Analysis of local mitigation contributions secured through a section 106 agreement across all recent commercial planning permissions (including offices, research and development, and light industrial) 23.10.2026

The Greater Cambridge Viability Report (Doc ref 3.2) states "4.26 GCSP intends to continue using Section 106 to secure the bulk of contributions towards infrastructure from developments. To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and £25,000 per unit for residential schemes; and £46,000 per unit for major identified strategic site allocations (typologies 22 to 26). The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process".

The Councils agreed to provide evidence to justify this figure by reference to actual examples.

The table at Appendix 1 shows the section 106 requirements in relation to planning permissions issued by the Councils in recent years. These contain predominantly office and research and development uses as that is the nature of commercial applications received. Several of the examples, however, include light industrial and storage and distribution uses.

The table includes section 106 costs that will still be required following the adoption of CIL to fund, for example, localised footpath improvements, bus shelters serving the development, travel plan monitoring. This figure is divided by the total gross new internal floorspace proposed (including changes of use) to arrive at a figure per square metre.

There are 24 planning permissions included in the table (12 from developments in Cambridge City and 12 from South Cambridgeshire District). These are presented in good faith based on planning permissions with planning obligation recently completed. The Council has not deliberately removed any other recent planning permissions from this analysis.

The table shows the following headlines:

- 22 developments would contribute less than £25psm.
- 10 developments (41%) contribute £0 to local mitigation after CIL is adopted
- 6 developments (25%) contribute between £0.01 and £4.99
- 2 developments (8%) contribute between £5 and £9.99
- The average across these 24 developments is £11.40psm

Of the two developments that contributed more than £25psm, one development contributed £43.03 and one £124.20. In both cases the increase floorspace was modest thereby skewing the cost psm.

If these examples are removed the average across the remaining 22 developments drops to £6.50psm.

This exercise has demonstrated that £25psm is an entirely reasonable input. 66% of these developments were required to contribute less than £5psm meaning an addition headroom of between £20psm and £25psm across two thirds of the examples.

It is important to highlight that these 24 examples relate to planning permissions with a planning obligation. There are other planning permissions for commercial use with no planning obligation at all.

Two examples of large developments permitted (commercial developments including research and development, industrial processes and warehouse) with no section 106 agreement include:

- A hybrid planning application for up to 7,800sqm/83,960sqft (GEA) of commercial floorspace falling use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution, and associated infrastructure works at Phase 3 of Bourn Quarter at former David Ball (Db Group) Site Wellington Way Bourn Airfield Cambridge CB23 2TQ (App no 25/02472/FUL).

- Erection of 15,056sqm/162,090sqft of commercial floorspace falling within use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution, landscaping, access and associated infrastructure works at Phase 2 of Bourn Quarter at Bourn Quarter Bourn Airfield St Neots Road Bourn Cambridgeshire (App no 22/03561/FUL).

Policy E/11 of the South Cambridgeshire Local Plan says “Large Scale Warehousing and Distribution Centres Large scale warehousing and distribution centres will not be permitted in the district”.

There are limited up to date examples within the Councils of developments relating exclusively to B2 and B8 uses to assess the section 106 cost per square metre.

The table at Appendix 2 shows the section 106 requirements in relation to planning permissions issued by Huntingdonshire District Council in recent years.

East Cambridgeshire District Council has confirmed that since they became a CIL charging authority in 2013 no B2 or B8 development has been required to contribute towards localised infrastructure.

Fenland District Council has not responded to the information request.

Appendix 1: Table showing section 106 mitigation for commercial developments expressed as a cost per square metre in Greater Cambridge

