



Public Document Pack

Cambridge City Council

EAST AREA COMMITTEE

AGENDA

**7 DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS:
UPDATE FOLLOWING EAST AREA WORKSHOP *(Pages 1 - 24)***

Report attached separately *(Pages 1 - 24)*

This page is intentionally left blank

REPORT OF: Director of Environment

TO: East Area Committee 29/11/2012

WARDS: Abbey, Coleridge, Petersfield and Romsey

**DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS:
UPDATE FOLLOWING THE EAST AREA WORKSHOP**

1. SUMMARY

- 1.1 In the first round of devolved decision-making over the use of developer contributions, each area is being asked to agree three or four priorities for delivery in the short-term (by end of March 2014). A report on longer-term projects will be considered in March 2013.
- 1.2 An assessment of all the suggestions made via the East Area public workshop and consultation earlier this autumn has identified three projects (all from Abbey ward) that would be eligible for developer contributions, could be afforded from the current funding available and could be delivered in the short-term (see Table 1). In addition, a project appraisal for another project mentioned during the consultation (phase 2 of the St Martin’s Church development in Coleridge ward [C01]) is already being considered for funding from the East Area Capital Grants Programme as a separate item on this agenda: it therefore does not need to draw on the devolved developer contributions funding.

Table 1: Eligible/deliverable proposals in East Area

Type	Project proposals	Estimate
Informal open space	Increase biodiversity at Stourbridge Common [A09]	£15,000
	Improve access to Abbey paddling pools from Coldham’s Common [A11b]	£10,000
Formal open space	Install adult gym equipment next to Ditton Fields play area [A12b]	£30,000

- 1.3 The Area Committee may wish to decide to identify all three of the projects in Table 1 as short-term priorities or just one or two of them in order to hold back more developer contributions for spending later on longer-term projects (including those in other wards).

- 1.4 In total, the most recent provisional analysis shows that the East Area has just over £450,000 of contributions available (Appendix B) to spend under devolved decision-making. This is divided up into different contribution types that dictate how the money can be used. In view of significant recent spending on / allocations to play area improvements (see Appendix A), the current estimate of available funding from 'provision for children and teenagers' contributions is currently too little (under £5,000) to consider any more of these projects now.
- 1.5 The Area Committee is invited to pass on comments to next January's Community Services Scrutiny Committee about possible uses of developer contributions funding for strategic/city-wide projects. This includes the option of asking the Executive Councillor to supplement the East Area's devolved funding for play provision with some city-wide funding in the event that the updated financial analysis in January does not identify an increase in funding available to the Area for this contribution type.
- 1.6 If more 'provision for children and teenagers' funding does become available for the East Area, there may be a further opportunity, next March, for the Area Committee to decide a further short-term priority from the list of possible play improvements (see paragraph 7.8).
- 1.7 More details can be found in the rest of this report.
- Section 4 explains: what developer contributions are for and how they have been used (see Appendix A); how devolving decisions to area committees on the use of developer contributions will work; and how this has been informed by area workshops earlier this autumn (see the briefing paper in Appendix C).
 - Section 5 and Appendix D summarise the ideas for projects from the East Area consultation and assess which would be eligible for developer contributions and be deliverable in the short-term.
 - Section 6 provides a commentary on current list of three proposals from which the Area Committee could consider some priorities.
 - Section 7 describes how area and city-wide projects will be taken forward and considers options for uses of the city-wide funding.
 - Section 8 emphasises that this is an on-going process and that there will be further rounds of project priority setting and continuing consultation with the local community.
 - Section 9 considers the implications of devolved decision-making (eg, the need to make sure that the overall programme of area-specific and strategic projects is manageable and achievable).

2. INTRODUCTION

- 2.1 The Council has agreed to devolve to area committees decision-making on how to spend the developer contributions being made available to each area. This report summarises ideas for how the money could be spent in the East Area, following local public consultation in late September 2012.
- 2.2 The Area Committee is now invited to prioritise which capital projects for new/improved local facilities to take forward from a list of proposals that would be eligible for developer contributions funding and deliverable in the short-term (by the end of March 2014). There will be a follow-up report in early 2013 so the Area Committee can take forward the process of identifying longer-term project priorities.

3. RECOMMENDATIONS

The East Area Committee is asked:

- 3.1 to note the summary of all consultation feedback arising from the East Area workshop and related emails;
- 3.2 to identify which of the eligible proposals deliverable in the short-term to prioritise for delivery, subject to project appraisals and the identification of appropriate funding to meet any related revenue and maintenance costs;
- 3.3 whether it would wish to raise any issues about possible uses of city-wide developer contributions funding or comment on any strategic proposals from the East Area, which are due to be reported to the Community Services Scrutiny Committee in January 2013.

