

Site address: Station Road, Great Shelford

Planning application number: 21/05276/FUL

Planning appeal ref: APP/W0530/W/22/3296300

Village: Great Shelford

Community Infrastructure Levy Compliance Statement

1. Heads of terms

1.1 Planning obligations are sought by the Local Planning Authority in relation to the following infrastructure items:

Infrastructure type	Section	Page	Policy	Amount	Use of contribution
Outdoor sports	3	6	SC/7	£24,403.33	towards either the Great Shelford sport pavilion or the improvement to outdoor sports courts at Sawston Sports Centre
Allotments and Community Orchards	4	9	SC/7	£3,900	towards the improvement of the existing allotments in Great Shelford and provision of a community orchard
Indoor Community Space	5	11	SC/6	£11,079.12	towards improvements to Great Shelford Memorial Hall including a new kitchen
Green Infrastructure	6	13	NH/6	£18,096	towards the creation of new green space either at Wandlebury Park or the wider Gog Magog hills
Burial Provision	7	16	SC/4	£8,190	towards the provision of additional burial space at the Great Shelford cemetery
Indoor Sports	8	18	SC/4	£9,178	towards improving indoor sports facilities at Sawston Sports Centre
Swimming	9	20	SC/4	£10,226	towards improving swimming pool facilities at Sawston Sports Centre
Monitoring	10	22	PPG	£500	Towards the costs of the Council monitoring and reporting on the obligations

2. Assessment

- 2.1 By way of context, the vision for South Cambridgeshire will be secured through the achievement of 6 key objectives in the Local Plan including: e. 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, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure. Policy S/2: Objectives of the Local Plan.
- 2.2 Further, the NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which (para. 92):
- c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 2.3 Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.
- 2.4 Planning obligations must only be sought where they meet all of the following tests (NPPF, para. 57):
- 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
- 2.5 To assist the decision taker the planning inspectorate, and more recently government through the Planning Practice Guidance, has published guidance setting out the evidence likely to be needed to enable the Inspector to assess whether any financial contribution provided through a planning obligation (PINS: Planning obligations: good practice advice (21 April 2022), section 2).
- the relevant development plan policy or policies, and the relevant sections of any supplementary planning document or supplementary planning guidance;
 - quantified evidence of the additional demands on facilities or infrastructure which are likely to arise from the proposed development;
 - details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands;
 - the methodology for calculating any financial contribution necessary to improve existing facilities or infrastructure, or provide new facilities or infrastructure, to meet the additional demands; and
 - details of the facilities or infrastructure on which any financial contribution will be spent.
- 2.6 This section establishes the principle of the additional demands on facilities or infrastructure which are likely to arise from a retirement home development. Going

forward each section will address all other requirements and demonstrate that each request satisfies the necessary tests.

- 2.7 A planning condition is proposed to control the age of the occupants. As currently drafted, it states:

'The development hereby permitted shall only be occupied by persons aged at least 55 years. In addition, a spouse or relative of that person, or a widow or widower or surviving dependent relative of that person who has co-occupied a dwelling unit permitted to be constructed as part of the development with that person shall also be permitted to occupy the development'.

- 2.8 Whilst the Appellant has informed the Council that the average age of purchasers of the apartments are 78 years old, for the purpose of understanding the infrastructure needs of the development proposal the Council must assume that the occupiers may be 55 years old (and above), and that some younger occupants to the average may reside in the development.

- 2.9 It is important to also consider the expectations of the occupants to access facilities and services. The application documentation explains that:

Retirement Living Explained: A Guide for Design & Planning Professionals, Page 30:

"CRL is very specific and disciplined when targeting land. The company explores dozens of potential sites for every one that goes ahead, ensuring that scheme locations are accessible, attractive and sustainable. In fact, an independent design panel found that the development sites were universally well-serviced in terms of proximity to local and national transport infrastructures, local shops and services and amenity spaces (parks, leisure facilities, golf courses, bowling greens and so on)".

- 2.10 Well-serviced sites in terms of proximity to leisure facilities, golf courses and bowling greens demonstrates clearly that the applicant expects occupants of the development to have active lifestyles with an expectation of accessing leisure infrastructure. This view is supported with the later statements

Retirement Living Explained: A Guide for Design & Planning Professionals, Page 56:

"There are many reasons to believe that retirement living schemes offer more than an introverted TV room community; many residents are independent, active members of the townsfolk" and "Retirees are active citizens and help to sustain community cohesion".

