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Cambridge City Council

COMMUNITY SERVICES SCRUTINY COMMITTEE

To: Scrutiny Committee Members: Sinnott (Chair), Ratcliffe (Vice-Chair), Austin, Baigent, Bird, O'Connell, Reid and Sarris

Alternates: Councillors Benstead and Holt

Executive Councillor for City Centre and Public Places: Councillor O'Reilly

Executive Councillor for Communities: Councillor Johnson

Despatched: Monday, 7 March 2016

Date: Thursday, 17 March 2016

Time: 2.30 pm

Venue: Committee Room 1 & 2, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: James Goddard

Direct Dial: 01223 457013

AGENDA

1 Apologies

To receive any apologies for absence.

2 Declarations of Interest

Members are asked to declare at this stage any interests that they may have in an item shown on this agenda. If any member of the Committee is unsure whether or not they should declare an interest on a particular matter, they should seek advice from the Head of Legal Services **before** the meeting.

3 Minutes (Pages 5 - 18)

To approve the minutes of the meeting on 14 January 2016.

4 Public Questions

Items for debate by the Committee and then decision by the Executive Councillor

These items will require the Executive Councillor to make a decision *after* hearing the views of the Scrutiny Committee.

There will be a full debate on these items, and members of the public may ask questions or comment on the items if they comply with the Council's rules on Public Speaking set out below.

Decisions for the Executive Councillor for Communities

Items for debate by the Committee and then decision by the Executive Councillor

- 5** **2015/16 S106 Priority-Setting Round: Follow-Up Report** (*Pages 19 - 38*)

Decisions for the Executive Councillor for City Centre and Public Places

Items for debate by the Committee and then decision by the Executive Councillor

- 6** **General & Sunday Market Rent & Terms of Trading Review** (*Pages 39 - 60*)
- 7** **S106 Developer Contributions: Taking Stock** (*Pages 61 - 76*)
- 8** **Coldhams' Common Management Plan** (*Pages 77 - 134*)
- 9** **Moorings Civil Contract Law Approach**
Report to follow
- 10** **Public Art Projects** (*Pages 135 - 162*)

Information for the Public

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

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All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.

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COMMUNITY SERVICES SCRUTINY COMMITTEE

14 January 2016

2.30 - 4.15 pm

Present: Councillors Sinnott (Chair), Ratcliffe (Vice-Chair), Austin, Baigent, Bird, O'Connell, Reid and Sarris

Executive Councillor for Communities: Richard Johnson

Executive Councillor for City Centre and Public Places: Carina O'Reilly

Officers:

Director of Customer and Community Services: Liz Bisset

Director of Environment: Simon Payne

Head of Communities, Arts and Recreation: Debbie Kaye

Head of Streets and Open Spaces: Joel Carré

Cultural Manager: Jane Wilson

Community Funding and Development Manager: Jackie Hanson

Streets and Open Spaces Asset Manager: Alistair Wilson

Principal Accountant (Services): Chris Humphris

Committee Manager: James Goddard

Others Present:

Cambridge Live (Chair): Sara Garnham

FOR THE INFORMATION OF THE COUNCIL**16/49/Comm Apologies**

No apologies were received.

16/50/Comm Declarations of Interest

Name	Item	Interest
Councillor Bird	16/60/Comm	Personal: Forum Manager - The Cambridge Forum of Disabled People. Personal: Rowan

		Humberstone Board member. Chair - Friends with Disabilities.
Councillor O'Connell	15/60/Comm	Personal: Trustee of Encompass Network. Member of Trumpington Residents Association. Partner is the trustee of Encompass and of SexYOUality. Other partner is a volunteer with the CAB.
Councillor Ratcliffe	16/60/Comm	Personal: Director of Cambridge Live.
Councillors Reid	16/60/Comm	Personal: Cambridge Literary Festival Chair. She said that if the committee were to discuss this grant application she would leave the room and regard her interest as prejudicial. The Committee did not specifically discuss the Literary Festival grant application.
Councillor Reid	16/60/Comm	Personal: Director of Cambridge Live. She said that if the committee were to discuss this grant application she would leave the room and regard her interest as prejudicial. The Committee did not specifically

		discuss the Cambridge Live grant application.
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16/51/Comm Minutes

The minutes of the meeting held on 8 October 2015 were approved as a correct record and signed by the Chair.

Councillor Reid queried details regarding P29 of minute item *15/47/Comm Srvcs Tree Strategy*. She understood that Ward Councillors would be consulted before the Executive Councillor took a decision regarding the Tree Strategy. The Executive Councillor for City and Public Places said this was the case. Details were set out in the Tree Strategy even though they were not explicitly stated in the 8 October minutes.

The Streets and Open Spaces Asset Manager undertook to circulate a copy of the Tree Strategy to Councillors.

16/52/Comm Public Questions

There were no public questions.

16/53/Comm City Centre & Public Places Portfolio Revenue and Capital Budgets

Matter for Decision

The report detailed the budget proposals relating to the City Centre and Public Places portfolio that are included in the Budget-Setting Report (BSR) 2016/17.

Decision of Executive Councillor for City Centre and Public Places

Review of Charges:

- i. Approved the proposed charges for this portfolio's services and facilities, as shown in Appendices A1-A2 to the Officer's report.

Revenue:

- ii. Considered the revenue budget proposals as shown in Appendix B.

Capital:

- iii. Considered the capital budget proposals as shown in Appendix C.
- iv. Agreed to adjust capital funding for item 2c (iii above).

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Principal Accountant (Services). He stated there was a typographical error on P5 of the report which should read: Strategy and Resources – City Centre & Public Places Portfolio Revenue and Capital Budget Proposals for 2015/16 **2016/17** to 2019/20.

Councillor O'Connell sought clarification regarding Parks and Open Space - Event Income (report P18). The Executive Councillor for City Centre & Public Places said figures were indicative. There were no confirmed locations for events, although the Beer Festival may be held on Jesus Green.

Councillor Austin sought clarification regarding the review of fees & charges - Bereavement Services (report P12). The Director of Environment said the charges were proposed to change by 5% to take into account changes in costs to deliver the service. This was in line with the strategy brought to Community Services Scrutiny Committee in 2015. The Council need to invest in the Service to maintain quality.

The Committee resolved by 5 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/54/Comm 2015/16 S106 Priority-Setting Follow-Up: Public Realm Improvement Proposals

Matter for Decision

The Officer's report presented further proposals for a couple of public realm improvements over several years so that relevant S106 developer contributions could be used before they expired pre-2020. This was a follow-up to 2015/16 S106 priority-setting reports for Community Services Committee October 2015,

Decision of Executive Councillor for City Centre and Public Places

- i. Prioritised up to £75,000 of S106 contributions towards public realm improvements along Cherry Hinton Road (between the junction with Hills Road and corner of Rock Road), subject to project appraisal.
- ii. Prioritised up to £43,000 of S106 contributions towards a later public realm improvement scheme on Sidney Street, subject to project appraisal.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Streets and Open Spaces Asset Manager.

Councillor Bird asked if seating in Cherry Hinton Road and Sidney Street public realm improvements could have arms (agenda P35). The Streets and Open Spaces Asset Manager undertook to review this.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/55/Comm Capital Delivery Approval: Cherry Hinton Hall Grounds Improvements (Phase 2)**Matter for Decision**

This project related to phase 2 of the grounds improvements at Cherry Hinton Hall. It had already been allocated £400,000 of S106 informal open space contributions, as agreed by the then Executive Councillor following a report to this Committee in January 2012.

Capital projects with a value of greater than £300,000 required Executive Councillor approval.

The Capital Programme Board reviewed this project and considered that it was ready for implementation, subject to Executive Councillor and funding approval.

Decision of Executive Councillor for City Centre and Public Places

Agreed to:

- i. Approve the Cherry Hinton Hall grounds improvement – phase 2 project, as detailed in the attached appendices, which has been properly planned and is ready for implementation.
- ii. Recommend the Cherry Hinton Hall grounds improvement – phase 2 project is put forward for funding approval in the Budget Setting Report (BSR).
- iii. Delegate to the Director of Environment to invite and evaluate tenders for the Cherry Hinton Hall grounds improvement – phase 2 project.
- iv. Delegate to the Director of Environment, following consultation with the Executive Councillor for City Centre and Public Places, to award a contract for the Cherry Hinton Hall grounds improvement – phase 2 project to the tender(s) evaluated as the most economically advantageous to the Council.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The committee made no comments in response to the report from the Streets and Open Spaces Asset Manager.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/56/Comm Cambridge City Centre Accessibility Review Action Plan Progress Report**Matter for Decision**

In 2014 a review was commissioned to gain a fuller understanding of the issues affecting ease of access in and around the city centre for a range of users but particularly pedestrians, disabled and wheelchair users. The review report was considered at the March 2015 Community Services Scrutiny Committee, and in July 2015 a plan of action was developed and approved at committee to take the next steps to bring about the identified changes needed. The Officer's report provided a progress update of the actions undertaken from the action plan.

Decision of Executive Councillor for City Centre and Public Places

Noted the contents of the report.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The committee made no comments in response to the report from the Head of Streets & Open Spaces.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/57/Comm Communities Portfolio Revenue and Capital Budgets**Matter for Decision**

The report detailed the budget proposals relating to the Communities portfolio that were included in the Budget-Setting Report (BSR) 2016/17.

Decision of Executive Councillor for Communities

Review of Charges:

- i. Approved the proposed charges for this portfolio's services and facilities, as shown in Appendix A to the Officer's report and subject to Junior swimming charges being £2.35 (P27 & 28 Appendix A).

Revenue:

- ii. Considered the revenue budget proposals as shown in Appendix B.

Capital:

- iii. Considered the capital budget proposals as shown in Appendix C.
- iv. Agreed to adjust capital funding for item 2c (iii above).

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Principal Accountant (Services).

The Executive Councillor for Communities referred to P27 & 28 Appendix A of the supplemental second circulation paper. He proposed to reduce the Junior swimming charge from the proposed £2.40 back to £2.35 as on reflection it was felt this was more appropriate than the £2.40 figure proposed by GLL (contractor). This was to bring the percentage increase for the Junior swimming charge into line with the average proposed increase across all the other non-commercial fees and charges.

Councillor O'Connell sought clarification regarding GLL charges as set out on P28 & 29 of the Officer's report. The Head of Communities, Arts and Recreation said the report reflected proposed savings, fees and charges. All swimming sites would be retained by the City Council.

Councillors requested a change to P27 & 28 Appendix A of the supplemental second circulation paper (as referenced in recommendation 2a. Councillor Sinnott formally proposed to amend the increase to Junior swimming charges from the proposed £2.40 back to £2.35.

The Committee unanimously approved this amendment, and that recommendation 2a would become:

a) Approve the proposed charges for this portfolio's services and facilities, as shown in Appendix A to this report **and subject to Junior swimming charges being £2.35 (P27 & 28 Appendix A)**.

The Committee resolved by 5 votes to 0 to endorse the recommendations as amended.

The Executive Councillor approved the revised recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/58/Comm Strategic Approach to Community Provision

Matter for Decision

The Officer's report provided:

- i. An update on the work of the review to date and outline proposals for the next steps of the information gathering exercise.
- ii. Headline findings from the audit of city-wide community facilities.

Decision of Executive Councillor for Communities

- i. Noted the headline findings of the city-wide community facilities audit.
- ii. Agreed the next steps as identified in section 3.6 of the Officer's report.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Community Funding and Development Manager.

In response to Members' questions the Community Funding and Development Manager said the following:

- i. There had been 68 returns to the audit, 50 facilities were run by charity organisations and another 2 by voluntary groups.
- ii. 22 churches had responded to state they provided community facilities. They were required to register as charities as a result of a change to the law.

- iii. Officers could provide headline details of responses currently. They would identify further detail to report back to area committees in future.
- iv. Officers were drawing up stakeholder engagement plans. Details would be made available through community centres and the council website.

The Committee unanimously resolved to endorse the recommendations.

The Executive Councillor approved the recommendations.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/59/Comm Cambridge Live Performance 2015/16

Matter for Decision

2015 was the first year of trading for Cambridge Live, an independent charity set up by the Council. Cambridge Live was contracted by the Council to run the Corn Exchange, Guildhall Event Programme, Cambridge Folk Festival and the City Events Programme. The Officer's report provided an overview of performance management and proposed new key indicators for the contract.

Decision of Executive Councillor for Communities

Approved the key performance indicators listed in paragraph 3.4b of the Officer's report.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Head of Communities, Arts & Recreation. This was supplemented by a presentation from the Chair of Cambridge Live.

The Committee made the following comments in response to the report:

- i. This was a good time to recognise the hard work by Officers in setting up Cambridge Live and delivering services.
- ii. The City Council and Cambridge Live worked well together.
- iii. Cambridge Live were delivering their contracted obligations.

In response to Members' questions the Cultural Manager said the following:

- i. Key performance indicators focussed on the Black, Asian & Minority Ethnic (BAME) community as these reflected issues that encouraged/discouraged service uptake. It was assumed that age and gender details were also collected at the same time.

The Executive Councillor for Communities said he was happy in principle to report BAME, age and gender details collected from key performance indicators. Officers said they would discuss this with Cambridge Live.

- ii. Performance against key performance indicators would be benchmarked against national data as there was no local level data equivalent.

The Committee unanimously resolved to endorse the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

16/60/Comm Community Grants 2016-17

Matter for Decision

This was the second year of the Community Grants fund for voluntary and community not-for-profit organisations. The Officer's report provided a brief overview of the eligibility criteria, support provided and process undertaken.

Applications received were detailed in Appendix 1 of the Officer's report, alongside recommendations for awards.

The Officer's report also detailed the budget available for Area Committee Community Grants 2016-17.

Decision of Executive Councillor for Communities

Approved the Community Grants to voluntary and community organisations for 2016-17, as set out in Appendix 1 of the Officer's report, subject to the budget approval in February 2016 and any further satisfactory information required of applicant organisations.

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Committee received a report from the Community Funding and Development Manager.

The Executive Councillor for Communities made the following comments in response to the report:

- i. Thanked Officers for their hard work.
- ii. There was less funding available this year to support community and voluntary organisations. This was because last year there was a special, one off, 'transition fund' of £75,000 to take into account changes to the eligibility criteria and the overall Community Grant fund pot.
- iii. Officers were doing all they could to support applicants and maximise their value for money.

In response to Members' questions the Community Funding and Development Manager said the following:

- i. A range of applications had been received from community/voluntary organisations, some were strong (ie met criteria for funding) and some were not.
- ii. Officers had provided a range of support for applicants who sought funding such as offering training to help them progress their applications. Organisations known to be interested in making applications were approached to signpost assistance available. Help guides had been updated to make the application process as user friendly as possible.
- iii. An annual monitoring report would be produced for all councillors circa June 2016.
- iv. It was difficult to compare the number of projects to last year as some forms contained multiple applications for funding, some organisations had submitted multiple applications.
- v. Applications could be made for more than one funding stream, so officers allocated them to the most appropriate.
- vi. There were a similar number of organisations that made applications for this year's funding round compared to last year.

There were 15 applications supporting mental ill health.

The Community Funding and Development Manager undertook to circulate figures regarding the number of organisations who had made

- applications to councillors. Specifically the number of applications and funding awarded for this year and last broken down by categories for comparison.
- vii. Officers would advise applicants if projects could attract funding from multiple sources. If projects could apply for more than one source of funding, this may affect the amount the City Council was prepared to offer them.
 - viii. Funding had been offered to the University of Cambridge over various years where their projects benefitted the community and contributed to outreach work, and could not be funded through 'usual' University sources.
 - ix. Community/voluntary organisations did not have to pay the living wage in order to get funding under the current scheme, this would be reviewed in future. The grants team are collating information regarding the living wage from funded organisations. A lot of applications were made by voluntary rather than paid staff, so they would not be covered by living wage criteria.

Officers undertook to review the impact of the living wage policy on general partnership working arrangements, and report findings back to councillors.

The Executive Councillor for Communities offered to liaise with any Councillor regarding living wage policy outside of the meeting.

The Committee unanimously resolved to endorse the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

The meeting ended at 4.15 pm

CHAIR

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To: Executive Councillor for Communities:
Councillor Richard Johnson

Report by: Director of Environment

Relevant scrutiny committee: Community Services
Scrutiny Committee 17/3/2016

Wards affected: All

2015/16 S106 PRIORITY-SETTING ROUND: FOLLOW-UP REPORT
Key Decision

1. INTRODUCTION

- 1.1 Following on from the 2015/16 S106 priority-setting report to this Committee last October, this latest report identifies further needs and opportunities for allocating S106 contributions to strategic sports and community facility projects before the next round.
- 1.2 Two new eligible proposals have come forward in recent months: they are ready to be considered now and would give the council more room for manoeuvre to ensure that S106 contributions, due to expire before the end of 2017, are used on time.

2. RECOMMENDATIONS

The Executive Councillor is recommended to:

- 2.1 allocate up to £250,000 of strategic S106 outdoor sports funding as a grant to Camrowers for a joint project with Cambridgeshire Rowing Association to build a new community boathouse on the River Cam, subject to business case approval and community use agreement;
- 2.2 allocate up to £25,000 of strategic S106 community facilities funding for equipping the new community centre on the Darwin Green development in Cambridge, subject to business case approval.

3. BACKGROUND: S106 FUNDING AND PRIORITY-SETTING

- 3.1 New development creates extra demands on local facilities. The council asks developers to pay S106 contributions to mitigate that impact. This helps fund new/improved facilities across Cambridge.

- 3.2 Since 2012, the council has run annual priority-setting rounds to decide how to use available generic S106 contributions¹.
- a. Proposals for S106 funding are assessed against the council's S106 eligibility criteria, which require them to be: specific; within the city of Cambridge; about providing additional benefit²; accessible to the wider community; and both affordable and in need of funding.
 - b. Alongside the separate S106 devolved decision-making process, the Executive Councillor for Communities decides on the use of community facilities and outdoor sports S106 contributions in the strategic fund and indoor sports contributions in the city-wide fund³.
 - c. In line with the official regulations⁴, the council normally uses strategic/city-wide S106 funds from a particular area on projects in the same area⁵ or, to related projects in a neighbouring area.
- 3.3 The 2015/16 S106 priority-setting round has already featured a report to this Committee last October, when the Executive Councillor agreed S106 funding for several strategic projects⁶. That report highlighted the need for a follow-up report later in 2015/16 in order to ensure that a few S106 contributions in the strategic fund, with expiry dates before the end of 2017, could be used on time. See paragraphs 3.5 and 3.6.
- a. This March 2016 report was meant to consider proposals that were deferred last October (Appendix A) until (i) audit findings for playing pitches, indoor sports and community facilities and (ii) more details on the proposals were available. However, further analysis of the collected audit data is on-going and the findings are now due to be reported by the end of June. Those proposals which are sufficiently developed will be reported to this Committee's meeting in June.
 - b. The focus of this March 2016 meeting is now on two new eligible proposals relating to the outdoor sports and community facilities S106 contribution types which have come forward in recent months and are feasible and ready to be considered now:

-
1. Until 6/4/2015, S106 agreements tended to be based on generic contributions ("for the provision of, improvement of, or better access to" broad contribution types "within the city of Cambridge"). The council now seeks specific contributions for particular facilities (see the other S106 report on this agenda about the s106 interim approach).
 2. These are not for repairs, maintenance, like-for-like replacements or running costs.
 3. The strategic S106 funds for community facilities and outdoor sports are based on half the off-site generic contributions from major developments (10 or more homes). These are for project proposals which could benefit more than one area of the city. Meanwhile, all indoor sports contributions received are held in a city-wide fund.
 4. The Community Infrastructure Levy (CIL) Regulations require the use of S106 contributions to be related to the developments that they are from.
 5. Based on the council's North, East, South and West/Central area committees
 6. See the list of 2015/16 prioritised projects at www.cambridge.gov.uk/s106.

- i. Camrowers⁷, with Cambridgeshire Rowing Association (CRA), seeks up to £250,000 outdoor sports S106 funding for the construction of a new community boathouse (see Appendix B);
- ii. the council's Community, Arts and Recreation Service seeks up to £25,000 of community facilities S106 funding to equip the new community centre at Darwin Green, which forms part of the major development of the north West Quadrant (Appendix C).

3.4 **S106 funding availability:** As previously reported, new S106 income received from generic contributions agreed prior to April 2015 is tapering off, while the overall availability of generic S106 funding is running down. As at the beginning of March 2016, the availability of S106 strategic funds⁸ relating to these two proposals is as follows:

- Outdoor sports: £575,000
- Community facilities: £250,000⁹

3.5 The annual S106 priority-setting process has enabled the council to make sure that time-limited S106 contributions can be used on time. This Committee also receives regular updates on S106 contributions with expiry dates within the next two years. There are three¹⁰ in strategic S106 funds, in particular, to be aware of:

Contribution type	Amount	From	Expiry date ¹¹
Community facilities	£34k (unallocated)	Castle	May '17
Outdoor sports	£29k (unallocated)	Coleridge	July '17
Outdoor sports	£123k (allocated)	Market	November '17

3.6 Although the £123,000 outdoor sports strategic contribution from Market ward has already been allocated to previously prioritised projects, officers are keen to take a 'belt and braces' approach just in case those projects take longer than planned to come to fruition. The proposals considered in Section 4 would enable the council to make timely use of these contributions **and** continue to move forward with S106-allocated schemes on the 'projects under development' list.

7. Camrowers is a non-competitive rowing club for older people (mostly in their 60s, 70s and 80s), most of whom have never rowed before joining.

8. Rounded down to the nearest £25k. Area committees also have devolved S106 funding based on all generic contributions from minor developments in their areas and the other half of generic contributions from major developments in their areas.

9. This takes account of the £100,000 of community facilities S106 strategic funds allocated to refurbishing the Memorial Hall and Church Hall on Cherry Hinton Road.

10. These three relate to (in the order that they are listed in the table above) the NIAB frontage land, The Marque development and the CRC Brunswick site.

11. That is, they need to be assigned to appropriate projects that are ordered/ contractually committed by the expiry date.

4. CONSIDERATION OF S106 APPLICATIONS

- 4.1 Both the applications being considered in this report meet the council's assessment criteria for S106 funding.

If these proposals had been made prior to last October's Committee report, they would have been recommended for funding then.

	Key to assessment: ● = Yes. ◐ = Partly. ✘ = No.						
	Specific proposal?	Additional benefit?	Access for all?	S106 available?	S106 needed?	Feasible project?	Ready to consider?
Up to £250k grant to Camrowers for new community boathouse	●	●	●	●	●	●	●
Up to £25k to equip Darwin Green community centre	●	●	●	●	●	●	●

Grant application for new community boathouse

- 4.2 The community boathouse on Logan's Way (East Chesterton) will comprise both a base for Camrowers and a boat storage facility run by the CRA available to 'town' rowing clubs. The project is 'ready to go', with a June/July 2015 start date. In order to meet conditions for other grant funding from Sport England, it needs to be - and will be - completed in early 2017. The project will both enable:
- Camrowers to continue to operate and to encourage more elderly people to take part in rowing;
 - 'town' rowing clubs to be able to provide more opportunities for local people of all ages (including school pupils) to get involved.
- 4.3 As well as providing greater access to the sports for residents from across the city, it is also worth noting that:
- the city council has a well-established working relationship with Camrowers (e.g., through the GP referral service, giving people with a variety of health problems access to regular exercise);
 - the increased usage of the River Cam would be within agreed time slots (when the river is not being used for training sessions by university students and other town clubs). Camrowers and the CRA work closely with Cam Conservators.
- 4.4 When considering this grant application, officers have been mindful of (and have answered) a number of important questions, which are set out in paragraph 4.5 – 4.8.

4.5 ***Is S106 funding needed for this project?***

Yes. The community boathouse project is expected to cost in the region of £651,000¹². Between them, Camrowers and the CRA have already raised £387,000, leaving £264,000 still to be raised. Whilst arrangements have been made for commercial borrowing and personal, interest-free, 5-year loans – so that the project can start this summer and be delivered before March 2017 – the grant applicant is keen not to have to rely on these loans. Otherwise, the focus moving forward would have to be on continuing fund-raising in order to pay off the loans, rather than being able to concentrate on increasing opportunities for local people to get into rowing¹³.

4.6 ***What if Camrowers or the CRA ceased to operate?***

- a. Officers have discussed this issue with both Camrowers and the CRA¹⁴. The response is that, whilst Camrowers would be unlikely to be able to continue without the community boathouse project, its future would be much stronger with S106 funding support.
- b. Camrowers have also outlined to officers the work that they have undertaken on succession planning in order to ensure their club can continue to be well-organised in future.
- c. As with all S106 grants, a community use agreement would be put in place with both Camrowers and the CRA both to ensure fair access to these facilities for everyone and that the benefits of this S106 funding are safeguarded.

4.7 ***Would up to £250,000 for this project be at the expense of S106 funding allocations for already prioritised projects?***

No. If the Executive Councillor agrees the recommendation in paragraph 2.1, the time-limited, outdoor sports contributions¹⁵ would be re-allocated to the community boathouse project (along with other appropriate contributions). The projects under development, from which the time-limited contributions would be reassigned, would then be topped up with other (currently unallocated, longer-term) outdoor sports contributions from the strategic fund¹⁶.

12. This total cost estimate is based on quantity survey work by the applicant's architects, albeit that it is recognised that builders' quotes might be higher.

13. See the grant applicant's responses to questions 10, 11 and 12 in Appendix B.

14. See answers to question 13 of the grant application in Appendix B.

15. As mentioned in paragraphs 3.5 and 3.6.

16. As promised last October, there will be a report back to this Committee next June on the progress of projects prioritised in previous S106 rounds. At that point, the Executive Councillors can review the current levels of S106 funding allocated to these projects (which could involve the options of either reducing or increasing the current amounts, or keeping them as they are). That is, however, a separate exercise.