4. BACKGROUND

- 4.1 **Developer contributions:** Developers are often asked to make financial contributions to the city council to address the impact of their developments on Cambridge. These payments have to be used in line with national and local planning policy and the purposes and conditions set out in legal (Section 106) agreements.
- 4.2 Since 2007, the city council has spent over £7.5 million of developer contributions to fund off-site projects across the city. Amongst other projects, this has helped to fund community centres, sports facilities, open spaces, play areas and improvements to the public realm. (See the [Developer Contributions](#) web page for more information). Details of completed and on-going projects costing more than £15,000 in the East Area can be found in Appendix A.

- 4.3 **Devolved decision-making:** The council has agreed to devolve to area committees decision-making about projects to be funded from the following types of developer contributions: community facilities, informal open space; play provision for children and teenagers; indoor sports facilities; outdoor sports facilities (and the previous 'formal open space' category); public art and public realm. For more details, see the scrutiny committee reports listed in Section 11.
- 4.4 The initial aim is for each area to deliver three or four projects by the end of March 2014. As a starting point, the Area Committee needs to identify at least some of these priorities at its November '12 meeting.
- a. Alongside this, the Council is looking to prioritise and deliver several larger projects that make a difference to the city as a whole: these will be reported to the Community Services Scrutiny Committee and approved by the relevant Executive Councillor.
 - b. Each of the four area committees needs to limit itself to three or four short-term priorities so that the overall programme of projects (including strategic/city-wide ones) to be delivered by March 2014 is manageable and achievable.
- 4.5 **Funding for projects in the area:** In broad terms, the funding that area committees can now spend is based on:
- a. 50% of the developer contributions arising from the major planning applications from the area determined by the city council's Planning Committee (with the other 50% helping to fund strategic projects benefiting more than one area or the entire city); and
 - b. 100% of all other contributions from planning applications from the area (eg, those determined by the area committee itself).
- 4.6 Appendix B shows the provisional analysis (from September 2012) of existing and unallocated developer contributions available (received but not yet allocated) to the East Area Committee and the overall city-wide fund. This highlights the limited funding currently available for play area provision or improvements. See also paragraph 5.4b.
- 4.7 This newly devolved funding (including around £125,000 for community facilities) is in addition to the £800,000 of community facilities contributions in the East Area about which the Area Committee has been consulted and involved since August 2010. An update on spending and project allocations from this East Area Capital Grants Programme can be found elsewhere on this agenda.

- 4.8 **Area workshops:** To help inform the decisions to be made by the area committees, public consultation workshops took place in each of the city's four areas. The East Area workshop was held on the evening of Thursday 20 September at the Abbey Stadium on Newmarket Road. The event was publicised on the council's website and via Facebook, Twitter, new releases and by posters displayed at places across the East area where community groups meet. Invitations were also sent to local residents' associations and community groups. Over 30 people attended the event, alongside local city and county councillors, and this helped to generate lively discussion and lots of ideas.
- 4.9 Workshop participants were given a 2-page briefing paper (see Appendix C) including population forecasts, examples of existing local facilities and on-going local projects funded by developer contributions, as well as the provisional funding analysis. Before the discussion groups, there was a series of short presentations covering how the different types of developer contributions could be used.
- 4.10 The purpose of the event was to invite local views on current gaps in the provision of community centres, sports facilities, open spaces and play areas and public realm in the area, as well as ideas for new or improved facilities that could help to meet those needs. Whilst council officers were on hand to provide background advice as/when requested, the focus of the workshops was community-led.

5. CONSULTATION FEEDBACK

- 5.1 The East Area consultation (both the workshop and comments by email) generated over 50 ideas for projects. Recurring themes included needs for:
- a. more community facilities and meeting space;
 - b. improvements to play areas;
 - c. improvements to streetscapes and public realm;
 - d. better access for people in wheelchairs and people with pushchairs; and
 - e. more open space (where possible, as part of new developments) and improvements to existing open spaces.
- 5.2 Appendix E summarises the ideas from the consultation and presents them by the ward from which they came or to which they relate. Officers have assessed them in terms of eligibility and deliverability.

- 5.3 Eligibility: Developer contributions funding can normally be used for capital projects (not running or maintenance costs) for new/improved facilities (not just replacements) related to city council contribution types (not transport), which would be open for community use.
- 5.4 Deliverability: This is about whether projects could be completed in the short-term (by the end of March 2014) or would take longer.
- a. Projects are likely to take longer the more preliminary steps need to taken, particularly where facilities/land are not in the city council's ownership. These steps can include: drawing up plans; consulting on concepts/principles; obtaining planning permission; securing community grants and other funding (not least for running costs and maintenance); signing up to community use agreements and/or undertaking fresh commissioning/procurement exercises.
 - b. The East Area has insufficient funding for further play area improvements in view of recent completed projects and others that are under way. Improvements to the play areas at Abbey Pool, Coleridge Recreation Ground and Peverel Road are due to be finished in early 2013. Splash pads at the Abbey and Coleridge paddling pools have also been approved and are being commissioned. For more details, see Appendix A.

