

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

1st September 2004

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 requested that a monthly report on the community facilities required at Cambourne to meet the requirements of a 106 Agreement dated 20th 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. As the developers progress on the provision of facilities has been significant and they have continued to construct the facilities in accordance with the agreed schedule it is proposed that the monthly reports be amended to every 3 months.

Background

2. There are now 1391 (29th 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 (15th August, 2004) is as follows:
- a. Community Centre. The floor levels are set, the roof covering is principally completed and the brickwork is almost complete. Discussions have been held regarding the provision of a semi-sprung floor, details have been requested on behalf of the Parish Council and the developers are considering the issue. The works are being carried out in accordance with the agreed work schedule submitted June 2004 with an anticipated completion October/November 2004 is still expected. Conditions outstanding are condition 1 – landscaping scheme, details of which are under discussion with the Parish Council and the Landscape Officer; condition 3 – signage, seating, hard surfacing.
 - b. Multi-Use Games Area (MUGA). The MUGA is practically complete; an original snagging list was completed early in July. The problem relating to the size of the courts is being discussed with the developers, following discussions with the Lawn Tennis Association. A detailed cost for an extension of the courts has been received and a solution is being investigated. However, the developer's project manager is currently on leave therefore no formal undertaking can be made by the developers to authorise the extension to the courts at this stage.
 - c. Burial Ground. Planning permission was granted on 2nd December 2003. This is now complete and a formal inspection of this facility will be carried out on Monday the 6th September 2004, a representative of the Parish Council will be in attendance.
 - d. Parish Council funding (required by S106 at 1000 houses)- The Parish Council are now established and are advertising for a parish clerk.
 - e. Playing fields. Practically complete discussions have been held with the Parish Council regarding the usage of the area and the handover procedure, these matters are still being investigated and no formal decision as to the handover date has been made.
 - f. Skateboard and play area. Construction of this facility is practically complete: the developers still need to provide safety fencing and lighting to the area. Details of these matters have been received and are under consideration.
 - g. Cricket Pavilion. Planning permission has been granted for this facility, and a second amendment has been received proposing a brick structure. The developer has been advised that a further planning application will be required for the amended design. Although no date for the construction of this building has been suggested the developer is keep to progress with this building as soon as all the formal permissions are in place.
 - h. Allotments. Currently, under construction for completion October, 2004. A planning application for the provision of a temporary access to the allotments has been received but is incomplete.

- 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 as reported at the last Committee, however, the developers have agreed to relay the area in the next available planting season (September). They are currently in discussions with our consultants to ensure that the relaying is in accordance with an agreed schedule and our consultants at the expense of the developers will carry out the supervision of the reinstatement of the area.
4. There is no progress to report on the trailer park. Any update or comment from the developers will be reported verbally.

Considerations

5. The developers are making progress with the community facilities within Cambourne and have for the last 3 months completed work in accordance with an agreed time scale. It is therefore considered that the Council's stance to monitor the progress of facilities should be maintained but that it is amended to provide updates on the facilities to committee every 3 months.

Financial Implications

6. None.

Legal Implications

7. None.

Staffing Implications

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

Sustainability Implications

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

Conclusion

10. 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 are assured that the developers are carrying out work in accordance with the work schedules and that significant progress is being made on all of the facilities in order to ensure facilities are available. However, it is considered that it is necessary to continue monitoring the situation, with 3 monthly reports back to this meeting and for the embargo to remain lifted at present. However, should issues arise which require committee consideration these are referred back to the first available committee.

Recommendation

RECOMMENDED that:

Members agree the Council's stance for the time being, and receive an update on progress at the meeting on the 1st December 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

Contact Officer: Julie Ayre, Senior Planning Officer, Telephone (01954) 713264.