4.8 ***Why should this proposal be considered before other proposals for strategic S106 funding?***

- a. By its very nature, the new boathouse project is not covered by the Playing Fields audit or the Indoor Sports audit, so there is no reason to wait until the findings of those audits are published.
- b. In order to make sure that Camowens and the CRA do not lose out on Sport England grant-funding, which requires the project to be completed by March 2017, it would help for a decision on the S106 funding to be made before June 2016.
- c. Even if the Executive Councillors allocates £250,000 of outdoor sports S106 contributions from the strategic fund, there will still be at least £325,000 still available for other outdoor sports proposals.
- d. It remains to be seen how many of the outdoor sports proposals which were reported to this Committee last October (Appendix A) will actually be viable (e.g., in terms of being able to secure sufficient amounts of funding from other sources and/or being able to secure the necessary planning permission).
- e. In short, it would be better to allocate funding to this outdoor sports project that is 'ready to go' now, and which would help to make use of time-limited S106 contributions, rather than holding on for other projects which may or may not be ready to make use of that S106 funding on time.

Project for equipping the new community centre at Darwin Green

- 4.9 Construction of the Darwin Green development (formerly known as the NIAB site) in the North West Quadrant is now expected to commence later this spring. This major growth site will include a new community centre for which a detailed planning application is expected to come forward in June (or soon after). Whilst the developers will be providing the community centre building (which will be located within the city of Cambridge), as part of their on-site planning obligations, this will still need to be equipped.
- 4.10 There is £34,000 of community facilities S106 funding still unallocated in the strategic pot from the NIAB Frontage Land development on Huntingdon Road, which has to be contractually committed by May 2017. It would make sense to use some of this to fund the furniture and equipment for the new community centre on the nearby Darwin Green development. Even if the community centre is not completed by that date, it will at least be possible to place an order for the equipment on time, which could then be kept in storage until needed.
- 4.11 The estimated costs of the furniture/equipment for the community centre (up to £25,000) is less than the £34,000 still unallocated. There

are, however, a couple of options available to officers to make sure that this funding can be used on time.

- a. Other new strategic community facilities projects may present themselves, possibly via the report to this Committee next June, which could enable the remainder to be contractually committed by the following May.
- b. Officers could swap the strategic, time-limited contributions with other more recently received and/or non-time-limited contributions in strategic or devolved funding pots for the same contribution type, ***without altering the overall amounts meant to be in each pot.*** This swapping technique has already been used in appropriate cases (see Appendix D). Here, it could enable the remaining NIAB Frontage Land community facilities contributions to be used on related projects where purchase orders have already been placed and/or where spending has already been incurred.

5. IMPLICATIONS

- 5.1 **Financial implications:** The financial context – not least, that generic S106 funding is tapering off and running down – has been set in paragraphs 3.4 – 3.6. The implications of the proposals for the new community boathouse and the project equip the new community centre at Darwin Green have been explored in Section 4.
- 5.2 **Staffing implications:** If the Executive Councillor agrees the recommendations in paragraphs 2.1 and 2.2, officers will:
 - a. finalise the community use agreement with Camrowers and Cambridgeshire Rowing Association before June/July; and
 - b. develop the business cases for both the boathouse and community centre equipment projects, which will be considered by the council's Capital Programme Board. Given that each project is below £300,000, officers do not expect that these projects will need to be reported back to councillors for sign-off.
- 5.3 **Equalities and poverty implications:** An Equality Impact Assessment (EqIA) of the S106 priority-setting process was reported to this Committee in October 2014. Actions identified as part of the EqIA have been implemented, including engagement during the S106 bidding process with organisations representing equalities 'strands'/groups. Further EqIAs relating to specific prioritised S106 projects will be developed (as appropriate) as part of the business case/project appraisal process.

- 5.4 **Other implications:** Environmental implications, procurement matters, community safety issues and the need for further consultation will be considered as part of project appraisals for specific prioritised projects.

6. BACKGROUND PAPERS

For more details about the council's approach to S106 funding, see the Developer Contributions web page (www.cambridge.gov.uk/s106). Meanwhile, these background papers have been used in the preparation of this report:

- "2015/16 S106 priority-setting round (Communities)" report to Community Services Scrutiny Committee, 8/10/2015

7. APPENDICES

- A. Original indoor and outdoor sports proposals submitted for the 2015/16 S106 priority-setting round
- B. Camrowers' grant application for new community boathouse
- C. Application for equipping the new Darwin Green community centre
- D. Swapping S106 contributions

8. INSPECTION OF PAPERS:

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:: 01223 – 457313

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

Original proposals submitted for 2015/16 S106 priority-setting round

These indoor and outdoor sports proposals for strategic S106 funding were mentioned in last October's report as possibilities for consideration in early 2016 or a later round.

They were deferred last October in order to enable them to be considered in the context of the Indoor Sports and Playing Pitches audit findings and to give more time for the proposals to be developed further – not least for applicants to secure other sources of funding needed.

Application from	Proposal	Grant type	S106 grant request
Long Road Sixth Form College	3G pitch	Outdoor sport	£200k
St Mary's School	Floodlit courts/pavilion extension	Outdoor sport	£426k
University of Cambridge sports ground	Hockey pitches/changing rooms	Outdoor sport	£250k
Netherhall School and Sixth Form	Inclusive fitness equipment within new community fitness suite	Indoor sport	£22k
Stephen Perse Foundation	Indoor sports complex	Indoor sport	£350k
Kelsey Kerridge Sports Centre	Conversion of studio space	Indoor sport	£180k

S106 application from Camrowers

1. Applicant:	Camrowers (a Registered Charity) Applying on behalf of Camrowers and the Cambridgeshire Rowing Association (CRA) - a not for profit organisation (currently applying for Charitable status)
2. Does this organisation have a bank account?	YES
3. Project aims:	We aim to build a new community boathouse to increase access to rowing in Cambridge, enabling people of all ages and backgrounds to participate in and enjoy all kinds of rowing for leisure and competition on the River Cam.
4. Address of project:	The Combined Colleges Boathouse Site Logan's Way, Cambridge, CB4 1BL
5. Does the organisation own or lease this land or property?	
The land is owned by the City Council. The tenant, the Combined Colleges Boathouse, is replacing their old boathouse, and has secured a 99 year lease. The Combined Colleges has granted a sub-lease to the CRA, which in turn is granting a 99 year sub-under-lease to Camrowers. The City Council made it a condition of the lease that provision must be made to accommodate Camrowers on the site.	
6. Type of S106 funding requested	Outdoor sports
7. What improvement works would your project proposal involve?	
CRA represents all Cambridge town boat clubs. Camrowers is a boat club specialising in rowing for older people. The two organisations have been working together for a number of years to find a site to build a boathouse to meet the growing pressures upon them. An options appraisal exercise in 2009 identified space on the Combined Colleges site to be the only remaining location on the Cam in Cambridge that is suitable for a new boathouse. CRA and Camrowers see this as the last opportunity to build a boathouse for "town" rowers of all ages. They have developed plans for a new building - a "semi-detached" boathouse of 408 metres ² . One part will have storage for Camrowers' specialist fleet of learner boats, plus changing rooms, accessible showers and toilets, a small area for hot drinks and for rowing machines - a total of 180 metres ² . The club has had no dedicated space of its own in the past. The other part will enable CRA to store 20 boats (eights and fours), increasing the rowing capacity it can offer to its member clubs by 228 metres ² .	



Above: Camrowers' previous hot drinks area
Below: Club boats stored in a garden



8. Why is this project needed?

At a time when there is an increased interest in rowing and Cambridge is growing, the capacity of the town boat clubs to expand membership is practically at a standstill, while demand is ever increasing.

CRA and its 14 affiliated town clubs have just 4 boathouses between them to support around 1200 local members ranging in age from 10 to 70+. (This compares with the 17 college boathouses, which support a university rowing community of some 2,500 students.) The 11 clubs without their own facilities depend on storing their boats in the CRA's existing boathouse or using College boathouses, where their situation is often short term and or tenuous and many boats remain stored outside. CRA has a 20 year waiting list to store a further 70 boats, demonstrating the urgent demand from its member clubs. The lack of accessible boat storage seriously affects the activities of all town clubs. Many have boats in storage away from the river or have funds for new boats but nowhere to put them. Moreover, outdoor storage means that boats (many of which have been funded by grants and donations) deteriorate and are difficult to maintain.

Camrowers is unique in the country in specialising in teaching older people, many with health problems or disabilities, to row. It provides the stable boats and carefully controlled rowing sessions which enable members (mostly in their 60s, 70, and 80s) to row safely. It started as a GP Referral scheme set up by the City Council and British Rowing in 2001 and has grown to a club of 90 rowers and 17 specialist boats. There is always a waiting list. It has moved 4 times as it has outgrown borrowed (mostly dire) facilities at other boatclubs. The redevelopment of the Combined Colleges Boathouse, Camrowers' last home, means that the club has had to store its boats away from the river. It would now be homeless if it were not for the hospitality of CRA and its boathouse and the use of borrowed boats from other clubs. This is a stop-gap solution only.

The new purpose built boathouse will, for the first time, provide Camrowers with a secure home, with appropriate disabled facilities from where it can grow and develop. It will have a building and fleet which is ideal for learners of all kinds. The CRA's member clubs will at last be able to increase their capacity and widen participation in rowing.

9. How would local communities in Cambridge benefit?

Rowing isn't a sport that you can do alone. You need to join a club to have access to boats, coaching and rowing sessions. Use of the river has to be regulated to ensure it is safe and not crowded. The town boatclubs are the key to giving wide access to people who want to row or learn to row.

The new boathouse will enable town clubs (including Camrowers) to increase its membership; give more security to clubs that rely on short term arrangements with colleges; enable clubs to organise their sessions more effectively and give more opportunities for more people to be introduced to

rowing through group and taster sessions. ***We estimate that usage will increase by 31%***¹⁷ (a total of 19,500 extra rowing outings per year - Sport England's measure for the number of times people participate in sport).

67% of Camrowers' members live in the city (all CB areas), 30% in outlying villages and 3% from further afield (similar to other town clubs). As we already attract rowers from Cherry Hinton and Histon, we anticipate there will be demand from the Southern Fringe and North West Cambridge.

Camrowers and CRA are already planning open days and taster sessions to interest more local people in rowing, boat conservation and volunteering.

It's a myth, but for those who don't know rowing, it can conjure up images of a sport for the young, rich and super fit, striving for the Olympics or The Boat Race. It is in fact a sport for people of all backgrounds, all ages and all abilities. It is not expensive - club membership can cost an adult from £80 up to £250 per year. Most of the town clubs run school programmes and sessions to introduce youngsters to rowing. For example, one club hopes to develop a second junior squad in partnership with a local state school - it has the money for a new boat, but is waiting for the new boathouse before it can go ahead. Many clubs have invested in specially adapted boats for people with disabilities. For many town users, the joy of rowing is that it is truly intergenerational - a crew of different ages and abilities can row together with real enjoyment and achievement. At a Camrowers session a captain of industry might be rowing alongside a college porter - each will be equally scruffy, and probably muddy, but simply interested in enjoying rowing together. A quote from an 82 year old Camrower says it all:

“Coming from a working class background I never thought that one day I would row on the Cam - that was only for rich people.”

With an average age of 70 and the oldest regular rower now in his 90th year, Camrowers members are living proof of the benefit of exercise for older people, helping them recuperate from illness, cope with chronic conditions and keep active into old age. Camrowers specialises in non-competitive rowing for older people, and those with disabilities. Its new facilities, together with its fleet of stable boats, will be ideal for learners of all kinds. The club has plans to give access to other groups of learners, which could come from schools, community groups, or disabled groups.

How the project contributes to the City's Vision for Cambridge:

All of the clubs involved have a wide and diverse membership and an egalitarian ethos. Rowing contributes to health and well-being for all and Camrowers is a very special example. It is a life-line in helping people to cope with ill-health and to keep fit into old age, and it's a friendly and sociable activity, which helps overcome social isolation.

17. Officers understand that this is compared to the current usage made by Camrowers and those rowing clubs whose boats will be stored at the new boathouse.

The project is an example of Town and Gown working together. It wouldn't be possible without the active support of the City Council and the Bursars of the Combined Colleges. We know that the spirit of sharing and helping each other out will remain a feature on the new site - as it was when Camrowers was kindly permitted to use the Combined Colleges' old facilities.

The River Cam is special for the City, a reason why Cambridge is a great place to live. The new boathouse has been designed to enhance its position on the riverside. It will be a modern and sympathetically designed building, replacing an area previously full of scaffolding poles holding a motley collection of boats. The area in front will be reinforced grass, rather than concrete, and the much loved willow tree will remain. We work closely with the Cam Conservators and the River Manager especially in preparation for the Town Bumps, which have been organised by the CRA since 1868 and attract over 1000 rowers and over 1000 spectators - a great Cambridge institution. We also look forward to seeing more people who move to the city enjoying the special nature of rowing on the river.

10. Project funding

Estimated total capital costs	Funding already secured	Still to be raised: other fund-raising	S106 grant requested
£651k Camrowers £306k CRA £345k	£387k Camrowers £217k CRA £170k	£264k Camrowers £89k CRA £175k	Up to £250k

11. Why is this S106 grant needed?

CRA and Camrowers have been striving to achieve this project for many years. They must go ahead now. The location is the last space for a new boathouse on the Cam in Cambridge. Together, CRA and Camrowers represent the interests of all town rowing and Camrowers is the club in most urgent need. They can achieve economies of scale by working together. £387k has already been raised towards this £651k project. This includes £75k from Sport England's Inspired Facilities Fund for Camrowers.

One of Sport England's conditions is that the project has to be completed by **March 2017**, so it must start this spring to keep this funding. This is the point of no return.

Both organisations continue to fundraise hard, but have also taken steps to borrow funds in the future to meet the funding gap - only if absolutely necessary. CRA can raise a commercial bank loan and Camrowers has identified private individuals prepared to give 5-year interest-free loans. This is to enable the project to go ahead, but if this route had to be taken, it would have serious financial implications for the future.

Investing S106 funding in the project will enable town clubs to expand and develop for the first time in years. It is the only opportunity for Camrowers

to be secure and able to expand and reach other learner groups. Without this project, Camrowers would fail, not only a dreadful loss for its current members, but also for the future members to come.

12. Preparations

Project management

Already in place: A Joint Project Management Team has been set up, including the Chairman of Camrowers and the President of CRA. The team meets regularly with the Architect, who is acting as Project Manager.

Next steps: Go out to tender in March. Aim to award contract in April/May.

Local/user consultation

Already in place: We held a consultation event with neighbours from both sides of the river in advance of the planning application. Anxieties focussed on retaining trees (definitely); they liked the small scale of the building. There were only positive remarks about Camrowers needing a home.

Camrowers' member survey in May 2015 helped determine the design. CRA consults and updates its affiliated clubs through regular meetings.

Next steps: CRA continues to keep in touch with the Riverside Association.

Use of the land/property

Already in place: Leases are secured - see Section 5 above.

Next steps: The CRA sub-lease is to be signed and the Camrowers sub-under-lease to be finalised and signed before the project starts on site.

Project design: Already in place: Yes

Planning approval: Already in place: Yes - Ref14/0696/FUL August 2014

Funding: Already in place: Cost estimates have been compiled by the Quantity Surveyor and updated to reflect changes agreed with the architect. Work continues to review costs wherever possible.

Funding Sources and Activities include:

- From club reserves: Camrowers - £34,500; CRA - £170k.
- Donations: Camrowers £108k from members, supporters & businesses
- Applications for grants: Camrowers - successful bid to Sport England for £75k and £1k from Persimmon Homes; current bid to the Garfield Weston Foundation for £31k, with a decision in March.

Running Costs: Both organisations have forecasts of detailed running costs, demonstrating that they can run the building within their annual budgets.

Next steps: CRA will apply to the Amey Foundation in March for £35.5k (decision due in June). Both continue to seek further appropriate funds¹⁸.

CRA is applying for Charitable status - this would save c. £35k from capital.

18. Unfortunately, CRA's recent grant bid to the Evelyn Trust was unsuccessful.

13. Are there any risks? How are these being addressed?

This project is well prepared and ready to go. CRA and Camrowers are both well organised, established, and stable organisations. Together they have done everything they can to get the project to this stage and to mitigate any risks that would impede it. Section 106 funding would reinforce the effort and preparation that has gone before and enable the project to move forward without the risk of delay that further fundraising or calling on loans might require.

Any funding from S106 would help the project to move forward. Full funding of £250k would make a dramatic difference. It would enable the project to go ahead immediately. Just as importantly, Camrowers and CRA, free from the hindrance of significant debt, would be able to thrive in the future, giving them the confidence to maximise the potential of the new boathouse for the community.

14. Estimated project timescales

a.	Anticipated project start date	June/July 2016
b.	Anticipated project completion date	February 2017



28th January 2016

To whom it may concern.

Dear Sir or Madam,

Camrowers and Cambridge Rowing Association

We understand that Camrowers and the Cambridge Rowing Association (CRA) are making an application for funding from the Section 106 Community Fund.

Rowing is a sport where there is growing interest from people of all ages and social backgrounds. It is recognised that clubs and organisations that are affiliated to British Rowing provide access to the sport of rowing at affordable prices, in a safe environment, making the sport of recreational or competitive rowing and truly accessible to all.

There is clearly a need for more facilities and storage space for town rowers on the River Cam. The CRA has played a leading role in this, and is well positioned to continue to lead, and deserves the appropriate facilities to do so.

Camrowers emerged in recent years and pioneered the first GP Referral Scheme for British Rowing, once again proving that the sport is diversified and open to all. Although it has had to work with the most basic of facilities in its early years, the club has grown and thrived, clearly demonstrating its value to members of the Camrowers community.

We are not aware of any other rowing clubs with the same profile and we feel that this club deserves to grow and sustain in thrive in modern facilities that are fit for purpose in this day and age.

Clearly these organisations will require additional funding from the communities that they serve and we would ask you support this project with inclusion in Community Funding sources, especially at this time, Section 106 funding.

Yours sincerely

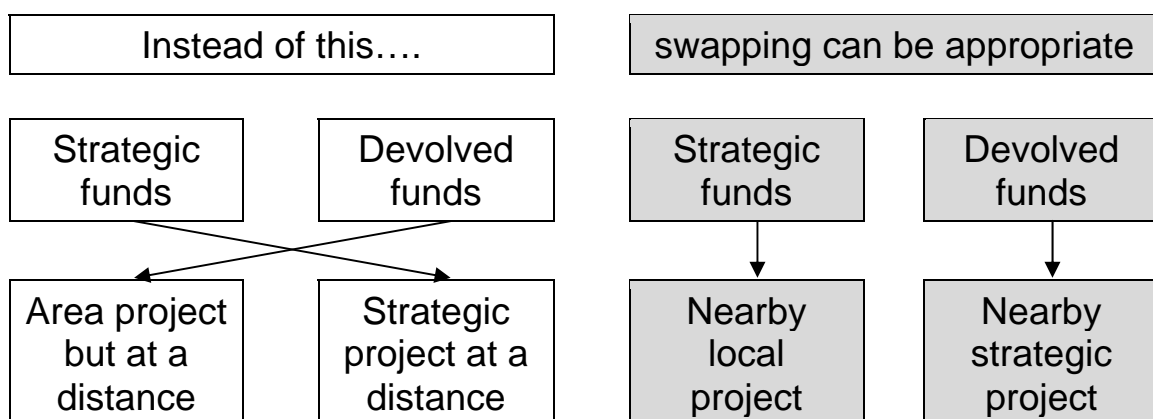
Alan Meegan
British Rowing Facilities.

S106 application to equip Darwin Green community centre

1. Project:	Darwin Green Community Centre – equipment
2. Where?	Darwin Green – as a major growth site forming part of the North West Quadrant
3. Type of S106 funding requested	Community facilities
4. What sort of improvements do you have in mind?	
<p>Equipment for the whole community centre (featuring 2 x meeting rooms, office space and kitchenette) as it will be a new building. This will include:</p> <ul style="list-style-type: none"> • tables, desks and coffee tables; • folding chairs; office chairs; comfortable chairs; • projectors, screens, microphones and an induction loop • cutlery, crockery and other kitchenware; • blinds for the whole community centre. <p>Total estimated cost: up to £25,000.</p>	
5. Why is this project needed?	
To enhance the facilities on offer (with furniture and equipment) beyond the standard fittings provided in a new community centre.	
6. How would local communities in Cambridge benefit?	
<p>The Community Centre is being built for the new community and existing community to use. This will enable the community to develop local clubs/groups and will promote social cohesion and a sense of well-being in the community. A programme will be developed in partnership with the local community and the centre will be available for hire by local people and the wider community. The medium to long term aim is for a community organisation to take on the running of the building.</p>	
7. What discussions have taken place about this proposal?	
The council is working with the developers and the local community to input into the design of the building and identify equipment needed.	
8. Any issues to be addressed	
Community facilities S106 contributions from the NIAB frontage land have to be contractually committed by May 2017. Whilst it is not yet clear when the community centre will be completed, it will be possible to order the equipment by the expiry date and keep it in storage until it is needed.	

Swapping S106 contributions

- D1. The vast majority of S106 contributions are used in line with the division into strategic and devolved funds.
- Devolved funds for an area (the other half of contributions from major developments and all contributions from minor developments in the area) are used for nearby local projects in the area.
 - Strategic funds (50% of contributions from major developments) are used for strategic projects that benefit more than one area.
- D2. There are, however, cases where it makes sense to do things differently. Care is taken to ensure this does not affect the overall funding levels meant to be in the strategic and devolved funds¹⁹.
- D3. S106 community facilities funding from the NIAB Frontage Land site (Castle ward) is a good example of this, in relation to the funding of improvements to St Augustine's Church Hall in Castle ward (local project) and the Cherry Trees Day Centre refurbishment (strategic project) in Petersfield.
- D4. Swapping has enabled strategic S106 funds from Castle to be used towards the nearby local project in Castle ward, rather than being used on a project in Petersfield. At the same time, an equal amount of devolved contributions from Market ward (close to the border with East Area) have been used towards the nearby strategic project in Petersfield, rather than being used on a project on the other side of the West/Central Area.



- D4. This has not previously been reported to Committee because it does not affect overall devolved or strategic S106 funding levels. Officers would, of course, look to report to Committee and seek appropriate Executive Councillor approval if there was a need to reduce the overall levels of S106 contributions in any strategic or devolved fund.

19. The option of swapping contributions between devolved and strategic funds was suggested to the West/Central Area Committee in February 2016.

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To: Executive Councillor for City Centre and Public Places (and Deputy Leader): Councillor Carina O'Reilly

Report by: Daniel Ritchie, CCM, Markets & Street Trading Development Manager

Relevant scrutiny committee: Community 17/3/2016 Services Scrutiny Committee

Wards affected: Abbey Arbury Castle Cherry Hinton Coleridge East Chesterton King's Hedges Market Newnham Petersfield Queen Edith's Romsey Trumpington West Chesterton

REPORT ON GENERAL & SUNDAY MARKET RE-CATEGORISATION OF PITCHES; ASSOCIATED TERMS OF TRADING AND 2016/17 RENT LEVELS.

Not a Key Decision

1. Executive summary

This report follows a LEAN¹ process review of the markets administrative procedures and the supporting financial reconciliation function as part of the Support Services Review. The recommendations are supported by the outcome of a benchmarking exercise to compare the offer of Cambridge markets with that of similar regional and national operators and will bring our charges up to parity.

2. Recommendations

The Executive Councillor is recommended to:

2.1 Adopt a dual premium/standard stall fee structure over all days to replace current multiple or flat rent structure.

2.2 Harmonise charges to bring Sunday rent in line with fees levied on Saturdays.

¹LEAN is a philosophy that aims to eliminate waste in business processes by removing any element that fails to add value to the consumer.

2.3 Adopt a £7 per pitch premium for traders licenced to sell hot food.

2.4 Adopt a £5 per pitch premium for traders operating on days not licenced.

2.5 Agree a 4% rebate to all traders that pay by direct debit and are trading at financial year end.

2.6 Withdraw credit of two weeks absence charges (holiday entitlement).

2.7 Adopt rental charges as outlined in section 3.13

3. Background

3.1 The LEAN review identified areas of significant waste, unnecessary duplication and cost inefficiency. The Payables & Income (Finance) team have worked with the City Centre Management, Markets and Street Trading (Markets) team to devise a new mechanism for recording the daily register of traders operating on the market which has transformed the markets team's ability to recognise and correct data entry anomalies.

3.2 As part of the LEAN review traders were invited to attend a focus group concerning billing and invoicing. The focus group identified the complexity of the pricing structure and ease with which traders could fall into arrears as issues with the present system.

3.3 In the first half of the current financial year the General and Sunday market occupancy (paid for pitches) figures returned;

Day	Occupancy figure %
Monday	82.94%
Tuesday	89.47%
Wednesday	97.20%
Thursday	94.33%
Friday	99.42%
Saturday	99.96%
Sunday	100%

The occupancy figures return an average financial performance for the City Council as set out in table A in Appendix 1.

3.4 Whilst acknowledging some caution should be exercised in comparing market performance owing to variable trading days & times, stall conditions, additional facilities, and so on, the table in Appendix 2 is a summary of nine regional and national markets with a similar profile to Cambridge General & Sunday markets. It is clear that what our traders receive for their fee in

comparison with other markets listed is extremely competitive in terms of stall size, price charged and facilities provided. Whilst the City Council has limited flexibility regarding the stall size, it does enjoy scope to revise the fee charged and the facilities that are included as part of this. What is also evident is the array of additional charges that other markets levy. The majority charge more for electrical usage and their casual traders at a higher fee. Though most market operators provide some level of holiday entitlement, markets that enjoy similar levels of occupancy as our own do not. Additionally, Cambridge benefits from visitor numbers in excess of 5.4 million per year. The equivalent figure in Bury St. Edmunds, one of the regional market operators included in the benchmarking exercise, is 733,000.