6. OPTIONS

- 6.1 This section focuses on the three proposals identified as both eligible for developer contributions funding and deliverable in the short-term. The Area Committee is asked to identify which ones it would wish to prioritise for delivery.
- 6.2 In identifying this initial set of priorities, the Area Committee will need to be mindful of:
- a. the levels of developer contributions currently available to the East Area (see Appendix B), in particular around £125,000 for informal open space (of which £50,000 related to Section 106 agreements since July 2006) and £60,000 for formal open space/outdoor sports provision;
 - b. its broad aspirations for taking forward longer-term projects in due course (that is, how much money the Area Committee may wish to hold back to spend on larger/more complex projects such as community facilities); and
 - c. needs in all wards within the East Area, which were highlighted by the consultation. Of the eligible/short-term deliverable project options, all three are in Abbey ward.

6.3 List of short-term projects from which to prioritise

A09	Increase biodiversity at Stourbridge Common	
	Estimated cost: £15,000 [Informal Open Space]	Ward: Abbey

This project could involve the creation of reed beds where Coldham's Brook flows into the River Cam and seasonal shallow ponds (scrapes). This will help birds, wildlife, insects and amphibians to flourish and help to the River Cam corridor to thrive alongside the development of the built environment. These habitat creation measures can be funded from informal open space contributions entered into since July 2006.

A11b	Improve access to Abbey Pool paddling pool from Coldham's Common	
	Estimated cost: £10,000 [Informal Open Space]	Ward: Abbey

This idea was suggested in the context of the difficulties faced by people pushing buggies with young children. The project could involve the installation of new paths, a gate, bridge adaptations and better signposting. If this project were prioritised, there would be further local consultation to make sure that the specific measures would help both people pushing buggies and people in wheelchairs.

A12b	Install adult gym equipment next to Ditton Fields play area	
	Estimated cost: £30,000 [Informal open space]	Ward: Abbey

The project could involve half a dozen items of fitness equipment installed in pairs in three locations close to the play area, with grass reinforcement matting underneath. Examples of the type of equipment that could be put in place can be found at Romsey and Thorpe Way Recreation Grounds. If this project were prioritised, there would be further local consultation on the specific equipment options and where it could be located.

7. NEXT STEPS

- 7.1 The implementation arrangements for devolved decision-making for developer contributions, reported to the Community Services Scrutiny Committee last June, identified two processes working in parallel:
- a. area-specific priority projects to be decided by the area committee
 - b. strategic projects to be reported to the Community Services Scrutiny Committee and decided by the Executive Councillor.
- 7.2 **Arrangements for East Area projects:** Project appraisals for short-term priorities will be developed from January 2013 onwards. There will be local consultation (including ward councillors) on the details of particular schemes and checks to ensure appropriate use of specific contributions. Those appraisals for projects above the threshold level will be reported to the Area Committee (procedures are being updated in the new context of devolved decision-making).
- 7.3 There will be a further report to the East Area Committee on 26 March 2013 to consider longer-term proposals identified in Appendix E (as well as short-term proposals not selected in the first round of prioritisation). Some of these longer-term projects may, by then, be ready for early prioritisation; others may require some further investigation and need to wait until a subsequent prioritisation round.
- 7.4 There will then be updates to the Area Committee, probably every six months, to provide an update on both the devolved contributions available to spend in the East Area and the progress being made on delivering on-going/priority projects. This will present further opportunities for the Area Committee to identify new priority projects.
- 7.5 **Arrangements for city-wide/strategic projects:** A report to next January's Community Services Scrutiny Committee will bring together the strategic project ideas suggested from all four area consultations. It will also draw attention to projects (in other areas of the city) that are currently on the 'on hold' list of the city council's Capital Plan. This will enable the relevant Executive Councillors to identify any initial strategic priorities to take forward within the city-wide funding available (for schemes benefiting more than one area).
- 7.6 The Area Committee is asked whether it would wish to raise any points about the possible uses of the city-wide contributions funding or comment on any strategic proposals, so that these views can be passed on to the Community Services Scrutiny Committee. Here are a number of issues to consider.

- 7.7 Table 2 sets out the suggestions for city-wide/strategic project ideas generated by the East Area workshop/consultation.

