile arising.
- 18.7 The additional demand placed on service capacity would require new infrastructure and facilities to be provided, to ensure that the impacts can be appropriately mitigated and managed.

Policy Context

Cambridge

- 18.8 Cambridge Local Plan 2018 Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy states that where infrastructure (incorporating emergency services) will be placed under strain, improvements to existing infrastructure or compensatory provision should be made, so that an appropriate level of infrastructure is maintained..

South Cambridgeshire

- 18.9 South Cambridgeshire Local Plan 2018 Policy TI/8: Infrastructure and New Developments states that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure (incorporating emergency services) necessary to make the scheme acceptable in planning terms. .

Development types from which Obligations will be sought

- 18.10 All development types where the individual emergency service determines that additional demands would arise that would require mitigation.

Form in which contributions should be made

- 18.11 Mitigations for emergency service will depend on the size, scale, and location of a proposal.

18.12 For larger strategic scale developments this could require on-site provision in the form of operational touchdown space with staff welfare facilities, dedicated parking and EV charging facilities. In addition:

- For police service – an interview suite for vulnerable victims
- For the fire and rescue service – specialist plant and equipment, such as hydrants and pumps

18.13 On-site requirements should be considered in a detailed assessment prepared by the developers in consultation with service providers.

18.14 For all other forms of development, off-site contributions may be sought as part of the planning process on a site-by-site basis where the impact mitigation is necessary. This will be agreed in consultation with the relevant emergency services and may include a proportionate contribution towards:

- Additional or enhanced police station floor space & facilities, custody facilities, police vehicles, equipment, staff resourcing, including the recruitment, training, equipping and tasking of Police Community Support Officers
- Additional or enhanced fire station floor space & facilities, fire service plant and equipment, fire and rescue vehicles, and additional resources including the recruitment, training, equipping & tasking of Community Safety, Community Wellbeing & Fire Safety Officers, & recruitment, training & equipping of Firefighters
- Upgrading/refurbishment of ambulance hubs, stations, and response posts, the provision of new ambulances and equipment, and resources including the recruitment, training, equipping & tasking of Community First Responders

Exemptions

18.15 No specific exceptions.

Chapter 19: Planning Obligations to support local employment and skills

Introduction

- 19.1 While many areas of Greater Cambridge are comparatively affluent, there continue to be concentrations of poverty and deprivation in particular communities in Cambridge. The Cambridge City Council Community Wealth Building Strategy 2024 includes the strategic objective of increasing skill levels and social mobility. Employers can contribute directly to improved outcomes for local residents through adopting positive business practices such as providing local employment, apprenticeships and skills and training programmes.

Policy Context

Cambridge

- 19.2 The Cambridge Local Plan 2018 includes a strategic objective to assist the creation and maintenance of inclusive, environmentally sustainable communities.

South Cambridgeshire

- 19.3 The South Cambridgeshire Local Plan 2018 seeks to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone.

Development types from which Obligations will be sought

- 19.4 Residential and commercial development. The scale of development when an employment and skills plan will be encouraged is set out in paragraph 19.7 below.

Form in which obligations should be made

- 19.5 Major developments in Greater Cambridge will be encouraged to contribute towards the provision of skills and employment and supply chain opportunities for local residents and businesses through provision and implementation of an Employment and Skills Plan.

- 19.6 The Employment and Skills Plan should address opportunities that could be made available during both the construction and operational phases of a development. The construction phase provides opportunities for local employment and pre-employment support, apprenticeships and training, and school, college and community engagement. Once complete the occupiers of commercial developments can also bring skills and employment opportunities for local people. In addition, during both construction and operational phases developments can generate opportunities for local businesses to become part of the contractor and occupiers' supply chains.

When will a skills plan be sought?

- 19.7 Employment and Skills Plans are most suited to larger developments. The following table will be used to guide when an employment and skills plan will be encouraged.

Table 19-1: When a skills plan will be encouraged

Use Class	Development	Threshold	Construction stage	Occupation stage
C3	Residential	50 or more dwellings	✓	
E	Commercial, business and service	Building(s) of 10,000m ² or more	✓	✓
B2	General industrial	Building(s) of 10,000m ² or more	✓	✓
B8	Storage and distribution	Building(s) of 10,000m ² or more	✓	✓
C1	Hotel(s)	Building(s) of 10,000m ² or more	✓	✓
F1	Learning and non-residential institutions	Building(s) of 10,000m ² or more	✓	✓
F2	Local community	Building(s) of 10,000m ² or more	✓	✓
Sui generis		Building(s) of 10,000m ² or more	✓	✓

- 19.8 There may be occasions when commercial uses are developed jointly as part of one application. If the cumulative floorspace of these uses exceeds

10,000m², the development will also be recommended to provide skills and employment and supply chain opportunities.

- 19.9 These thresholds are intended to promote the development of Employment and Skills Plans on major developments where there is likely to be scope to provide a significant contribution on site. We would also strongly encourage applicants on smaller schemes to work with the councils to demonstrate that they are maximising employment and skills outputs.

Skills and Employment Plans in s106 Agreements

- 19.10 If an Employment and Skills Plan is to be prepared and implemented, the provisions and requirements would be included within a s106 Agreement. This would typically include:

- A requirement for the developer and council, and where known, the end user or occupier, to meet to discuss the development of a Skills and Employment Plan for the development prior to the implementation of the planning permission.
- The submission of a Skills and Employment Plan for the construction phase of the development for approval in writing by the Local Planning Authority (through the Economic Development Team) 3 months prior to the implementation of the planning permission.
- For phased developments the submission of an updated plan for each stage 3 months prior to commencement.
- The appointment of a Skills and Employment Plan co-ordinator
- A commitment not to implement the Planning Permission until the Employment and Skills Plan has been approved in writing by the Local Planning Authority.
- A commitment to comply with the Employment and Skills Plan during the development.