- 2.11 This level of activity is further backed up by research documentation submitted alongside the application which states:

Homes for Later Living, Healthier and Happier publication September 2019, Page 14

"At the same time, organisations which rely on volunteers such as libraries, charity shops and community centres also benefit from having more people with free time to get involved living close to the high street. Indeed, research by McCarthy & Stone in 2014 found that more than three-quarters (78%) of their residents used

local shops at least once a week; and around 90% used local shops and/or supermarkets more than once a month. 25 Other local services were also used regularly by owners, with around a quarter using services such as local taxis, hairdressers, pubs, cafes and restaurants more than once a week”.

- 2.12 Finally, the documentation submitted with the application demonstrates the importance to occupants in maintaining a healthy and active lifestyle.

Homes for Later Living, Healthier and Happier publication September 2019, Page 16

“Oomph! is partly funded by Sport England and is the UK’s leading wellbeing business for older adults. It partnered with McCarthy & Stone earlier this year, training staff members to deliver specifically tailored exercise classes for Homes for Later Living residents. The regular classes provide the opportunity to exercise for all levels of physical ability and are a fun way of socialising with other homeowners. Residents have said Oomph! makes them happy, makes them laugh and creates stronger muscles. “It’s the best thing I have ever done coming to this class each week. I am 92 and it keeps me going,” says Joyce, who attends classes in Plymouth”.

- 2.13 The Council has also relied on independent evidence to understand the likely impact on services and facilities as a result of the development.

- 2.14 Nuffield Health is the UK’s largest healthcare charity and is responsible for an industry-leading network of 37 hospitals, 114 fitness and wellbeing centres, medical centres and workplace wellbeing facilities. Their holistic wellbeing offering spans physical and mental health from personal training, health assessments, GP services, and physiotherapy to providing mental health support or hospital treatments for serious conditions. They also use their expertise to support the NHS and help people to prevent illness and injury, working in collaboration with all parts of the health service.

- 2.15 Figures, published by Nuffield Health in 2016, reveal that nationally the over 65s are the UKs most frequent gym users, highlighting the increasing importance of good health and fitness to the older generation. Across Nuffield Health’s fitness and wellbeing gyms, figures show that septuagenarians are actually leading the way, with gym usage peaking at age 72, at eight visits per month on average – up from aged 68 in 2013. The figures also show that the age of the most frequent gym users across the UK is 72 years old, registering eight visits per month and that those aged 70-79 are the decade most frequently using the gyms at 7.5 days a month on average (‘Rise of the active over 65s: Figures show those aged 72 are UK’s most regular gym users’ //www.nuffieldhealth.com/article/rise-of-the-active-over-65s-figures-show-those-aged-72-are-uks-most-regular-gym-users#about Last updated Tuesday 22 March 2016).

- 2.16 At a local level Sawston Sports Centre have advised (Mrs M Wilson, Trust Sports Centre Development Manager & Sports Centre Manager for Sawston Village College 10 May 2022) that 45% of all monthly members are 55 years old or over with the following activities generating a high participation rate in over 55’s; GP Referral & Heartwatch, Inclusive Physical Activity group, U3A Table Tennis & Swimming, Zumba, Triplefit, Revolutions, Boot Camp, Kettlercise, Pilates & Yoga, Lane Swimming, Casual Squash & Badminton, Roller Hockey, 4x Block Badminton group. Moreover, the Centre has confirmed that this age range was

the quickest to return following the re-opening of the Centre when lockdown restrictions were eased.

- 2.17 Having regard to this information it is entirely reasonable therefore to assume that occupants of the development will expect to have access to infrastructure and services within the locality of the site including, but not limited to, public open space, outdoor sports, indoor sports, allotments, green infrastructure, and community meeting space.
- 2.18 At the same time the Appellant has refused to accept the need to mitigate this impact through financial contributions.
- 2.19 The proposed development, by reason of the potential lack of developer contributions towards open space including allotments and community orchards, indoor sports and burial sites, is not considered to sufficiently mitigate the impact of the development upon local infrastructure. The proposal is therefore contrary to Policies SC/7, SC/4 and TI/8 of the South Cambridgeshire Local Plan 2018 which seeks to ensure adequate infrastructure to make the development acceptable in planning terms.