District	Deed Date	App No	Site Address	Description	Local Mitigation Secured Through Section 106 Agreement	S106 for local mitigation per square metre based on gross floorspace
SCDC	18/01/2024	22/05549/OUT	TWI Granta Park Great Abington	Outline application for the development of the TWI campus (including means of access) for use by TWI (comprising but not limited to a range of related uses including office and laboratory space, and ancillary facilities including conferencing and non-residential education/training uses) and/or for Research and Development purposes (Use Class E(g)(ii)), following the erection of two new buildings centred off the central service spine (B4 and B5), one building (B6) immediately to the north, and an extension to the existing engineering hall (B3) (with a combined floor area up to 31,500m2 (GEA) excluding plant), the reconfiguration and external works to the Bevan Braithwaite building, central service spine and the servicing yard, and the provision of a decked car park to the north, surface car parking and cycle parking, landscaping and associated infrastructure (following the phased demolition of a number of buildings, namely BBH, Robert Jenkins, Resonance Shed and Trevor Gooch comprising 10,185m2 (GEA)) with all other matters, namely layout, scale, appearance and landscaping reserved.	None	£0.00
SCDC	18/01/2024	23/02467/FUL	Land At The Way Fowlmere	Part demolition of existing buildings and erection of new buildings for research and development including co-working space, cafe and gym (Use Class E commercial, business and services), installation of plant, car parking provision of cycle parking, public realm improvements, and associated works to the Way.	None	£0.00
CCC	19/01/2024	23/01457/FUL	10A Cheddars Lane Cambridge	Erection of building for commercial & business uses, and associated infrastructure and works following demolition of existing buildings and structures.	"Highway Contribution" means the sum £102,400 Index Linked towards pedestrian and cycle improvement works along Newmarket Road and/or Cheddars Lane/Riverside within the vicinity of the Land	£43.03

CCC	05/02/2024	23/01487/FUL	Vitrum Building St Johns Innovation Park Cowley Road Cambridge	Demolition of existing buildings and substructures and the erection of a Research and Development building (use Class E) with basement levels for car parking and building services, and associated landscaping, cycle parking, infrastructure works and plant.	"Parking Restrictions Contribution" means the sum of £15,000 to be paid to the County Council in accordance with Schedule 3 to be applied by the County Council towards parking restrictions in the area surrounding the Land to include additional waiting restrictions in Milton and other areas within a one (1) kilometre range of the Land should these be required; "Travel Plan Monitoring Contribution" means the sum of £50,000 to be paid to the County Council's costs by Smart Journeys of managing and monitoring the travel plan to be submitted as part of the Planning Permissions conditions.	£3.97
CCC	01/03/2024	23/01474/FUL	Blocks B2 & F2, Devonshire Quarter Devonshire Road Cambridge	Application for detailed (full) planning permission for a severable development comprising the erection of two new buildings as follows: (1) the erection of a building for Class E(g)i/E(g)ii floorspace including ancillary accommodation/ facilities with associated plant and cycle parking (Block F2), and (2) the erection of a building for Class E(g)i/E(g)ii floorspace with multi-storey car park for Network Rail, including car and cycle parking, and ancillary Class E(a)-E(c) (Block B2) [with associated plant, hard and soft landscaping and permanent access from Devonshire Road to the Cambridge Station Car Park, utilising the existing pedestrian and cycle access, restricted to emergency and maintenance access to the railway only].	Towards the provision of, some or all of the following works or such other works as first agreed with the Owner, in each case subject to approval and all necessary consents of the landowner: 1. Provision of Brampton bicycle storage facilities in the station area locality; 2. Expansion of the existing Automatic Number Plate Recognition (ANPR) to improve management of access into the Station Square; 3. Better management of the ranking of taxis in the Station Square and enforcement of 'clear zones' at the rear of the taxi rank to stop 'over-ranking'; 4. Improved enforcement of ban on HGV's and delivery traffic access to the Station Square (except overnight deliveries); 5. Introduction of a low emissions zone for the Station Square area; 6. Improvements in wayfinding signage and route marking for pedestrians, cyclist, taxis and private cars through the Station Square; 7 Opportunities for additional soft landscaping and seating;	£21.60
CCC	12/06/2024	23/01878/FUL	59 Cowley Road Cambridge	Change of use and refurbishment of existing car showroom and new-build two-storey extension to create a new Operational Hub, reconfiguration and refurbishment of existing MOT garage to provide upgraded office and storage space, car and van parking, cycle	"Cowley Road Footway and Cycleway Contribution" means the sum of £17,000 as a contribution towards the mitigation for a bridge between Cowley Road shared footway and cycleway across the drain to Cowley Road.	£13.49