Content of Skills and Employment Plans

- 19.11 An Employment and Skills Plan should outline how the development will create skills, training and supply chain opportunities and how they will be realised locally. It should:

- Outline the overall approach to be taken by the developer and/or main contractor and how this will address the economic needs of local residents and businesses.

- Detail the measures that will be implemented to achieve the approach proposed, how they will be delivered and a timetable for implementation. This should include how they will be tailored to ensure that they will benefit local residents and businesses.
- Explain how opportunities will be made available to local residents who have difficulty accessing the labour market, for example but not limited to, NEETS (not in education, employment or training), armed services leavers, refugees and asylum seekers, care leavers, people in long-term unemployment, those with a disability, sickness, or caring responsibilities.
- Explain how opportunities will be made available to those who have not traditionally accessed the career paths available through the development, for example, women in construction.
- Explaining how they will look to support and develop SME's and local social businesses through their supply chain linked to community wealth building.
- Explain how they will look to encourage enterprise and skills development through the use of meanwhile space and onsite requirements - such as catering.
- Establish specific measurable outputs for each individual measure (see below).
- Outline how the project, and each measure, will be managed and resourced. Identify keys stakeholders and relevant existing or future city, district or sub-region wide skills and employment initiatives and how the development will engage with them.
- Include a commitment that the outputs for the development will be written into any contracts with contractors, sub-contractors and new occupiers.

19.12 A recommended template for an Employment and Skills Plan has been developed in collaboration with the Combined Authority and will be provided on the Greater Cambridge Shared Planning Service website.

19.13 The developer will be responsible for the delivery of the Employment and Skills Plan. They must use their reasonable endeavours to meet their employment and skills obligations on-site.

19.14 During the construction phase, it is expected that the developers will include the requirement to meet the agreed Employment and Skills Plan targets in their contracts with contractors and sub-contractors. For commercial developments, the occupation phase will require developers to use reasonable endeavours to agree internal protocols/agreements with new occupier(s) that cover the targets, measures and monitoring laid out within the plan.

Outputs

19.15 It is preferred that outputs in an Employment and Skills Plan are generated using an industry approved model such as by the Construction Industry Training Board (CITB), although other formats may be acceptable.

19.16 Employment and skills measures would include as many of the following as are practically achievable:

- Recruitment of local residents through job brokerage, job centres and other local organisations (the Councils' economic development teams may be able to assist with guidance on such opportunities).
- Creation of new apprenticeship opportunities. Indicative targets for placements are: 1 construction training placement will be required per: 20 residential units; 20 student/ hotel/ hostel bedrooms; 1,000 sqm (GEA) commercial and employment floorspace (additional and/or replacement). All apprentices should be paid at least the real Living Wage.
- Accredited training, for example, CSCS cards (Construction Skills Certification Scheme).
- Pre-employment support, for example, mentoring, work trials and interview experience.
- Work experience and work placement opportunities designed to support education and learning (14-16 years, 16-19 years and 19+ years).
- Training and employment opportunities in areas such as green sector skills or retrofitting buildings to help reduce carbon emissions associated with energy use.
- Some larger development may require site-based facilities to implement the plan. These could be used for on-site training, accommodating school visits, on-site assessment inductions, skills audits, etc.

19.17 All of the measures above should work towards achieving greater:

- Participation in education initiatives linking with local schools and colleges, supporting the transition between school and work, for example, through school talks and careers advice.
- Working with the voluntary and community groups locally to support disadvantaged people.
- Participation in local forums created to promote sector development, sharing good practice to stimulate improvement.

19.18 The above list is not exhaustive and it is recommended that applicants engage with the Councils' Economic Development teams as well as potential local

employment and skills delivery partners during pre-application discussions or, where these do not take place, early on in the planning application process.

19.19 As part of their supply chains obligations, developers should:

- Work with the councils to promote and advertise tender opportunities and to achieve the procurement of construction contracts and goods and services from companies and organisations based in Cambridge and South Cambridgeshire.
- Brief sub-contractors on the requirements for local procurement and ensure that cooperation is agreed as a prerequisite to accepting sub-contract tenders and include a written statement in contracts with sub-contractors encouraging them to work with local businesses.

19.20 Where relevant, the developer will be expected to engage with new skills and employment initiatives active in the local area for the duration of the s106 obligation commitments on skills and employment.

Monitoring

19.21 The councils will seek to monitor the performance and process of Employment and Skills plans. The developer will be expected to:

- Inform the planning department when the development has commenced.
- In a non-residential development, inform the planning department when there are new occupiers.
- During the construction phase, submit a report at the end of each development phase detailing the outcomes achieved.
- During the occupation phase, provide quarterly reports detailing outputs achieved.

19.22 If, for some reason, the projected outcomes from the Employment and Skills Plan have not been implemented or achieved, and this has not been sufficiently justified, then the councils may seek measures to be undertaken to rectify this situation. This may take the form of suitable alternative measures, or payments in lieu of, if the original outcomes can longer be secured.

Exemptions

No specific exemptions.

Further guidance

- [Cambridge City Council Community Wealth Building Strategy](#)

Chapter 20: Planning Obligations to support affordable workspace

Introduction

- 20.1 The successful economy of the Cambridge area means that rents for employment space are high. This makes it difficult for some types of businesses, such as micro business or social enterprises, which are important for creating successful places. Rather like affordable housing, there is potential for large new commercial developments to make provision for this type of space, where suitable units are let at below market rates.
- 20.2 The Cambridge Community Wealth Building Strategy highlights the importance of supporting a vibrant local economy and facilitating partnership action to tackle inequalities.
- 20.3 In the London Plan, affordable workspace is defined as: "...workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose." Affordable workspace provision offers the opportunity make economic, cultural and social impacts. For example, the floorspace could provide start-up space within Greater Cambridge's key economic sectors, creative space for local arts companies, local community workspace for home-workers and organisations or affordable space for local charities and third sector organisations.
- 20.4 The adopted Cambridge and South Cambridgeshire Local Plans do not include policies requiring affordable workspace provision. The potential for a requirement is being explored through the emerging Greater Cambridge Local Plan.
- 20.5 However, the provision of affordable workspace within new commercial developments is encouraged. This section of the SPD sets out how it will be applied and managed if developers make provision within a scheme.
- 20.6 In September 2024 the [Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs](#) was published. The study involved significant engagement with stakeholders, businesses and other organisations. In exploring the needs of these sectors. It identified that in order to support the future needs of these sectors a range of premises in terms of scale, particularly for life science businesses, ensuring that smaller

start-ups and scale-ups are provided for. Opportunities for start-up space could also be delivered as affordable employment.