3.5 Instead of a multiple fee structure on the General Market, it is proposed that stalls are considered as either 'premium' or 'standard'. Which pitches are categorised as premium and which as standard can be viewed in Appendix 3. Premium pitches (presently termed A and B) currently enjoy near 100% weekday occupancy. Standard pitch weekday occupancy exceeds 80%. It is proposed that the premium fee is equivalent to the existing band A tariff whilst the standard levy remains the same as the existing band C charge. Only those currently trading from band B² stalls will see any change in price (an increase from £17.57 to £19.34 or 10%). Table B in Appendix 1 demonstrates that this change will generate around £10,000 per annum additional weekday income. The same application on Saturdays would again see only current band B stalls subject to any change in price (an increase from £31.91 to £36.42 or 14.1%). It is likely that these changes will generate a further £4,000 per annum additional income.

3.6 Instead of a flat fee charge, the Sunday market is to adopt a premium/standard structure identical to that proposed above. The Sunday market is a relatively new innovation in the offer of Cambridge markets – established for around the last eighteen years - which explains the current inconsistency.

3.7 Saturday charges have been referred to in section 3.5. If Sunday tariffs were consistent with these this would lead to an increase in a standard pitch charge from £27.95 to £30.51 - just under 9.2%. The charge for a premium pitch on a Sunday would rise from £27.95 to £36.42 – 30.3%. The Sunday Market is incredibly popular and has achieved maximum revenue figures consistently since March 2015. The Sunday Market continues to attract the majority of declined enquiries/applications fielded by the Markets team owing to the lack of availability. Since the beginning of 2015, the team has

² Additionally there are currently two stalls (G7 & G8) based on the perimeter that are categorised as 'C' but would be charged as 'Premium' in keeping with all other perimeter stalls. These pitches would rise from £16.32 to £19.34 (18.5%) Monday to Friday and from £30.51 to £36.42 (19.4%) on Saturdays

had 82 applicants from traders only prepared to work on Sundays. We have only been able to facilitate 5 (6.1%) of these requests. There have been many more applicants that have accepted alternative trading days on our markets despite applying to operate on Sundays. Despite this rise, of the six market operators that charge a daily fee listed in Appendix B, only two are cheaper on their premium day. Table B in Appendix 1 demonstrates that this change could generate around £27,000 per annum additional income.

3.8 Currently casual traders pay exactly the same tariff as licensed traders. Not only is this more burdensome on Markets and Finance officers to administer, it means these traders are able to be far more selective than permanent traders. To redress this, and to encourage traders to sign less administratively onerous permanent licenses which guarantee support of the market, the proposal is to introduce a casual premium charge. Such a proposal is consistent with the majority of other market operators who responded. All other market operators that permit casual trading featured in Appendix 2 charge vendors of this type at rates that are less preferential than their regular or permanent stallholders. An additional charge of £5 per casual pitch has the potential to generate around £3,500 a year, based on an average of two casual traders per day, as depicted in Table B in Appendix 1.

3.9 A £25 amendment charge fee for licence changes already has Member sign off (Strategy & Resources Committee 21st January 2013), but has yet to be levied. Similar charges are in widespread use with other market operators. Implementing the previously agreed charge of £25 for any change requiring a new licence agreement to be drawn up could yield an extra £7,000 each year based on the current number (average of seven) of licences the Markets team currently revise each week.

3.10 The fee charged to all traders allows for service facilities and bills to be covered. To recognise that hot food vendors put a disproportionate burden on our utilities and recycling and cleansing costs, the proposal is to add an additional charge to their daily tariff. This is consistent with many other market operators, and a fairer method than asking all traders to make an identical contribution. Of the nine market operators listed in Appendix B, seven make additional charges for electricity usage. An additional charge of £7 per hot food pitch has the potential to generate around £25,000 a year, based on an average of 10% of market stalls being populated by traders selling this commodity per day, as depicted in Table B in Appendix 1.

3.11 Withdrawing holiday entitlement in line with other market operators with high occupancy would remove the burden of around 1,000 daily register adjustments each year. It would also have a positive impact on maintaining the offer of the market. The current system is difficult to administer,

examples including; with the number of days a trader operates fluctuating, their leave entitlement varies at different points throughout the year; if a trader is licenced for different category pitches on different days but chooses to take occasional days as holiday throughout the year, maintaining a record of which days said trader is then still entitled to take is particularly onerous on both the Markets and Finance teams. Traders can still take holiday should they choose. Most, though not all, traders have someone who helps them so could assist if the licenced trader did choose to take holiday. Withdrawing holiday entitlement would mean that traders are obliged to pay for the two weeks they currently receive so this may have an impact on the number of casual vacancies we have. Though many markets do offer some holiday entitlement and other incentives, these are largely markets with much lower occupancy rates where incentives for occupancy are deemed necessary. It is difficult to be precise about the impact such a measure would have. At the very least it would be expected to be a cost neutral measure but would save many officer hours.

3.12 In part, to offset the impact of the withdrawal of holiday entitlement and also to improve the efficiency of our revenue collection the proposal is that all traders are offered a 4% rebate to pay by DD. This is effectively the size of the rebate already offered to DD payers (slightly greater) irrespective of whether they take their holiday entitlement. Such a move allows traders to minimise the impact of these changes. Currently 34% of traders pay by this method. With 100% take up, the overall impact on markets revenue would be around £30,000. NB: This is not reflected in Table B of Appendix 1.

3.13

Summary of proposed rental changes				
Current Category	Current Fee	Proposed Category	Proposed Fee	Change
Monday to Friday 'a'	£19.34	Premium	£19.34	Nil
Monday to Friday 'b'	£17.57	Premium	£19.34	10%
Monday to Friday 'c'	£16.34	Standard	£16.34	Nil
Saturday 'a'	£36.42	Premium	£36.42	Nil
Saturday 'b'	£31.91	Premium	£36.42	14.1%
Saturday 'c'	£30.51	Standard	£30.51	Nil
Sunday	£27.95	Premium	£36.42	9.2%
Sunday	£27.95	Standard	£30.51	30.3%
Storage	£16.91	n/a	£16.91	Nil
Bank Holidays	£20	n/a	£20	Nil
All Saints Saturdays	£31.46	n/a	£31.46	Nil
All Saints Other	£15.16	n/a	£15.16	Nil

4. Implications

(a) Financial Implications

Subject to utilisation of pitches forecast in Appendix 1 Table B these proposals could deliver up to £85,000 in additional revenue. A 4% rebate paid to direct debit payers would reduce this figure by approximately £30,000 resulting in a net increase of £55,000.

(b) Staffing Implications

The proposals will achieve a saving of 0.5 FTE post in the Finance Team as identified in the Support Services Review. Around 10 hours of officer time in the Markets team will also be saved which will enable increased promotion and development of our offer.

(c) Equality and Poverty Implications

An Equalities Impact Assessment has been conducted to inform the decision required.

(d) Environmental Implications

- Nil

(e) Procurement Not applicable.

(f) **Consultation and communication**

On 29th January 2016 the CCM, Markets & Street Trading team launched a consultation with traders regarding proposals on the re-categorisation of pitches on the General & Sunday Market; associated terms of trading and 2016-17 rent levels. 183 traders were contacted by e-mail with a further 12 we could identify without e-mail addresses contacted by post. In addition, a copy of the consultation was displayed on the noticeboard outside the WC. Traders were invited to send their written comments back to the team. The consultation closed on 12th February 2016.

The CCMM&ST team received 27 responses from 195 traders (13.8%) throughout the consultation. Each submission was acknowledged by the CCM, Markets & Street Trading team.

(g) **Community Safety**

None

5. Background papers

These background papers were used in the preparation of this report:
Equality Impact Assessment

6. Appendices

Appendix 1 – Current/Potential Revenue Comparison

Appendix 2 – Comparison with other Market Operators Offer

Appendix 3 – Current/Potential Pitch Categories

Appendix 4 – Scrutiny Committee members can view a summary of trader responses received during the consultation period and management comment at the following link [Summary of Traders Responses](#)

7. Inspection of papers

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

Author's Name: Daniel Ritchie
Author's Phone Number: 01223 457466
Author's Email: daniel.ritchie@cambridge.gov.uk

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Cambridge City Council Equality Impact Assessment



Completing an Equality Impact Assessment will help you to think about what impact your strategy, policy, plan, project, contract or major change to your service may have on people that live in, work in or visit Cambridge, as well as on City Council staff.

The template is easy to use. You do not need to have specialist equalities knowledge to complete it. It asks you to make judgements based on evidence and experience. There are guidance notes on the intranet to help you. You can also get advice from Suzanne Goff, Strategy Officer on 01223 457174 or email suzanne.goff@cambridge.gov.uk or from any member of the Joint Equalities Group.

1. Title of strategy, policy, plan, project, contract or major change to your service:

General and Sunday market re-categorisation of pitches; associated terms of trading and 2016/17 rent levels.

2. What is the objective or purpose of your strategy, policy, plan, project, contract or major change to your service?

The purpose of this decision is to simplify and harmonise the City Council's pricing structure for the rent it charges on the General and Sunday market and to bring parity with our offer with other regional and national market operators.

3. Who will be affected by this strategy, policy, plan, project, contract or major change to your service? (Please tick those that apply)

- Residents
- Visitors
- Staff

A specific client group or groups (please state):
Market traders

4. What type of strategy, policy, plan, project, contract or major change to your service is this? (Please tick)

- Existing

5. Responsible directorate and service

Directorate: Environment

Service: Streets & Open Spaces

6. Are other departments or partners involved in delivering this strategy, policy, plan, project, contract or major change to your service?

No

7. Potential impact

Please list and explain how this strategy, policy, plan, project, contract or major change to your service could **positively** or **negatively** affect individuals from the following equalities groups.

When answering this question, please think about:

- The results of relevant consultation that you or others have completed (for example with residents, people that work in or visit Cambridge, service users, staff or partner organisations).
- Complaints information.
- Performance information.
- Information about people using your service (for example whether people from certain equalities groups use the service more or less than others).
- Inspection results.
- Comparisons with other organisations.
- The implementation of your piece of work (don't just assess what you think the impact will be after you have completed your work, but also think about what steps you might have to take to make sure that the implementation of your work does not negatively impact on people from a particular equality group).
- The relevant premises involved.
- Your communications.
- National research (local information is not always available, particularly for some equalities groups, so use national research to provide evidence for your conclusions).

(a) Age (any group of people of a particular age, including younger and older people – in particular, please consider any safeguarding issues for children and vulnerable adults)

The proposals neither positively nor negatively affect this group compared with any other.

(b) Disability (including people with a physical impairment, sensory impairment, learning disability, mental health problem or other condition which has an impact on their daily life)

The proposals neither positively nor negatively affect this group compared with any other.

(c) Gender

The proposals neither positively nor negatively affect this group compared with any other.

(d) Pregnancy and maternity

The proposals neither positively nor negatively affect this group compared with any other.

(e) Transgender (including gender re-assignment)

The proposals neither positively nor negatively affect this group compared with any other.

(f) Marriage and Civil Partnership

The proposals neither positively nor negatively affect this group compared with any other.

(g) Race or Ethnicity

The proposals neither positively nor negatively affect this group compared with any other.

(h) Religion or Belief

The proposals neither positively nor negatively affect this group compared with any other.

(i) Sexual Orientation

The proposals neither positively nor negatively affect this group compared with any other.

(j) Other factors that may lead to inequality – in particular – please consider the impact of any changes on low income groups or those experiencing the impacts of poverty (please state):

Should the proposals be agreed traders operating businesses that are less robust, adaptable or profitable are likely to feel a greater impact. The City Centre Management, Markets & Street Trading Team have a track record of supporting traders in arrears back to a position of account balance without disrupting their ability to trade. The team can provide, either in-house or through its partners, free classes and seminars that directly benefit traders and their businesses.

8. If you have any additional comments please add them here

None.

9. Conclusions and Next Steps

- If you have not identified any negative impacts, please sign off this form.
- If you have identified potential negative actions, you must complete the action plan at the end of this document to set out how you propose to mitigate the impact. If you do not feel that the potential negative impact can be mitigated, you must complete question 8 to explain why that is the case.
- If there is insufficient evidence to say whether or not there is likely to be a negative impact, please complete the action plan setting out what additional information you need to gather to complete the assessment.

All completed Equality Impact Assessments must be emailed to Suzanne Goff, Strategy Officer, who will arrange for it to be published on the City Council's website.
Email suzanne.goff@cambridge.gov.uk

10. Sign off

Name and job title of assessment lead officer: Daniel Ritchie: City Centre Management, Markets & Street Trading Development Manager.

Names and job titles of other assessment team members and people consulted:
Joel Carré: Head of Streets & Open Spaces.

Date of completion: 26th February 2016

Date of next review of the assessment: N/A

Action Plan

Equality Impact Assessment title:

Date of completion:

Equality Group	Age
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Disability
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Gender
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Pregnancy and Maternity
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Transgender
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Marriage and Civil Partnership
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Race or Ethnicity
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Religion or Belief
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Equality Group	Sexual Orientation
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

Other factors that may lead to inequality	
Details of possible disadvantage or negative impact	
Action to be taken to address the disadvantage or negative impact	
Officer responsible for progressing the action	
Date action to be completed by	

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Appendix 1

Table A

Current situation

Monday to Friday

Category	Number of stalls	Utilisation	Rate £	Revenue £
A	14	100%	19.34	270.76
B	33	92%	17.57	533.43
C	52	86%	16.32	729.83
Totals	99			1534.02

Saturday

Category	Number	Utilisation	Rate £	Revenue £
A	14	100%	36.32	508.48
B	33	100%	31.91	1,053.03
C	52	100%	30.51	1,586.52
Totals	99			3,148.03

Sunday

Category	Number	Utilisation	Rate £	Revenue £
A	100	100%	27.95	2,795.00

Average weekly revenue 13,613.11

Annual revenue 680,655.40

Table B

Option 1 -

Monday to Friday

Category	Number of stalls	Utilisation	Rate £	Revenue £
Premium	47	100%	19.34	908.98
Standard	52	80%	16.32	678.91
Totals	99			1587.89

Saturday

Category	Number	Utilisation	Rate £	Revenue £
Premium	47	100%	36.42	1,711.74
Standard	52	100%	30.51	1,586.52
Totals	99			3,298.26

Sunday

Category	Number	Utilisation	Rate £	Revenue £
Premium	48	100%	36.42	1,748.16
Standard	52	100%	30.51	1,586.52
Totals	100			3,334.68

Average weekly revenue 14,572.40

Annual revenue 728,620.00

Additional charges per day

Type	Proportion applied to	Rate £	Revenue Daily	Weekly	Annual
Casual premium	2%	5.00	10.10	70.70	3,535.00
Amendment charge	1%	25.00	25.25	176.75	8,837.50
Hot food vendor	10%	7.00	70.70	494.90	24,745.00
				742.35	37,117.50
				Total annual revenue	765,737.50

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Appendix 2

Summary review of different market operator offers

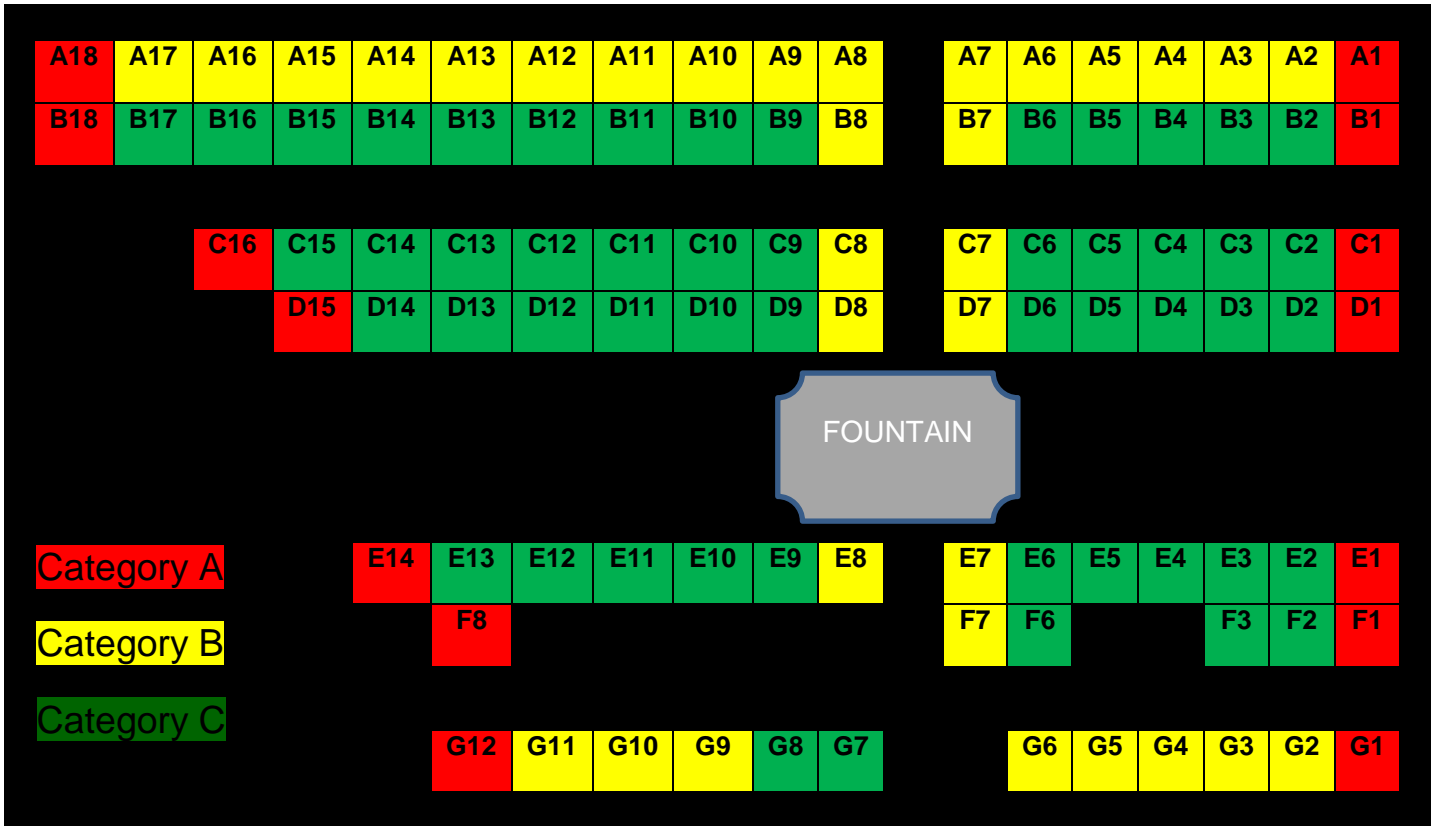
	Cambridge (Proposed)	Portobello Rd	Bury St. Edmunds	Peterborough	Northampton	Islington	Norwich	Calderdale	Bury	Ashton-under-Lyme
Context	7 day; 99 pitches; c.96% occupied	6 day; c.300 pitches; N/A	2 day; 'large' market; 70% (Wed) 90% (Sat)	5 day; 139 pitches; c.70% occupied	5 day; 134 pitches; N/A	Chapel market 6 day; N/A; c.60%	Full time; 190 pitches; N/A	5 day; 71 pitches; 51% (W) 53% (F) 88% (Sa & Su) 98% (Th)	3 day; 294 pitches; 99%	7 day; N/A; N/A
Facilities (included in fee)	3mx3m stall, recycling, cleansing, electricity, water, boards, lighting, business rates, WC, BID levy contribution	2.7mx2.7m pitch, recycling, cleansing,	recycling, cleansing, business rates,	3mx3m shuttered stall, recycling, cleansing, water, lighting, business rates, WC, security	3mx3m stall, recycling, cleansing, electricity, water, lighting, business rates, WC	8/9ft by 7ft premium or 11/12ft by 7ft standard pitch. WC, electricity, recycling, cleansing,		10ftx4ft stall, electricity, recycling, WC, prep room, business rates, lighting	shuttered stall, lighting, WC, cleansing, recycling, CCTV, rates liability included in daily licence	8ftx4ft covered stall, WC, recycling, cleansing, lighting
Costs	Mon- Fri £16.32 - £19.34. Sat/Sun £30.51- £36.42	Saturday only £28-41. Significantly cheaper throughout the week.	Based on 10ft frontage; £20.60 - £25.80. Casuals pay £25.80 regardless.	£100 per week; casuals £25 a day	£8 - £18 weekdays, £25 - £31 Sat. Casuals £10 - £24 weekdays, £30- £36 Sat.	Hot food £61-74 per week; other £55-£66 per week	£42.71- £107.25 per week + £76 per month for 10ftx8ft shuttered stall, WC, recycling, cleansing, lighting, security, promotion	Wed-Fri £10- £14.50. Sat/Sun £14	Standard pitches £18.50 to £55.90	Mon-Fri £14.50-£15 Sat £21 Sun £20-50

	Cambridge	Portobello Rd	Bury St. Edmunds	Peterborough	Northampton	Islington	Norwich	Calderdale	Bury	Ashton-under-Lyme
Additional fees & charges	Hot food, casual premium, amendment charges, storage	electricity, stall, commodity add. or amend., casual reg., assist reg., reminder letters	electricity, casual traders pay £2.58 per foot frontage; vehicle on market	electricity, parking,	casual premium,	storage, casual premium, parking, casual reg. fee, perm. trader app. fee	electricity, storage, water	50% pitch retaining fee, electricity, storage	cas.premium, storage, A board, reminder letters, elect., returned payments, reassign. or change of lease	electricity, storage
Payment methods	DD (aim of reducing other types of payments - cash at cashiers office, phone or internet)	Bank Standing Order, cash at cashiers office, credit/debit card at office.	Perm. traders pay by cheque or DD. All new PT's pay by DD. Casuals can pay officers in cash.	DD, cash at cashiers office, phone or internet	DD, phone, internet, cheque. Casuals can pay officers in cash.	DD, phone, internet, cheque; casual or variation fees can be paid in cash,	DD or invoices raised.	Cash collected by officer	Cash collected by officer	Cash collected by officer
Benefits	4% DD rebate	4 weeks holiday. Sick pay with certification, 2.5% BSO rebate	2 weeks holiday.	DD payers 6 week rebate; Other methods 4 week rebate. Rent reductions depending on NNDR charges incurred.	Perm. traders currently benefit from a 25% discount rate. Reduced trading rate between 1 st Jan-31 st Mar. 4 weeks holiday.	Subject to panel approval carers, sick or maternity leave can be granted.	None	3 weeks holiday, sick leave after first two weeks, discounted add. stalls, business mentoring, discounted fees for; under rep'd products; food; local residents. bereavement leave	None	4 weeks holiday after 12 months

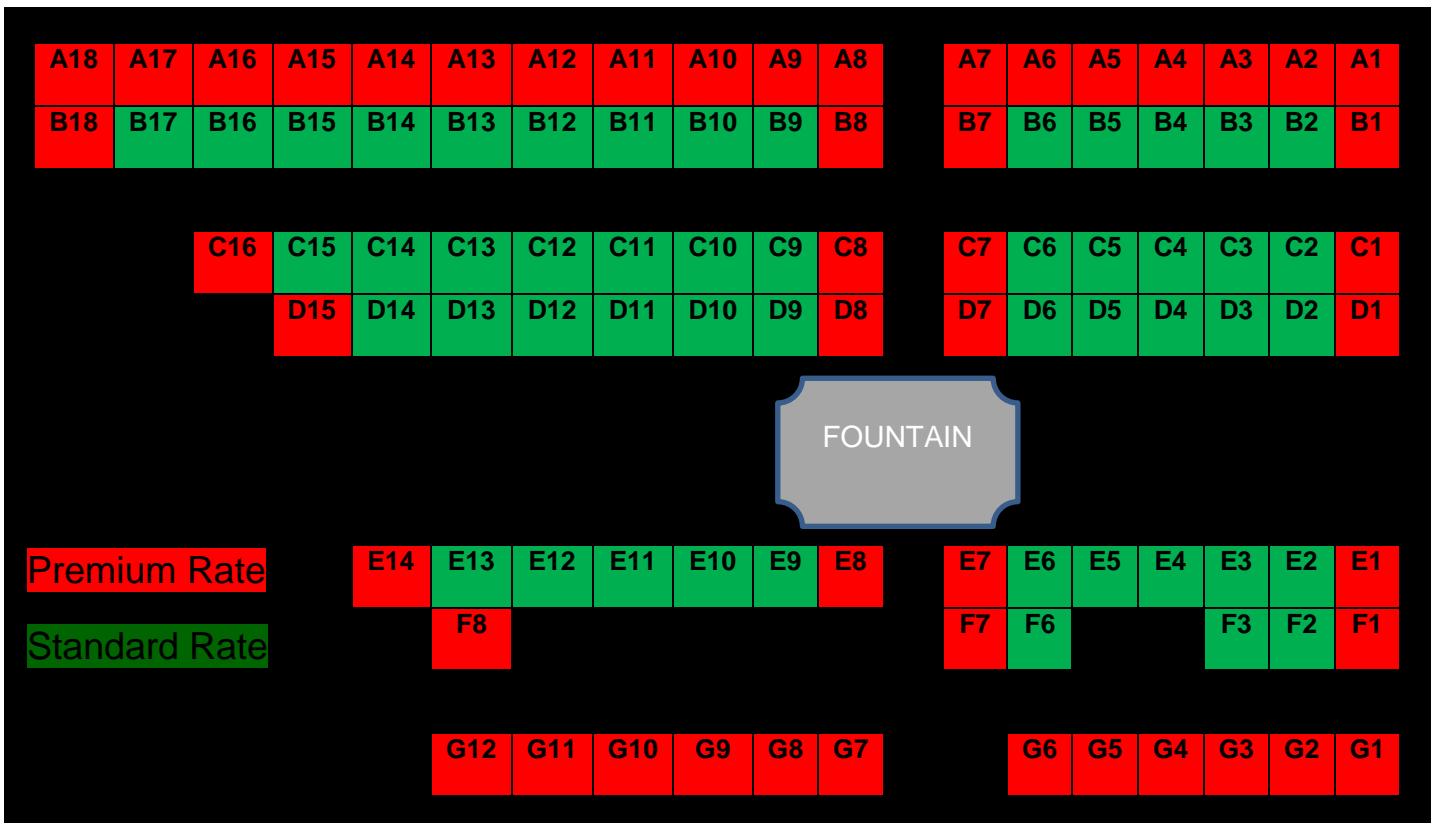
Appendix 3

Cambridge Market pitch rates

Current Rates



Proposed Rates



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To: Executive Councillor for City Centre and Public Places
(and Deputy Leader): Councillor Carina O'Reilly

Report by: Director of Environment

Relevant scrutiny committee: Community Services
Scrutiny Committee 17/3/2016

Wards affected: All

S106 DEVELOPER CONTRIBUTIONS: TAKING STOCK

1. EXECUTIVE SUMMARY

- 1.1 A report to this Committee last March highlighted significant changes arising from restrictions (from April 2015) on the use of future S106 contributions. New ones have to be for specific projects and no more than five of these can be used/pooled for any particular project.
- 1.2 An interim approach to seeking new, specific S106 contributions was agreed and introduced last June. This anticipated a gradual build-up in securing new S106 funding alongside a need to strengthen the evidence base for justifying specific developer contributions. A review of the interim approach in early 2016 was requested – and this is the focus of this report. See Section 3 for more details on the background.
- 1.3 The review (see Section 4) has taken stock of the concerted efforts to make the best out of a difficult situation and secure as many specific contributions as possible. Progress has, largely, been as expected. The restrictions have been felt across local government, especially in those areas, like Cambridge (and South Cambridgeshire), not yet given the go-ahead to introduce a community infrastructure levy (CIL).
- 1.4 The council may need to continue the interim approach for another year (at least) before the CIL system can be implemented locally. The review identifies ways to strengthen the interim approach by:
 - a. focussing efforts on addressing the impacts of those proposed developments where there is more scope to secure S106 funding;
 - b. making it simpler for services to assess possible specific projects, based on supporting evidence, in order to mitigate the impact of development;

- c. enabling the Planning Committee to consider clearer proposals for specific contributions, on time, from more developments; and
- d. providing more clarity up-front about possible projects for which S106 funds will be sought and more updates on progress.