				parking, landscaping, and associated infrastructure.		
SCDC	02/07/2024	23/03654/FUL	Cambridge South West Way Sawston	Erection of 3 employment/research and development units with flexible Eg(ii), Eg(iii) and B8 uses with ancillary offices for total of 8,018sqm (86,306sqft GIA) together with service areas, car parking and landscaping	None	£0.00
CCC	05/07/2024	23/00835/FUL	Taylor Vinters Merlin Place 460 Milton Road Cambridge	Demolition of 2,730 sqm (GIA) office building (use class E(g)(i)) and erection of 13,096 sqm (GIA) of research and development accommodation (use class E(g)(ii)), including ancillary accommodation broken down as follows: i. Office accommodation (4,648 sqm) ii. Laboratory space (4,388 sqm) iii. Cafe (161 sqm) iv. Ground floor car park incorporating 45 no. car parking spaces (1,047 sqm) v. Plant space (924 sqm) vi. Cycle parking spaces (276 for staff and 37 for visitors, total 313) vii. Access and circulation areas, engineering works and footpaths/cycleways viii. Drainage and servicing infrastructure, and ix. Hard and soft landscaping.	Parking Restrictions Contribution means the sum of £10,000 to be paid to the County Council in accordance with Schedule 3 to be applied by the County Council towards parking restrictions in the area surrounding the Site and other areas within a one (1) kilometre range of the Site; Travel Plan Monitoring Contribution means the sum of £50,000 to be paid to the County Council in accordance with Schedule 3 to be applied by the County Council towards the costs of Smart Journeys managing and monitoring the travel plan to be submitted pursuant to the conditions to the Planning Permission;	£4.58
SCDC	23/07/2024	23/03080/OUT	Former Waste Water Treatment Facility Cambridge Road Hauxton	Outline application for demolition of existing structures and redevelopment for employment (office and laboratory) floorspace E(g)(i)(ii) alongside a new amenity building (including F2(b)(c)), country park and associated infrastructure with all other matters reserved for future determination apart from access, layout, scale.	"Bus Shelters Maintenance Contribution" means the sum of £20,000 payable by the Owner to the County Council for use by the Parish Council as a contribution towards the future maintenance of the Bus Shelters "Waiting Restrictions Contribution" means the sum of £5,000 payable towards the cost of introducing road signage and markings in the vicinity of the Development, restricting vehicle waiting times and/or periods	£0.78
SCDC	13/01/2025	23/01134/FUL	Land At Melbourn Science Park Cambridge Road Melbourn	Demolition of 13,594sq.m of existing buildings, alterations and extensions by 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and	None	£0.00

				cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping.		
CCC	14/08/2018	17/1799/FUL	Land West Of JJ Thomson Avenue West Cambridge Site Madingley Road Cambridge	Development of 37,160 sqm for D1 academic floor space to accommodate the relocation of the Cavendish Laboratory, namely; all associated infrastructure including drainage, utilities, landscape and cycle parking; strategic open space to the south and west of the new Cavendish; modifications to JJ Thomson Avenue to provide disabled parking and changes to road surface materials; alterations to the existing access to Madingley Road to the north west to enable servicing; and demolition of Merton Hall Farmhouse and removal of existing Vet School access road from JJ Thomson Avenue.	"Bin Brook Bridge Widening Contribution" means a contribution of £30,000 towards the delivery of the Bin Brook Bridge Widening Scheme by the County Council; "Grange Road /West Road/Sidgwick Avenue Pedestrian and Cycle Enhancements Contribution" means a contribution of £400,000 towards the delivery of the Grange Road / West Road/ Sidgwick Avenue Pedestrian and Cycle Enhancements Scheme by the County Council	£12.22
CCC	19/11/2024	23/04289/FUL	Brookmount Court Kirkwood Road Cambridge	Demolition of existing buildings and structures, and erection of building (Class E(g)i/ii) with associated access, site infrastructure, landscaping and car and cycle parking provision	To pay to the County Council the sum of £10,000 to be used by the County Council for the purposes of installing waiting restrictions in the roads within 500m of the Land.	£1.01
CCC	23/12/2024	23/04431/FUL	121-123 Chesterton Road Cambridge	Demolition of existing building and mixed use redevelopment of the site comprising an apart-hotel (Use Class C1) with commercial unit(s) (Use Class E) at ground floor fronting Chesterton Road. Provision of landscaping, public realm enhancements, cycle and refuse/recycling storage	"RTPI Contribution" means the sum of £19,500 as a contribution towards to installation of real time passenger information at the bus stop opposite the Site.	£124.20
CCC	31/01/2025	23/04590/OUT	Land South Of Coldhams Lane Cambridge	Outline application for Parcel A for Offices (Use Class E(g)(i)), Research and Development (Use Class E(g)(ii)), ancillary retail & facilities (Use Classes E(a) and E(b)), car and cycle parking, landscape and public realm, infrastructure and associated works, all other matters reserved except for access, Detailed proposal for Parcel A Building 3 (Use Classes E(g)(i) (Offices), E(g)(ii) (Research and Development)), the Hub Building with associated car and cycle parking, employment space, and leisure uses (sui generis), and the	"Parking Restriction Contribution" means a total financial contribution of up to £10,000 (Index Linked) (whether required by one or more Parking Restriction Contribution Call Notices) towards the costs of extending an existing parking restriction or implementation of new parking restrictions in response to the findings of a Parking Survey; "Tier 2 Transport Contribution" means the sum of up to £407,544 (Index Linked) which may become payable (in full or in part) as a consequence of one or more Tier 2 Transport Contribution Notices being	£23.29