Table 2

X01	Permanent base for 'Make do & Mend' mental health charity
X02a	Green corridor from Cherry Hinton Hall to Newmarket Road
X03	Need an ice rink
X04	Indoor urban sports facility and climbing wall
X05	Far East Prisoners of War Memorial
X06	Riverside public realm improvements: next phase
X07	Improve cycle/pedestrian access along Newmarket Road
X08	Improve arterial road streetscape

- 7.8 Table 3 sets out the need for improvements to play areas (highlighted by the workshop/consultation feedback) that cannot be considered for short-term delivery due to the current limited availability of 'provision for children and teenagers' contributions for the East Area.

Table 3

A11a	Coldham's Common play area (Abbey)
A12a	Ditton Fields play area (Abbey)
A13	Howard Road/Dudley Road (Abbey)
C03a	Thomas Road/Square (Coleridge)
P07	Bath House play area (Petersfield)
R03a	Brooks Road play area (Romsey)
R03b	Coldham's Lane play area (Romsey)

- 7.9 An updated analysis of the developer contributions funding available for devolved decision-making will be reported to the Community Services Scrutiny Committee in January 2013. If this does not show an increase in the funding available for play area improvements in the East Area, the Area Committee may wish to ask the Executive Councillor to supplement the East Area's devolved funds for 'provision for children and teenagers' with city-wide funding. The same suggestion has been included in the report to the North Area Committee on 22 November, which finds itself in a similar position.

8. CONCLUSIONS

- 8.1 The East Area workshop, along with suggestions sent in by email both before and after the event, has produced a wealth of local ideas about how developer contributions funding could help to address unmet needs and provide new or improved local facilities.
- 8.2 It is worth repeating the closing comments from the Area workshop:
- a. Thanks to all those who have taken the time to put forward ideas. Unfortunately, it will not be possible to fund all the suggestions from the developer contributions funding available to the Area – the East Area Committee will have to make some tough choices.
 - b. Although significant steps are being made to deliver the next set of developer contribution-funded projects in the Area, change won't happen overnight. Further work and local consultation will be needed to develop the details of priority projects.
 - c. This is an on-going process and the Area Committee will be able to update and add to its list of priority projects on a regular basis. There will also be a continuing dialogue with the local community, not least to engage with young people and others who did not have their say as part of the East Area workshop.

9. IMPLICATIONS

- 9.1 **Financial Implications:** Arrangements are being made to:
- a. identify within the 2013/14 Capital Plan developer contributions funds for each Area for devolved decision-making (as well as a city-wide/strategic developer contributions fund). The use of this funding will need to be in line with the amounts assigned in Section 106 agreements for specific contribution types;
 - b. seek a provisional sum for the likely overall maintenance and repairs and renewals costs that may arise from developer contribution-funded projects relating to council facilities. Where the city council provides grants (from developer contributions funds) to community groups for the provision of local projects, the general assumption is that those other organisations will meet the running costs and maintenance costs of the new/improved facilities.
- 9.2 **Staffing Implications:** Steps have been taken to both make the implementation of devolved decision-making as simple as possible, and to strengthen the capacity for project delivery. Even so, the need for each area committee to keep their list of short-term priority projects to three or four is important to ensure that the overall

programme of projects across all four areas and the city-wide/strategic projects is manageable and achievable.

- 9.3 **Equal Opportunities Implications:** This issue was addressed in the report to the Community Services Scrutiny Committee in January 2012. The implications of specific priority projects will be reviewed as part of the project appraisals.
- 9.4 **Environmental Implications:** The 'very low or nil impact' of devolved decision-making was identified in the report to the Community Services Scrutiny Committee in January 2012.
- 9.5 **Procurement:** These issues will be covered in project appraisals for specific priority projects.
- 9.6 **Consultation and communication:** Following on from the approach taken so far, officers will continue to make workshop participants aware of how the project ideas from the workshops are being followed up. Arrangements for further local consultation on the details of priority projects and reaching out to hard-to-reach groups have already been mentioned in Sections 6 and 7.
- 9.7 **Community Safety:** Community safety considerations will be factored into the design of the new/improved facilities to be funded by developer contributions.

10. APPENDICES

- A. Projects over £15,000 in the East Area funded by developer contributions since 2007
- B. Existing/unallocated developer contributions available to the East Area and the overall city-wide fund (provisional analysis)
- C. East Area 2-page briefing paper distributed to workshop participants on 20 September 2012
- D. Summary of all project ideas (by ward) raised at the North Area workshop in October 2012 and/or by email

11. BACKGROUND PAPERS

These background papers were used in the preparation of this report.