Policy Context

Cambridge

- 20.7 The Cambridge Local Plan 2018 includes a strategic objective to assist the creation and maintenance of inclusive, environmentally sustainable communities.

South Cambridgeshire

- 20.8 The South Cambridgeshire Local Plan 2018 seeks to ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone.

Development types from which Obligations will be sought

- 20.9 New major commercial developments, including mixed use schemes, are encouraged to make provision for affordable employment space. The provision of an element of affordable employment space will be most suited to large commercial schemes, e.g. proposals over 10,000m², in use classes E(g), B2 and B8, with 10% as the suggested amount of floorspace to be given over to affordable use.
- 20.10 If provision is to be made, developers should submit the details of the affordable employments space with their proposal.

Form in which an obligation will be secured

- 20.11 If provision is to be made, early engagement with the relevant Councils' Economic Development team is vital. This may be during pre-app discussions or, where these do not take place, early in the planning application process.

Onsite provision

- 20.12 The preferred sectors should be agreed on a case-by-case basis with the relevant Council Economic Development team.
- 20.13 A developer valuation, to be agreed with the LPA, will determine the local market rent and be used to agree a percentage of market price considered to be affordable.
- 20.14 In general, any provision of on-site affordable workspace must provide natural light and individual lockable units. There may be circumstances where small individual units may not be the best solution. Whilst these types of units are preferred, alternative measures such as shared workshops and makers spaces and hot-desking membership models, where justified by evidence of need, may be acceptable. This will be agreed on a case-by-case basis.
- 20.15 It is expected that on-site affordable workspace will be managed by a recognised affordable workspace provider. Where a developer wishes to manage the affordable workspace, they will need to provide information on how this would work.
- 20.16 Affordable workspace should remain for at least 15 years, but ideally in perpetuity, from the date of first occupation and be subject to an agreed Management Plan that should outline:
- The selected affordable workspace provider.
 - The sector focus for the accommodation and target tenants.
 - Units sizes, configuration of spaces, fit-out plans and the flexibility of layouts.
 - Lease arrangements, rents and services charges.
 - Shared facilities available to occupants.
 - Support services to be offered to occupants including relationships with business support providers.
 - Where appropriate, move-on mechanisms to be used, for example stepped rents.
- 20.17 Developers will be expected to provide annual reports to the LPA detailing the outputs and outcomes from the space(s) for the duration of the affordable workspace provision. Any significant changes to the provisions or management of the workspace during its lifetime should be agreed in writing with the LPA. The arrangements may be reviewed or ended where the LPA is satisfied that the developer/owner has been unable, having made reasonable attempts, to lease the affordable workspace to an approved affordable workspace provider, or directly to an approved charitable/ not for profit-end-user.

Off-site provision

20.18 Where on-site provision is not possible, off-site provision may be accepted where it would deliver suitable benefits. Such circumstances could include:

- Where a hard to let vacant property is brought back into use.
- Within the overall development on mixed use sites where there are a range of landowners.

Exemptions

20.19 No specific exemptions.

Further guidance

[Greater Cambridge Growth Sectors Study: Life science and ICT locational, land and accommodation needs](#)

Chapter 21: Public Rights of Way

Introduction

- 21.1 New housing and commercial developments may create a need for publicly accessible routes on-site or to move in and out of the development and link with existing pedestrian and cycle routes and the wider rights of way network.

Policy Context

Cambridge

- 21.2 Cambridge Local Plan 2018 Policy 5 Sustainable transport and infrastructure requires development proposals to contribute to delivery of transport strategies with particular emphasis on securing modal shift and the greater use of more sustainable forms of transport. Policy 80 supports development that prioritises walking, cycling and public transport and is accessible for all. Policy 81 sets out requirements regarding the mitigation of the transport impacts of development, which can include investment in infrastructure. A range of area specific policies within the Cambridge local plan seek provision of countryside access/rights of way. This will contribute toward the regional network of public rights of way for vulnerable traffic (walkers, cyclists, horse riders and carriage drivers).

South Cambridgeshire

- 21.3 South Cambridgeshire Local Plan 2018 Policy HQ/1 requires developments to achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding. Policy TI/2: Planning for Sustainable Travel states that planning permission will only be granted for development likely to give rise to increased travel demands, where the site has (or will attain) sufficient integration and accessibility by walking, cycling or public and community transport.

Development types from which Obligations will be sought

- 21.4 Developments that may trigger a need for publicly accessible routes on-site or to move in and out of the development and link with existing pedestrian and cycle routes and the wider rights of way network.

