

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

7th July 2004

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| REPORT TO | Development Control and Conservation Committee |
| AUTHOR/S | Director of Development Services |

Cambourne Section 106 Agreement: Facilities And Timing Of Provisions

Purpose

1. The last meeting of this Committee received a report on the lack of certain community facilities required at Cambourne to meet the requirements of a 106 Agreement dated 20th April 1994. Members will recall they visited the various sites to assess the progress being made on the construction of these facilities namely, the Community Centre, Multi-Use games Area (MUGA) and Burial ground. It was resolved that the Council's stance should be to lift the embargo and release planning decision notices for market housing, but to retain the Chair-person's powers to re-introduce the embargo should the facilities fall significantly behind the submitted schedules. A monthly update on progress was 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 1292 houses occupied at Cambourne. To recap the following community facilities are to be 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 Astro turf 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 (required by Cambourne Play Strategy at 1000 houses).
 - g. Cricket Pavilion (required by the S106 to be phased in accordance with the Master plan 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).

Updated position

3. Progress at the time of writing this report (21st June 2004) is as follows:
 - a. Community Centre. The groundwork is complete, steel frame is up, the roof covering has commenced and the brickwork is under way. This is in accordance with the agreed work schedule submitted June 2004 with an anticipated completion October/November 2004. Conditions outstanding are condition 1 – landscaping scheme, details of which are under discussion; condition 3 – signage, seating, hard surfacing; condition 13 – cycle store and bin store, detailed drawings have been received for information.
 - b. Multi-Use Games Area (MUGA). The MUGA is practically complete; a final inspection has resulted in a snagging list being produced, which has provided to the developer, the anticipated completion of the matters outstanding is 12th July 2004.
 - c. Burial Ground. Planning permission was granted on 2nd December 2003. This is now complete.
 - d. Parish Council funding (required by S106 at 1000 houses)- Parish Council was formerly elected on the 10th June 2004 and sworn in on 14th June 2004.
 - e. Playing fields. An inspection is to be held on the 8th July 2004 to assess the condition of these pitches.
 - f. Skateboard and play area. Planning permission has been granted for the construction of this facility and the developers anticipate opening the facility late in July 2004.
 - g. Cricket Pavilion. Planning permission has been granted for this facility, but amended plans have been received which are currently unacceptable due to the proposed design, the developers have been advised of the situation and are currently working on further amended drawings.
 - h. Allotments. Currently, under construction for completion October 2004.
 - i. Cricket pitch and recycling area at Lower Cambourne Village Green. The recycling area is the subject of discussion in terms of providing the bottle banks, etc. The cricket pitch failed an inspection earlier this year and required remedial work to be carried out; a further inspection of the facilities is to be carried out on the 8th July 2004.

There is no progress to report on the trailer park. Any update or comment from the developers will be reported verbally.

Considerations

4. The developers are making progress with the facilities. It is essential that the Council's stance to monitor the progress of facilities should be maintained.

Financial Implications

5. None.

Legal Implications

6. None.

Staffing Implications

7. Officers will continue to monitor the provision of community facilities and negotiate future housing schemes.

Sustainability Implications

8. Provision of these facilities is important for the community sustainability.

Conclusion

9. Positive work is taking place in terms of the developer's consortium monitoring and liaising with officers to ensure facilities are provided in accordance with the work programmes. Members can see action on the ground, with the first use of the MUGA by the community, which took place on the 12 June 2004. I therefore consider at this stage it is essential to continue to monitor the situation closely, with monthly reports back to this meeting and for the embargo to remain lifted at present.

Recommendation

10. It is RECOMMENDED that:

Members agree the Council's stance for the time being, and receive an update on progress at the next meeting on the xxx August 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 S1371/92/0

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