3. Outdoor Sports Provision

Development Plan Policy

- 3.1 Policy SC/7: All housing developments are required to contribute towards Outdoor Playing Space, and Informal Open Space to meet the need generated by the development in accordance with the standards set out in the policy.
- 3.2 The Council carried out an assessment of open space, sports and recreation facilities across the district (Recreation and Open Space Study, 2013). This includes an audit of the quality, quantity and accessibility of existing facilities and an assessment of future needs, with input from stakeholders including parish councils, sports clubs, and sports governing bodies. In 2016 South Cambridgeshire District Council and Cambridge City Council in partnership with Sport England, completed two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 to guide future provision and management of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the NPPF (2012), the strategies set out to assess existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. These strategies need to be taken into account when considering future provision.

Quantified evidence of the additional demands on facilities or infrastructure

- 3.3 The quantum of outdoor play space, informal open space and allotments and community allotments equates to 3.2 hectares per 1,000 people comprising:
 - a. Outdoor Sport – 1.6 hectares per 1,000 people
- 3.4 The standards within this policy are expressed as minimum standards. Whether open space provision is required in excess of the minimum standards will be determined having regard to the particular considerations to which a development proposal gives rise, including the needs of the area, existing provision and any identified deficiencies.
- 3.5 Based on the agreed population of around 52, a total of 836 m² of outdoor sports space is required.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 3.6 Great Shelford needs 9.49 ha of sports space and has 6.06 ha i.e. a deficit of 3.43 ha of Outdoor Sport Provision (Recreation and Open Space Study (July 2013) ERRATA. Attachment 1.)
- 3.7 The village is served by Great Shelford Recreation Ground. Located off Woollards Lane the Recreation Ground is just over 8 acres in size and boasts a wildflower meadow, woodland copse, riverbank walk, playscape and various sports facilities including two adult size pitches, a cricket square, four hard courts tennis courts and a 6 rink bowling green normally open between May and September.

The methodology for calculating any financial contribution

- 3.8 The off-site contribution is calculated using the Open space in new developments supplementary planning document 2009, which requires £625.73 per one bedroom (1.34 occupant) units resulting in a total contribution of £24,403.33.

Details of the facilities or infrastructure on which any financial contribution will be spent

- 3.9 Associated with the recreation ground is the pavilion built by the Parish Council in 2014 and which comprises four team changing rooms, two officials changing rooms, spectator toilets, a multipurpose spectating/meeting space with a kitchen and serving area. The new enlarged pavilion was constructed to address the needs of the existing village and to provide suitable facilities to accommodate future growth in the village. Great Shelford Parish Council has advised that a public works loan of around £90,000 was taken out to assist in the funding of the new pavilion with around £45,000 outstanding.
- 3.10 Sawston Sports Centre hosts a Walking Netball group on the hard court (which is predominantly over 55's) as well as two local netball groups (with approximately 40% of participants being 55+). The Centre also have several adult football groups on the Astro turf court (with approximately 50% of the participants being 55+). Both the hard court and Astro turf court will need resurfacing within the next 3-5 years and the fencing of the Astro turf court also needs repairing.
- 3.11 A financial contribution is necessary and will be used by the Council towards financing the Great Shelford sports pavilion and/or the resurfacing of outdoor sports courts in Sawston.
- 3.12 A planning inspector considering an appeal for 19 dwellings in South Cambridgeshire (APP/W0530/A/11/2157430 Land to the south of Brickhills, Willingham, Cambridgeshire CB24 5JH. Attachment 2.) was asked by the appellant to consider the CIL compliance of a primary education contribution on the basis that the works had already been provided. During the appeal hearing education officers representing Cambridgeshire County Council stated that “forward funding of schemes is not unusual as the Education Authority has a responsibility to ensure that there is capacity for increased pupil numbers and that it would not be unreasonable for the CC to effectively ‘reimburse itself’ for the forward funding of the local school extension”. The Inspector stated:
- “in cases where an item of infrastructure necessitated by the cumulative impact of a series of developments is provided by a local authority or other body before all the developments have come forward, the later developers may still be required to contribute the relevant proportion of the costs. This practice can still meet the requirements of the Secretary of State’s policy tests if the need for the infrastructure and the proportionate contributions to be sought is set out in advance” (para. 34).
- 3.13 Having heard all arguments the Inspector concluded that the requirement for an education infrastructure contribution is:
- “necessary to overcome a valid planning objection and is fairly and reasonably related in scale and kind to the proposed development. The requirement therefore complies with the tests set out in CIL Regulation 122...” (para. 35).