Form in which contributions should be made

21.5 Planning Obligations may be sought on-site as part of the development works to secure new rights of way over the proposed development site or for the upgrade of existing routes. Such obligations may include requirements for maintenance of newly created or existing rights of way. Financial contributions may be appropriate where necessary to establish better links/connections between new and existing routes on site, and that of the existing wider network. The level of any financial contribution will be based on the cost of the works required to establish the link between on and off-site network connections

Exemptions

21.6 No specific exemptions.

Further guidance

[Cambridgeshire's Active Travel Strategy](#) (Cambridgeshire County Council)

[Cambridgeshire Rights of Way Improvement Plan](#) (Cambridgeshire County Council)

[Cambridgeshire Local Cycling and Walking Infrastructure Plan](#) (Cambridgeshire County Council)

[Cambridgeshire Local Transport and Connectivity Plan](#) (Cambridgeshire and Peterborough Combined Authority)

Chapter 22: Healthcare

Introduction

- 22.1 Health provision is an integral component of sustainable development – access to essential healthcare services promotes good health outcomes and supports the overall social and economic wellbeing of an area. The Council will work with the Cambridgeshire & Peterborough Integrated Care System (ICS) to assess the need for additional health infrastructure and ensure that all residents have easy access to the care they need when they need it.
- 22.2 The delivery of new and improved health infrastructure is resource intensive. The majority of existing health infrastructure is at or nearing capacity, particularly primary care infrastructure, and the level of housing growth planned for Greater Cambridge will place additional pressure on existing health and social care provision. To cope with the additional demand generated by new development, health infrastructure will require improvement, and in some cases the provision of new infrastructure will be required.
- 22.3 Where the assessment of impact on local health provision identifies there is insufficient health infrastructure capacity to meet the needs generated by a development proposal, planning obligations will be required to mitigate the impact of the development and secure the required additional health infrastructure provision.

Policy Context

Cambridge

- 22.4 Cambridge Local Plan 2018 Policy 75 Healthcare facilities identify health infrastructure as necessary to support new development, and that the Council will work with the relevant health organisations to provide high quality and convenient local health services in all parts of Cambridge, but particularly in areas of population growth. Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy includes healthcare amongst its requirements.

South Cambridgeshire

- 22.5 South Cambridgeshire Local Plan (Policy SC/4) requires all housing developments to include or contribute to the provision of the services and facilities necessary to meet the needs of the development, including health infrastructure
- 22.6 In addition to these district wide policies, both Local Plans include a range of site-specific policies. Where site specific policies have requirements for health facilities these will need to be considered by individual development proposals.

Development types from which Obligations will be sought

- 22.7 Residential development (self-contained and non-self-contained) of all tenures.
- 22.8 Assessment of impact on local health infrastructure, prepared in consultation with Cambridgeshire & Peterborough Integrated Care System (ICS) and other health stakeholders as appropriate.

Form in which contributions should be made

Health Infrastructure in the Greater Cambridge Area

- 22.9 Integrated Care Systems (ICS), established in 2022, introduced a new structure to enable closer working between organisations in the health and care system. ICSs cover the whole of England and bring together different partners including NHS providers, commissioners, local authorities, and the voluntary and community sector. The boundary of each ICS is covered by an Integrated Care Board who are responsible for commissioning the primary and secondary health services required to meet the requirement of the population registered with a GP in their area. ICBs have replaced Clinical Commissioning Groups (CCGs) and there are now 42 ICBs across England.
- 22.10 The Cambridgeshire & Peterborough ICS (C&P ICS) covers a geographical area with a population of around 1.3 million. The ICS has formed two place-based care partnerships to split the larger area it covers: North Cambridgeshire and Peterborough (focusing on Peterborough, Fenland and Huntingdonshire) and Cambridgeshire South (focusing on East and South Cambridgeshire and Cambridge City). Greater Cambridgeshire falls within the South Care Partnership, which has a population of around 468,000 and includes a range of NHS service providers:

- 39 GP practices organised into nine Primary Care Networks (PCNs) – Cambridge Northern Villages PCN, Cambridge City PCN, Cambridge City 4 PCN, Cam Medical PCN, Granta PCN, Median PCN, Cantab PCN, Ely North PCN and Ely South PCN¹
- Three hospitals (Addenbrooke's Hospital, Cambridge University Hospitals, Royal Papworth Hospital)
- Cambridgeshire Community Services NHS Trust (community provider)
- Cambridgeshire and Peterborough NHS Foundation Trust (community and mental health provider)
- East of England Ambulance Service Trust

It should be noted that there are two surgeries within the Greater Cambridgeshire boundary that do not fall within the Cambridgeshire & Peterborough ICS:

- Bassingbourn Surgery – branch surgery of the Ashwell Surgery which falls under Hertfordshire and West Essex ICS
- Gamlingay Surgery – branch surgery of Greensand Medical Practice which falls under Bedfordshire, Luton and Milton Keynes ICS

22.11 The integrated neighbourhood teams comprise a range of staff alongside medical professionals, including community services, social care and the voluntary, community and social enterprise sector. There are also local Medical, Dental, Pharmaceutical and Optical Committees, and at the ICS level a Children's and Maternity Partnership Mental Health, Learning Disabilities and Autism Partnership.

22.12 At the neighbourhood level, the development of PCNs is a key aspect of the NHS Long Term Plan in providing primary care services and delivering a set of service requirements specific to the needs for a defined patient population (a PCN will generally have a population of between 30,000 – 50,000 people). This model of care is based on providing extra resource in general practice so people can easily see the best primary care professional for their need or concern. The introduction of PCNs has set a new way of working within GP practices, enabling them to more effectively coordinate primary care services for populations at the PCN level.

¹ For clarity, some PCNs expand beyond defined local authority boundaries. In this case, Ely North PCN and Ely South PCN fall within the overall South Care Partnership, but both fall outside the Greater Cambridgeshire local authority boundary – further advice on this matter can be provided on a site-specific basis.