1.5 The interim approach for new, specific contributions also needs to be viewed alongside the use of existing, generic S106 funds. In the last six months, over £2 million has been allocated to new priority projects. Overall, the availability of generic S106 funding is tapering off and running down.

2. RECOMMENDATIONS

It is recommended that the Executive Councillor:

- 2.1 agrees that the council's interim approach should now focus on seeking specific S106 contributions:
 - a. primarily from appropriate **major** developments for projects relating to specific open spaces, community facilities and indoor and outdoor sports facilities;
 - b. from both major **and minor** developments, as appropriate, for specific play area projects;
- 2.2 approves the 'target lists' of possible specific play area and open space projects as a starting point for seeking new S106 contributions from planning approvals in 2016/17 as set out in Appendices B and C;
- 2.3 notes the other improvements to make the interim approach to seeking specific S106 contributions simpler and more effective (see paragraphs 4.5 – 4.14).

3. BACKGROUND

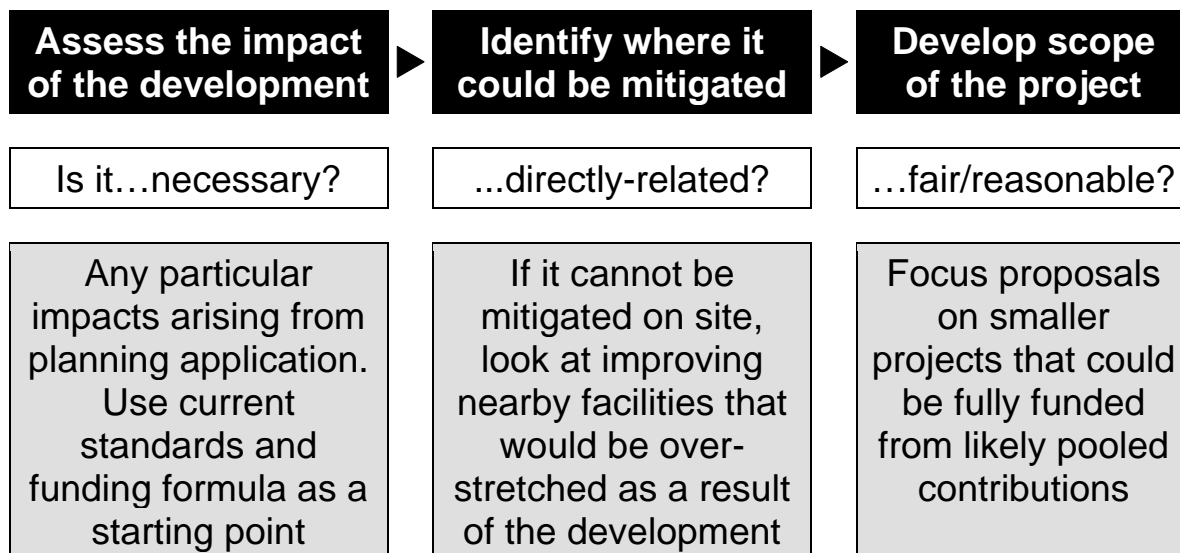
- 3.1 **Purpose:** When first planned, it was envisaged that this report would also identify any further S106 priority-setting needed for strategic/city-wide projects in the 2015/16 round (particularly in relation to the informal open space, play area, public realm and public art S106 contribution types). However, the report now focuses on the review of the council's interim approach to S106 contributions given that:
 - a. new public realm projects were agreed following the report to this Committee in January 2016;
 - b. there is a separate agenda item for this meeting on developing a S106-funded public art programme relating to the River Cam;
 - c. there is another agenda item for the Executive Councillor for Communities relating to the use of strategic S106 funding for sports facilities and community facilities, which are within his portfolio.

- 3.2 **What are S106 developer contributions?:** New development creates extra demands on local facilities. To mitigate that impact, the council asks developers to pay Section 106 contributions¹, which help to fund new and improved facilities across Cambridge. These contributions must meet three legal tests to make sure that they are:
- a. **necessary** to make developments acceptable in planning terms;
 - b. **directly-related** to the development; and
 - c. **fair and reasonable** in scale & kind to the development.
- 3.3 **Restrictions:** A report to this Committee last March highlighted that the regulations² coming into force on 6 April 2015 mean that:
- a. if a council has put in place more than five S106 contributions for an infrastructure project or type of infrastructure since 2010, it cannot collect any more for that purpose – for the city council, this means no more contributions for general infrastructure types;
 - b. a council can only accept a maximum of five agreed contributions towards a specific purpose. The five contributions include any from unimplemented consents (i.e., agreed but not paid).
- 3.4 The Government has intended these restrictions as an incentive for local authorities to introduce the community infrastructure levy (CIL).
- a. CIL is a single charge³, largely to replace S106 contributions, which can fund a wide range of infrastructure to support development in the area.
 - b. Although the council submitted its draft CIL charging schedule in March 2014, CIL cannot be introduced locally until this schedule has been examined by the Planning Inspectorate. This can only happen after the examination of the draft Local Plan, which is due to resume in June 2016. The timescales for the next steps, as they relate to Cambridge, are not yet known.
- 3.5 **Developing the interim approach:** Following on from the report last March, discussions with Douglas Edwards QC and further research into guidance from professional guidance helped to identify a way forward. An interim approach to seeking specific S106 contributions from major developments⁴ (before CIL is implemented locally) was

-
1. With a small number of exceptions, prior to April 2015, the council normally entered into off-site, generic S106 contributions (e.g., for “the provision of, improvement of or better access to” general types of infrastructure “within the city of Cambridge”).
 2. Often known as the ‘S106 pooling constraints’, these restrictions form part of the Community Infrastructure Levy (CIL) Regulations.
 3. The Community Infrastructure Levy is a ‘per square metre’ charge on development creating 100m² or more net additional floor space
 4. See paragraph 3.9: minor development can now also be considered.

introduced last June following consultation with the relevant executive councillors, opposition spokes and scrutiny committee chairs⁵. The June 2015 briefing note, on which the interim approach is based, can be found on the council's Developer Contributions web page (www.cambridge.gov.uk/s106).

Summary of the interim approach:



3.6 At the same time, the briefing note recognised that:

- a. more evidence would be needed to justify the need for specific contributions – audits could take time to develop and it may not be possible to seek some specific contributions in the meantime;
- b. fewer contributions^{6,7} and less S106 funding could be secured⁸;
- c. there could be an uneven spread of new contributions as the council could be better placed to secure contributions for some types of facility, and in some parts of the city, than others;
- d. S106 negotiations could become more complex and time-pressured – given the need to identify specific contributions within the target timescales for processing planning applications;

5. Members of the Planning Committee were also briefed on the issues last July.

6. Not least because the council would not now seek off-site specific contributions for public art and refuse/recycling bins (the costs of drawing up a S106 agreement could outweigh the income for new bins [e.g., £75 per new house]). These needs are now being addressed via planning conditions, as appropriate.

7. As the High Court ruling in February 2015 (Oxfordshire CC v Secretary of State for Communities & Local Government) stated that standardised monitoring fees should be avoided, the city council opted to consider the need for monitoring fees on a case-by-case basis (e.g., for S106 agreements with multiple triggers for phased payments).

8. Although the previous S106 funding formula can be used as a starting point, the amounts of specific contributions sought will need to take account of the capacity of existing facilities to mitigate the impact of development.

- e. future projects to be funded from specific S106 contributions would need to be smaller-scale in recognition of the uncertainties about the number of nearby developments that may come forward and the lower levels of S106 funding that may come to fruition⁹.

3.7 Implementing the interim approach: In operation since June 2015, this has involved a major effort across a range of council services.

- a. Planning case officers have been seeking specific proposals from service managers for mitigation projects, backed up by available evidence about the expected impact of development and the capacity of existing facilities.
- b. Services have considered the possibilities for a wide range of proposed developments and have identified options for specific contributions where possible (but see paragraph 3.8, below).
- c. Where proposals for specific projects/contributions have been available within the planning application processing timescales, this information has been reported to the Planning Committee for its consideration. In those cases where this has not been possible, the details of specific contributions for approved developments have been developed afterwards.

3.8 Unfortunately, it is not always possible to identify specific projects as:

- a. given their existing capacity, nearby facilities in the direct vicinity of a development may not need to be improved in order to mitigate the impact of the development or
- b. the council may not have sufficient evidence at the time that it is needed to make the case for such a project (particularly prior to the completion of recent audits); and/or
- c. where the nearby facilities are owned/run by local groups, it is not always known¹⁰ whether they would be ready, willing and able to commit to a S106-funded improvement project, particularly when the amount of possible S106 funding is uncertain and when it might not become available for several years; and/or
- d. it is not clear whether pooled S106 contributions which may or may not come to fruition would be sufficient to make a project viable.

9. The June 15 briefing note cautioned against seeking specific contributions for larger projects which would require more S106 funding than could reasonably be expected from no more than five nearby developments. This could, otherwise, create additional financial pressures on the council to fill shortfalls. Alternatively, it could increase the risk of projects stalling and specific S106 contributions having to be returned.

10. As a follow-up to the recent community facilities audit, officers will be contacting community groups which mentioned an interest in planned improvements in order to check whether, in spite of the financial and timing uncertainties, they would wish to be considered for specific S106 contributions if appropriate opportunities arise.

3.9 Although originally focussed on seeking specific contributions from major developments, another High Court ruling¹¹ last August overturned a ministerial statement from November 2014, which had sought to exempt developments of 10 or fewer homes from S106 contributions. This means that specific contributions can now be sought from minor developments, although the double-edged implications are considered further in paragraph 4.5(a).

3.10 **Wider context:** The 2015/16 S106 priority-setting round for the use of generic S106 contributions has taken place since last autumn. The list of prioritised projects can be found at www.cambridge.gov.uk/s106.

- a. It is important to continue to allocate/spend existing S106 funding on new and improved facilities in order to make sure that S106 contributions with expiry dates in the next few years can be used on time. It is currently expected that arrangements for the next priority-setting round will be reported to this Committee in June.
- b. In recent months, area committees and executive councillors, between them, have allocated over £2 million of generic S106 funding to new projects in 2015/16. Given that this generic S106 funding is tapering off and running down, there has been an increase of cases where particular wards have little or no devolved S106 funding available in particular contribution types.
- c. Making good use of existing S106 funds to mitigate the impact of recent development (effectively running them down) also strengthens the case that new specific contributions - to mitigate the impact of new developments - are necessary.
- d. It is worth remembering one of the key points arising from discussions with Counsel during the preparations for the interim approach: that it is possible to use existing contributions (based on generic infrastructure categories) **and** specific contributions from new (post-April 2015) agreements towards the same projects.

4. REVIEW OF THE INTERIM APPROACH IN PRACTICE SO FAR

4.1 The progress made so far is largely as expected and the drive to maximise the amount of specific S106 funding continues. However, the purpose of the new regulations has been to restrict new, specific S106 contributions and that is what is happening. Anecdotal evidence indicates that many councils have adopted similar approaches and are facing the same sorts of issues, albeit that the impact is softened for those local authorities which are already able to make CIL charges.

11. Reading and West Berkshire Councils v Secretary of State for Local Government.

- 4.2 The main outcomes so far, from seeking **specific** S106 contributions over the first eight months (June 2015 to January 2016) of the interim approach, are as follows (see also Appendix A):
- a. four S106 agreements for major developments have been agreed securing around £300,000 of specific S106 contributions overall for improvements to nearby facilities in line with the three legal tests;
 - b. at least another £120,000 specific contributions have Planning Committee approval and S106 agreements are being drafted;
 - c. proposals for further specific contributions are also being worked up for around ten other major developments;
 - d. all the specific contributions secured or approved so far relate to facilities on council-owned land and property.

In comparison, over the same period in 2014/15, around £1 million of **generic** contributions were secured from 11 major developments; in addition, almost £300,000 was secured from 35 minor developments.

- 4.3 **Looking ahead to 2016/17:** As the June 2015 briefing paper envisaged, the first year has been a transition period, not least in strengthening evidence bases for justifying the need for future specific S106 contributions. Although it is not yet clear when it will be possible for the council to implement CIL, officers are assume that the interim S106 approach will continue throughout the 2016/17 financial year.
- 4.4 Major audits of existing facilities have been carried out during 2015/16 to enable the council to justify the need for specific contributions. The Outdoor Play Investment Strategy was reported to this Committee last October, while this latest report includes data from the recent Open Spaces audit (see Appendix C). The findings from the audits of Indoor Sports, Playing Pitches and Community Facilities are still being analysed and are due to be reported in the next few months. Supported by up-to-date audit data, the aim is to be able to seek more specific contributions for a wider range of projects next year.

Opportunities to strengthen the interim approach

Officers have identified a number of ways in which the interim approach could be improved in the year ahead, including the need to:

- 4.5 *Focus efforts on addressing the impacts of those proposed developments where there is more scope to secure S106 funding.*
- a. The 'flip-side' of last August's High Court ruling (enabling councils to still seek S106 contributions from minor developments) is that it brings back into play the potential for collecting a raft of smaller contributions which could actually reduce the value of the pooled contributions (nor more than five) available for particular projects.

- b. Even so, faced with having to do more with a shorter time period in order to make the case for specific contributions, officers have sometimes needed to focus on mitigating the impact of major developments, at the expense of minor ones.
- c. Whilst this is sensible, in many ways, it is noticeable that few specific proposals for improvements to play areas have come forward so far. This needs to be addressed because:
 - i. it is relatively straightforward to make the case for specific contributions from local developments for improving play areas;
 - ii. as the availability of devolved, generic S106 funding runs down, area committees no longer have sufficient contributions to improve play areas in particular wards;
 - iii. in spite of the pooling constraints (no more than five specific contributions agreed for any one project), this funding can make a big difference to play areas, given the relatively low cost of play equipment¹² and the number of play areas in the city.

4.6 This reasoning is reflected in paragraph 2.1 (a) and (b):

- a. The wording of recommendation (a) [seeking specific S106 contributions for open spaces, community facilities and indoor and outdoor sports facilities **primarily** from appropriate major developments¹³] is deliberate. This would still allow officers to consider seeking specific contributions from any particularly large minor development (e.g., nine, 4-bedroom houses).
- b. Similarly, the recommendation to seek S106 recommendations from both major and minor developments, **as appropriate**, for specific play area projects recognises that:
 - i. for larger major developments (say, 50 or more houses), it may be more appropriate to seek the provision of on-site play areas;
 - ii. and it may not be appropriate for smaller minor developments (for example, those which might generate less than £2,000 of play area contributions¹⁴ based on the existing funding formula).

4.7 *Make it simpler for services to assess possible projects, based on supporting evidence, to mitigate the impact of development.*

- a. Prior to the completion of updated facility audits, service managers have had to carry out a separate analysis of nearby facilities (and the extent to which they could help to mitigate the impact of

12. Compared, for example, to the construction costs involved in refurbishing or extending a sports or community facility, which can often be in excess of £100,000.

13. That is, 10 or more homes.

14. Based on the existing funding formula of £316 per additional person.

development) for each case that they have considered. The aim is to make the process less time-consuming and more standardised, not least by using 'target lists' of possible projects (arising from the audits) as a starting point. (See paragraphs 4.10-13 for details).

- b. Individual planning officers have done well to instigate requests for service managers to suggest possible projects to help mitigate particular developments. However, it has become clear that the process could be more effective if co-ordinated centrally¹⁵ - and this would also help ease planning officer workloads.

4.8 *Enable the Planning Committee to consider clearer proposals for specific contributions from more developments on time.*

- a. This will be helped by the improvements already highlighted to make the workload¹⁶ more focussed and the process less onerous.
- b. The greater co-ordination will also:
 - i. help service managers to respond promptly to requests for possible projects, in time for inclusion in committee reports
 - ii. help to keep an overview of the different possible projects suggested in order to ensure that:
 - all the relevant types of facilities have been considered;
 - there is a consistent approach across all developments;
 - questions about the merits of alternative options are resolved prior to the committee report so that the Planning Committee is given a clear set of proposals to consider in each case.

4.9 *Provide more clarity up-front about possible projects for which S106 funds will be sought and more updates on progress.*

Previously, councillors have been used to having a choice about how unallocated generic S106 contributions are used via the annual S106 priority-setting rounds, including devolved decision-making to area committees. One of the biggest challenges presented by the move to specific S106 contributions, therefore, is that this will no longer happen (as specific project for S106 contributions are decided via the planning approval process). As highlighted by the June 2015 briefing note, the need to negotiate contributions for specific projects within the national 13-week target for determining major planning applications¹⁷ is likely to make it difficult for officers to consult councillors.

15. By the two officers who already co-ordinate S106 priority-setting and the management of generic S106 contributions.

16. That is, the number of developments for which specific contributions are considered.

17. Eight weeks for minor planning applications.

- 4.10 Now that updates from facility audits are coming forward, the council is better placed to provide an indication of the specific facilities for which S106 contributions will be requested, from appropriate nearby developments, in order to mitigate the impact of development.
- 4.11 Appendices B and C sets out ‘target lists’ for play area and open spaces. The aim is for ‘target lists’ for community and sports facilities to be reported to this Committee in June, once the related audit findings have been reported. It is anticipated, however, that there may be fewer facilities on those ‘target lists’ given the concerns raised in paragraph 3.8c and in footnote 12.
- 4.12 The play areas and open spaces ‘target lists’ are based on the audit scores for their location (i.e., how ‘well-placed’ they are to be well-used) and the quality/value of the facilities available (their ‘offer’).
- These focus particularly on seeking specific contributions for those facilities that score in the upper middle and top quartiles for being ‘well placed’, but which are **not** in the top quartile for current ‘offer’.
 - The reasoning behind this is that these are the facilities that are most likely to face extra demands arising from local development, and would particularly benefit from additional funding to help mitigate that impact¹⁸.
 - The play area ‘target list’, for the time being, focuses on play areas rated either as a Type B local equipped area of play (LEAP) and or a Type C neighbourhood equipped area of play (NEAP).

OFFER	Top quartile				
	Upper middle				
	Lower middle				
	Bottom quartile				
		Bottom quartile	Lower middle	Upper middle	Top quartile
		WELL PLACED			

18. Play areas and open spaces already in the top quartile for ‘offer’ probably already have the capacity to cope with extra demand from nearby development.

4.13 Please note the following issues about the ‘target lists’.

- a. They do not include facilities in every ward of the city¹⁹ – bearing out the point made in paragraph 3.6c above.
- b. They are a starting point for negotiating specific contributions.
 - i. Inclusion on the list does not mean that a facility will necessarily be put forward for a specific contribution from a development in its catchment area²⁰.
 - ii. Other facilities not on this target list may also be considered for specific contributions if services consider that there is a strong need for to mitigate the impact of nearby development.
- c. Specific contributions for improving facilities featured on the ‘target lists’ could be sought from developments which come within their catchment areas.
 - i. The catchment areas for play areas are set out in the Outdoor Play Investment Strategy 2015-2020 (e.g., 400 metres for a Type B local equipped play area).
 - ii. If however, large developments near a Type B play area could provide sufficient S106 contributions to upgrade the local equipped play area to a neighbourhood equipped play area (Type C), officers would consider applying a larger 1,000 metre catchment area.
 - iii. Although the council’s Open Space Strategy does not set a catchment area radius for open spaces, officers (possibly erring on the side of caution) are minded to seek specific contributions from developments within 1,000 metres, wherever appropriate.

4.14 As well as providing up-front ‘target lists’ of the specific facilities for which the council intends to seek S106 funding, officers will also provide regular updates at www.cambridge.gov.uk/s106 of the contributions actually agreed. A follow-up report is also planned for this Committee next March, which will take stock of S106 agreements signed over the next 12 months and review/update the ‘target lists’.

19. The lists do not include play areas in Castle, King’s Hedges, Newnham or Trumpington, nor open spaces in Castle and West Chesterton.

20. It will also depend on the nature and scale of the development and whether it is also in the catchment areas for any other facilities with a more pressing need for mitigation

5. IMPLICATIONS

- 5.1 The review has set out to strengthen the council's interim approach in order to secure as many specific S106 contributions as possible. However, it will not be able to overcome all the challenges presented by last April's S106 restrictions.²¹
- 5.2 **Financial implications:** This report has focussed on managing the implications of fewer specific contributions generating less specific S106 funding at a time when generic S106 funds are also tapering off and running down.
- a. Whilst looking to secure as many specific contributions as possible, there also needs to be caution about keeping the specific projects (for which specific contributions are sought) realistic and affordable.
 - b. The interim approach is about striking a balance between being careful and responsible about the specific S106 contributions that are sought, but not being so cautious that opportunities to fund much-needed facility improvements are missed.
 - c. Whilst the council's management of S106 contributions has improved significantly in recent years, councillors need to be aware that the S106 restrictions mean that there is a greater risk that specific S106 contributions may need to be returned if the projects specified do not come to fruition.
- 5.3 **Staffing implications:** The review of the interim approach aims to streamline the process and make better use of existing resources.
- 5.4 **Equalities and poverty implications:** The spread of the specific S106 contributions that can be agreed will be uneven across the city. It is important to remember that the purpose of S106 contributions is to mitigate the impact of development. That said, the review aims to make sure that the interim approach is applied consistently.
- 5.5 **Other implications:** Environmental implications, procurement matters, community safety issues and the need for further consultation will be considered as part of the appraisal of the business case for specific projects.

21. For example, it is not going to be possible to secure specific S106 contributions for every new development. It will also still be more difficult to secure new S106 funding for large-scale building/refurbishment projects and for projects involving grant funding to local groups.