- East Area workshop presentation slides: 20/09/2012.
- Responses to/arising from the East Area workshop on 20/09/12.
- Further background information about the council's approach to developer contributions (eg, the Planning Obligations Strategy Supplementary Planning Document) and devolved decision-making can be found on our Developer Contributions web page.
- See the Committee meetings minutes & agendas web page for reports on:
 - 'devolved decision-making to area committees' to the Community Services Scrutiny Committee on 28/6/12 (12/54/CS) & 12/1/12 (12/13/CS)
 - 'the interim review of area working' to the Strategy & Resources Scrutiny Committee on 10/10/11 (11/68/SR);
 - 'community facilities in the East Area' to the East Area Committee on 19 August 2010;
 - 'devolved decision-making and developer contributions: update following the North Area workshop' to the North Area Committee on 22 November 2012.

To inspect the background papers or if you have a query on the report please contact:

Author's name: Tim Wetherfield, Urban Growth Project Manager

Author's phone number: 01223 – 457313

Author's email: tim.wetherfield@cambridge.gov.uk

Projects over £15,000 in the East Area funded by developer contributions since 2007

Completed project spend	Ward	Spend
Abbey Phase 3: affordable housing	Abbey	Over £250k
Abbey Sports Centre: changing accommodation refurbishment	Abbey	Over £250k
Galfrid Way: affordable housing	Abbey	Over £250k
Kelsey Kerridge Sports Centre: new climbing wall	Petersfield	£50k-£150k
Riverside: cycle conflict reduction and environmental improvement scheme	Abbey	Over £150k
Romsey Rec. Ground: play & recreation facilities	Romsey	Over £250k
Squeaky Gate Studios	Petersfield	£15k-£50k
St Matthew's Street: play area improvements	Petersfield	£50k-£150k
St Philip's Church Community Centre	Romsey	£50k-£150k
The Junction redevelopment programme	Coleridge	£50k-£150k
Thorpe Way Recreation Ground refurbishment	Abbey	Over £150k

On-going projects	Ward	Due	Allocated
Abbey Pool play area facilities	Abbey	Spring 13	£50k-£150k
Coldham's Common LNR Extension	Abbey	Autumn 12	£15k-£50k
Coleridge Recreation Ground	Coleridge	Spring 13	Over £250k
Flamsteed Road Scout Hut	Coleridge	Spring 13	£50k-£150k
King's Church community centre	Petersfield	Winter 12/13	£50k-£150k
Mill Road Cemetery Memorial Public Art Commission	Petersfield	Winter 12/13	£50k-£150k
Petersfield and Flower Street play areas	Petersfield	Spring 13	£50k-£150k
Peveler Road play area	Abbey	Spring 13	£50k-£150k
St Martin's Church centre – phase 1	Coleridge	Winter 12/13	£50k-£150k

Existing/unallocated developer contributions available to the East Area and the overall city-wide fund

Table B1: Provisional analysis	East Area	City-wide
Community facilities	£125,000	£300,000
Informal open space	£125,000	£275,000
Formal open space	£50,000	£150,000
Outdoor sports facilities	£10,000	£2,500
Indoor sports facilities	£10,000	£3,000
Provision for children & teenagers	Under £5k	£75,000
Public art	£50,000	£75,000
Public realm	£75,000	£100,000

Sums above £25,000 are rounded down to the nearest £25,000

1. These amounts will change as contributions (agreed in Section 106 agreements) are triggered and as funding is allocated to/spent on projects. An updated analysis (covering all four Areas) will be reported to the Community Services Scrutiny Committee in January 2013.
2. Of the unallocated developer contributions, one from the East Area has a specific stipulation about where it can be used (a formal open space contribution of around £12,000 in Romsey ward that has to be used in the vicinity of the property).
3. Of these unallocated developer contributions, four from the East Area have expiry dates before the end of 2015. These relate to:
 - around £17,500 for public art (split 50:50 between the East Area and city-wide fund), to be contractually committed by March 2014;
 - around £6,500 for informal open space in Cambridge (split 50:50 between the East Area and city-wide fund, to be contractually committed by August 2014;
 - around £16,500 towards the provision of informal open space in Cambridge and/or the improvement of existing ones (split 50:50 between the East Area and city-wide fund, to be contractually committed by November 2015;
 - around £600 towards the provision of informal open space in Cambridge and/or the improvement of existing ones (100% for the East Area), to be contractually committed by November 2015.

It will be helpful to be able to allocate these contributions to initial project priorities in order to ensure that the contributions can be used appropriately by their expiry dates.

The fall-back position was set out in the report to the Community Services Scrutiny Committee on 'Devolved decision-making to area committees' last January. This highlighted that, in the event that an area committee failed to allocate funding to the delivery of any project within three years of receipt of the developer funding, the executive councillor (following scrutiny) could intervene and reallocate that money to a scheme that would be delivered within the legal agreement deadline.