- 22.13 This is a significant shift away from GP practices' previous way of working independently and having limited service offerings. Expanded multidisciplinary teams in PCNs comprise a range of staff in addition to GPs, including speciality and associate specialist doctors, pharmacists, district nurses, community geriatricians, dementia workers and allied health professionals such as physiotherapists and podiatrists/ chiropodists. To address the pressure acute services are under, there is a focus on moving some intermediate health care services (for example, screening and testing) out of hospitals and into primary care facilities.
- 22.14 Because PCNs are made up of a group of GP practices which are closely working together and are aligned to other health and social care staff and organisations, this enables the closer integration of existing local services. Members of the PCN may also include other organisations such as community pharmacies, community service providers, mental health providers and voluntary sector organisations. This allows PCNs to collaboratively plan and organise the delivery of health and care services in each of their distinct geographical areas and means people can access the full range of primary care services that they need closer to home.
- 22.15 As identified in the Cambridgeshire & Peterborough ICS Joint Forward Plan (2024), a key issue for meeting the health needs of the existing and future population is the condition of the primary care estate. It is identified as being or is soon to become no longer fit for purpose and will not have the capacity to absorb additional patients in light of the identified pressures from a growing and aging population. Over recent years, the population has steadily increased and has already caused many GP practices to reach capacity, with a few facing difficulties in accepting additional patients and closing their lists to new patients.
- 22.16 Ensuring that everyone has access to the care they need when they need it means providing care in the right buildings, with the right staff and resources. The projected growth within the Greater Cambridgeshire area will further increase pressure upon existing facilities. In addition to significant housing growth, the increase in population will not be evenly distributed across the local area. This will also need to be factored into determining future primary care infrastructure needs to ensure healthcare inequalities are addressed and prevented.
- 22.17 From an estate perspective, delivering the NHS Long Term Plan means a shift away from smaller GP premises to larger scale, modernised integrated primary and community care hubs that accommodate a wider range of healthcare services built around the needs of the local population. The need to

support a wider range of services in one location places pressure on healthcare infrastructure designed to accommodate traditional models of general practice. Successfully transforming the way services are delivered, and redesigning patient care requires making more efficient use of the existing estate alongside ensuring that any new health infrastructure provided supports this new model of primary care provision.

Requirements for Assessing Impact on Local Health Infrastructure

22.18 New residential development will be required to mitigate its impact on health infrastructure. The type of provision and associated financial contribution(s) required will be determined based on the needs generated by the development and the existing capacity of impacted health infrastructure. Where a need is identified planning obligations may be sought including:

- Financial contributions towards improvement/expansion of existing health facilities
- Financial contributions toward construction of a new health facility
- Provision of land and a financial contribution for construction of a new health facility
- On-site health facility delivered by the developer
- Financial contributions towards costs related to any interim/temporary provision that may be required prior to the completion of new permanent facilities
- New facility required to compensate for the loss of an existing facility caused by the development

22.19 All major residential developments will be required to assess their impact on primary health infrastructure within the healthcare catchment of the proposed development following the process set out in the table below. For strategic-scale proposals, there may be additional requirements for health infrastructure related to acute, mental health, and/or community health provision. This will be determined on a case-by-case basis through the master planning process for the individual development.

22.20 Pre-application engagement with the ICS is encouraged for all scales of schemes and expected for sites that propose 200 or more residential units. Early and on-going engagement with the ICS and other relevant health stakeholders is particularly important for schemes with the potential for on-site health provision, such as those within areas of major change/new settlements and large residential-led site allocations.

22.21 To properly determine planning obligation requirements, it is important that needs assessments reflect the most up-to-date ICS standards of health

infrastructure provision for planning purposes as set out in this SPD. The NHS are the only authority responsible for determining required health infrastructure across the county, and the ICS is responsible for commissioning the range of health services that local people rely on. Approaches to assessing impacts on health infrastructure that do not accord with ICS strategies and standards will not be accepted.

Submission Requirements and Standard S106 Provisions

22.22 Where a Health Impact Assessment (HIA) is required, the assessment of impact on local health infrastructure should normally be included in the HIA with appropriate planning obligations summarised in the Planning Statement. Where an HIA is not required, the assessment can be provided as an appendix to the Planning Statement.

22.23 Where a planning obligation is likely to be required, the applicant should indicate this in any draft s106 Heads of Terms proposed. For applications where financial contributions towards primary care are required, the following standard wording will generally be used:

'Health Contribution: means the sum of £x (index linked) to be applied by the Cambridgeshire & Peterborough Integrated Care Board (ICB) or subsequent successor body towards the provision of additional primary care led capacity through the extension and/or remodelling of [insert name of facility], or through the extension or remodelling of other facilities within the local primary care networks (PCNs) – or subsequent successor - in which the development is located, or through the extension and/or remodelling of other facilities that would specifically provide services to serve the development.'

22.24 Expenditure of planning obligations related to primary care facilities will normally be area- based on facilities within the local PCN(s) serving the development. In limited circumstances expenditure may be directed at a wider scale where this is deemed necessary to support service delivery objectives.'

22.25 For smaller schemes, to enable the required additional capacity to be in place in a timely manner the financial contribution will be due prior to commencement of the development. On larger, phased schemes trigger points for payment will be agreed in consultation with the ICS.

22.26 For proposals where other forms of contributions are required – for example, delivery of on- site facilities or contributions towards other forms of health infrastructure (acute, mental health) – the detailed wording of the s106 obligation will need to be agreed in consultation with the ICS. All financial

contributions to health infrastructure will be indexed linked to the Build Cost Information Service (BCIS) All-In Tender Price Index.

22.27 Where facilities are delivered on-site, measures to ensure that they are fit for purpose and affordable will be applied including consideration of input from the District Valuer. Given the long timescales and uncertainties involved in large developments, the requirement for an in-kind on-site facility may change over time. In these circumstances, the s106 agreement will include a cascade mechanism to secure a financial contribution in-lieu of the on-site provision where the facility is not required or able to be delivered. The s106 financial obligation will be used to contribute towards alternative provision in the area to mitigate the site-specific impact of the development.

Methodology for Calculating Primary Care Infrastructure Need

22.28 New housing developments increase the total number of patients that need primary care in a localised area. From a service planning perspective, to adequately provide for the needs of the population within the area the ICS must consider the total population that will live in the newly built homes and how services within the impacted Primary Care Network(s) (PCN) can be best provided to serve this additional population.

