

## **SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Development and Conservation  
Control Committee

4<sup>th</sup> August 2004

**AUTHOR/S:** Director of Development Services

### **CAMBOURNE SECTION 106 AGREEMENT: FACILITIES AND TIMING OF PROVISIONS**

#### **Purpose**

1. The last meeting of this Committee requested that a monthly report on the community facilities required at Cambourne to meet the requirements of a 106 Agreement dated 20<sup>th</sup> April 1994 would be presented to this meeting. Members will recall they visited the various sites in June 2004, 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 at June's Committee 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. 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 1371 (6<sup>th</sup> July, 2004) 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 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 (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 (15<sup>th</sup> July, 2004) is as follows:
  - a. Community Centre. The groundwork is complete, steel frame is up, the roof covering is well underway. Approaches have been made to the developers to consider the installation of a semi-sprung floor, details regarding this issue are being investigated. The works being carried out are 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 with the Parish Council; condition 3 – signage, seating, hard surfacing; condition 13 – cycle store and bin store, detailed drawings have been received for information and are currently being considered.
  - b. Multi-Use Games Area (MUGA). The MUGA is practically complete; an original snagging list was compiled and these works have been generally completed. However, following initial use of the facility it has been found that the tennis court areas are too small to play competitive tennis and don't comply with the Lawn Tennis Association recommended size in relation to the run off areas at the rear of the courts. In order to address this issue the developer have investigated turning the courts round, this has proved not to be unsatisfactory as the optimum requirements of tennis courts is in a north-easterly direction, therefore a 3 metre extension to the north has been suggested however, the developers are reluctant to authorise this as their Consultants maintain that turning round is acceptable and are proposing to carry this work out in the next couple of weeks.
  - c. Burial Ground. Planning permission was granted on 2<sup>nd</sup> December 2003. This is now complete.
  - d. Parish Council funding (required by S106 at 1000 houses)- Parish Council have had their first few meetings and are now a formal body.
  - e. Playing fields. An inspection was held on the 8<sup>th</sup> July 2004, this identified that the pitches were progressing well and would be available for light use later in the year, use would require developer's consent as the facility hasn't been officially handed over for use. Our Consultant ( ) recommended that the pitches would need a further year to develop before they would be ready for normal competitive use and that handover shouldn't be considered until September, 2005.
  - f. Skateboard and play area. Construction of this facility is well underway and the developers anticipate opening the facility late in July 2004.
  - g. Cricket Pavilion. Planning permission has been granted for this facility, amended plans were received in June, but were considered unacceptable, further amended plans have been received in July 2004, which are currently being discussed but will require a new formal planning application. No dates in relation to the construction of this facility have been provided.
  - 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 a further inspection of the facilities was carried out on the 8<sup>th</sup> July 2004 this revealed that the pitch was still not upto an agreed standard. The remedial work recommended by the Consultant involves the removal of the existing crick green and the total relaying of the area. Edward Thorp attended this meeting on behalf of the consortium and acknowledged the Consultants advice.

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 developers 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 use of the MUGA by the community, although remedial works are necessary and a scheduled for the completion of the extension to the tennis courts and the developer is working with the Local Planning Authority to resolve the issue. I 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**

RECOMMENDED that:

Members agree the Council's stance for the time being, and receive an update on progress at the next meeting on the 1<sup>st</sup> September 2004.

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

Cambourne Section 106 Agreement dated 20<sup>th</sup> April 1994.

Cambourne Play Strategy December 2000, approved under conditions of the outline. planning permission dated 20<sup>th</sup> April 1994, reference S1371/92/0

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