East Area Workshop

Thursday 20 September 2012

BRIEFING PAPER



Developers and property owners are often asked to make financial contributions to the city council to address the impact of their development on Cambridge. Decisions on much of this funding (also known as S106 money) are being devolved to the Area Committees. To help inform your Area Committee's decisions, we would like you to tell us about:

- current gaps in the provision of local community facilities, sports facilities, open spaces and play areas, and public realm in this area (Abbey, Coleridge, Petersfield and Romsey wards)
- your ideas for new or improved facilities that could help to meet those needs.

POPULATION CHANGE IN THE AREA

	0-14 years	15-24 years	25-44 years	45-64 years	65 years +	TOTAL
2011	5,380	6,800	12,430	6,660	3,530	34,800
2016	5,520	7,380	12,540	6,590	3,920	35,950
Change	140	580	110	-70	390	1,150
% change	3%	9%	1%	-1%	11%	3%

EXAMPLES OF LOCAL FACILITIES

(We're keen to draw on your local knowledge)

<p>Community facilities include:</p> <ul style="list-style-type: none"> • East Barnwell Community Centre • King's Church Community Centre • Ross Street Community Centre • Romsey Mill • St Philip's Church Community Centre • St Martin's Church Community Centre • The Junction 	<p>Sports facilities include:</p> <ul style="list-style-type: none"> • Abbey leisure complex (incl paddling pool) • Coldhams Common pitches & astroturf • Parkside Pool • Barnwell bowls and tennis court • Coleridge pitches, paddling pool, and tennis court • Kelsey Kerridge sports centre
<p>Open spaces include:</p> <ul style="list-style-type: none"> • Coldhams Common (45 ha) • Stourbridge Common (19.3ha) • Coleridge Recreation Ground (5.1ha) • Barnwell East Local Nature Reserve (3.2ha) • Romsey Recreation Ground (2.7ha) 	<p>Play areas include:</p> <ul style="list-style-type: none"> • Donkey Common: play area and skate park • Dudley Road play area • Petersfield play area • Peverel Road play area • Thorpe Way play area

PROJECTS 'IN THE PIPELINE' IN THE EAST AREA

- **Play areas:** Abbey Pool play area; Coleridge Recreation Ground; Peverel Road play area.
- **Sports provision (informal):** 'Splash pad' projects at Abbey and Coleridge paddling pools are also included in the city council's Capital Plan and funding has been provisionally allocated.
- **Community facilities:** Flamsteed Road Scout Hut; King's Church community centre; St Martin's Church centre. Around £300,000 has been provisionally allocated to the East Area Community Facilities Grants Programme.
- **Public art:** Mill Road Cemetery Memorial Public Art Commission.
- **Open space:** Coldhams Common LNR Extension.

DEVELOPER CONTRIBUTIONS AVAILABLE FOR THE EAST AREA

This provisional analysis is based on contributions that have already been received, but not yet allocated. Under devolved decision-making, the Area receives 50% of developer contributions arising from major planning applications from the area that are determined by the Planning Committee. It also receives 100% of all other S106 funding relating to planning applications from the area (including minor ones approved prior to the introduction of area committees). An update will be reported to the Community Services Scrutiny Committee in January 2013.

S106 funding available for:	East Area
Community facilities	£125,000
Informal open space	£125,000
Formal open space (changing facilities & outdoor sports)	£50,000
Outdoor sports facilities	£10,000
Indoor sports facilities	£10,000
Provision for children and teenagers	Less than £5k
Public art	£50,000
Public realm	£75,000

Sums above £25k have been rounded down to the nearest £25,000.

HOW MUCH CAN DIFFERENT TYPES OF PROJECT COST?

Community facilities: Grants of £100k-£150k have been given towards a number of community facilities (eg, refurbishment of St Philip's Church [Romsey] incl. community rooms and community café). Also, a £22k grant for the Squeaky Gate recording studios refurbishment [Petersfield].

Open Spaces: works can range from tree-planting to landscaping. This is often linked to wider projects, such as play areas or sports facilities. Typically to supply, plant and maintain a tree costs £500; to plant a shrub bed around £35 per m² and to lay a lawn £10 per m².

Play Areas: installation of new pieces of play equipment can vary from £3k up to £50k. Complete refurbishment can be up to £200k depending on scale and the number of pieces of equipment.

Sports facilities: Trim trails: £ 6k - £10k. Outdoor Sports equipment pods: £16k - £30k. Individual outdoor sports equipment items from £4k. New tennis court or multi-use games area: c £65k. Metal 5-a-side goals [eg, at Thorpe Way]: £4.5k. "Panna" football skills courts: £7.5k. Outdoor table tennis tables £6.5k. Astro turf: £125k to £500k.

✉ s106@cambridge.gov.uk ☎ 01223 457200. 🌐 www.cambridge.gov.uk/s106.