22.29 If the baseline position is that the existing primary care infrastructure does not have capacity to accommodate the additional population growth caused by the development, a contribution will be required. To determine if a planning obligation is required and the appropriate form of contribution, a four-step process will be followed as set out in the table below.

Overview of Methodology for Calculating Primary Care Infrastructure Needs	
Step 1: Assess level of primary care infrastructure need proposal generates	<ul style="list-style-type: none"> • Average household size applied to total number of residential units. • ICS floorspace requirement for growth 150sqm GIA per 1,750 patients
Step 2: Review capacity of existing primary care infrastructure	<ul style="list-style-type: none"> • Existing practices likely to be impacted identified by ICS • ICS benchmark for existing capacity 120sqm NIA per 1,750 patients
Step 3: Consider appropriate additional capacity solutions and approaches	<ul style="list-style-type: none"> • Potential for expansion of existing facilities or new provision
Step 4: Identify appropriate form of developer contributions	<ul style="list-style-type: none"> • ICS 2024 build cost benchmarks (will be updated annually) of: <ul style="list-style-type: none"> • £5,179/sqm (South Cambridgeshire) and £5,324/sqm (Cambridge) for mitigation in the form of refurbishment/extension • £6,700/sqm (South Cambridgeshire) and £6,893/sqm (Cambridge) for mitigation in the form of new build
Example calculation for 250 unit scheme mitigated by expansion of existing facilities: <ul style="list-style-type: none"> • $[(250 \text{ residential units} \times 2.4 \text{ persons/house}) / 1,750 \text{ patients}] \times 150 \text{sqm} = 51 \text{sqm}$ floorspace requirement • $(51 \text{sqm primary care floorspace}) \times (£X,XXX/\text{sqm ICS build cost benchmark}) = £XXX,XXX$ 	

Table 22-1: Methodology for Calculating Primary Care Infrastructure Needs

Impact of development on Registered Patient Population

22.30 The residential population generated by the proposed development is used to estimate the direct impact on local primary care services by providing the number of GP registrations linked to the additional population.

- For self-contained (C3) dwellings the average household size of 2.4 as identified by 2021 Census will be used applied to all units.
- For non-self-contained dwellings such as student accommodation or purpose-built HMOs the standard assumption will be one person per bedspace.
- For older people's housing the most appropriate approach to determining population gain will need to be agreed on a case-by-case basis with the Council.

22.31 Alternate household size assumptions will only be considered by the ICS if justified by the applicant and agreed by the Council.

Primary Care Infrastructure Needs Arising from Development

22.32 Department of Health best practice guidance for primary care facilities is provided in Health Building Note 11:01: Facilities for Primary and Community Care (HBN 11-01). Health Building Notes provide guidance on the design and planning of new healthcare buildings, as well as the refurbishment and extension of existing facilities. HBN11-01 describes the way to quantify the types of spaces needed for primary and community care facilities to support the briefing and design processes for individual projects in the NHS building programme.

22.33 For planning purposes, the ICS uses a standard floorspace requirement of 150sqm Gross Internal Area (GIA) per 1,750 patients which is aligned to HBN11-01 guidance. This provides an appropriate benchmark for the early-stage planning of new facilities, to identify the scale of additional infrastructure required to provide primary care services to a modern standard of care for residents of new housing in efficient, flexible, and user-friendly environments. This floorspace standard is kept under review by the ICS to ensure it reflects the most up-to-date best practice guidance and may be revised accordingly.

Capacity of Existing Primary Care Infrastructure

- 22.34 The ICS will identify the individual primary care premises likely to be impacted by new development based on existing GP catchments, predominant patterns of patient access in the local area and ICB objectives relating to primary care accessibility. This means that not all practices whose catchments cover the development site will necessarily be included in the assessment of existing capacity – for example while some GPs have very large catchments, the ICS does not consider it appropriate to expect patients to travel significant distances to access primary care facilities when there are closer options.
- 22.35 Early engagement with the ICS will ensure that baseline capacity assessment includes the correct premises. The ICS uses a standard floorspace requirement of 120sqm Net Internal Area (NIA) per 1,750 patients to assess the capacity of existing premises, aligned to HBN11-01. Where available, weighted patient list size should be used for the assessment. This results in a more accurate understanding of current infrastructure capacity because weighting for patient demographics reflects that certain types of patients place a higher demand on practices than others (e.g. older patients, very young patients).
- 22.36 In limited circumstances there may be existing capacity within the estate, or funded primary care estates projects with certainty around delivery that will deliver additional capacity in future. In such cases, it will be necessary to determine if the capacity will still be available at the time the proposed development is occupied – for example, improvement projects may have been identified in response to population growth associated with housing development that has already been approved but not yet implemented.

Additional Capacity Solutions and Approaches

- 22.37 Developer contributions towards health infrastructure should contribute to the delivery of effective and efficient primary care services that meet the strategic needs of the impacted PCN(s) and the ICS. The ICB will identify capacity solutions to deliver the required additional floorspace based on either:
- Refurbishment and/or extension of existing premises – this will depend on if existing premises are in the right location, have the potential for refurbishment, reconfiguration and/or extension, and alignment with ICS Infrastructure Strategy.
 - New build health facilities – this may be either on-site or off-site depending on the scale/location of the development and alignment with ICS Infrastructure Strategy.

22.38 In context of the significant transformation taking place within primary care, the most effective means of expanding primary care to serve the needs of a specific new development may not be focusing investment on the facility closest to the development site. Planning obligations will be linked to delivering additional capacity within the relevant PCN area(s). This flexibility is necessary to enable the ICS to deliver the required additional capacity in the location that most effectively serves residents of the new development at the time it comes forward, which may differ from the preferred mitigation project(s) identified at the time of permission.

