

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Development and Conservation Control Committee	7 th June 2006
AUTHOR/S:	Director of Development Services	

Cambourne Section 106 Agreement: Trailer compound provision

Recommendation: To be reported verbally
Date for Determination: N/A

Purpose

1. Members will recall lifting the “embargo” on issuing planning permissions for market housing at Cambourne at the March 2005 meeting and continuing this approach at the May and August and November meetings, in order for the developers’ consortium to progress the legal matters associated with the provision of the trailer park. At the meeting on 5th April this year, Members noted that some progress had been made in terms of the Consortium agreeing to actually purchase the site in order to ensure its provision, and requested that I report progress to this meeting.

Background

2. Members have previously used an “embargo”, i.e. not issuing planning permissions for market housing, as a means of pushing the developers towards resolving the issue of late delivery of community facilities.
3. Because the trailer park site was not in the ownership of the developers’ Consortium, it had attempted to make an agreement with the landowner, a Mr Hodgkinson, to provide the trailer park, but that had failed. Instead, the Consortium had arranged to purchase the site. I reported to the April meeting that the land would be purchased within the next couple of months, and because of a slight change in site area, a new planning application would be made within a few weeks, and once the land was acquired then work would continue on site.

Updated position

4. A planning application has been made for the new site area of the trailer park. Additional information has been requested of the applicant (Bovis on behalf of the Consortium) and it is anticipated that the application should be able to be recommended for approval in late June (or early July if needing to be reported to committee). The Consortium expects to complete the purchase of the site by the end of May, and I shall report on this verbally at the meeting.
5. I have also requested a new timetable for the opening of the facility and works leading up to it, and a management regime. It is likely that the Parish council will take over the running of the site. A verbal update will be given.

Financial Implications

6. None.

Legal Implications

7. Completion of supplemental S106 Agreement required.

Staffing Implications

8. Officers will continue to monitor the provision of this and other community facilities.

Sustainability Implications

9. Provision of these facilities is important for community sustainability.

Recommendation

10. To be reported verbally upon receipt of correspondence from the Consortium's Project Director.

Background Papers: the following background papers were used in the preparation of this report:

- Planning application S/6352/06/F.
- Cambourne Section 106 Agreement dated 20th April 1994.
- Outline planning permission dated 20th April 1994, reference S1371/92/0

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