6. BACKGROUND PAPERS

6.1 These background papers on the S106 devolved decision-making process have been used in the preparation of this report:

- “S106 funding and interim arrangements ahead of the local introduction of the Community Infrastructure Levy”, report to Community Services Scrutiny Committee, 19/03/2015;
- “Interim approach to S106 contributions” briefing paper, June 2015;
- “Outdoor Play Investment Strategy” report to Community Services Scrutiny Committee, 8/10/2015;
- Open Spaces Audit, 2015/16 produced by the council’s Streets and Open Spaces service;
- “2015/16 S106 priority-setting round” reports to:
 - Community Services Scrutiny Committee (x2), 8/10/2015
 - East Area Committee (29/10/2015)
 - North Area Committee (19/11/2015)
 - South Area Committee (14/12/2015)
 - West/Central Area Committee (3/12/2015 and 11/2/2016)

6.2 Further information can be found at the council’s Developer Contributions web page (www.cambridge.gov.uk/s106).

7. APPENDICES

A. Requests for specific S106 contributions made since April 2015

B. Target lists for possible play area projects for which the council could seek specific contributions

C. Target lists for possible open space projects for which the council could seek specific contributions

8. INSPECTION OF PAPERS:

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

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Specific S106 contributions

Projects identified in the four S106 agreements since April '15 (as at 7/2/16)

Project	Facility	£	No.	S106
Convert referees' room to increase studio space, relocate stores & fit out to form sports hall/urban zone	Abbey Sports Centre & Gym	£54.3k	1	A
Artificial training pitch and/or training pitch improvements & drainage and/or floodlit training area on grass pitch	Abbey Sports Centre & Gym training pitches	£48k	1	A
Provide/improve storage for equipment associated with use of all sports/recreational pitches	Abbey Sports Centre/Coldhams Common	£15k	1	B
Upgrade floodlighting for existing artificial sports pitch	Abbey Sports & Leisure Centre	£35k	1	B
Improve baseball pitch and provide a permanent fenced backstop structure behind it	Coldham's Common	£15k	1	B
Improve/expand existing climbing and bouldering facility into neighbouring multipurpose room	Kelsey Kerridge Sports Centre	£75k	1	B
Provide an advanced climbing wall/tower with lockable storage	Romsey Rec Ground	£47.4k	1	B
Improve sports pitches	Cherry Hinton Rec Ground	£6.3k	1	C
Improve indoor facilities and equipment	Cherry Hinton Village Centre	£7.1k	1	C
Provide fit kit, benches and a communal meeting point	Chesterton Rec Ground	£11.6k	1	D

These S106 agreements relate to the following developments:

- A. 14/1154/FUL: Wests Garage 217 Newmarket Rd (Abbey)
- B. 14/1496/FUL: 315-349 Mill Road (Romsey)
- C. 14/1970/FUL: Rosemary Branch, 503 Coldhams Lane (Cherry Hinton)
- D. 14/2051/FUL: 156-160 Chesterton Road (West Chesterton)

Meanwhile, in order to mitigate the impact of other developments, S106 contributions are also being negotiated for a range of other projects including: Cherry Hinton Community Hub; sports facilities at Chesterton Rec; Clay Farm community centre; Coldham's Common BMX track; Ditton Fields play area; additional tennis court at East Barnwell and additional gym and aerobics facilities at Kelsey Kerridge Sports Centre.

'Target list' of play areas owned by the council for which specific S106 contributions could be requested

The type denotes whether the play area is deemed to be a:

B. local equipped area of play with a 400 metre catchment area

C. neighbourhood equipped area of play with a 1000 metre catchment area.

Play areas at	Ward	Type	Well-placed	Offer ²²
Ditton Fields	Abbey	B	71%	73%
Dudley Road	Abbey	B	83%	44%
Jack Warren Green	Abbey	B	69%	53%
Peverel Road	Abbey	B	91%	60%
Stourbridge Common	Abbey	B	77%	71%
Alexandra Gardens	Arbury	B	80%	62%
St Albans Rec Ground	Arbury	B	89%	73%
Tenby Close	Cherry Hinton	B	91%	58%
Ashbury Close	Coleridge	B	60%	31%
Lichfield Road	Coleridge	B	71%	40%
Robert May Close	Coleridge	B	51%	38%
Chesterton Rec Ground	East Chesterton	B	74%	69%
Green End Road Rec	East Chesterton	C	89%	73%
Scotland Road Rec	East Chesterton	B	69%	47%
Christ's Pieces	Market	B	77%	60%
Flower Street	Petersfield	B	89%	56%
Petersfield	Petersfield	B	89%	46%
Shenstone	Petersfield	B	91%	60%
Sleaford Street	Petersfield	B	91%	47%
St Matthews Piece	Petersfield	B	74%	51%
Gunhild Close	Queen Edith's	B	63%	36%
Holbrook Road	Queen Edith's	B	71%	51%
Nightingale Avenue	Queen Edith's	B	80%	73%
Brooks Road	Romsey	B	57%	51%
Woodhead Drive	West Chesterton	B	83%	62%

22. The 'well placed' % is based on the location scores, and the 'offer' % on the Play Value scores within the audit for the Outdoor Play Investment Strategy 2015-2020.

'Target list' of open spaces for which specific S106 contributions could be requested

Open spaces at	Ward	Well-placed	Offer ²³
Barnwell Road East	Abbey	56%	45%
Barnwell Road West	Abbey	63%	46%
Coldham's Common	Abbey	81%	49%
Stourbridge Common	Abbey	74%	58%
Thorpe Way / Fison Road	Abbey	56%	59%
Alexandra Gardens	Arbury	70%	63%
St Albans Rec Ground	Arbury	59%	49%
Cherry Hinton Hall	Cherry Hinton	100%	71%
Cherry Hinton Rec Ground	Cherry Hinton	52%	53%
Coleridge Rec Ground	Coleridge	67%	58%
Causeway Park	East Chesterton	89%	56%
Vie open space	East Chesterton	63%	15%
Arbury Town Park	King's Hedges	63%	50%
King's Hedges Rec Ground	King's Hedges	56%	53%
Christ's Pieces	Market	89%	64%
Jesus Green	Market	100%	71%
Midsummer Common	Market	81%	55%
Parker's Piece	Market	96%	54%
Lammas Land	Newnham	78%	67%
Paradise LNR	Newnham	85%	58%
Penarth Place	Newnham	56%	49%
Queen's Green	Newnham	78%	59%
Sheep's Green	Newnham	74%	54%
Petersfield	Petersfield	59%	44%
Nightingale Avenue Rec	Queen Edith's	85%	64%
Romsey Rec Ground	Romsey	78%	66%
Accordia (Brooklands Ave)	Trumpington	63%	62%
Coe Fen	Trumpington	52%	55%
Trumpington Rec Ground	Trumpington	63%	60%

23. Based on the Open Spaces Audit 2015/16. 'Well placed' relates to Value ratings for: structural and landscape benefits; ecological benefits; education benefits; social inclusion & health benefits; cultural & heritage benefits; amenity benefits & 'sense of place' and economic benefits. 'Offer' relates to Quality ratings for: access; attractiveness; biodiversity; range of activities; and community involvement.



To: Executive Councillor for City Centre and Public Places (and Deputy Leader): Councillor Carina O'Reilly

Report by: Alistair Wilson - Streets and Open Space Development Manager

Relevant scrutiny committee: Community Services Scrutiny 17/03/2016

Wards affected: Abbey Petersfield Romsey

Adoption of ten year Operational Management Plan for Coldham's Common Non - Key Decision

1 Executive Summary

- 1.1 Coldham's Common is one of the largest open spaces in Cambridge; it is widely used by people for a variety of different activities and is important for its natural habitats and the biodiversity they support. Cambridge City Council oversees the management of the common for the people of Cambridge.
- 1.2 This is a ten year management plan that seeks to deliver a vision for Coldham's Common. Extensive public consultation has been undertaken to establish how local residents and visitors use and value the site. These views have been considered carefully when balancing the multifunctional uses and values of the common.
- 1.3 The plan collates information on important features of the common. Each feature review includes a brief description of why it is considered important, sets key objectives for the next ten years and proposes specific actions to achieve them. It also sets out a monitoring and review timetable for the actions.
- 1.4 A five year review of the plan is proposed to be consulted on in 2021.

2. Recommendations

The Executive Councillor is recommended:-

- a) To adopt the ten year Coldham's Common Operational Management Plan for implementation beginning April 2016;
- b) Instruct officers to promote the new plan amongst stakeholders and users and invite volunteer participation in appropriate activities; and
- c) Instruct Officers to review the management plan in 12 months' time and report back any exceptions to Scrutiny Committee on the effectiveness of the management regime.

3. Background

- 3.1 Following stakeholder engagement and public consultation the council has prepared an operational management plan for Coldham's Common.
- 3.2 Recent Council decisions involving management of the Common, predominantly focussed on areas of grazing and the resulting infrastructure, have prompted some site users to petition the Council for a review of management across the whole site (As specified in the City Council Public Places Portfolio Plan 2013-14 and the Streets & Open Spaces Operational Plan 2014/15). This plan has been developed following a public consultation conducted between November 2013 and February 2014, in which 704 responses were received, including 21 representatives of local groups and organisations. These responses have been considered when drafting the management options prescribed in this plan.
- 3.3 A site wide habitat survey and report was commissioned by The Bedfordshire, Cambridgeshire & Northampton (BCN) Wildlife Trust in 2013. This report provides recommendations for management to maximise the biodiversity potential of the site. The survey findings and recommendations have been considered against other site uses and consultation responses when prescribing future management.
- 3.4 The management plan is for the next ten years and seeks to deliver a vision for Coldham's Common.

“Coldham's Common is recognised, protected and managed as a unique, wildlife rich common and open space in Cambridge. A natural and historic asset for both Romsey and Abbey wards, the site provides a multifunctional, natural green space for residents and visitors. Free from unnecessary fencing and with well-maintained paths, it provides a clean, attractive landscape, easily

accessible to all in the community, whether for sport, passive recreational pursuit or as a route to another destination. The grazed pasture, watercourses and wooded surrounds of the site provide a feeling of tranquillity and a strong rural landscape character, connecting with adjacent green spaces and wildlife corridors.”

The plan has been developed with input from site users through consultation, by other stakeholders and will be adopted by Cambridge City Council who will oversee implementation.

The plan collates information on important features of the common. Each feature review includes a brief description of why it is considered important, sets objectives for the next ten years and proposes specific actions to achieve them. It includes proposed management actions subdivided by geographical compartments, however it should be noted that these may be amended in the light of monitoring or new information. In addition to the ongoing monitoring and review timetable there will be a five year review which will be undertaken and consulted on in 2021.

4. Implications

(a) Financial Implications

The operational actions identified within the Management Plan will be implemented using existing budgets for open space management. The proposed projects will be subject to future project appraisals and bids for internal or external funding.

(b) Staffing Implications

Operations team and using volunteers working in partnership through agreements with the BCN Wildlife Trust.

(c) Equality and Poverty Implications

An equalities impact assessment has been completed and that the site is safe and accessible by all whilst retaining the natural green space character for which it is highly valued.

(d) Environmental Implications

- +L: The proposal has a low positive impact.

Improved management of the habitats on the common will enable species to better adapt and disperse in response to a changing climate. In addition, increased appreciation and use of the space by local people for quiet recreation will reduce the

need to travel by car to more distant green spaces for exercise or to experience nature.

(e) **Procurement**
None identified

(f) **Consultation and communication**

An independent consultation was commissioned in line with the guidance for community engagement within 'A Common Purpose'.

The survey took place between November 2013 and February 2014.

The questionnaire allowed multiple choice answers with invitations for further comment and was available online through the Council website (though it was hosted elsewhere, to protect the anonymity of respondents).

A paper form was also made available at public venues in Abbey and Romsey wards and the Customer Service Centre.

The survey was advertised widely through press releases, posters in local shops and public places, durable signage was erected at all site entrances and a leaflet was distributed through the letterboxes of 5,000 homes in Romsey and Abbey, using a verified leaflet distribution contractor, 704 responses were received, including 21 from representatives of local groups and organisations. A full report has been produced that summarises the responses, this is available as background reading.

A second stage consultation, in line with national guidance on common land management was undertaken in 2014. This focused on selecting the most appropriate management options for the site.

This consultation was advertised through press releases, on site signage and sent directly to groups who responded to the first consultation.

An article on the consultation and management plan went to all City Residents in the summer edition of Cambridge Matters, inviting all City residents to have their say.

The consultation was available on line via the City Council website, hard copies were available upon request.

A stakeholder workshop was held in January 2015, including representative of the Friends Group, Wildlife Trust, Cambridge Cycling Campaign and East Romsey and Mill Rd Residents Association, this workshop enabled a vision statement to be prepared for future management on the common.

(g) **Community Safety**

None identified

5. Background papers

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

- Managing Coldham's Common. A report for CCC by Phil Back Associates Ltd. March 2014
- Cambridge City Council Issues and Options Consultation on Coldham's Common Draft Management Plan (2014 – 2020) July 2014
- Coldham's Common Habitat Survey & Recommendations. A report for CCC by BCN Wildlife Trust. September 2013.
- A Common Purpose. A guide to Community Engagement for those contemplating management on Common Land. Revised edition 2012.
- Recommendations for Coldham's Common Management Plan, following 2014 Issues & Options Consultation

6. Appendices

Appendix A - Coldham's Common Operational Management Plan

7. Inspection of papers

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

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Coldham's Common Management Plan 2016 – 2026



Foreword Coldham's Common Management Plan 2016-2026

Cambridge City Council is committed to maintain and manage all of its public spaces to the highest standards possible, within the confines of allocated budgets and operational resources. Coldham's Common is one such space, which is a vitally important asset for local people and visitors, supporting many different activities and habitats. The space has added socio economic and environmental benefits with large sports areas supporting public health and well-being opportunities and large natural areas for passive pastime.

This document will provide a framework for continuing and improving dialogue with local communities and other key stakeholders in relation to the management of the Common. We actively encourage suggestions both regarding the management and maintenance of the common and ideas about changes or possible improvements to elements of the commons infrastructure or its facilities.

The local community and key stakeholders, with specific interest in Coldham's Common helped to shape the 'vision' for the open space. The adopted plan will guide the management of this process and also the management and use of the site over the next 10 years. The monitoring and review defined will allow the key consultees to have their say on any significant proposed development changes or improvements to facilities which fall outside day to day routine maintenance operations.

The continuing pressure on public sector finances, not just locally but at national level, will inevitably have an impact on the resources available to improve and maintain our open spaces. We will continue to work closely with it key stakeholders such as the Friends of Coldham's Common, to maintain and develop standards through volunteer initiatives. In addition we will need to look for alternative ways of funding to maintain and improve valuable open space assets, such as Coldham's Common.

Central to our determination to maintain and, where possible, improve the facilities and infrastructure of our open spaces across the city, each management plan adopted will seek to support the strategic principles outlined in the Cambridge City Council Parks and Open Spaces Strategy and the national Green Flag green space quality standard.

Carina O'Reilly – Executive Councillor for City Centre and Public Places



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1 EXECUTIVE SUMMARY

This is a ten year management plan that seeks to deliver a vision for Coldham's Common. It has been developed with input from local residents, site users and other stakeholders and will be adopted by Cambridge City Council, who, in partnership with others, will lead its implementation.

The plan collates information on important features of the common. Each feature includes a brief description of why it is considered important, sets objectives for the next ten years and proposes specific actions to achieve them. It includes proposed management actions subdivided by geographical compartments, however it should be noted that these may be amended in the light of monitoring or new information. In addition to the ongoing monitoring and review timetable there will be a five year review of the plan, which will be undertaken and consulted on in 2021.

2 INTRODUCTION

The purpose of this management plan is to identify and assess the important features of the common and provide clear guidance for their management over the next 10 years (2016 – 2026).

In the preparation of this plan, the results of previous public and other stakeholder consultations were taken into account. The most recent and extensive survey available was undertaken by Phil Back Associates who mail dropped 5000 homes near to the site in late 2013. The response rate for the survey was very positive with 704 returning views which are represented in the final report - 'Managing Coldham's Common'. The main purpose of this survey was to explore how local residents and visitors use and value the site. With the high response rate these views have been considered carefully when balancing the multifunctional uses and values of the common.

The management plan gives a general description of the site, briefly details relevant designations and legislation, describes key features and specifies management proposals. For ease of reference, the plan does not seek to be an exhaustive document of site history and species records, but refers readers to supporting literature. Annotated maps allow easy orientation and interpretation of the management proposals.

Given the common's recognised importance for biodiversity, a site wide habitat survey and report was commissioned by The Bedfordshire, Cambridgeshire & Northampton (BCN) Wildlife Trust in 2013. This report provides recommendations for management to maximise the biodiversity potential of the site. The survey findings and recommendations have been considered against other site uses and consultation responses when prescribing future management actions.

Clear actions have been developed and some of these are complemented by an annual work programme to offer a clear reference for all interested parties to gauge progress on implementation of the management plan.

3 SITE DESCRIPTION

Coldham's Common is one of the largest open spaces in Cambridge, covering an area of 42.45 hectares. It is widely used by people for a variety of different activities and is fundamentally important for its natural habitats and the biodiversity they support.

Just under 15 hectares is designated to sports pitches and the Abbey Pool Leisure Complex. Cambridge City Council oversees the management of the common for the people of Cambridge. Other facilities include a small children's play area and paddling pool and a BMX track. There is also occasional use of sections of the site to host events. The most significant of which is a campsite to support the attendees of the Cambridge Folk Festival held annually at Cherry Hinton Hall.

The site has a long and varied history, Coldham's Green is shown on the 1300 Field Map of Cambridge and was designated a Green Common by 1700. Between 1665 and 1666 outbreaks of plague afflicted the local inhabitants. In the plague's final year Parliament gave permission to use Coldham's Common for permanent pest houses to isolate victims. As the need had passed, these dwellings were never built and in 1703, the temporary ones were removed.

In the 19th century, the Common was divided by a rifle range, but with the coming of the Cambridge-to-Newmarket railway line across the Common, the rifle range was relocated to the north. A further miniature rifle range was established to the south of the railway line.

By 1944, Stourbridge Grove was developed for housing within an old field boundary along the southern boundary of the Common.

In March, 1972, the Common was the venue for the 59th International Cross Country Championships.

The site supports a mosaic of wildlife habitats, predominantly comprising of extensive areas of grassland, varying in quality from improved to species diverse. Parts of the site are currently cattle grazed and semi-improved, with grassland indicators species at low frequency. Though the site is largely flat, in places hollows and ridges from former coprolite workings add microclimates fostering plant and insect diversity and there is also a large chalk mound which was once a rifle butt.

The rest of the grassland is managed as sports pitches, with rank grassland and scrubby edges, although these hold one species rich area (referred to as the 'Triangle'). Coldham's Brook (designated a City Wildlife Site) flows along the northern and western boundaries, and the City Wildlife Sites of Barnwell West Local

Nature Reserve (LNR) and Barnwell East LNR, Barnwell Pit and Barnwell Junction meadows adjoin the site.

The site is bisected by the Newmarket rail line. It is bounded to the South by Coldham's Lane and Stourbridge Grove, Barnwell Road to the East and Newmarket Road and Whitehill road the north. Cycle routes link Coldham's Lane and Newmarket Road. Two statutory public rights of way cross the site, the whole site is publicly accessibly common land.

Please refer to the appendices for maps of the site and location of compartments, features, watercourses and infrastructure referenced in the plan.

3.1 Location and site boundaries

Site name:	Coldham's Common
District:	Cambridge City
Wards:	Abbey & Romsey
County:	Cambridgeshire
Local Planning Authority	Cambridge City Council
OS Grid Reference:	TL474586 (Central)
Area:	42.45 ha

3.2 Tenure

The majority of Coldham's Common is registered common land under the Commons Registration Act 1965. The Mayor Alderman and Citizens of the City of Cambridge are owners in trust for themselves and the inhabitants of the City of Cambridge.

The area of sports pitches and Abbey Pool complex is managed under a leisure contract. The current contract is over 7 years and is held by Greenwich Leisure Limited.

3.3 Legal and policy context

Key legislation:

- Commons Act 2006
- Natural Environment & Rural Communities Act 2006
- The Countryside and Rights of Way Act 2000 (CROW)
- The Cambridge City Council Act 1985
- Common Land. Registered under the Commons Registration Act 1965

3.4 Key policy references:

- Cambridge City Local Plan
- 4/2 Protection of Open Space
- 4/3 Safeguarding Features of Amenity or Nature Conservation Value
- 4/4 Trees
- 4/5 Protection of Sites of National Nature Conservation Importance
- 4/6 Protection of Sites of Local Nature Conservation Importance
- 4/7 Species Protection
- 4/8 Local Biodiversity Action Plans

- Cambridge City Council Parks and Open Spaces Strategy

- County Wildlife Site (CWS)

The site qualifies as a CWS under criterion 2c of the Cambridgeshire & Peterborough CWS Selection Criteria version 6.1 (April 2013), supporting locally frequent numbers of at least 8 neutral grassland indicator species, including 3 strong neutral grassland indicators species, and in addition has a good number of other neutral and calcareous indicators species. It also qualifies under criterion 5a as a habitat mosaic; a site more than 10ha which support three habitat features (semi-improved, woodland, and scrub) in close association, at least one of which is of or approaching CWS standard.

- Local Nature Reserve (LNR)

Cambridge City Council declared the eastern end of the site as a Local Nature Reserve, under the 1949 National Parks and Access to the Countryside, in 2012 to meet the objectives set out in the adopted City Council Nature Conservation Strategy (2006)

- Equalities Act (2010)

3.5 Current management arrangements

The Cambridge City Council Streets and Open Spaces team, within the Environment Directorate, has overall responsibility for maintaining the common and initiating work prescribed by the management plan. The Streets and Open Spaces Operations team undertake removal of litter and graffiti, as well as grass cutting, sports pitch marking and some scrub and invasive weed control. They also run the Pinder service that supports grazing on the site between April and October, with officers on call for emergencies.

The Enforcement Team are responsible for issues around unauthorised camping, fires or events. Tree Officers are responsible for assessment of tree

safety; including ensuring paths have sufficient clearance from trees, woodland/tree belt management, removal of dangerous trees and new tree planting as appropriate.

The City Council Drainage Engineer is responsible for maintaining appropriate water flow in the sites adopted waterways and drainage systems, including weed management and bank repairs.

The Local Reserves Officer and Biodiversity Officer is responsible for ensuring the management of the site aims to maximise the ecological properties and potential, whilst balancing other site uses and engaging volunteers. This work may be assisted by the Asset Management Officers, who are responsible for public engagement, consultation exercises, play and the administration of events.

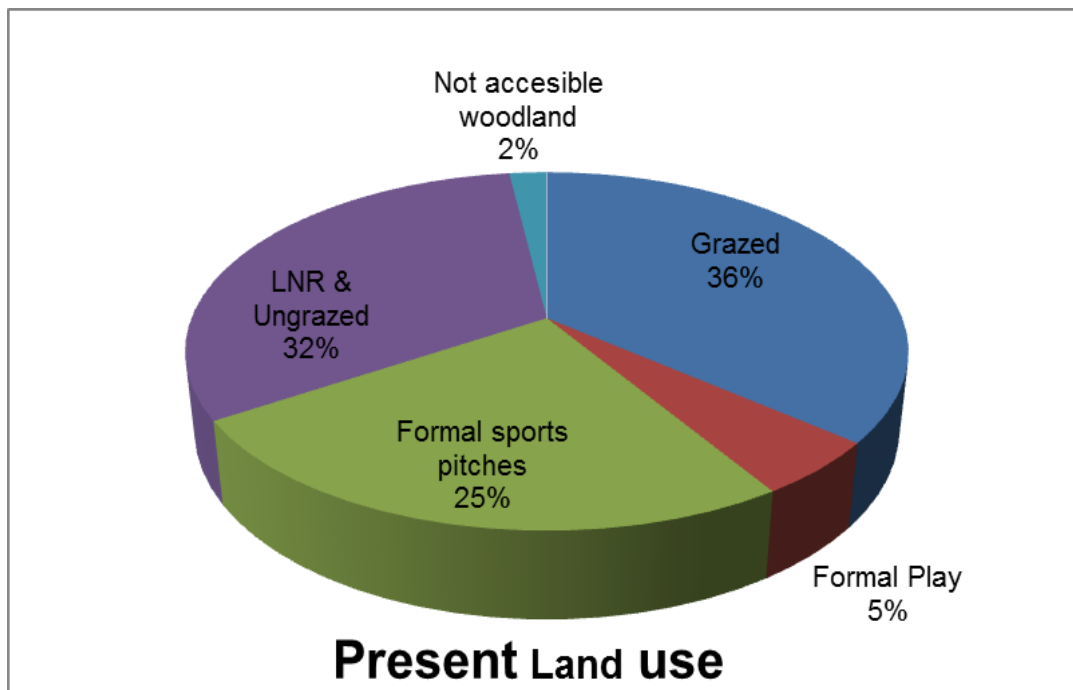
Booking of sports pitches and astro turf facilities is supplied through the current leisure contract between Cambridge City Council and Greenwich Leisure Limited.

Cambridgeshire County Council is responsible for maintenance of cycle routes and public footpaths through the site, including associated infrastructure such as cattle grids.

Network Rail is responsible for the railway line running through the site and the associated fence lines, underpass and footbridge.


The annual Folk Festival is managed by Cambridge Live Trust in partnership with Cambridge City Council.