				Pavillion Building for community uses (Use Class E (a-f)), and Detailed proposal for landscape works and access to Parcel C. (The application is accompanied by an Environmental Impact Assessment and involves works to/affecting existing Public Rights of Way).	served on Owner 1 by the County Council pursuant to the Monitor and Manage Scheme such sum to be payable towards the cost of the County Council (or others) delivering the mitigation agreed by the Transport Review Group or determined by a Specialist in accordance with clause 12 (which mitigation may include strategic transport infrastructure within the vicinity of the Site); "Parcel B Cycle Link Contribution" means a financial contribution of £500,000 (Index Linked) payable to the County Council towards the costs of delivery of the Parcel B Cycle Link (whether by the County Council or a third party);	
SCDC	26/09/2025	24/02507/FUL	The Franklin Building 2 Granta Park Great Abington	Extension and conversion of the existing R&D building (following part demolition of the existing building), together with the provision of a substation, enclosed external plant, landscaping, car and cycle parking and associated infrastructure	None	£0.00
SCDC	20/02/2025	24/01370/FUL	29 Station Road Shepreth	Introduction of a new Class E Employment Building (RB5) to the rear of the site, minor elevational changes, over-cladding and small extension to Building EX2 (as approved under planning reference 23/04678/FUL), removal of existing buildings EX1, EX3 and EX4 and the link piece between Buildings EX1 and EX2 along with car and cycle parking, landscaping and associated infrastructure works	"Waiting Restrictions Contribution" means the provision of £10,000 to be applied by the County Council towards the implementation of waiting restrictions in the vicinity of the Site and/or additional traffic calming measures in Shepreth;	£5.00
SCDC	01/04/2025	24/01079/FUL	440 Cambridge Science Park Milton Cambridge	Erection of a Research and Development / Office building (use Class E) and associated landscaping, car and cycle parking, infrastructure works and plant.	None	£0.00
CCC	11/03/2025	24/00889/FUL	Clarendon House Clarendon Road Cambridge	Partial demolition, alterations and extensions to Clarendon House, new ramped vehicular access, delivery bay, cycle access and parking, landscaped rear deck, hard and soft landscaping, solar PVs, air source heat pumps, substation, utilities and other associated works.	None	£0.00