- 3.14 In a later series of appeals in the City of Cambridge (APP/Q0505/A/13/2191482 50 and 60 Station Road, Cambridge, CB1 2JH) the appellant was asked to contribute towards the Cambridgeshire Guided Busway (CGB) despite it having been constructed and operating. The inspector noted that the “County Council accepted that it would not cease to operate, or even operate at a reduced frequency, if these contributions were withheld. In other words, there would be no impact on the CGB if the payments were not made”. The inspector went on to conclude:

“That does not make the contributions unnecessary. The CGB is now running because the County Council took the decision to cover the funding gap and provide the infrastructure before development took place. It is to be praised, not penalised, for so doing” (para. 43).

4. Allotments and Community Orchards

Development Plan Policy

- 4.1 Policy SC/7: All housing developments are required to contribute towards Outdoor Playing Space, and Informal Open Space to meet the need generated by the development in accordance with the standards set out in the policy.
- 4.2 Allotments and community orchards are important and valued forms of green space and should be included in new housing developments. Allotments provide fresh local fruit and vegetables as well as invaluable exercise and encourage a healthier lifestyle. Orchards provide a range of benefits, including biodiversity, landscape enhancement, fruit for local communities and are a catalyst for the community to come together. The Council is supporting local people to establish or restore community orchards. It is important to ensure more of these areas are developed or conserved in a similar way as allotments have developed over time. New areas of allotments and community orchards form important community assets and are well used. The standard stated in the policy is equivalent to 32 allotments per 1,000 households.

Quantified evidence of the additional demands on facilities or infrastructure

- 4.3 The quantum of outdoor play space, informal open space and allotments and community allotments equates to 3.2 hectares per 1,000 people comprising:
- c. Allotments and community Orchards – 0.4 hectares per 1,000 people
- 4.4 Based on the agreed population of around 52 a total of 209 m² of allotment and community orchard space is required.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 4.5 Great Shelford needs 2.37 ha of allotment and community orchard space and has 3.52 ha, i.e. a surplus of 1.15 ha. Source: Recreation and Open Space Study (July 2013. Attachment 4.).
- 4.6 However, whilst the Recreation Study identified 4 allotments within the locality, only 3 are provided within the Parish of Great Shelford and are therefore accessible to residents. These are location at Mores Meadow (0.84 ha), West of Cambridge Road opposite Walden Way (0.30 ha), West of Stonehill Road (1.36 ha). The Parish Council has advised that all allotments are currently full (email from Libby White Parish Clerk and Proper Officer 24 June 2022).
- 4.7 The fourth and largest local allotment is in neighbouring Stapleford at East of Bar Lane (1.65 ha). There is no obligation on Stapleford Parish Council to make allotments available to Great Shelford residents meaning there is no allotment capacity or availability serving the development.

The methodology for calculating any financial contribution

- 4.8 A contribution of £3,900 is sought equating to a modest contribution of £100 per residential unit or around £75 per person.

Details of the facilities or infrastructure on which any financial contribution will be spent

- 4.9 The Parish Council would like to ensure that some allotment plots are more accessible for those with mobility issues i.e. those in wheelchairs or Motability scooters and so will clear an area of land to build raised bed allotments for the new residents. This project is located around 1km from the development.
- 4.10 A financial contribution is necessary and will be used by the Council to provide raised bed allotment plots for the less mobile user and facilitate the planting and maintenance of a community orchard.

5. Community Facilities

Development Plan Policy

- 5.1 Policy SC/6: All housing developments are required to contribute towards the provision of indoor community facilities to meet the need generated by the development.
- 5.2 Indoor community facilities, including village halls, community halls, church 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 Council is keen to ensure that all residents have access to facilities which are appropriate and suitable for their needs.