Project ideas from the East Area with assessment of eligibility for city council developer contributions

- This is a summary and, as such, it cannot reflect all the details and nuances from the workshop discussions and/or emails. Some project ideas shown here bring together a number of related suggestions.
- The Area Committee will not be able to fund all eligible project ideas from the contributions available and will need to prioritise.
- This assessment of eligibility for developer contributions (see paragraph 5.3) is provisional. Further discussion will be needed with relevant organisations.
- Suggestions that could be carried out by the end of March 2014 are denoted by grey shading in the left-hand column. See paragraph 5.4 for reasons why some ideas have been assessed as longer-term projects.
- Projects identified as deliverable in the short-term are covered in Section 6. City-wide projects are considered in paragraphs 7.5-7.7.
- Community facilities projects in the East Area may also be considered for funding from the East Area Capital Grants Programme.
- Abbreviations: CF=community facilities; FOS/OSF = formal open space/outdoor sports facilities; ISF = indoor sports facilities; IOS = informal open space; Play = provision for children & teenagers; PA = public art; PR = public realm. EIP = Environmental Improvement Programme.

No.	Summary of project idea	Eligible?	Comments
ABBEEY WARD			
A01	Renovate Abbey Church to as a community facility [CF]	Yes	Longer-term project. Would need community use agreement.
A02	Need a post office in Abbey	No	But see A04 below.
A03	Develop East Barnwell Community Centre, which could include a post office and a community café [CF]	Yes	Longer-term project
A04	Satellite hubs across Abbey from East Barnwell Community Centre, such as Barnwell Baptist Church, Stanesfield Road Scout Hut, Leper Chapel) [CF]	Yes	Longer-term. The scout hut project appraisal will be considered by the Area Committee in January from the East Area Grants Programme.

No.	Summary of project idea	Eligible?	Comments
A05	Include community space at Barnwell Baptist Church in longer-term plans to meet needs of communities north of Newmarket Road & west of Ditton Lane [CF]	Yes	Longer-term project
A06a	Bring Leper Chapel back into use. Needs disability access and toilets [CF]	Yes	Longer-term project
A06b	Leper Chapel would need revenue funds to ensure facilities are well used	No	Developer contributions could not be used in this way.
A07	Community orchard as a memorial to former Cllr Margaret Wright [IOS]	Alternative funding in place	This is now being funded via the tree planting programme
A08	Improve lighting in parks to extend GMT use [IOS]	Yes	Longer-term project.
A09	Increase biodiversity at Stourbridge Common [IOS]	Yes	Could be delivered in the short-term.
A10	Increase biodiversity at Ditton Meadows local nature reserve [IOS]	Yes	Longer-term project – not in council ownership.
A11a	Improve play facilities for the under 5s at Coldham's Common play area [Play]	Yes	Could only be delivered in the short-term if there was funding available.
A11b	Improve access to Abbey paddling pool from Coldham's Common [IOS]	Possible	Could be delivered in the short-term.
A12a	Improve Ditton Fields play area for toddlers/ pre-school children [Play]	Yes	Could only be delivered in the short-term if there was funding available.
A12b	Install adult gym equipment next to Ditton Fields play area [IOS]	Yes	Could be delivered in the short-term.
A13	Howard Road/Dudley Road play area should be improved next [Play]	Yes	Could only be delivered in the short-term if there was funding available.

No.	Summary of project idea	Eligible?	Comments
COLERIDGE WARD			
C01	Increase meeting space at St Martin's Church as part of phase 2 of the church development [CF]	Alternative Section 106 funding exists	See project appraisal for funding from the East Area Grants Programme elsewhere on this agenda.
C02	Expand meeting space and/or improve access at St Thomas' Hall, Ancaster Way [CF]	Yes	Longer-term project
C03a	Build youth facility on site of play area off St Thomas' Road/Square [CF]	Possible	Longer-term. Would need planning approval for change of use.
C03b	Improve play area off St Thomas' Road/Square [Play]	Yes	Could only be delivered in the short-term if there was funding available.
C04	Open up access to garden at back of St Martin's Church and develop for informal play or (bookable) junior tennis court). [IOS/Play/FOS/OSF]	Yes	Would need community use agreement. The tennis court would need to have open access and no booking. Longer-term project.
C05	Create additional sports provision on school sites alongside opening up existing school facilities. For example, outdoor table tennis tables [FOS/OSF]	Yes	Longer-term project. Note existing access to school sports facilities (eg, informal basketball at Coleridge, sports centre at St Bede's).
PETERSFIELD WARD			
P01	Refurbish Cherry Trees day centre as a multi-purpose community facility [CF]	Yes	Longer-term project
P02	New community/sports facilities & open space on Mill Road Depot site when developed. [CD/IOS/FOS]	Yes	Longer-term project