3.6 Current land use







3.7 Key natural features

The following table lists the important natural features of the Common and identifies the key considerations for management;

Important Feature	Why?
<p>Chalk Grassland</p> 	<p>The chalk grassland areas on the rifle butts are a scarce and important habitat locally. Nationally, areas of chalk grass are recognised as scarce and fragmented habitats that are gradually succumbing to scrub and woodland encroachment and shading, as well as development pressures and changing agricultural practices.</p> <p>Nutrient enrichment is a key issue leading to scrub invasion, so grazing or cutting management is essential.</p> <p>Key species: Glaucous Sedge, Wild Basil, Spiny Restharrow, Marbled White butterfly,</p>
<p>Neutral Grassland</p>	<p>There is a shortage of species-rich grassland in Cambridge city. The majority of the grassland on the common is semi-improved. There is potential for improvement if the grazing regime is adjusted to allow more interesting flora to develop. In addition to flora,</p>

	<p>the grassland provides important habitat for reptiles, invertebrates and small mammals, in turn benefiting other species such as bats and birds of prey.</p> <p>The grassland, allowing cattle to be grazed in the centre of the city, is also key to providing the informal rural landscape of the area with a sense of continuity with the historic character of Cambridge. The neutral grassland areas on Coldham's Common are a scarce and important habitat locally. Nationally, areas of neutral grassland are recognised as scarce and fragmented habitats that are gradually succumbing to scrub and woodland encroachment and shading, as well as development pressures and changing agricultural practices. Nutrient enrichment is a key issue leading to scrub invasion, so cutting and grazing management is essential.</p> <p>Key species: Spiny Restharrow, Marbled White butterfly, Kestrel</p>
<p>Species Rich grassland (The Triangle)</p> 	<p>An important area of species rich grassland which contains 24 indicator species. This area has not been grazed or cut by tractor for many years. The resulting vegetation is diverse with many ant hills providing a mosaic of grassland and scrub edge microhabitats. Nutrient enrichment is a key issue leading to scrub invasion, so cutting management is essential. The area is currently managed by volunteer work parties to prevent the grassland being lost to encroaching scrub.</p> <p>Key species: Spiny Restharrow, Marbled White butterfly, Common lizard, Pyramidal orchids, Meadow Ant species, Green Woodpecker</p>
<p>Scrub</p>	<p>Scrub provides a valuable habitat, particularly in association with other features, providing a mosaic of vegetation structure and micro climates. The key issues are the prevention of scrub encroachment into grassland and watercourses. Scrub requires management to ensure a varied structure is retained to benefit different species. As well as providing habitat, scrub also offers screening of site boundaries, in particular the railway line and provides opportunities for site users to forage for blackberries etc.</p>

	<p>Key species: Bullfinch, Chiffchaff, Blackcap, small mammals.</p>
<p>Coldham's Brook (Chalk Stream)</p> 	<p>The brook provides an important habitat for wildlife and corridor through the common. Wet habitats such as these have been increasingly lost in the area as ditches have been filled in or culverted. Key issues are the management of the margins to prevent over-shading and invasive growth of reeds, poor water quality and invasive species.</p> <p>Key species: Water Vole, Kingfisher, Whorl Grass</p>
<p>East Main Drain</p> 	<p>The drain carries surface water from the majority of East Cambridge. Although subject to pollution and heavily shaded, this ditch has a reasonable flow and exposed aggregate bed in places. Rare Stonewort's have been found previously.</p> <p>Key Species: Water Vole, Kingfisher, Water Crowfoot & Stonewort species</p>
<p>Woodland</p>	<p>The woodland on the Common has been predominantly planted as blocks for screening of the boundaries and railway line. Natural regeneration of hawthorn, sycamore and ash trees has also occurred. These plantations have been largely unmanaged, they now require some management to ensure that the potential for wildlife and people is maximised. Small</p>

	<p>areas of woodland on site, contribute to the biodiversity of the site. There is potential for their improvement if non-native species are removed. The resulting increase in light through the canopy to the woodland floor will allow the native understorey to develop.</p> <p>Key species: Bats, woodland flora, scrub warblers, fungi.</p>
<p>Sports Pitches</p> 	<p>The sports pitches provide an important and primary recreational resource for sporting clubs across the City, the provision available consists of 6 full sized football pitches, 2 junior sized pictures, 1 American football and 1 Gaelic and also a baseball pitch. Predominantly the pitches are used between August and May and require regular grounds maintenance during this period and at the expense of species richness or structural diversity. Post season the pitches receive a renovation programme including aeration and over seeding of worn areas. There is however good grassland species diversity along the edges. The transition of short grass, through long grass margins to adjoining scrub and woodland provides an important mix of habitats on the common and should be developed further.</p> <p>Key species: Pied Wagtail, Black Headed Gull</p>

3.8 Key site infrastructure

- Metal footbridge and underpass allow access across railway line, which bisects the site.
- Cycle routes and metalled footpaths with cattle grids, self-closing gates, limited lighting and bridges across the East Main drain linking Coldham's Lane with the Abbey Stadium and Newmarket Road.
- Vehicle access is available to each compartment via lockable gates or raising barriers.
- Formal sports provision includes astro turf, courts, two play areas, a splash pad and BMX track. Car parking is available offsite adjacent to the Abbey Pool stadium
- Various styles of fencing have been installed round the site, sufficient to retain cattle in different compartments and prevent access to surrounding roads and properties and some woodland blocks. Cattle grids and self-closing gates retain access for cycles and pedestrians as appropriate. Some fence lines are dilapidated or no longer provide a useful function.

3.9 Compartments

This plan covers management of Coldham's Common, which can be broadly divided into four compartments.

Coldham's Lane:	7.74	ha
Newmarket Road:	10.3	ha
Sports Pitches:	14.62	ha
Barnwell Road (Local Nature Reserve)	9.79	ha
Total	42.45	ha

3.10 Map coverage

OS Maps	1:50,000	154
	1:25,000	209

4 GUIDING PRINCIPLES

The plan was written by Cambridge City Council with advice from the local Wildlife Trust and following national guidance on managing common land and drawing out the key management issues from the 2013 consultation. The plan focuses on the Common's natural strengths, such as the grassland, watercourses and woodland. It examines the management of established woodland areas and the impact of invasive scrub encroaching onto grassland and watercourses, providing advice and courses of action. The common also offers opportunities for a range of formal and informal sporting activities, also reviewed within this document.

An important element of the management plan is acknowledging the role of existing volunteers, who participate actively with conservation work parties on the site, including clearing scrub and invasive species. It is hoped the Management Plan will inspire, encourage and provide opportunities for more people to get involved.

The preparation and subsequent implementation of the management plan is guided by the following principles:

- **Actions will be discussed not imposed**

Actions to fulfil the Management Plan will only happen after full explanation and discussion amongst people and organisations who care for, use and enjoy the area.

- **Actions will be consensus-based**

As much consensus as possible will be sought for all main objectives and actions.

- **Gradual change**

Change brought about by the plan will be gradual and incremental rather than sudden and sweeping.

- **Good neighbour protocol**

A 'good neighbour' approach to operations will be adopted, raising awareness of the Common and its wildlife within local communities and to ensure that disturbance and any other potential effects of management operations is minimised.

- **Responsible use**

The site, its wildlife, and its amenity, is greatly valued by many people, from near and far, for a range of reasons. Everyone, whatever their main interest, has a responsibility to respect the sensitivities of the site and the interests of other users.

- **Ecological whole**

The Common is split into compartments by virtue of the rail line, but it is important that the site is appreciated as an ecological whole and with relation to neighbouring

habitats. There is an importance to ensure the protection and enhancement of the wooded buffer and rural landscape character of the common whilst maintaining the current important range of wildlife and increasing biodiversity where appropriate.

- **Nature and people**

The Management Plan will set out the needs of people, who live nearby and use the site alongside that of the wildlife and associated habitats found there. Whilst safeguarding, restoring and caring for the wildlife species and habitats present, it must also reflect the site's vital contribution to people's health and well being and the wider natural environment.

5 THE VISION

“Coldham’s Common is recognised, protected and managed as a unique, wildlife rich common and open space in Cambridge. A natural and historic asset for both Romsey and Abbey wards, the site provides a multifunctional, natural green space for residents and visitors. Free from unnecessary fencing and with well-maintained paths, it provides a clean, attractive landscape, easily accessible to all in the community, whether for sport, passive recreational pursuit or as a route to another destination. The grazed pasture, watercourses and wooded surrounds of the site provide a feeling of tranquillity and a strong rural landscape character, connecting with adjacent green spaces and wildlife corridors.”

6. AIMS

The following set of aims provides the strategic framework for the development of supporting objectives and detailed delivery actions (as described in the next section.

- **Objective A**
Enhance ecological integrity, manage and protect habitats and species that are a feature on the site.
- **Objective B**
Maintain and enhance the valued sense of place, its informality and tranquillity, while ensuring informal public access and discrete interpretation allows people to enjoy, navigate and appreciate the site.
- **Objective C** - Continue to engage community support for the site's care and management, to provide opportunities for education and to enable people to learn and interact with the site's wildlife, history and use
- **Objective D**
Note and account for the provisions of the statutory obligations and to the rights of the people who use the site and those that live nearby.

7. ACTIONS

The following section details the supporting objectives and associated actions required to take forward each of the above aims. Due to the high level of ecological value and features on the site, Aim A has greater detail than the others.

Accompanying this aim and its supporting objectives and is a series of map appendices showing agreed proposals for habitats and other management over the period of the plan s.

7.1 Aim A - Enhance ecological integrity, manage and project habitats and species that are a feature on the site.

7.1.1 Grassland

The grassland areas on Coldham's Common are a scarce and important habitat locally. Historically, grazing by cattle has maintained the ecological balance on much of the Common. Opportunities to restore grazing to other areas of the Common would be beneficial and increase biodiversity potential, however, other recreational pursuits preclude grazing of the whole site. In the absence of grazing, hay cutting is the next best option. The management plan aims to conserve, enhance and increase areas of species-rich grassland. All areas of grassland should be managed through grazing and / or cutting with cut material being removed from the more species rich areas. This will maintain the grassland floral diversity and provide a good habitat for insects and other wildlife. The transitions (ecotones) between grassland and scrub habitats are particularly important for wildlife, with ideally gradual change between the habitats rather than sharp boundaries. The aim should be to develop such ecotones wherever possible and appropriate and employ rotational cutting management on the scrub/grass margins to maximise wildlife benefit.

The Common contains extensive areas of grassland varying in quality from improved to highly diverse. Parts of the site are currently cattle grazed and semi-improved, with grassland indicators species at low frequency. Though the site is largely flat, in places hollows and ridges from previous coprolite workings add microclimates and there is also a large chalk mound which was once a rifle butt. The rest of the grassland is managed as sports pitches, with rank and scrubby edges. The approved City Council Nature Conservation Strategy (2006) states the continuation of sensitive grazing management is critical to the ecological health of the Cambridge Commons.

The Wildlife Trust was commissioned by the City Council to undertake a site wide habitat and species survey in 2013. Their subsequent report included recommendations to protect and enhance existing grassland. They concluded that grazing has occurred on the common for hundreds of years and has produced a well-structured and species-rich grassland and

associated species that rely on it. As well as maintaining the grassland, grazing animals can also limit the scrub and bramble encroachment and in some cases will actively knock back bramble and small scrub. Grazing will not remove the need for mechanical cutting completely due to the constraints on the site and availability of livestock, but the action of browsing will create a far more valuable grassland habitat that cutting with a tractor will produce.

Grazing the appropriate number of cattle produces a varied sward structure, aids the movement of plant seeds to new areas, enhances the movement of nutrients around the site and produces dung. Over 250 invertebrate species are found solely in or on dung, some of which were noted during the 2013 survey. These invertebrates provide a valuable service in recycling nutrients and also food for further up the food chain. For example dung beetle remains frequently observed within the droppings of hedgehogs on the Cambridge Commons. The relatively high stocking density and timing of grazing currently reduces the available habitat for invertebrates, birds and small mammals. Altering the timing of grazing and adjusting the stocking density will help reverse this.

Cattle are more appropriate grazing livestock than horses, which have a tendency to follow and scare people walking through the area. In addition, horses create distinct lawn and latrine areas, with the latrine areas favouring weed species such as nettle. The fencing surrounding the area is not appropriate for containing sheep, which would not produce the diversity of sward required and are more susceptible to attack by dogs. Good management of this site, as with other commons that are grazed, is dependent on the willingness of graziers to graze their cattle on these public spaces. The pinder service therefore needs to continue to support graziers in managing the health of their livestock to encourage their continued involvement.

Where cattle are not able to graze the compartments, the site should be mown (between July / September) to retain a height of 5-15cm and arisings should be removed or placed in pre-identified sacrificial areas. Mowing should be followed by the occasional use of a chain harrow across particularly species-rich parts of the grassland to prevent a build-up of thatch which can smother the wild flowers.

Areas of grassland currently managed for public use for sitting, picnicking and as informal paths should continue to be mown short on a regular basis.

The grassland, and the cattle that graze on the grass, are key to providing the naturalness, rural and historic feel of the commons and provide important habitat for a variety of wildlife. The grassland also provides the feel of wide open space, valuable in the context of the urban environment. If left

unmanaged natural succession will turn grassland into scrub and then woodland. The current condition of the majority of the grassland is species poor. In particular the frequency of the presence of indicator species that are on site is low, with the majority rare and none with a frequency more than occasional. However, the presence of neutral and chalk grassland indicator species across the site suggests that each area on site has the potential to reach City Wildlife Site status for their grassland.

7.1.2 Grassland objectives

- Manage the area of grassland (including sports pitches) on the site to remain at least as large as in 2015, 28 hectares (65%)
- Enhance the species richness of the grassland to achieve a more diverse grassland habitat and increase the abundance to frequent of at least five neutral / chalk grassland indicator species in each area of the site.
- Grassland on each area of the site qualifies for City Wildlife Status.
- Retain the 2015 proportion of grassland to trees to keep the open 'common' feel of the site.
- Presence of invasive weeds, creeping thistle, nettle, docks, ragwort and cow parsley will be reduced to no more than 5% of grassland.

7.1.3 Grassland Actions

Grazing by Compartment

The 2013/14 Phil Back Associates consultation identified a significant level of agreement amongst users that the common should remain grazed, although identified that stocking densities and compartments required review.

This ten year management plan proposes to continue to graze the existing two compartments (Newmarket Road and Coldham's Lane) with a single herd of between 5 and 15 traditional breed cattle between 1st April and 1st November. This herd will be rotated between the two currently grazed compartments. The species diversity and structure of the resulting sward will be monitored to determine future stocking densities and timings. It is envisaged that these area will improve with this slightly lower grazing intensity from previous years. The City Council also graze a number of other commons in the City, including Midsummer and Sheep' Green and Coe Fen. These sites sometimes require stock removal in the grazing season for events or to prevent overgrazing. One of the grazed compartments may be used to hold other, similarly sized, herds during these times. The Barnwell Road compartment has the potential for grazing after the July hay cut, however, site

users have expressed concerns that this would lead to overgrazing of this site and that it is a known cattle free area for dog walkers. Consequently, this area will continued to be hay cut with the option to graze revisited in 2021.

Compartment	J	F	M	A	M	J	J	A	S	O	N	D
Coldham's Lane												
Newmarket Rd												
Barnwell Rd												
Triangle												
Sports pitches												

	Cattle graze, invasive weed control as required
	Mechanical Hay Cut
	Volunteer cut and rake
	Mechanical cut through growing season

7.1.4 Continue grazing using appropriate stock

Cambridge City Council takes the risk of grazing livestock on public spaces very seriously and has looked closely at ways to ensure that it can continue to use this effective and sustainable method of managing the grass in a way that does not conflict with the public's enjoyment of the common.

The Council is confident that by using experienced graziers, by choosing animals very carefully, by providing the support of the Council's pinder service and by making the public aware of their own responsibilities when visiting open spaces, that its grazed commons and Local Nature Reserves continue to be safe places for people to visit and cared for in the best possible way.

A risk assessment is undertaken for grazing on City Council land. A summary of the identified control measures are:

- Grant grazing licences to only experienced graziers who choose the appropriate animals for public sites, using native and historic breeds known for their placid and docile nature.
- Do not graze bulls
- Do not graze pregnant animals
- Provide signage at entry points to remind visitors of the requirements to keep their dogs on leads in the vicinity of livestock.
- Check stock daily and any animal that is showing signs of illness or change of temperament is removed.

- Regularly check that fences, gates and signs are safe and fit for purpose. Erection of temporary fencing to if needed for 6 month period in line with DEFRA regulations. (see appendix 3)

Invasive weed management of grasslands

Native creeping thistle and spear thistle are found throughout the site and in some areas at detrimental levels, outcompeting other flora, reducing the aesthetics of the site and limiting areas that can be enjoyed by members of the public. Mechanical cutting has been undertaken in most year, ideally this needs to take place just prior to the undesirable species flowering and before they set seed (usually July, depending on species and seasonal conditions). However, this measure to control thistle can have a detrimental effect on non-target species and can alter the grassland habitat suddenly, severely impacting on invertebrate and small mammal populations.

Hand pulling / cutting of creeping thistle has occurred on areas of the Barnwell Road section. This has noticeably reduced the amount of thistle within the sward. The future management of creeping thistle should try to reduce the wholesale cutting of areas. Limited mechanically flailing (topping) and hand clearance, where feasible, will remove any seed source and weaken the plant without removing other non-target species.

In areas of dense thistle then mechanical cutting or weed wiping, if a height differential between the creeping thistle and other grassland species can be achieved by grazing, this would be the best option. The complete removal of creeping or spear thistle from the site should not be attempted as they are both native species and there are several species of invertebrate found solely on them. They are also a valuable nectar source for bees, butterflies and other insects. Scattered plants throughout the sward provide a valuable nectar source but they should be monitored so as not to become a problem.

Hemlock is an invasive non-native plant species and is generally found around the northern and eastern edges of the Barnwell Road section. This too needs to be cut and removed as it is flowering to weaken the plant and reduce the species spreading via seed to the detriment of the existing grassland.

Hoary Cress is found in parts of the Triangle and Newmarket Road sections. It too can be controlled by hand removal where its spread is not too severe. This has been successful in those areas where it is present but needs to continue to completely eradicate this species.

Hay Cutting on Barnwell Road compartment

Barnwell Road compartment is currently cut for a hay crop in July, prior to the area being used as a camp site by the Cambridge Folk Festival. This practice has begun to increase the floral diversity of the compartment. The plan seeks

to continue this practice; however, areas will be left uncut around the edge next to the scrub to achieve a gradation of vegetation height and areas on long grass to overwinter for some invertebrate species to complete their lifecycles. These areas will be subject to cyclical management, with occasional cutting and removal to prevent scrub encroachment.

7.1.5 Scrub

Many invertebrate species are found solely on certain scrub species. Some also need a mix of scrub and grassland to complete their life cycle. Many bird species rely on scrub for nesting and foraging. Different age scrub supports different assemblages of invertebrates, so the presence of both young scrub and maturing and collapsing scrub is important. It is however important that the good quality areas of species-rich grassland are not lost when allowing young scrub to develop.

As a result of the lack of active management within the planted areas bramble and young scrub has encroached onto the adjacent grassland. This interface between scrub and grassland is an important habitat but requires management to ensure it does not encroach grassland and watercourses. Where grazing has been removed or reduced and mechanical cutting has not replaced it then scrub has rapidly encroached into the grassland. This can be seen to the north-east of the Rifle Butts where up until the late 90's there was a wide grassy strip between Coldham's Brook and the strip of scrub running north from the Butts. Once grazing was removed scrub quickly encroached and the path running along the brook becomes very narrow during the summer months.

Scrub should be cut in the autumn / winter and stump treated to stop it regrowing on the most important areas of species-rich grassland or those areas of grassland identified for restoration of species-rich grassland.

Provision of scrub of different species and at different ages should be allowed to develop on the site without a reduction in the quality or area of species-rich grassland. All the areas of planting are of even age and have a restricted value to wildlife. An option for enhancing the value of these areas for wildlife would be to introduce coppicing to certain areas and then allowing the trees and shrubs to regrow, thereby providing the early growth stage habitat and in time a dense thicket stage of value to breeding birds. The resultant cut wood should be left in piles to provide dead wood habitat on the site.

7.1.6 Scrub Objective

- Retain the 2015 area of scrub on the site, 11 hectares (5%)
- Scrub has predominantly native species and a diverse age structure

- Scrub as scalloped edges and graded zone (ecotone) with adjoining habitats
- Retain and enhance scrub boundary screening
- Opportunities remain for site users to forage blackberries, plums etc

7.1.7 Scrub Actions

- Prepare a programme of scrub management to provide a diverse age structure of scrub across the common
- Remove and stump treat scrub that is encroaching on species rich grassland, Coldham's Brook and informal footpaths.

7.1.8 Woodland

The woodland on the Common has primarily been planted as screening, with some arising by natural seeding of previous grassland areas. The woodland has been largely unmanaged as it established, it now requires some management to ensure that its potential for wildlife and people is maximised. The aim should be to develop a diversity of tree age and structure, with glades and rides, presenting opportunities for woodland ground flora to establish. Structural diversity within the woodland, with both young and old trees, will maximise benefits for wildlife and provide a pleasing landscape for people. Dead wood is a very important part of woodland ecology. Woodland management will create additional deadwood on the common which will benefit invertebrate and fungi communities. Standing dead wood should be left where it does not cause a hazard to users of the Common or a significant fire risk. Habitat piles should be created where woodland work takes place. Dead wood in 1.5 – 2m lengths should be stacked away from open ground in piles no more than 0.5m high. Rides and glades are an important component of woodlands. They create corridors for animal movement, light patches where ground flora can develop, and they warm up more quickly than exposed meadow areas, which is important for invertebrates and reptiles.

Management on the margins of the woodland should aim both to prevent scrub encroachment into grassland but also cut back to 'soften' the edges and provide a graded transition to the grassland habitats where possible. Scalloped edges to provide sheltered zones would also be beneficial.

The small areas of woodland on site provide valuable additional habitat for wildlife on the site. At present they are largely unmanaged, except for the weeping willows along the northern boundary which have been pollarded. Management should seek to diversify the species and age structure within each woodland block, favouring the long term survival of native species of good form that will provide long term habitat and screening value.

Selective removal to thin out the woodland blocks should concentrate on non-native trees species. This will maximise the benefit for wildlife and increase light reaching the woodland floor, which should assist the development of the understorey. The majority of non-native understorey species would ideally be removed to facilitate the development of a native understorey, so increasing the woodlands' value for wildlife.

The wide open space of the common enclosed by wooded boundaries is highly valued by site users. Additional screening should be provided along Newmarket Rd, Cambridge Football Ground and Coldham's Lane, planting locations and species should be mindful of traffic sightlines, future climate scenarios, potential future tree diseases, and the likelihood of shading or encroachment over water courses. Any redevelopment of adjacent land holdings should protect and enhance these boundaries woodlands and the landscape setting they provide.

7.1.9 Woodland Objective

- Retain the 2015 area of woodland on the site, 15 hectares (35%)
- Woodland has predominantly native tree species and a diverse age structure
- Woodland has understorey of native species
- Woodland contains some dead and standing deadwood
- Retain and enhance wooded boundary screening around the common

7.1.10 Woodland Actions

- Prepare a cyclical programme of woodland management across the common to ensure a varied age and species structure, develop a native understorey and provide deadwood features
- Remove redundant fencing from around woodland blocks that no longer require protection from grazing stock.
- Install appropriate bird and bat boxes within the woodland blocks to increase roosting and nesting opportunities within the relatively young tree stock.
- Provide new planting of native understorey species such as hazel and field maple within managed woodland blocks that are not subject to grazing.

7.1.11 Watercourses Coldham's Brook (Cambridge City Council awarded watercourse)

Coldham's Brook rises in Cherry Hinton (TL485562) from the chalk aquifer and is known as Cherry Hinton Brook until entering the Commons south eastern corner.

Passing through the common, water is lost to the adjacent lower East Main Drain through several swallow holes, so that the brook itself gradually loses energy and dries out. Chalk streams are a National Biodiversity Action Plan (BAP) habitat, being potentially very species-rich, and rare even at international level, so improving the brook is a conservation priority. Cherry Hinton brook has recently benefited from restoration work by Cambridge City Council, The Friends of Cherry Hinton Brook and the Friends of Cherry Hinton Hall. However, the Coldham's section still faces significant ecological problems including:

- Canalisation
- Over deepened and over widened sections
- Vertical banks
- Silt deposition within channel and lack of exposed substrate
- Slow flow /lack of flow diversity
- Barriers to passage of migrating fish and invertebrates
- Dense shading from trees and scrubs
- Nutrient input vis leaf-fall
- Invasive species (including *Crassula helmsii*)

The Anglian Region Basin Management Plan aims to get Cherry Hinton Brook to "good ecological potential" status by 2027, which entails delivering mitigation measures to improve the brook's ecological status. The plan recognises a need to increase the morphological diversity of the channel, to implement appropriate vegetation control, to manage the deposition and erosion of sediment, to create structures to allow fish to migrate, and to manage invasive species.

The brook supports kingfishers and water voles as it flows through the Barnwell compartment. However, further downstream the usually dry channel is of low ecological value. The reach adjoining the Abbey Stadium within the Newmarket Road compartment tends to hold fluctuating water levels and supports water voles, as well as the scarce Whorl-grass *Catabrosa aquatica*. Whorl-grass is a rare creeping perennial that grows on the muddy margins of slow moving streams or sometimes floats in shallow water and flowers from May-July. Cattle create the muddy, damp habitat favoured by Whorl-grass. The grass has been recorded from the poached margins on Coldham's Brook within the Newmarket compartment. The size of the population on the site is very small and this species could easily be lost from the area. However, this section also harbours the non-native invasive *Crassula helmsii* which requires specialist control, particularly due to the risk of damaging and disturbing the scarce plants and water voles population.

7.1.12 Coldham's Brook Objectives

- The brook continues to support breeding water voles and foraging kingfisher
- Increase native aquatic plants within the channel

- Increase flow and stream bed substrate diversity
- Eradication of *Crassula helmsii*
- Retain or increased the population of Whorl Grass, *Catebrosa aquatica*

7.1.13 Coldham's Brook Actions

- Coppice and lay hedging along the Barnwell Road compartment to increase light levels to the watercourse
- Monitor effect of cattle grazing on Whorl Grass populations. In the flowering month of May to July and consider cattle locations
- Appoint specialist contractor to eradicate the *Crassula helmsii* whilst protecting the water vole and rare Whorl grass present on site.
- Develop a scheme for future public consultation to address the lack of flow in the dry section north of the sports pitches. Include measures to diversify in- channel flows to enhance the chalk stream habitat.