Quantified evidence of the additional demands on facilities or infrastructure

- 5.3 The quantum of indoor meeting space is based on a standard of 111m² of such floorspace per 1,000 additional population.
- 5.4 Based on the agreed population of around 52 an area of circa 6 m² is required for indoor meeting space.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 5.5 Great Shelford needs 441 m² of indoor community space whereas it has 192 m² resulting in a deficit of 249 m² (Community Facilities Assessment 2009. Attachment 5.).
- 5.6 Great Shelford is served by the Memorial Hall situated on Woollards Lane. In April 2022 the running of the Memorial Hall was returned to Great Shelford Parish Council. Regular events at the Memorial Hall that are relevant to this application include carpet bowls, country market, farmers market, Tai Chi and Granta Flower Club. In 2009 it was described as “A good sized hall with permanent stage and additional meeting room. Facility in good order internally, with a well equipped kitchen. Shows evidence of maintenance and recent investment, including decoration and replacement of main hall roof. A good quality facility.”

The methodology for calculating any financial contribution

- 5.7 The Council commissioned a community facilities assessment in 2009 to understand the size and condition of village halls, community halls, church halls and other publicly accessible facilities. It identified a standard approach of £212 for indoor community space per capita to be used when considering the needs generated by new development.
- 5.8 The off-site contribution is calculated using £212 per person or £284.08 per 1 bedroom (1.34 occupant) units resulting in a total contribution of £11,079.12.

Details of the facilities or infrastructure on which any financial contribution will be spent

- 5.9 The Parish Council has highlighted that the old domestic kitchen means that some events are unable to be catered for as commercial kitchen facilities are required.

- 5.10 A financial contribution is necessary and will be used by the Council to fund improvements to the Memorial Hall including the installation of a new kitchen facility.

6. Green Infrastructure

Development Plan Policy

- 6.1 Policy NH/6: All new developments will be required to 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.

Quantified evidence of the additional demands on facilities or infrastructure

- 6.2 South Cambridgeshire District Council is committed to double the area of rich wildlife habitat, tree cover and accessible green space in order for nature and people to thrive, and businesses to prosper. Source: Full Council motion 18 July 2019
- 6.3 The Council adopted the Doubling Nature Strategy in February 2021 committing the Council to doubling nature by 2050 and recognising the role development management and planning obligations play in the protection and enhancement of nature, and provision of green space.
- 6.4 To help achieve this target, a nature recovery network for the Cambridge area has been mapped, which identifies opportunities to double nature and increase access to natural greenspace for one of the UK's fastest growing populations. It covers 9,203 hectares, contains 13 SSSIs and 84 Local Wildlife Sites as well as providing accessible greenspace for residents. Source The Cambridge Nature Network: A nature recovery network for Cambridge and its surrounds, Summary Report March 2021.
- 6.5 Over the plan period (to 2031) 3,739 hectares of additional green infrastructure is therefore required.
- 6.6 The South Cambridgeshire and Cambridge City local plans provide for 33,500 new houses for around 67,000 people, roughly equivalent to a 23.5% increase against the existing combined population of around 285,000, meaning that around 878 hectares can be attributed to new growth. This is equivalent to around 130 m² per person.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 6.7 In 2011 a partnership of local organisations, including the Council, produced the Cambridgeshire Green Infrastructure Strategy which provides an overarching green infrastructure strategy and network for Cambridgeshire. The Strategy highlights shortfalls in green infrastructure which need to be addressed. The level of growth planned for South Cambridgeshire and Cambridge will put pressure on existing green infrastructure and will require investment to develop this network. Major developments create new demands and opportunities for green infrastructure. Delivery of green infrastructure can achieve many goals including linking different areas of green space, enhancing landscape character and creating more robust wildlife habitats, climate change adaptation, as well as delivering public access to countryside open space and supporting healthy lifestyles.

6.8 Opportunities within the target area identified to inform future project development include Cambridge 'Necklace' projects:

- Coton Countryside Reserve
- Gog Magog Countryside Project (including Wandlebury Country Park)
- North Cambridge Heritage Trail (including Worts Meadow, Landbeach)
- Roman sites, Carr Dyke and Waterbeach Abbey)
- Cambridge Sport Lakes

The methodology for calculating any financial contribution

6.9 Land acquisition varies from £18,000 to £20,000 per hectare meaning the cost of providing 3,739 hectares is estimated at between £67-74m. Using the median land acquisition costs of £19,000 per hectare, the proportionate cost of new green infrastructure attributable to 878 hectares is £16,682,000. Where green infrastructure is not provided onsite, an offsite contribution of £249 per person is therefore required.