No.	Summary of project idea	Eligible?	Comments
P03	Improved access to Mill Road cemetery [IOS]	Yes	Longer-term project
P04	Return Howard Mallet Centre to extend open space for St Matthew's Piece [IOS]	Yes	Longer-term project. Under county council ownership.
P05	Purchase and convert Mickey Flynn's pool hall into a Farmers' Market	No	Not related to developer contribution types.
P06	Turn Salvation Army shop into a small concert hall/ all-purpose lecture theatre	No	Not related to the developer contribution types.
P07	Renovate Bath House play area [Play]	Yes	Project design is ready. Could only be delivered in short-term if funding was available.
P08	Convert Mill Road into a residents-only traffic zone.	No	Traffic-related. Will pass on suggestion to the county council.
P09	Survey planted areas around East Street/Grafton Centre, leading to clearing and replanting	No	Passed to manager to consider if it could be funded another way.
ROMSEY WARD			
R01	Provide a year's start-up funding for new Mill Road Community & Arts Centre	No	Not a capital project.
R02	Informal open space in 'Empire' streets. Looking to buy some land.	Yes	Land availability and ownership issues.
R03	Improve play provision for over-5s (similar to facilities at Trumpington Rec) for	Yes	Could only be delivered in the short-term if funding was available.
R03a	Brooks Road play area [Play]		

No.	Summary of project idea	Eligible?	Comments
R03b	Coldham's Lane play area [Play]	Yes	Longer-term. Would require Secretary of State approval for extra facilities on a Common.
R04	Create town square outside Co-op/St Philip's Church on Mill Road (quality paving/ street furniture / seating / public art). [PR/PA]	Yes. Alternative funding exists	Longer-term project. Also consider funding from EIP.
R05	Improve public realm from Coldham's Lane bridge to Sainsbury's: paving, tree-planting, improving bridge area/embankment. [PR]		
R06	Public realm plans for Mill Road, Brook Road and Coldham's Lane [PR]	No	Plans/visions are not eligible for developer contributions funding.
R07	Improve pedestrian and cycle crossings to green spaces at hostile road crossings: Cromwell Road/Coldham's Common; Mill Road/Brook road to the Tins and Snaky Path.	No	Transport-related. Will pass suggestion on to the county council.
AREA-WIDE BENEFIT (OR MORE THAN ONE WARD IN AREA)			
E01a	Increase access (including paving) for wheelchair users and those pushing buggies) to public services, facilities & shops. Need funding for adaptations to those facilities.	Possible	Need clarification on what is being proposed. Some aspects (eg, adaptations to shops) would not be eligible for developer contributions.
E01b	Greater accessibility in public realm for disabled people and elderly people. Improve pavements / dropped kerbs / signage. [PR]	Possible Alternative funding exists	Need clarification on what is proposed, related to available public realm contributions. Also consider funding from EIP.

No.	Summary of project idea	Eligible?	Comments
E02	Enhance visual identity of Mill Road by re-doing paving (with public art) and creating entrance archways at both ends [PR/PA]	Yes	Longer-term project
CITY-WIDE BENEFIT / RELATES TO MORE THAN ONE AREA			
X01	'Make Do and Mend' (mental health charity) needs a permanent base with a kitchen, disabled access, garden, workshop and storage [CF]	Possible	Longer-term project. City-wide as the charity serves residents across the city.
X02a	Create green corridor from Cherry Hinton Hall to Newmarket Road; join up Coldham's/Cherry Hinton brooks; create public access to lakes; extend footpath beyond Sainsbury car park; make Coldham's Lane crossing safer/better signposted. [IOS]	Possible	Longer-term project. Note that similar suggestions were made at the South Area workshop.
X02b	A vision for Cherry Hinton Hall to Newmarket Road Green Corridor is needed.	No	Passed to manager to consider if it could be funded another way.
X03	Need an ice rink [ISF]	Yes	Longer-term project. On-going search for a suitable site.
X04	Indoor urban sports facility & climbing wall (need industrial unit) [ISF]	Possible	Need clarification about what is being proposed. Note the existing climbing wall at Kelsey Kerridge Sports Centre.
X05	Far East Prisoners of War Memorial (eg new entrance arch/feature in Midsummer Common near Auckland Road/Bruiswick Place) [PA]	Yes	Initial discussions have already taken place.

No.	Summary of project idea	Eligible?	Comments
X06	Next phase of Riverside improvements. Would link with Stourbridge towpath & provide continuous walk. Need to think through layout of pedestrian/ cycle/car movements [PR]	Yes	Longer-term project.
X07	Improve cycle/pedestrian access along Newmarket Road	No	Transport-related. Will pass suggestion to the county council.
X08	Improve arterial road streetscape (eg, Coldham's Lane and Brooks Road end of Mill Road) [PR]	Possible	Longer-term. Could be a city-wide project