

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO	Development Control and Conservation Committee	2 nd June 2004
AUTHOR/S:	Director of Development Services	

**CAMBOURNE SECTION 106 AGREEMENT:
FACILITIES AND TIMING OF PROVISION**

Members of Committee will visit the sites on Monday 31st May 2004

Purpose

1. This matter was deferred from the May Development Control and Conservation Committee to allow a site visit by Members and a further up-date on the required facilities. This Committee received a report at the April meeting on the lack of provision of certain facilities required to be provided at Cambourne as a result of the Section 106 Agreement dated 20th April. It agreed that the Council's stance should be that no further planning permissions for market housing should be granted at Cambourne until the Community Centre, Multi-Use games Area (MUGA) and Burial ground have been provided. A monthly update on progress requested. This report therefore updates Members on the progress of the provision of these facilities, as well as updating Members on the progress of other facilities that should have been provided by now but are not part of the Council's stance.

Background

2. There are now over 1248 houses (updated figures will be available at the end of May) occupied at Cambourne. To recap, the "missing" facilities that should have been provided by the trigger point of 1,000 houses occupied are:
 - a) Community Centre (required by S106 at 1000 houses)
 - b) Multi-Use Games Area (MUGA) comprising part AstroTurf and part hard surface playing courts (required by S106 at 1000 houses)
 - c) Burial Ground (required by S106 at 1000 houses)
 - d) Parish Council funding (required by S106 at 1000 houses)
 - e) Playing fields (required by the S106 to be provided in phases throughout the development).
 - f) Skateboard area and other teenage play equipment to include basketball net (required by Cambourne Play Strategy at 1000 houses)
 - g) Cricket Pavilion (required by the S106 to be phased in accordance with the Masterplan and by planning permission for Lower Cambourne Village Green at 450 homes in Lower Cambourne respectively)
 - h) Allotments (required by the S106 to be provided by phased provision throughout the development)
 - i) Lower Cambourne Village Green cricket pitch, recycling area (required by planning permission for Lower Cambourne Village Green at 31/3/02 and 100 homes in Lower Cambourne respectively)
 - j) Trailer park (required by S106 at 300 houses)

3. The progress at the time of report writing (14th May 2004) with each of the facilities is as follows. Any update or comment from the developers will be reported verbally. Some of the facilities are awaiting the submission of information under planning conditions before they can commence, and these are briefly described below:
- a) Community Centre. The developers commenced on site in February, with an anticipated completion date of November 2004. The steel frame was erected a few days before the May Committee meeting. Conditions outstanding prior to commencement are condition 1 – landscaping scheme; condition 2 – materials; condition 3 – signage, seating, hard surfacing; condition 8 – ecological enhancement; condition 13 – cycle store and bin store. The former Concept Centre is now open as temporary/interim ‘community-centre’, albeit a smaller facility and in a peripheral location.
 - b) Multi-Use Games Area (MUGA). The developers commenced work in February and considerable progress has been made. Anticipated completion is 21st May 2004. A number of planning conditions are still to be met and a completion checking process is to be undertaken.
 - c) Burial Ground. Planning permission was granted on 2nd December. The developers commenced on site in February and at the time of writing (14th May) it is complete with the exception of some landscaping and fencing.
 - d) Parish Council. The Order has now been made and sealed. Elections for the Cambourne’s Parish Council, which will have 13 Members will be on 10th June 2004.
 - e) Playing fields. Planning permission was granted on 10th December. The developers hope to make the playing fields ready for use by May/June 2004.
 - f) Skateboard and play area. A separate application was submitted on 4th December, and meetings have taken place between the developers and young people in Cambourne about the design of the actual equipment. Amended plans to reflect this have been provided, and are currently under consideration. The developers hope to start on site this month, for completion by July (school summer holidays).
 - g) Cricket Pavilion. Planning permission has now been granted.
 - h) Allotments. The developers have started on site, for completion in October 2004.
 - i) Cricket pitch and recycling area at Lower Cambourne Village Green. The cricket pitch has been provided but has not been built to the Council’s satisfaction and remedial works are being discussed between SCDC and the developers. The recycling area is the subject of discussion in terms of providing the bottle banks, etc.
 - j) Trailer park. Planning permission was granted for it in June 2003. The access is via an adjacent housing site which is awaiting planning permission (Section 106 agreement still awaited at the time of writing). The planning permission will be subject to a condition that the houses shall not be occupied until the trailer park is provided, ensuring an incentive for the developers to provide it.

However, there is an existing access which is allowed to be used temporarily and officers are pursuing a commitment to a date for the trailer park's provision on the basis of the temporary use of that access. Meanwhile, several conditions are still outstanding prior to commencement: condition 2 – detailed layout; condition 3 – lighting; condition 4 – boundary treatment; condition 5 – water/electricity/drainage; condition 7 – management regime; condition 10 – access timing.

- k) Landscaping. Officers met with the developers in March to run through progress being made on 27 sites where planting is expected this season, which includes the majority of required sites. The Landscape Design Officer checked progress in April and a number of sites remain to be planted.

Considerations

4. The Council's stance against granting any more market housing permissions until the Community Centre, MUGA and Burial Ground have been provided should remain in force, for the time being. Whilst work has started on site on these three facilities, they are still not complete and available for use. I consider at this stage it would be premature to alter the stance.

5. **Financial Implications**

Not granting planning permission for market housing until these facilities have been provided may result in developers appealing against non-determination once the eight weeks for determining each application expires. There are now two housing schemes affected by this scheme.

6. **Legal Implications**

In the unlikely event of developers not progressing positively with the works, there are, as always, both financial and legal implications of taking the developers to court.

7. **Staffing Implications**

Officers will continue to negotiate future housing schemes on the basis that, once the facilities have been provided, planning permissions can be issued when ready, thereby continuing to spread the workload over time.

8. **Sustainability Implications**

Provision of these facilities is important for community sustainability.

9. **Conclusions/Summary**

Positive work is taking place in terms of the developers submitting information for approval under conditions or as planning applications, and initial ground and structural work has now started on the Community Centre.

It is still going to be several months before the Community Centre is available, in the meanwhile houses continue to be occupied.

It is still premature to alter the stance until these outstanding facilities are nearer usability. Members will see at the site visit progress on this matter

10. **Recommendations**

It is RECOMMENDED that:

Members agree the Council's stance for time being, and receive an update on progress at the next meeting on the 7th July 2004.

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

Cambourne Section 106 Agreement dated 20th April 1994

Cambourne Play Strategy December 2000, approved under conditions of the outline planning permission dated 20th April 1994, reference S/1371/92/O

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