6.10 Annual management costs associated with the maintenance of green infrastructure typically averages around £1,500 - £2,000 per hectare. As new green infrastructure would not yet be established it is appropriate to use the lower figure. Once the quantum of offsite green infrastructure has been calculated a maintenance cost equivalent to £7,500 per hectare is proposed representing a lower end cost a contribution to maintain the new green infrastructure for a period of 5 years. This is equivalent to £97.50 per person.

6.11 Based on the population multipliers used by the Council the proposed total cost of providing and thereafter maintaining new green infrastructure is £464 per 1 bed (1.34 occupant) unit resulting in a total contribution of £20,226.

Details of the facilities or infrastructure on which any financial contribution will be spent

6.12 Wandlebury Country Park is located on the Gog Magog Hills, just south of Cambridge and 1.8 miles to the east of the proposed development site and is just one example as to how contributions can be used to provide new green infrastructure. The Park is owned and cared for by local charity Cambridge Past Present & Future. This countryside estate offers 8 miles of walks through its 110 acres of parkland and with wildflower meadows grazed by Highland Cattle.

6.13 Cambridge Past, Present and Future has recently purchased two areas of land next to Wandlebury Country Park to protect the land from development and so that it can expand the park and its habitats. They are raising funds to transform these two areas into nature-rich spaces. The first parcel is a 2-acre strip of grassland with some trees, located on the Cambridge side of Wandlebury. It was part of the grounds of Keeper's Cottage. The Charity wants to restore the ecological value of this field to create a chalk grassland meadow like the others found in the park. This piece of land can also help to connect the chalk meadow habitats of Wandlebury with those at Magog Down and the Gog Magog Golf Course. The second parcel is 2.5-acres of farmland on the south eastern side of Wandlebury. This parcel of land connects the historic Wormwood Hill to the byway that runs between the A1307 and the Roman Road. The Charity wants to create a new woodland of native trees that will connect two existing blocks of woodland.

This will help to increase that important ecological connectivity as well as creating new wildlife habitats.

- 6.14 The financial contribution is necessary and will be used by the Council to deliver new green infrastructure within the District and specifically at either Wandlebury Country Park or other areas within the Gog Magog area.

7. Burial provision

Development Plan Policy

- 7.1 Policy SC/4: All housing developments will include or contribute to the provision of the 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. The full range of services and facilities are likely to be required in new settlements and similar developments. The community facilities and services to be provided include provision for burials.

Quantified evidence of the additional demands on facilities or infrastructure

- 7.2 Life expectancy at birth in the UK in 2018 to 2020 was 79.0 years for males and 82.9 years for females (Source ONS). Assuming all residents are aged 55 the impact of the development over a 100 hundred year period is for a minimum of 3 burials and cremations.
- 7.3 However, as life expectancy figures are generally rising the actual demand over this period may be fewer. Therefore, whilst potentially unlimited, the demand for burials and cremations has been capped at 2.5 burials per unit.
- 7.4 Based on the agreed population of around 52, burial provision for 98 persons requires mitigating.
- 7.5 Currently around 30% of deaths result in burials rather than cremations (Source Constitutional Affairs Select Committee Eighth Report, 2006) meaning that over the life of the development demand for around 30 burials can be expected.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 7.6 Great Shelford Parish Council is a burial authority with a cemetery located off Cambridge Road. It is a lawn cemetery with burial plots and a Garden of Remembrance for the interment of ashes.
- 7.7 The village experiences between 5 and 10 burials per annum. There is a maximum of 50 graves left along with 20 plots for cremated remains meaning the cemetery has capacity for another 10 years, perhaps longer if double depth graves are used, but this is unlikely to be achievable especially given the significant presence of tree roots throughout the remaining part of the cemetery.