7.1.14 East Cambridge Main Drain

The East Main Drain carries the majority of surface water from the south and east of Cambridge. The man made channel is steep sided and heavily shaded with self-set scrub. Water levels and quality fluctuate widely depending on weather conditions which limits aquatic plant diversity. Some sections however provide suitable conditions for native ferns and the Newmarket Road section harbours a population of water voles and aquatic species such as Water Crowfoot, scarce Stoneworts have also been recoded. The urban drainage function of the watercourse is paramount, however management could be tweaked to increase biodiversity. Due to the poor water quality and steep bank profile the scrub could arguably be more beneficial to biodiversity than increasing light to the drain. Breeding birds include Whitethroat, and Blackcap have been recorded using this ditch side scrub belt. One section harbours a small are of common reed which has supported territories of potentially breeding Reed Warbler and on occasion Sedge Warblers.

7.1.15 East Main Drain Objectives

- The bank side scrub continues to support breeding bird populations
- The drain continues to support breeding water voles and foraging Kingfisher
- The small reed bed feature is maintained and expanded

7.1.16 East Main Drain Actions

- Implement an annual cut of aquatic plants and overhanging scrub from within the channel. Where sufficient light is available, retain clumps of water plants to provide a meandering course through the stream bed.

- Manage scrub sensitively along the Newmarket compartment to ensure light levels for marginal and in channel vegetation, including the water crowfoots.
- Manage habitats adjacent to the small reed bed north of the sports pitches to encourage the reed to spread and enhance the conditions for breeding warblers.
- Retain shaded banks along the reaches favoured by native fern species.
- Develop a scheme for future public consultation to provide enhanced reed bed habitat and opportunities to filter and attenuate flows along the drain.

7.2 Aim B - Maintain and enhance the valued sense of place – its informality and tranquillity, while ensuring informal public access and interpretation allows people to enjoy, navigate and appreciate the site.

7.2.1. Public access

Registered as common land Coldham's does provide statutory obligations/uses and a 'right to roam' including statutory rights of way (see map, Appendix 2) and also including permissible activities such as walking, sightseeing, bird watching, picnicking, climbing and application to graze.

The public access points to the Common were raised as a key area for improvement within the public consultation. The general consensus was that access points should be accessible to all, welcoming, safe and well maintained, with appropriate information and way finding.

7.2.2 Access Objectives

- All access points should be accessible to all, welcoming, safe and well maintained, with appropriate information and way finding.
- New infrastructure and signage will be robust, low maintenance and in keeping with the interface between the common and its more urban setting.
- Information will be collated to avoid a proliferation of signage upon the common

7.2.3 Access Actions

- Complete audit of infrastructure at each site access point to ensure compliance with relevant legislation and good design practice.
- Complete programme of improvements identified within the access audit
- Work with stakeholders to provide site information, interpretation and notice boards for regular updates on management and activities.

7.3 Aim C - Continue to engage community support for the site's care and management to provide opportunities for education and to enable people to learn and interact with the site's wildlife, history and use

7.3.1 Community engagement

Providing opportunities to get involved in volunteering on Coldham's Common has been identified as an action from the public consultation. A friends group formed in 2013 and it is hoped the management plan will encourage both their, and other stakeholder, participation and involvement with practical management on the common and monitoring of species and the effectiveness of the plan.

Currently volunteer activities are restricted to occasional litter picks and practical conservation work parties led by the City Council or Wildlife Trust. The number and scope of these sessions could be increased to encourage more site users to get involved. It is proposed that, once the management plan has been adopted, an annual programme of volunteer opportunities will be published and promoted amongst the key stakeholders, friends group, local schools and libraries, local newsletters, on site notice boards and City Council publication, including the website.

7.3.2 Community Engagement Objectives

- Increase number and diversity of people volunteering on the site
- Encourage and enable local groups to make use of the common, without damaging the biodiversity and landscape character of the space
- More people appreciate the history and biodiversity of the site
- Clearly defined and measurable management plan for the site.

7.3.3 Community Engagement Actions

- Work with key local stakeholders, Wildlife Trust and other local groups to implement the management plan objectives and ten year vision
- Produce and promote an annual programme of volunteer opportunities, including practical management, litter picks and wildlife monitoring
- Run a number of guided walks to introduce local groups to the wildlife on the common
- Install public notice boards at the key entrances for the City Council and Friends group to provide updates on management activities and volunteers.
- The creation of this plan provides an in depth reference document but this should be supplemented by a short summary version for day to day public reference available on the City Council website.

7.3.4 Monitoring and surveying

Increased ecological surveying would be beneficial for supporting and directing future management plan reviews. The City Council will continue to monitor the plant diversity and structure of the grassland and the population of Whorl grass in Coldham's Brook. Opportunities for surveys of other wildlife groups and species will be promoted to local interest groups and individuals.

7.3.5 Monitoring and Surveying Objectives

- Over the next 10 years an increased dataset of species records, over several groups will be submitted to the Cambridge & Peterborough Biological Records Centre (CPERC)
- Species records will be reviewed annually and new information used to tweak management operation to suit species deemed as scarce, vulnerable or of specific interest to the site.

7.3.6 Monitoring and Surveying Actions

Prioritising of species monitoring and methods;

- Bats – Including foraging routes and potential roost sites. Surveys could form part of a public bat walk on the site. Bat boxes could be monitored annually.
- Small Mammals – particularly associated with long grass and scrub areas. Important prey for species such as Kestrel, Tawny Owl and weasel. Potential school or student monitoring project.
- Birds - Little is known of the breeding birds of the Common. The proposed scrub, woodland and watercourse management has the potential to benefit breeding and wintering species. Approach the Cambridge Bird Club to appeal for volunteer surveyors.
- Reptiles – common lizards and grass snakes have been recorded. Though little is known about population size. Approach Cambridge & Peterborough Reptile & Amphibian Group
- Butterflies– Establish a transect route across the various habitats on the common to be walked throughout the butterfly season. Approach local Butterfly Conservation Trust representatives
- Moths – Good indicators of general habitat health. Surveys could form part of a public evening event.
- Dung Beetles (& associated fauna) – establish species present within cattle dung, could form part of guided walk around the site.
- Aquatic invertebrates – Base line studies of the aquatic macro invertebrates would provide a useful guide to water quality and habitat condition within the two watercourses. This information would be used to guide enhancement proposals.

- Volunteering opportunities, events etc.

7.4 Aim D - Note and account for the provisions of the statutory obligations and to the rights of the people who use the site and those that live nearby.

7.4.1 Events and activities

Registered as common land Coldham's does provide statutory obligations/uses and a 'right to roam' including statutory rights of way (see map in appendix) and also including permissible activities such as walking, sightseeing, bird watching, picnicking, climbing and application to graze. Alongside the permissible activities there are others which are not allowed or require consent from the registered land owner, namely, camping, lighting of a fire or barbeque or hosting events. Whilst some of these activities are undertaken daily by individuals and small groups the events and grazing require active management;

The Sports pitches and Barnwell Road compartment provide the opportunity for hire to host occasional events, at present many of these are sports based but on occasion applications are received to host cycle rides. The largest and established annual event however see these areas used for additional camping for the duration of the annual Cambridge Folk Festival, held at Cherry Hinton Hall on the last weekend of July. The site is fenced and marshalled throughout the setup and operation of the event, with all relevant health and safety and environmental legislations complied with. The consultation identified significant local support for the common to continue hosting the event, with some concerns raised about communication with site users during the organisation.

7.4.2 Event Objectives

- To be open to event applications which do not present significant disturbance to habitats or species on the common.
- To ensure any permitted event is undertaken without significant disruption to other site users

7.4.3 Event Actions

- Ensure that any expression of interest to host an event follows current event application process with consultation of local councillors primarily to proceed and then notification to key stakeholders and local residents for awareness.
- Offer a meeting with the interested stakeholders to discuss the set up for any large event and a post event meeting to feedback on any issues raised.
- Undertake ecological walk over and risk assessment prior to large events

- Provide information on the sites history and biodiversity to event organisers and attendees when on site.

8 RESOURCES

8.1 The successful delivery of this plan and associated actions is subject to available resources, including capital and revenue funding and community engagement and volunteer support. The City Council has an existing revenue budget, which covers the annual maintenance costs of its green spaces across the city, including Coldham's Common. Coldham's Common also currently attracts annual grant payments from the European Union's Agri-Environment Scheme towards its grassland management. The Council also manages a capital programme, which provides the opportunity for service's to submit bids for capital funding against. With continued pressure on public finances, the Council is actively seeking to engage communities and volunteers more in supporting service delivery and maintaining standards. Only by a successful combination of these inputs will the Coldham's Common management plan and associated outcomes be achieved s.

9 MONITORING AND REVIEW

It is fundamental that a mechanism is in place to ensure that the implementation of the management plan is monitored periodically reviewed. The following table sets out the proposed monitoring and review framework for the plan, which is focused on the key actions. These are supported by more specific appendices giving more detail on operational activity and when tasks should be completed during the calendar year as appropriate.

9.1 Actions and Monitoring

Ref	Action/Activity	Monitoring	Review date
7.1.3	Compartmental grassland management by Council and volunteers	Ensure cutting operations have been undertaken and at correct times.	November annually
7.1.4	Continue grazing using appropriate stock	When grazing licences are issued annually in March crosschecks outlined in 8.1.3 to be adhered to.	March - annually
7.1.7	Prepare a programme of scrub management to provide a diverse age structure of scrub across the common	Production of specific plan and timetable	April 2016

7.1.7	Remove and stump treat scrub that is encroaching on species rich grassland, Coldham's Brook and informal footpaths.	Production of specific plan and timetable	April 2016 Implement 2017
7.1.10	Prepare a cyclical programme of woodland management across the common to ensure a varied age and species structure, develop a native understory and provide deadwood features	Tree evaluation programme. Tree team to undertake and monitor site on cyclical basis.	From April 2016
7.1.10	Remove redundant fencing from around woodland blocks that no longer require protection from grazing stock.	Task completion - CCC operations	2017
7.1.11	Install appropriate bird and bat boxes within the woodland blocks to increase roosting and nesting opportunities within the relatively young tree stock.	Identification of funding stream 2016. Implementation.	December 2018
7.1.11	Provide new planting of native understorey species such as hazel and field maple within managed woodland blocks that are not subject to grazing	Identification of funding and implementation.	December 2018
7.1.13	Coppice and lay hedging along the Barnwell Road compartment to increase light levels to the watercourse	Task completion	Dec 2017

7.1.13	Monitor effect of cattle grazing on Whorl Grass populations. In the flowering month of May to July and consider cattle locations	Site monitoring and local cattle management programme where identified	May-July Biannually from 2016
7.1.13	Appoint specialist contractor to eradicate the <i>Crassula helmsii</i> whilst protecting the water vole and rare Whorl grass present on site.	Contractor appointment and action. Monitor water vole populations.	Biannual reviews from 2016
7.1.13	Develop a scheme for future public consultation to address the lack of flow in the dry section north of the sports pitches. Include measures to diversify in- channel flows to enhance the chalk stream habitat.	Production of specific plan and timetable for consultation.	2018/2019 plan. Consult 2020
7.1.16	Implement an annual cut of aquatic plants and overhanging scrub from within the channel. Where sufficient light is available, retain clumps of water plants to provide a meandering course through the stream bed.	Site review to identify works needed. Production of specific plan.	End 2017
7.1.16	Manage scrub sensitively along the Newmarket compartment to ensure light levels for marginal and in channel vegetation,	Internal communications to ensure work is programmed.	Annually 2016-2026

	including the water crowfoots.		
7.1.16	Manage habitats adjacent to the small reed bed north of the sports pitches to encourage the reed to spread and enhance the conditions for breeding warblers.	Work with local volunteer groups to implement.	Annually 2016-2026
7.1.16	Develop a scheme for future public consultation to provide enhanced reed bed habitat and opportunities to filter and attenuate flows along the drain.	Production of specific plan and timetable for consultation.	2018/2019 plan. Consult 2020
7.2.3	Complete audit of infrastructure at each site entrance to ensure they comply with relevant legislation	Audit documented and reviewed biannually to ensure up to date.	Initial completion 2017
7.2.3	Complete programme of improvements identified within the entrance audit	Delivery of changes required in order of priority identified.	2016-2026 with biannual review
7.2.3	Work with stakeholders to provide site information, interpretation and notice boards for regular updates on management and activities.	Evidence of consultations on permanent installations (e.g notice boards) After implementation regular updating of content.	End of 2018 Quarterly on annual basis
7.3.3	Produce and promote an annual programme of volunteer opportunities, including practical management, litter picks and wildlife	Production of specific plan and timetable. Arrangement of on-site working days. Twice yearly (or as required) updating of notice boards and web	2016 2016-2026 Annually/ongoing

	monitoring	pages.	
7.3.3	Run a number of guided walks to introduce local groups to the wildlife on the common	Evidence of walks/tours undertaken on regular basis (minimum of one per annum on specific topic)	2016-2026 annually
7.3.3	The creation of this plan provides an in depth reference document but this should be supplemented by a short summary version for day to day public reference.	By production summary version of full management plan	2016
7.3.6	Prioritising of species monitoring and methods (specific species identified in 7.3.6)	As objective Species records reviewed annually and new information used to tweak management operation to suit species deemed as scarce, vulnerable or of specific interest to the site.	2016-2016 annually
7.4.3	Ensure that any expression of interest to host an event follows current event application process with consultation with local councillors primarily to proceed and then notification to key stakeholders and local residents for awareness.	Citywide annual events programme	2016-2026 Annually
7.4.3	Offer a meeting with the interested stakeholders to discuss the set up for any large event and a post event meeting to feedback on any issues raised.	Meetings documented	2016-2026 Annually but as required.

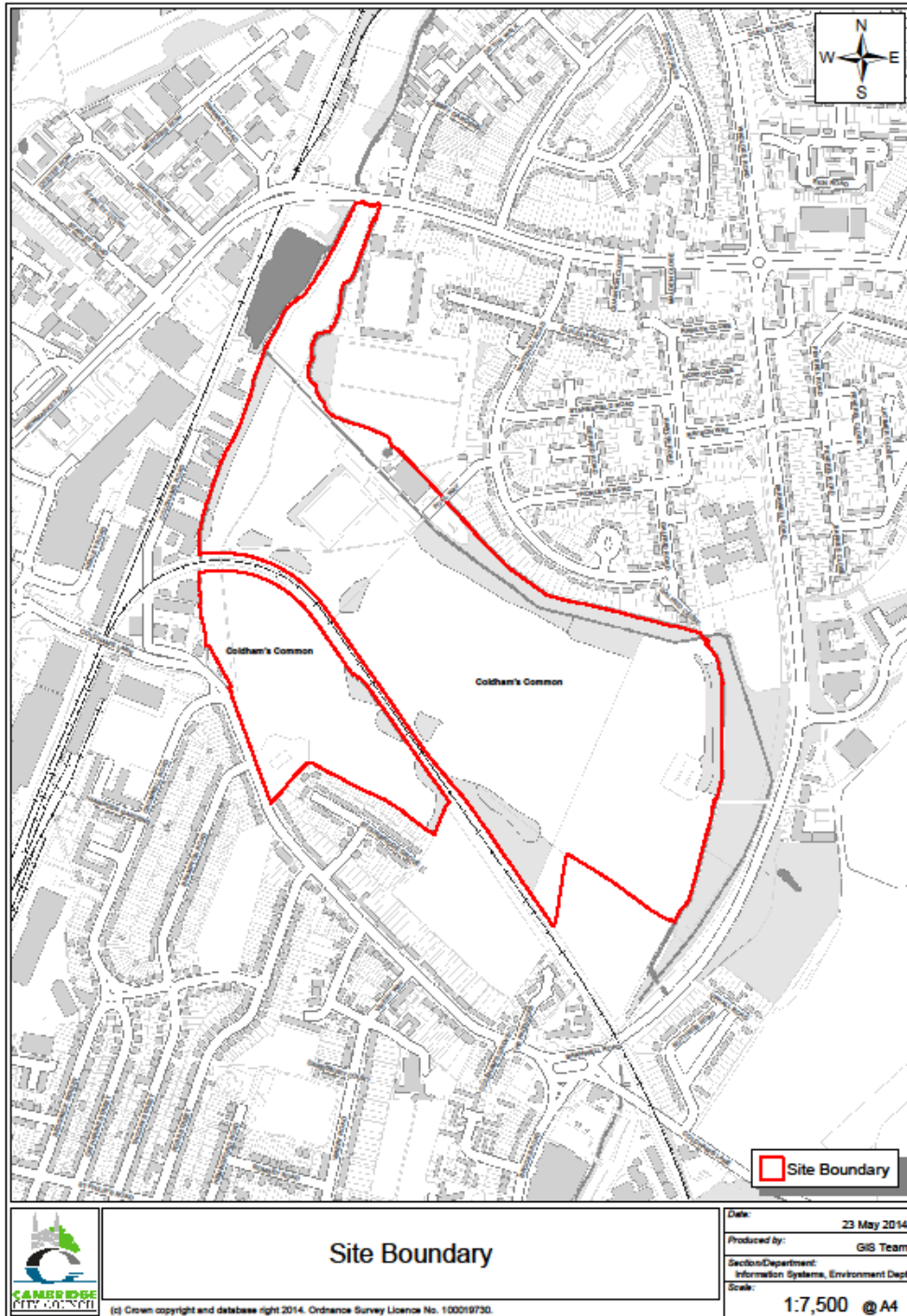
7.4.3	Undertake ecological walk over and risk assessment prior to large events	By arrangement and determined by event programme.	2016-2026 Annually but as required
7.4.3	Provide information on the sites history and biodiversity to event organisers and attendees when on site.	Triggered by successful event application.	2016-2026 Annually but as required
General	Management Plan review	Success of plan measured by completion of all defined actions.	Mid plan review 2021 Plan completion review 2026

Appendix 1.

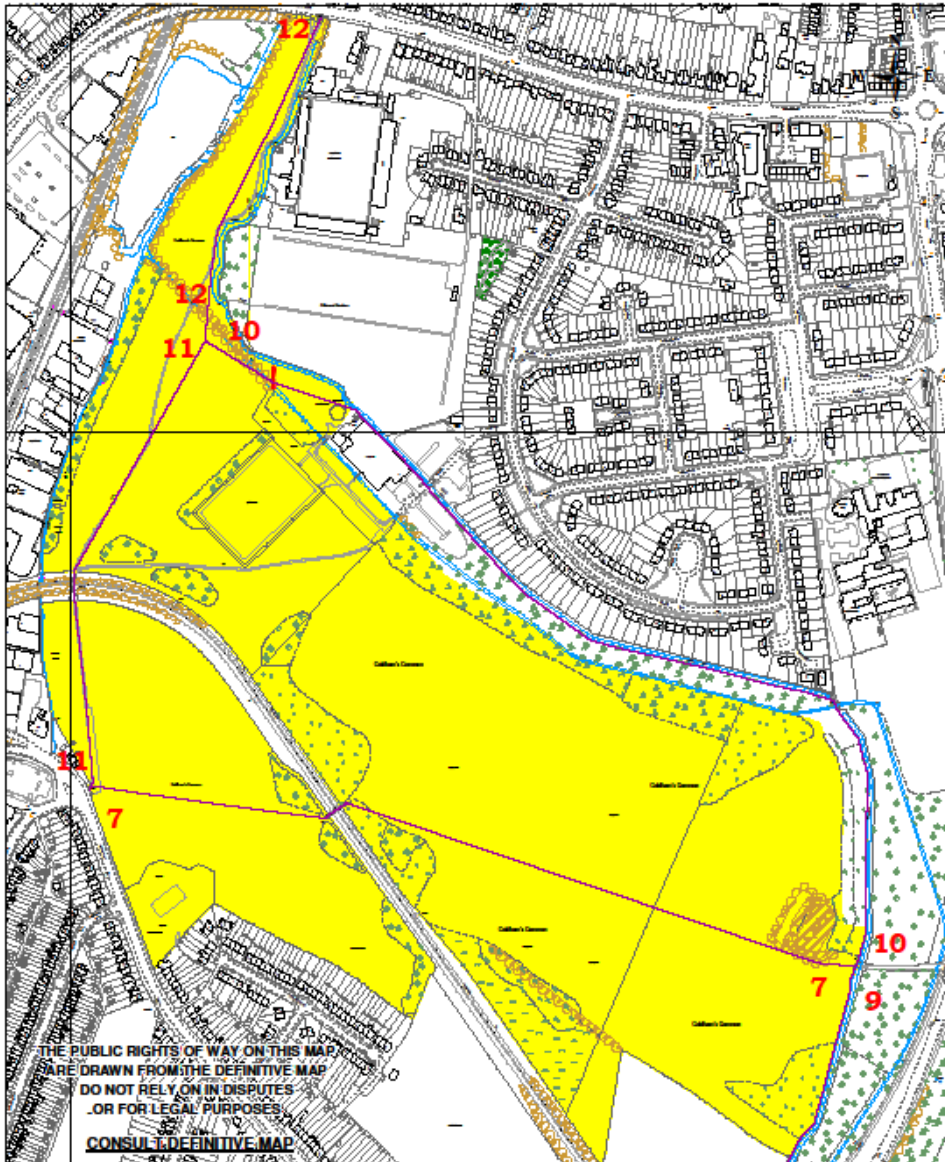
Coldham's Common - Management Schedule													
Annual Task	Team	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Graze compartments A & B	Operations (Pinder)												
Cut amenity grassland	Operations												
Haycut & Collect Barnwell Compartment	Contractor												
Top thistles (as required)	Operations												
Cut informal paths	Operations												
Cut and rake 'Triangle'	Volunteers (Wildlife Trust)												
Hand pull Haory Cress	Volunteers (Wildlife Trust)												
Reduce encroaching scrub on rotation	Volunteers, Operations												
Thin shelter belts on rotation	Tree team, Contractors, Volunteers												
Annual watercourse vegetation management	Watercourse Contractors												
Litter Pick	Operations												
Deep clean, including watercourses	Operations, Volunteers												
Projects 2016													
Reduce scrub along Coldham's Brook	Operations, Volunteers												
Control Himalayn Balsam	Volunteers												
Control <i>Crassula Helmsii</i>	Specialist Contractor												
Remove redundant fences / water trough	Contractors, Volunteers												
Install public notice boards	Volunteers												
Tree Inspections & maintenance*	Tree Team												
Projects 2017/18													
Tree Planting**	Tree Team												
Ongoing tasks													
Playground inspections	Asset Management												
Folk Festival	Asset Management												
* Area B in Parks tree maintenacne programme. 16/17, 19/20, 22/23,26/27													
** Areas B in Parks tree maintenance programme. 17/18, 20/21, 23/24, 27/28													

Appendix 2

Maps: Coldham's Common Management Plan Site boundary



Coldhams Common

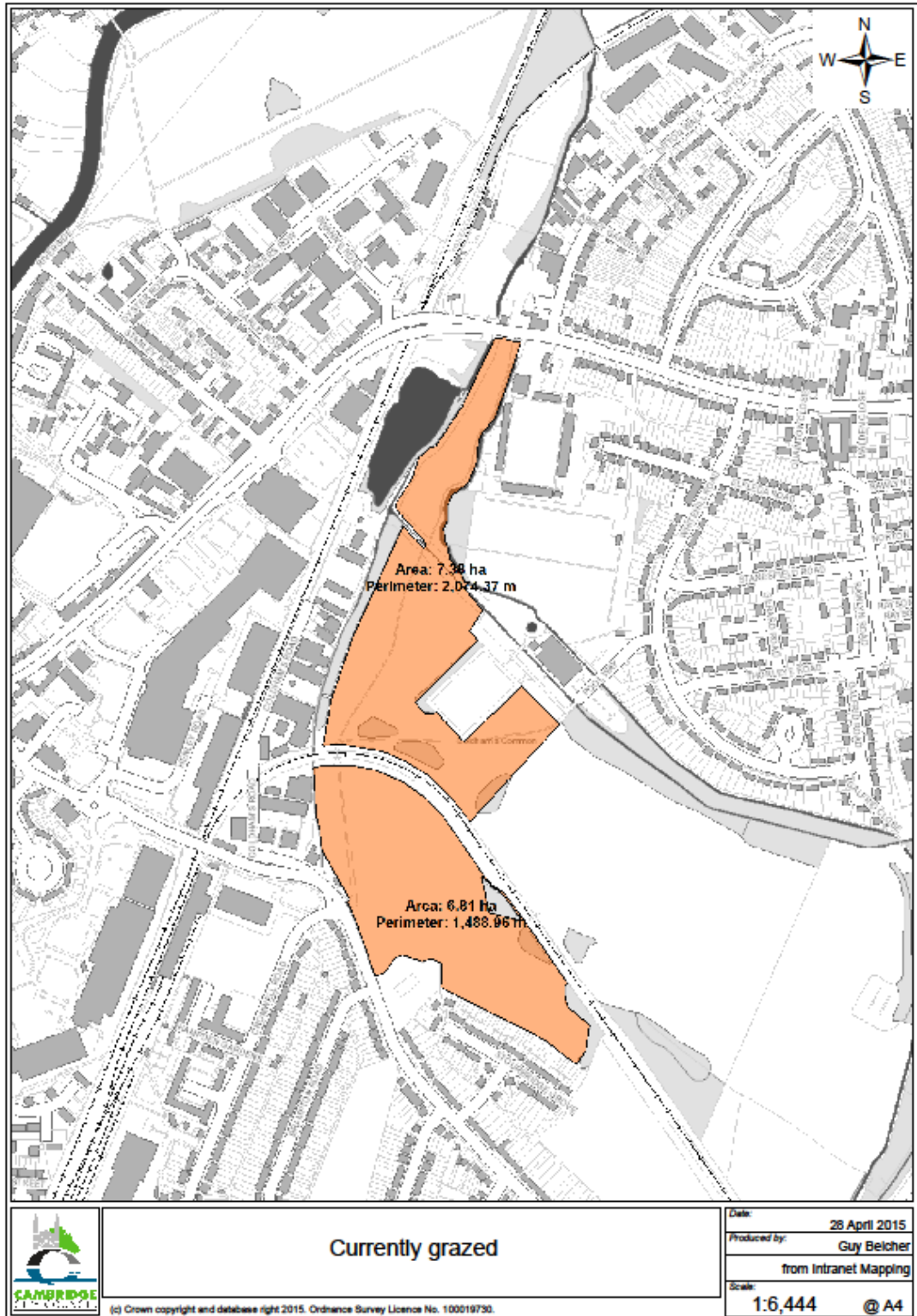


Scale: 1:5000
 Date: 24/05/2010
 By: cg283

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Key - Drawn from the Definitive Map		
Public Footpath (purple)		Permissive Footpath (red)
Public Bridleway (green)		Permissive Bridleway (red)
Byway Open to All Traffic (brown)		Permissive Access (red)
Parish boundary (yellow)		Potential Highway (orange)