22.39 At the masterplanning stage, development proposals in growth locations and areas of major change will generally need to provide flexibility to accommodate necessary health facilities on site. As a benchmark this will typically apply to developments over 1500 dwellings, but a number of factors will be considered when determining whether a particular development (including below that size) should include on-site provision of a primary care facility including:

- The ability of local facilities to expand sufficiently and impact of a new facility on them
- Cumulative impact with other residential development proposals and the needs of the existing community
- The viability of the development and the cost of a new primary care facility against other potential solutions
- The viability of a new facility, particularly in the early years of a large, phased scheme
- How the location and configuration of the development, including co-location with other services, would align with wider system objectives relating to service delivery
- Where floorspace requirements from a single development are not large enough the ICS may seek to work with developer to agree delivery of a larger facility

Form of Developer Contribution

22.40 Once the appropriate form of mitigation has been identified by the ICS, the capital cost of creating the additional primary care floorspace to the required standard will be determined based on the relevant build cost benchmark. The 2024 benchmark costs to be used in the calculation of the required contribution amount are:

- £5,179/sqm (South Cambridgeshire) and £5,324/sqm (Cambridge) for mitigation in the form of refurbishment/extension

- £6,700/sqm (South Cambridgeshire) and £6,893/sqm (Cambridge) for mitigation in the form of new build

- 22.41 ICS build cost benchmarks for primary care facilities are prepared by independent quantity surveyors with a healthcare specialism to ensure accordance with HBN11-01. The capital costs of additional provision, whether for upgrades to existing facilities or construction of new facilities, are based on providing spaces that specified to be ready for occupation, as opposed to shell and core condition. This reflects the full costs of delivering health infrastructure projects and therefore incorporate a range of allowances including (but not limited to) fit out, professional fees, externals and contingency. However, they do not include the cost of land acquisition.
- 22.42 Build cost benchmarks will be updated annually by the ICS to reflect current market conditions in the locality. Updated benchmarks will be published on the Greater Cambridge Shared Planning Service website. In cases where the ICS has identified potential priority projects in the locality of the development, for example in their Infrastructure Strategy, as part of developing the contribution requests these projects may be explored in more detail to refine the request.
- 22.43 Where the scale of the proposals requires on-site provision of a new facility, mitigation will take the form of either:
- In-kind provision by the developer in the form of a turnkey, fully fitted out facility transferred to the NHS at no cost; or
 - The provision of a service plot of land at no cost, and a financial contribution to equivalent to the full capital cost of a new build facility of the required size.
- 22.44 The final design of the health facility should meet the most up to date model of health care provision standards. This will be secured in the s106 agreement by a requirement for the health facility specification to be agreed by the ICS and (if relevant) healthcare provider(s). The s106 will also include mechanisms to ensure that the delivery of any in-kind facility is financially and operationally viable for the needed services, for example lease terms.

Guidance for New Primary Care Facilities

- 22.45 The condition of the estate has a direct impact on patient care. A core ambition of the Cambridgeshire & Peterborough ICS is to support a primary care estate that is fit for the future and supports primary care teams to provide effective services that patients can easily access. This means providing place-

based healthcare solutions that meet patient needs at the same time as supporting health professionals to effectively deliver services.

22.46 Where new primary care-led facilities are provided as part of new developments, these need to be designed to meet ICS health floorspace requirements as well as wider ICS objectives relating to the sustainability and operational viability of health infrastructure. The following requirements should be fulfilled when new on-site health facilities are proposed:

- On-site provision should be within a single building with a planned mix of compatible uses in proximity. Provision split across multiple sites does not accord with the ICS strategy of development of integrated hubs.
- The location of the facility should be easily accessible by public transport, easily visible from a public highway, have accessible parking for those with mobility issues and have easy access for emergency vehicles
- The site must be sized to incorporate the building as well as operational requirements related to parking, servicing and access. Where feasible, space should also be provided to allow for provision of mobile diagnostic services.
- The site should be flat and free from any ground contamination or constraints, fully serviced, and free of any abnormal development costs or restrictions
- There should be provision for soft landscaped areas around the health centre to provide areas for wellbeing and to deliver opportunities for social prescribing.
- Building design must ensure natural light is provided to consultation rooms, bookable space and multi-use spaces.
- Adherence to Delivering a Net Zero NHS requirements

22.47 Co-location of front-line staff from primary, community, social and VCSE sector providers all caring for the same local people around a defined neighbourhood geography including Family Hubs, is embedded within ICS priorities to support an increase in delivering more care closer to home and a reduction in inequalities. Where there is potential for co-location of the primary care services required by a new development with other complementary services, this will need to be explored early in the master planning process to make sure that the specific clinical design requirements or primary care can be satisfied.

Exemptions

22.48 No specific exemptions.

Further guidance

- [Health & Wellbeing Integrated Care Strategy | CPICS Website](#) (Cambridge & Peterborough ICS - Health and Wellbeing Integrated Care Strategy (2022))
- [Estates Strategy | CPICS Website](#) (Cambridge & Peterborough ICS - Estates Strategy Summary 2023-2033 (The full version of which will be made available)). This includes clarification of PCN and Place areas.
- [Health Impact Assessment SPD - South Cambs District Council \(scambs.gov.uk\)](#) (South Cambridgeshire - Health Impact Assessment SPD (2011)). NB – This SPD is proposed to be replaced by a new Health Impact Assessment SPD for Greater Cambridge in 2025.
- [Cambridgeshire & Peterborough Insight – Joint Strategic Needs Assessment \(JSNA\) – Published Joint Strategic Needs Assessments \(cambridgeshireinsight.org.uk\)](#) (Healthy Places Joint Strategic Needs Assessment for Cambridgeshire and Peterborough 2024)

Any subsequent guidance documents which will be published.

