

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd November 2005
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 meeting and continuing this approach at the May and August meetings, in order for the developers’ consortium to progress the legal matters associated with the provision of the trailer park. This report updates Members on progress with the trailer park, as requested.

Background

2. Several community facilities had not been provided by the 1000 occupations trigger point, as required by the Cambourne S106 agreement. Progress has since been made on most of the facilities, to the point where most are now in use and ready to be formally handed over to the Parish Council. Only the trailer park had failed to commence on site or to be at a stage where it was likely to commence, and Members had used the “embargo” to push the developers towards resolving this matter, but had lifted it in March to assist the developers in finalising their legal processes, on the strict understanding that officers should report progress every 3 months.
3. At the August meeting Members considered a letter received from the developers’ Project Director, indicating that all works relating to the trailer park should be completed “within the next couple of months”, and that the delay (associated with the legal agreement) was not all on the part of the developers.

Updated position

4. By now, it would be expected that there would be some significant movement towards the completion of the project, bearing in mind the Project directors’ assurance of a two month completion of the project. However, it appears that very little has changed on site. In terms of the required Supplemental Legal Agreement to bring the site under the umbrella of the main Cambourne Legal Agreement (with the intention that the Agreement will be completed on the same day as the completion of the purchase of the site) no progress appears to have been made regarding th9s either. A verbal update will be given at the meeting.

Financial Implications

4. None.

Legal Implications

5. Completion of supplemental S106 Agreement required.

Staffing Implications

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

Sustainability Implications

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

8. **Recommendation**

To be reported verbally depending upon progress.

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

Cambourne Section 106 Agreement dated 20th April 1994.

Outline planning permission dated 20th April 1994, reference S1371/92/0

Contact Officer: Kate Wood – New Village / Special Projects Officer (Cambourne)
Telephone: (01954) 713264