The methodology for calculating any financial contribution

- 7.8 The total cost of purchasing and laying out 1 acre of burial land is £350,000 which can accommodate 1250 plots. The cost of providing each burial plot is therefore £280. Each unit requires 2.5 plots (i.e. £700), however, only 30% of people will require a burial plot reducing the contribution to £210 per dwelling.
- 7.9 A contribution of £6,720 is therefore required which has been found CIL compliant by Planning Inspectors previously (APP/W0530/W/17/3187048 Land north-east

of Rampton Road, Cottenham, Cambridgeshire CB24 8TJ paras. 48 and 51. Attachment 6.).

Details of the facilities or infrastructure on which any financial contribution will be spent

- 7.10 Great Shelford Parish Council are currently in negotiations with a land owner to facilitate an extension to the existing cemetery.
- 7.11 The financial contribution is necessary and will be used by the Council to convert existing land to burial provide and acquire new land to meet the needs of the development.

8. Indoor sports space

Development Plan Policy

- 8.1 Policy SC/4: All housing developments will include or contribute to the provision of the 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. The full range of services and facilities are likely to be required in new settlements and similar developments. The community facilities and services to be provided include provision for sports facilities.

Quantified evidence of the additional demands on facilities or infrastructure

- 8.2 Sport England is an arms-length body of government responsible for growing and developing grassroots sport and getting more people active across England. They have created the Sports Facility Calculator (SFC <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>) that can help quantify the additional demand for key community sports facilities. It is designed to estimate the demand for sports facilities created by a new community as part of a residential development. It helps to answer questions such as:
- “How much additional demand for swimming will the population of a new development area generate?”
 - “What would the cost be to meet this new demand at today’s values?”.
- 8.3 In South Cambridgeshire the SFC would require 0.07 sports halls per 1000 people.
- 8.4 Based on the agreed population of around 52 the SFC would require the development to provide 0.02 indoor sports courts.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 8.5 The Council has worked with Cambridge City Council and Sport England to develop two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 (attachment 7) to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the Framework, the strategies assess existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. The Playing Pitch Strategy and Indoor Sports Facility Strategy take into account planned growth to 2031.
- 8.6 Great Shelford is in the South East Area and is served by Sawston Sports Centre which provides an inclusive environment where the whole community can participate in a range of activities designed to promote health and well-being. Built in 1970 the Centre was last refurbished in 2005 with some minor cosmetic improvements undertaken in recent years. The Centre has a sports hall comprising 3 badminton courts, a gym, a fitness suite and squash court as well

as outdoor sports facilities including tennis courts and astro turf pitch. The indoor quality audit for the centre scored most of the facility as being of 'good' quality with some investment required to modernise the offer in the community. Sawston Sports Centre runs courses including pilates, yoga, aquacise and Heartwatch Exercise Classes.

- 8.7 Sawston Sports Centre is located circa 1.8 miles to the south east of the development and is accessible via a regular bus service.
- 8.8 The Centre have advised the sports halls are all in need of replacement flooring due to the constant use by the school and the community. The sports hall flooring and gymnasium requires replacing. The multi-purpose hall needs recarpeting. The squash courts require improvement including flooring and ceiling replacement and general redecorating.

The methodology for calculating any financial contribution

- 8.9 The SFC requires the sum of at a cost of £177 per person.
- 8.10 The development is expected to generate around 52 new residents and using the SFC would require £10,237 towards indoor sports courts.

Details of the facilities or infrastructure on which any financial contribution will be spent

- 8.11 The need for these improvements is identified with the Indoor Sports Facility Strategy that states, "The age, condition and design of a building can have a major impact on its financial viability, not least due to its attractiveness to users" and "These facilities are likely to struggle to attract those looking for a modern offer."
- 8.12 The financial contribution is necessary and will be used by the Council to finance improvements to indoor sports facilities at Sawston Sports Centre.

9. Swimming

Development Plan Policy

- 9.1 Policy SC/4: All housing developments will include or contribute to the provision of the 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. The full range of services and facilities are likely to be required in new settlements and similar developments. The community facilities and services to be provided include provision for sports facilities.