CCC	29/08/2025	24/00622/FUL	Westbrook Centre Milton Road Cambridge	Demolition of existing buildings, retention and re-use of part of the undercroft parking structure, erection of employment floorspace (Class E(g)) and cafe (Class E(b)) and alterations to the site layout including revised car and cycle parking, new drainage, associated hard and soft landscaping with a play area, and associated accesses and infrastructure works	"the Corona Road Scheme Contribution" means the sum of £10,000 to be used for the purposes of securing and delivering the Corona Road Scheme. "Parking Restrictions Contribution" means the sum of £15,000 to be used towards the making of orders and implementation of car parking restrictions and any extensions to the controlled parking zones as shown edged in green on the attached Parking Restrictions Contribution Plan appended to this Deed at Annex A.	£8.03
SCDC	03/07/2025	24/01473/FUL	Phase 2, South Cambridge Science Centre Dales Manor Business Park Grove Road Sawston	Demolition of the concrete batching plant and the erection of a Research and Development / Office building (use Class E), and associated landscaping, parking deck, infrastructure works and plant	None	£0.00
SCDC	15/05/2023	20/05253/FUL	Cambridge Innovation Park Denny End Road Waterbeach Cambridge	Hybrid application for the expansion of existing business park to create a sustainable campus comprising - (i) Full application for the erection of two office (Class E) buildings, together with landscaping, SuDS, earthworks and associated works, (ii) Outline application (matters of access and scale to be considered, all other matters reserved) for the erection of additional office (Class E) floorspace, together with landscaping, SuDS, earthworks, renewable energy generation/storage, new pedestrian and cycle routes, cycle and parking facilities and associated works	"Bus Shelters Contribution" means £22,000 towards the improvement and associated maintenance of both bus shelters for onward transmission to Waterbeach Parish Council in phase 1 "Street Lighting Contribution" means the sum of £10,000 towards the review and improvements to street lighting for Denny End Road in phase 2	£2.24
CCC	24/07/2026	25/04039/FUL	Kett House Station Road Cambridge	Demolition of the existing building and structures, erection of an office building (Class E) to include ground floor flexible units (Class E, F1, F2) and a single basement for car parking and plant, hard and soft landscaping to create a new public realm, stopping up of the existing vehicular access on Hills Road	None	£0.00

				and the provision of vehicular access on Station Road, provision of cycle access/parking, and related infrastructure and servicing.		
SCDC	26/06/2026	25/03783/FUL	Enterprise House And Discovery House Chivers Way Histon	Redevelopment and the erection of a 3 storey building, plus plant, for Offices (Use Class E(g)(i)) and Research & Development (Use Class E(g)(ii)) uses, including means of access, car and cycle parking, landscaping and associated works and infrastructure.	means the sum of £120,440 Index Linked to be paid by the Owner to the County Council in accordance with the Third Schedule towards sustainable transport infrastructure in the surrounding area to encourage mode shift from car to non-car; means the sum of £10,000 Index Linked to be paid to the County Council in accordance with the Third Schedule towards the making of further orders or implementation of additional car parking restrictions should this be required in the future as a consequence of the Development;	£21.16
SCDC	20/09/2022	21/00772/OUT	Technology Park Fulbourn Road Cambridge	A hybrid planning application for a total of 56,473sqm of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), ii (light industrial) and B8 (storage and distribution - limited to data centres) uses. Comprising a) an Outline Application with all matters reserved (except for access) for the development of up to 44,671 sqm of floorspace, with associated access, structural landscaping, car and cycle parking and associated infrastructure works; b) a Full Application for the first Phase comprising the main access, one commercial building, a multi-decked car and cycle park and associated landscaping and infrastructure works; and c) a Full Application for the details of initial enabling works comprising site wide earth works and drainage.	"On-Street Parking Survey Contribution" means a contribution of £40,000 towards the carrying out of an on-street parking survey and towards consultation, scheme design, and implementation of a managed or other parking scheme if required as a result of the surveys "Travel Plan Monitoring Fee" means a sum of £12,500 towards the County Council's costs of monitoring the Owner's compliance with the provisions in the Travel Plan "Bus Stop Maintenance" means a contribution of £20,000 towards future maintenance of the eastbound and westbound bus stop shelters on Fulbourn Road in the vicinity of the Site with the existing westbound bus stop shelter to be passed to Fulbourn Parish Council for re-use payable in accordance with paragraph 1.1.2 of this Schedule 2 "Real Time Passenger Information Contribution" means a contribution of £36,000 towards provision and maintenance of Real Time Passenger Information at bus stops on Fulbourn Road (eastbound and westbound) in the vicinity of the Site	£2.50

Appendix 2: Table showing section 106 mitigation for industrial developments expressed as a cost per square metre in neighbouring Authorities

District	App No	Site Address	Description	Local Mitigation Secured Through Section 106 Agreement	S106 for local mitigation per square metre based on gross floorspace
Huntingdonshire	20/02138/FUL	Oakwood Business Park Old Great North Road Sawtry	Business park comprising use classes E, B2 and B8	Fen Lane Bus Stop Contribution means a sum of £10,500 for the maintenance of the RTPI to be installed at the eastbound bus stop on Fen Lane within the vicinity of Chapel End Fen Lane Bus Stop Contribution means a sum of £10,500 for the maintenance of the RTPI to be installed at the westbound bus stop on Fen Lane within the vicinity of Chapel End	£2.50