Chapter 23: Other Potential Development Specific Requirements

Chapters 4 to 22 may not represent all possible planning obligations requirements that may be applicable to any individual development. The precise circumstances of each development will be different and therefore there may be additional development specific requirements, such as mitigation measures, that may be needed to address the impact of individual developments. Such requirements by reason of their nature will need to be assessed on a site-by-site basis.

The list below sets out some additional potential planning obligations that may be applicable, depending on the individual circumstances and constraints of the development site and the nature of the proposed development. This list is not exhaustive.

- Where granting planning permission leads to the loss of community, sports or leisure or open space facilities, planning obligations may be used to secure alternative provision (Cambridge Local Plan Policy 67, Policy 73 South Cambridgeshire Local Plan Policy SC/8);
- Impacts on the historic environment mitigation measures (Cambridge Local Plan Policy 61, Policy 63 South Cambridgeshire Local Plan Policy NH/14);
- Pollution, Air Quality, Noise, Odour mitigation measures (Cambridge Local Plan Policy 36, South Cambridgeshire Local Plan Policy SC/12, SC/14, Greater Cambridge Sustainable Design and Construction SPD);
- Sustainable Drainage Systems (SUDS) or flood mitigation (Cambridge Local Plan Policy 31, Policy 32, South Cambridgeshire Local Plan Policy CC/8, CC/9, Cambridgeshire Flood & Water SPD).
- Sustainable Show Homes (South Cambridgeshire Local Plan Policy CC/5), Greater Cambridge Sustainable Design and Construction SPD);
- Digital Infrastructure (Cambridge Local Plan Policy 42, South Cambridgeshire Local Plan Policy TI/10).

Appendix A: Children and Occupancy Yields

Table A-1: General children yield multipliers (number of children per 100 dwellings of unknown size)

Age Group	Pupils
0 to 3	20-30
4 to 10 Cambridge and fringe	20-30
4 to 10 Rest of the county	30-40
11 to 15	18-25

Table A-2: Detailed children yield multipliers (number of children per 100 market dwellings of given size) Developments in South Cambridgeshire.

Age Group & Bedrooms per Dwelling	1	2	3	4+
0-3	0	10	20	35
4 to 10	0	15	20	45
11 to 15	0	5	15	30

Table A-3: Detailed Children yield multipliers (number of children per 100 affordable dwellings of given size) Developments in South Cambridgeshire.

Age Group & Bedrooms per Dwelling	1	2	3	4+
0-3	0	40	60	70
4 to 10	0	60	80	120
11 to 15	0	15	60	90

Table A-4: Detailed multipliers (number of children per 100 market dwellings of given size) Developments in Cambridge and Cambridge Fringe.

Age Group & Bedrooms per Dwelling	1	2	3	4+

0-3	0	10	20	35
4 to 10	0	8	20	45
11 to 15	0	5	15	30

Table A-5 Detailed multipliers (number of children per 100 affordable dwellings of given size) Developments in Cambridge and Cambridge Fringe.

Age Group & Bedrooms per Dwelling	1	2	3	4+
0-3	0	40	60	70
4 to 10	0	30	60	100
11 to 15	0	15	60	90

Unless otherwise stated in the SPD the level of contribution sought will be calculated according to the net increase of occupants that will result from a residential development according to the table below. These figures are based on Census 2021 data for Cambourne and are considered to represent an appropriate occupancy rate for new development. For student housing and houses in multiple occupation, the number of people to be accommodated will be used.

Table A-6: Standard occupancy rate

Size of Dwelling	Number of Occupants
1 Bedroom	1.23
2 Bedroom	2.06
3 Bedroom	2.83
4 Bedroom +	3.26

Source: Census 2021, Table RM136 - Tenure by household size by number of bedrooms

Appendix B: Schedule of Inputs Required for Viability Appraisal

Table B-1: Schedule of inputs required for viability appraisal

Input Ref	Item	Description	Preferred Source
Costs			
1.	Base Build Costs	Building costs for each specific type of building exclusive of abnormal costs. Contingency information if applicable.	Quantity Surveyors Cost Plan for proposals.
2.	Abnormal Costs	Costs over and above the normal associated base build costs.	Quantity Surveyors Cost Plan for proposals and relevant specialists report.
3.	Infrastructure Costs	Costs of associated infrastructure/service to be provided to enable the development.	Quantity Surveyors Cost Plan for proposals and relevant specialists report.
4.	Professional Fees	Planning, Engineers, Design, other consultant fees.	Industry norms or otherwise as set out within developer budget.
5.	Finance	Interest rates, arrangement fees, land holding costs etc	Evidence from funder or otherwise industry norm.
6.	Planning Obligations	Expected cost of contributions to Council or other bodies.	Confirmed with Greater Cambridge Shared Planning Service
7.	Acquisition Cost	Legal fees, stamp duty, agent's fees etc.	Contract information or HMRC

8.	Marketing Costs	Costs associated with marketing and sales of private sale units.	Developer budget or industry norms.
9.	Developer Return	Developer profit assumed on residential and commercial aspects of proposals.	Developer budget or industry norms.
Values			
10.	Residential Values	Sales value of each different unit type on a unit and £m2 basis.	RICS local valuer
11.	Commercial Values	Capital value of any commercial provision with yield and rental information.	RICS local valuer
12.	Affordable Housing Values	Details of assumptions in relation to rents and shared ownership housing. Offers from preferred local Registered Providers should be sought prior to submission. Assumptions in relation to any grant bid should also be set out.	Registered Providers and Council's Housing Strategy Team
13.	Ground Rents	Capital value of ground rent investment on leasehold properties proposed.	RICS local valuer, industry norms
Benchmark Land Value			
14.	Existing or Alternative Use Land Value	Value of land in its existing use or permitted alternative use (without hope value)	RICS valuer
15.	Acquisition Price	Price paid for the land, if already purchased or local comparable examples.	Land Registry