Quantified evidence of the additional demands on facilities or infrastructure

- 9.2 Sport England is an arms-length body of government responsible for growing and developing grassroots sport and getting more people active across England. They have created the Sports Facility Calculator (SFC <https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/sports-facility-calculator>) that can help quantify the additional demand for key community sports facilities. It is designed to estimate the demand for sports facilities created by a new community as part of a residential development. It helps to answer questions such as:
- “How much additional demand for swimming will the population of a new development area generate?”
 - “What would the cost be to meet this new demand at today’s values?”.
- 9.3 In South Cambridgeshire the SFC would require 10.91 m² of swimming pools per 1000 people.
- 9.4 Based on the agreed population of around 52 the SFC would require the development to provide 0.63 m² of swimming pools.

Details of existing facilities or infrastructure, and up-to-date, quantified evidence of the extent to which they are able or unable to meet those additional demands

- 9.5 The Council has worked with Cambridge City Council and Sport England to develop two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031 (attachment 7) to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Cambridge and South Cambridgeshire. In line with the Framework, the strategies assess existing facilities, the future need for sport and active recreation facilities, and opportunities for new provision. The Playing Pitch Strategy and Indoor Sports Facility Strategy take into account planned growth to 2031.
- 9.6 Great Shelford is in the South East Area and is served by Sawston Sports Centre which provides an inclusive environment where the whole community can participate in a range of activities designed to promote health and well-being. Built in 1970 the Centre was last refurbished in 2005 with some minor cosmetic improvements undertaken in recent years. The swimming pool measures 17m x 7.5m providing 4 lanes. The indoor quality audit for the centre scored most of the

facility as being of 'good' quality with some investment required to modernise the offer in the community. Sawston Sports Centre runs dedicated over 50's swimming sessions.

- 9.7 Sawston Sports Centre is located circa 1.8 miles to the south east of the development and is accessible via a regular bus service.
- 9.8 Sawston Sports Centre have advised the swimming pool and surrounding areas are in a bad state of repair, due to the lack of funding and subsequent investment over the years and constant use by the school and community. The poolside changing rooms require complete gutting, redesign and rebuild – to include flooring, ceiling, decorating, tiling, showers, toilets etc. The poolside surround floor tiling needs replacing. The poolside walls need refurbishment. A pool vacuum needs to be purchased to ensure water cleanliness and the pool cover needs to be replaced in the next 2 years.

The methodology for calculating any financial contribution

- 9.9 The SFC requires the sum of at a cost of £197 per person.
- 9.10 The development is expected to generate around 52 new residents and using the SFC would require £10,237 towards indoor sports courts.

Details of the facilities or infrastructure on which any financial contribution will be spent

- 9.11 The need for these improvements is identified with the Indoor Sports Facility Strategy that states, "The age, condition and design of a building can have a major impact on its financial viability, not least due to its attractiveness to users" and "These facilities are likely to struggle to attract those looking for a modern offer."
- 9.12 The financial contribution is necessary and will be used by the Council to fund improvements to swimming pool facilities at Sawston Sports Centre.

10. Monitoring Fees

- 10.1 To ensure the proper and timely provision and perpetual usage of onsite infrastructure and to cover the cost associated with reporting to Government on section 106 matters, the District Council requires a monitoring contribution of £500.
- 10.2 Local planning authorities are required to keep a copy of any planning obligation together with details of any modification or discharge of the planning obligation and make these publicly available on their planning register.
- 10.3 In accordance with the Community Infrastructure Levy Regulations any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an infrastructure funding statement. To collect data for the infrastructure funding statement, it is recommended that local authorities monitor data on section 106 planning obligations and the levy in line with the government's data format. This data should include details of the development and site, what infrastructure is to be provided including any information on affordable housing, and any trigger points or deadlines for contributions. Local authorities should also record when developer contributions are received and when contributions have been spent or transferred to other parties.
- 10.4 Government guidance (Planning Practice Guidance para. 036 Reference ID: 23b-036-20190901) now confirms that Authorities can charge a monitoring fee through section 106 planning obligations, to cover the cost of monitoring and reporting on delivery of that section 106 obligation. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Government guidance confirms that fees could be a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation (for example, for in-kind contributions). Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring. Authorities could consider setting a cap to ensure that any fees are not excessive.
- 10.5 A contribution of £500 covers the cost of 10 hours officer time to publish the agreement, undertake several site visits, record and publish information on compliance of the agreement and produce an infrastructure funding statement as required by the CIL Regulations.