Registered common land and public rights of way



Currently grazed compartments



Nature Conservation designations, including Cherry Hinton brook to the south and the Barnwell Junction Meadows heading to Fen Ditton Meadows and Stourbridge Common to the north

Compartment management maps:

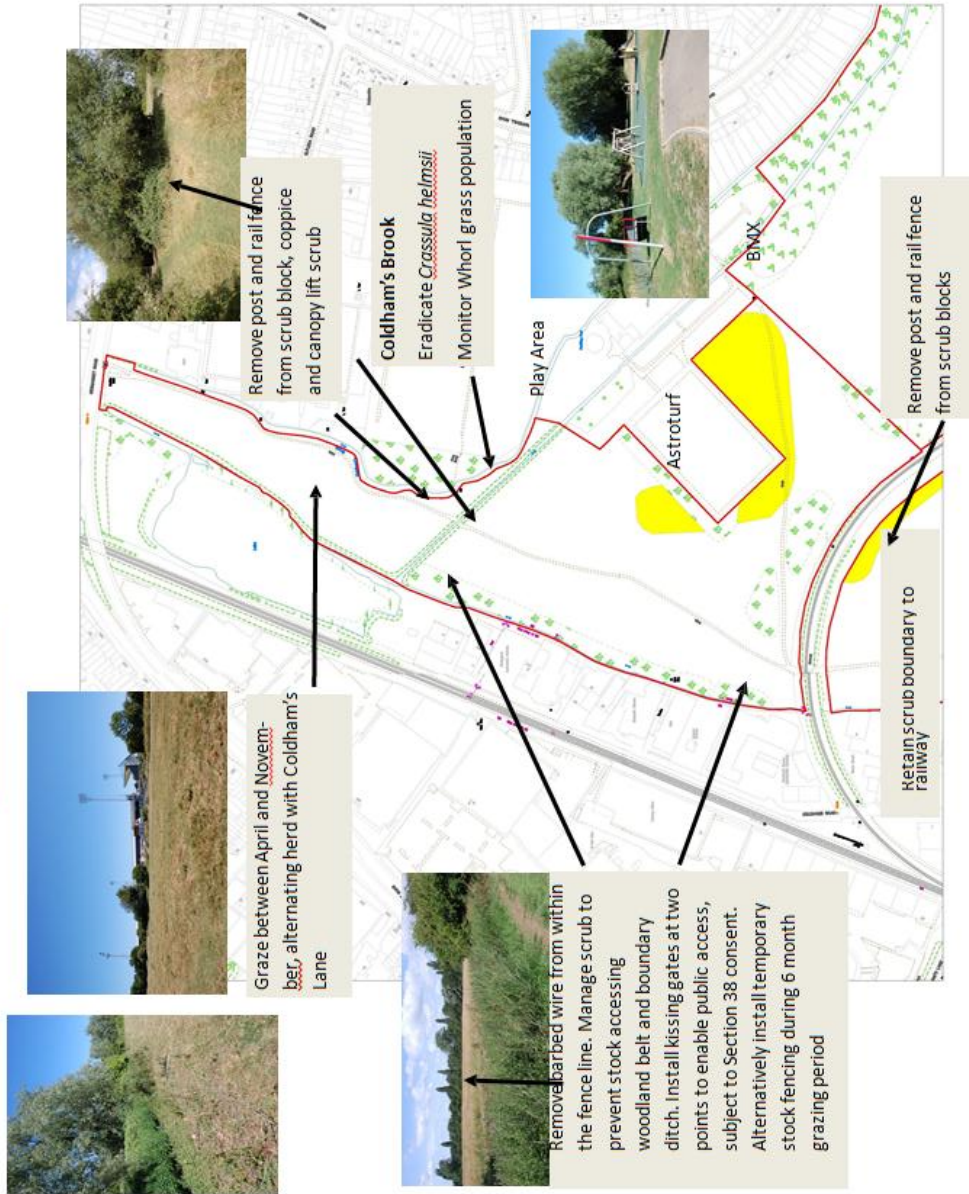
Newmarket Road

Coldham's Lane

Sports Pitches

Barnwell Road

Newmarket Road Compartment — Management Map



Graze between April and November, alternating herd with Coldham's Lane



Remove post and rail fence from scrub block, coppice and canopy lift scrub

Remove barbed wire from within the fence line. Manage scrub to prevent stock accessing woodland belt and boundary ditch. Install kissing gates at two points to enable public access, subject to Section 38 consent. Alternatively install temporary stock fencing during 6 month grazing period

Coldham's Brook
Eradicate *Crassula helmsii*
Monitor Whorl grass population



Remove post and rail fence from scrub blocks

Retain scrub boundary to railway

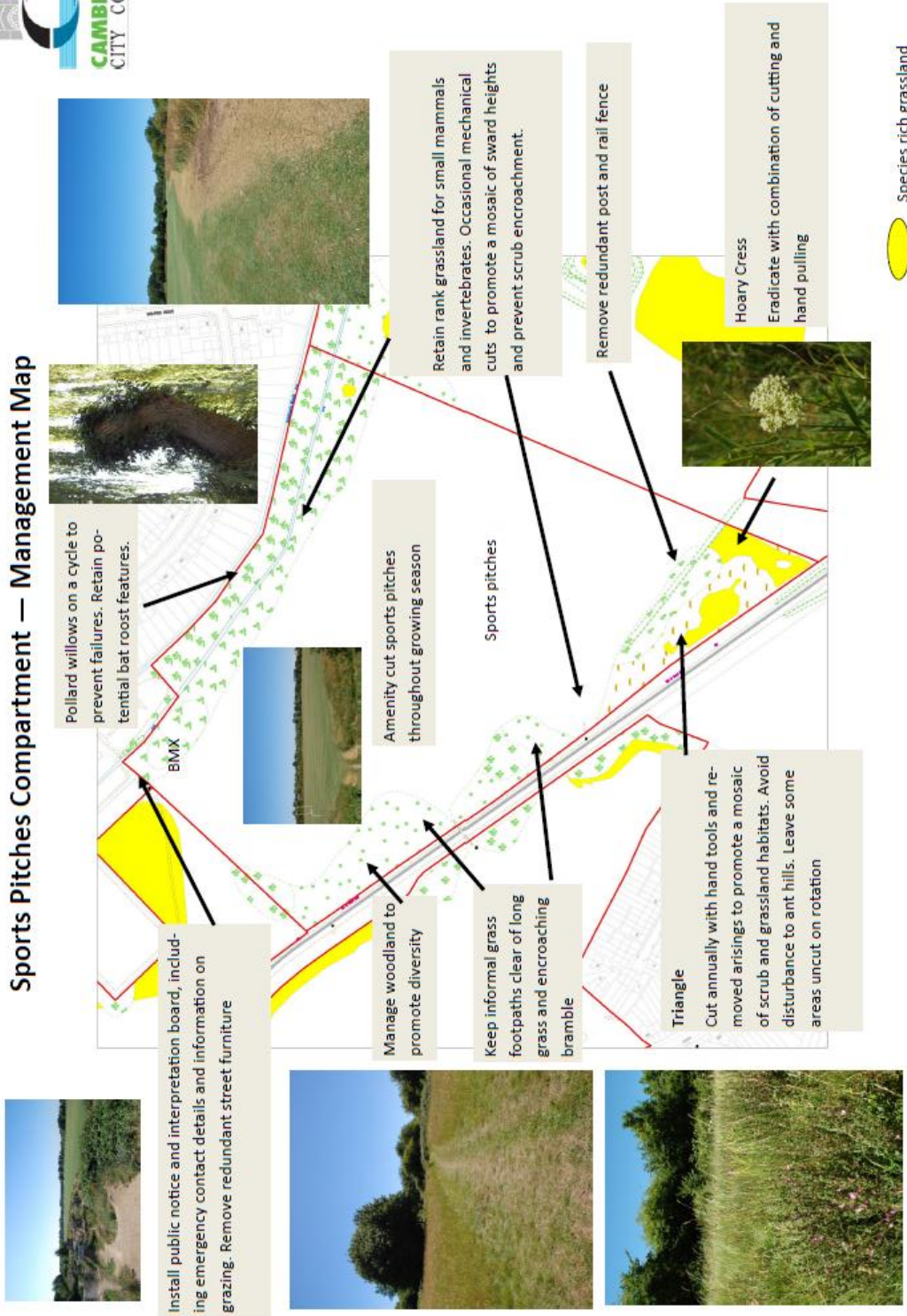


Catabrosa aquatica



Species rich grassland

Sports Pitches Compartment — Management Map



Barnwell Road Compartment — Management Map



Appendix 3

Natural England, Department for Environment, Food & Rural Affairs (DEFRA)

Regulations for carrying out works on Common Land

The following outlines the regulations outlined by DEFRA in relation to carrying out works on common land.

Works you don't need consent for

It's your responsibility to make sure the works you're doing don't need consent.

You don't need Secretary of State consent to:

- add new stiles and gates in existing boundaries
- add direction signs and information boards
- create or widen existing unsurfaced or loosely surfaced footpaths
- add seats
- add shooting butts that are smaller than 10 square metres add temporary sheep pens for fewer than 28 days in one year eg for separating sheep from lambs or lug tagging during a gather or drift
- burn heather or cut bracken, or manage vegetation by any mechanical means
- set out areas for sport or games including goalposts, provided they don't need any major permanent construction
- add a temporary shelter for fewer than 14 days in 1 year for animals that need emergency veterinary treatment
- add feeding and watering troughs, provided they're proportionate to the number of animals that need to be fed
- add scrapes for grouse or lapwing
- add larsen traps or crow traps
- dredge and clear ponds or other bodies of water
- plant and protect indigenous trees and shrubs, provided it's not for forestry and won't impede access at any stage of growth
- allow the Highways Agency to put up temporary snow fences

Works that are exempt

Some works, like erecting temporary fencing or putting up bollards are considered 'exempt' in certain circumstances - this means you don't need consent to carry them out.

If you want to carry out these works, you must complete a notice of exemption and send it to the Planning Inspectorate.

You must also display a copy of your notice of exemption on the site where you're carrying out the works

Erecting fencing for up to 6 months

You can erect temporary fencing on commons for up to 6 months to restrict the movement of grazing animals.

To do this, you must be:

- the owner of the land
- a commoner (anyone who has rights of common on the land)
- anyone acting with written consent of the owner

The area you want to fence off must not be bigger than either 10 hectares or 10% of the area of registered common land that it's part of, whichever is a smaller area

It can't exceed this size limit, either by itself or cumulatively with any other areas in same area of registered common land which you have fenced off without section 38 consent.

If you fence off a piece of land for 6 months under this exemption, you must then remove the fences for 6 months before you can fence it off again.

Erecting fencing for up to 1 year

You can put up temporary fencing for up to 1 year (or up to 3 years on moorland) to protect vegetation if you're growing or restoring it.

The area you fence off must not be larger than 1% of the registered area of common land it's part of.

It also can't have been enclosed within the previous year.

To do this, you must be:

- the owner of the land
- a commoner (anyone who has rights of common on the land)
- anyone acting with written consent of the owner

Erecting fencing for up to 5 years

You can put up temporary fencing for up to 5 years if you're restricting access to conserve nature.

The area you want to fence off can't be bigger than 1% of the registered area of common land that it's part of, by itself or along with other areas in the same area.

To do this, you must:

- own the land or have written consent from the owner to prove you're working on their behalf
- have a written agreement with Natural England or the Secretary of State requiring you to conserve nature

Installing rows of obstacles

You can install a row of obstacles, eg bollards or large stones to stop vehicles accessing common land - it can't be greater than 200 metres in length.

You can't have more than one row of obstacles on your land (ie within a single land registry unit).

You can extend an existing row of obstacles, but the combined length of the original row and the extension can't be more than 200 metres.

You can only do this if vehicles accessing the land would:

- stop members of the public using it for recreation or commoners from exercising their rights of common
- damage the land

To do this you must be either:

- the owner of the land
- any other person acting with the written consent of the owner of the land

Glossary

Local Nature Reserve (LNR)	A statutory designation that protects a forsite for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it.
County Wildlife Site	County Wildlife Sites (CWS) are areas of land recognised as being at least county, sometimes national, importance for their nature conservation value; this is defined by the presence of important, distinctive and threatened habitats and species. County Wildlife Sites are not protected by law, their survival depends on owners and managers being sympathetic to the needs of wildlife. Local Authorities as part of their planning function have a responsibility to take account of County Wildlife Sites alongside other material planning considerations.
City Wildlife Site	Have the same level of protection as County Wildlife Sites. However, the criteria for selection considers the sites importance in a urban context. Therefore their value may be local as opposed to County level.
Coprolite	Fossilized dung from prehistoric vertebrates
Biodiversity	The variety of life in the world or in a particular habitat or ecosystem.
Ecotone	An ecotone is a transition area between two habitats. It is where two communities meet and integrate.
Arrisings	Materials generated following cutting
Ruderal	A plant species that is first to colonize disturbed lands. Often associated with manmade disturbance and waste ground.
Steer	Castrated male, also known as bullocks. They are naturally boisterous and may sometimes even appear aggressive to

visitors. This is due however to their inquisitive nature and is unlikely to cause injury

Heifer

Young female (cow) that has not yet given birth to a calf and consequently is well tempered and suited to an environment where there is likely to be interaction with the public.

Pinder

Local term for stockman who manage the grazing of cattle on the Cambridge Commons.

S106

Developer contribution for enhancement of local formal and informal green spaces.

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- Cambridgeshire Green Infrastructure Strategy. Cambridgeshire Horizons, 2011
- Cambridge City Council Code of best practice on consultation and community engagement, CCC, June 2011
- Watercourses on Parks & Open Spaces, Cambridge Survey Report 2008
- The Drainage Channel Biodiversity Manual Ada& Natural England 2008
- Cambridge City Wildlife Sites Register 2005
- Barnwell Local Nature Reserve Summary Plan 2001-2010
- Cambridgeshire and Peterborough Local Biodiversity Action Plan
- A Common Purpose, A guide to Community Engagement on Common Land 2012
- Finding Common Ground
- CCC Streets & Open Spaces – Operational Plan 2014-15
- Coldham's Common County Wildlife Site Citation (2005) Site No. H5.1
- Coldham's Brook City Wildlife Site Citation (2005) Site No. H5.2
- Habitat Management for Invertebrates: a practical handbook P. Kirby 1992
- Water Vole Handbook 3rd Edition 2011r. Strachan, T Moorhouse & M Gelling



To: Executive Councillor for City Centre and Public Places (and Deputy Leader): Councillor Carina O'Reilly

Report by: Nadine Black, Streets and Open Spaces – Public Art Officer

Relevant scrutiny committee: COMMUNITY SERVICES SCRUTINY COMMITTEE 17/03/2016

Wards affected: All

RIVER CAM PUBLIC ART COMMISSION Non Key Decision

1. Executive Summary

- 1.1 In October 2015, it was reported to the Community Services Scrutiny Committee that new large scale public art projects would be developed and further details presented back to the Committee in 2016.
- 1.2 This report sets out the proposed development principles and process for a new public art commission to promote and celebrate the story of the River Cam; including exploring its relationship to the foundation of Cambridge as a city, its ecology and also its social history.
- 1.3 The principal aim of the project is also to promote the use of the river and its environs; to understand its heritage, and encourage social engagement and leisure activities to the wider residents of and visitors to Cambridge.
- 1.4 The indicative budget for the project is up to £550,000, funded from currently £450,000 of strategic Public Art Developer Contributions (which cannot be spent on anything other than off-site public art, and must be spent within a limited timescale), and external grant applications.
- 1.5 This report sets out the intended process to achieve a high quality programme of public art projects for Cambridge. At this stage no

artist(s) has been appointed and the intention is to develop a programme brief that is challenging and will produce many direct and indirect project benefits.

- 1.6 It is proposed that the project be developed and delivered in two phases. Phase 1 will be the commissioning of an Artist(s) in Residence for the river. The Artist in Residence brief will require an artist to creatively engage the local community and stakeholders to build a resource that maps the rivers heritage as an artistic output. This Phase 1 commission will form an integral part of and provide a resource to inform Phase 2. Phase 1 will further develop the scope of the programme projects.
- 1.7 This project has complex challenges and issues and must be taken forward with a programmed approach that allows for complexities of the river as a whole and the artists must be experienced and must have the correct amount of time for the research and development element of the commission, Therefore, it is recommended that the timescale for the completion of the programme Phase 2 is 3 to 4 years from now.
- 1.8 A programme timetable is set out in Appendix A.

2 Recommendations

The Executive Councillor is recommended:

- a) To approve the development, implementation and completion of programme of public art projects for the River Cam with a budget of up to £550,000 to be funded in part by Public Art Developer Contributions.

3 Background

- 3.1 In 1991 the Arts Council of Great Britain initiated the Percent for Art Campaign; and a year later the City Council adopted this as planning policy.
- 3.2 The City Council, and most other bodies, have recognised the 'percent' as meaning 1% of the capital construction cost of developments for most medium to large sites - it is seen as being generally reasonable, yet large enough to yield sufficient money to fund high quality public art.

- 3.3 Since the adoption of the Public Art SPD in 2010, the council has refined the way it identifies and collects for new projects and has adapted to changing rules on S106 contributions.
- 3.4 The Public Art Supplementary Planning Document (SPD) provides a guide to the council in how s106 contributions can be spent to create and provide public art in Cambridge
- 3.5 The Public Art SPD supports city-wide Local Plan policy 3/7 (Creating Successful Places). It is a requirement of development in the urban extensions (Local Plan policy 9/3), the Station Area (Local Plan policy 9/9) and is a development principle in the Cambridge East Area Action Plan (Policy CE/2) and the North West Area Action Plan (Policy NW22).
- 3.6 On the 8th October 2015, the Executive Councillor for City Centre and Public Places considered a report and made a recommendation that Officers' develop proposals for large-scale public art projects - to be commissioned by the council and to reflect the city's identity – and to report these proposals to the Community Services Scrutiny Committee from early 2016.
- 3.7 This report sets out work to date on developing a large scale public art project that celebrates and promotes the River Cam and recognises the river's importance to the city and associated heritage value.
- 3.8 Off-site public art contributions collected through the SPD reached significant levels in 2014/15 and the Council wishes to use this financial opportunity to commission a major public art project that will provide benefits to wards and residents across Cambridge.
- 3.9 This is the largest public art commission put forward in Cambridge and provides an exciting opportunity to work with artists on a significant strategic project, which will have a lasting impact on the city and beyond.
- 3.10 In line with S106 regulations governing the use of developer contributions has to be related to where they came from. This programme of projects will recognise the river as a resource for the whole City.
- 3.11 The Phase 1 Artist in Residence commission is important to the overall project. It enables an artist to inhabit the riverside and allows a sustained dialogue to develop over time. It supports a growing

community network - being 'in residence' implies an inherent relationship with people and place. Cambridge has many examples of Artist in Residence programmes, which are funded by S106 contributions and comply with the requirements of the SPD. Two exemplars are the North West Cambridge development Trumpington Meadows Artist in Residence programmes. Details of the North West Cambridge Programme can be viewed on the project website <http://www.nwcambridgeart.com/>. Images are provided in Appendix B.

- 3.12 An example of a current project by Highlands Council for the River Ness is detailed in Appendix C. The project is being led by the Inverness City Arts working group of The Highland Council's City of Inverness Area Committee and it gives an indication of the possible outcomes of Phase 2 of the project.

The projects are:

- The Gathering Place – a major artwork designed to bring people together to enjoy the River Ness;
- The Sculptural Destination - an iconic landmark to visit, interact with or view;
- Rest Spaces - relaxation areas for individuals or small groups;
- The Trail – a paper or digital map and trail from Ness islands to the river mouth including things of local interest;
- River Connections - seating areas and poetry set into stones; and
- Children's Riverside Water Feature – for young people and families with educational opportunities

4 Context

- 4.1 The natural environment of Cambridge is dominated by the River Cam, which forms the major green corridor through the city and helps define the character of the city. The river also links a necklace of green spaces and the legibility of these spaces is poor, in terms of understanding which space one may be in and what is special about that space. This project can positively contribute to improving the understanding of the natural environment in terms of ecology, biodiversity and improving connections and legibility.
- 4.2 An important element of this project includes investigating the past heritage value of the river and its environs, to understand the changes over time and to connect the past with the present. The past heritage value of the river also includes the social history that surrounds it and this will be a key component in the artists brief. This will provide the

opportunity for local communities to share, link and promote their individual stories to engage with, understand and appreciate the river environment and heritage.

- 4.3 The river also plays an important role in people's quality of life including their mental and physical health and well-being. An intention of this project is to provide for a creative programme of artworks which promotes the river as an active space for leisure activity, including walking and cycling for all sections of the community. This will heighten the experience of living in Cambridge. The vision for the project is to commission subtle artworks that will encourage ALL users to engage with, understand and appreciate the river.
- 4.4 There is no doubt that this project is complex: there is a fixed budget, there is no defined site, and there are a number of stakeholders and interested parties who will require input into the further development of it. It is understood that for the project to be successful it must include comprehensive research and community engagement. The ambition is to create a programme of works that has meaning to the people of Cambridge and resonance across the city, and the wider region.
- 4.5 For this reason it is proposed that the project will comprise two phases. Phase 1 will be an artist's commission, which engages local residents and the wider community to build a resource that maps the river's heritage and associated social history and creates associated artwork in response. The Phase 1 work will include potential approaches for the second phase of the commission. The artists commissioned for Phase 2 of the project could be the artists that has undertaken Phase 1 or it could be another artist. Indeed phase 1 of the project could identify a series of commissions to be undertaken by different artists.
- 4.6 At this stage in the project, there are no preconceptions of what the works will be or where they will be located. This can only be determined once the community research and engagement has taken place.
- 4.7 The proposed budget is to include all fees, expenses, planning permission and approval costs, materials, manufacture, public consultation, transport, installation, sub-contractors' costs, technical consulting advice (including structural engineering advice), insurances and any other costs associated with the making or installation of artworks.

- 4.8 The programme will be steered by a Project Board, which will include key stakeholders and elected members. The individual projects will be managed by the Public Art Officer in partnership with other professional Council Officers, when required.
- 4.9 This is a significant programme, which has importance across the region and potentially nationally, therefore funding options will be explored to expand the project to include South and East Cambridgeshire.

5 Public Art Supplementary Planning Document (SPD) compliance

- 5.1 The SPD states that ‘any proposals brought forward for consideration for funding from developers S106 contributions must conform to the requirements of the SPD’. In Section 5.11 of the SPD it states *‘Public art provides social, economic, environmental and cultural benefits. Public art should enhance the fundamental principles of urban design, improve the quality of the built environment and provide distinction and character. Successful public art should aim to deliver benefits through the following roles.’*
- 5.2 The project must achieve the following SPD outcomes.
- a) Community
- Helping people to reflect on the nature of where they live or work or socialise;
 - Ownership and engagement with spaces and places;
 - Contributing to the creation of the art work;
 - Improving community safety in the public realm;
 - Contributing to community building and social cohesion; and
 - Empowering and involving the community in decision making
- b) Placemaking
- Identity, both citywide and locally;
 - Orientation, giving information about the place and its meaning;
 - Making connections that link the various meanings of the place and its relationship to its context;
 - Giving directions through the place and along routes and spaces;
 - Animating the place and building on its uses and activities; and
 - Improving the environmental quality through the creation of artworks that provide visual and emotional delight

- c) Education
 - Developing and enabling formal and informal learning opportunities in, and through, the arts.
- d) Arts
 - Increasing public perception of and interest in art
 - Increasing public perception of and interest in how artists work and the artistic process
 - Providing opportunities for artists to create work and have it seen by large numbers of people.
- e) Wellbeing
 - Promoting social engagement, relaxation and encouraging public health

5.3 The SPD supports many varied forms of artwork, which includes ephemeral and temporary projects. It also supports process-led projects where the process of working with an artist can be the artistic output. The following is an extract from the SPD.

‘The idea of a community space for public art proposals is that some proposals are developed from or informed by social activity, where the art can often involve work that is temporary and related to local stories and history, aimed at community building or purely process-led. In this way, public art can engage with a diverse audience about issues directly relevant to people’s lives. A community space offers a basis for public art projects.’

5.4 Section 9.8 in the Public Art SPD sets out the process for considering the funding of proposals from the S106 developers’ contributions; this project is following the stages as set out in this part of the SPD. The proposal for the River Cam public art project therefore complies with the relevant policies set out in the SPD.

6 Community engagement

6.1 Community engagement is key to the success of this project. The first phase artist commission, which is comprised of a requirement to engage with communities’ and stakeholders, will ensure widespread involvement of all sections of the community, with a particular focus on under-represented groups.

6.2 The first phase commission will provide a foundation to develop the second phase of the project. Once an artist or artists have been

commissioned for the second phase of the project and concept proposals have been developed, these will be exhibited for a full public consultation.

- 6.3 The Council also has a voluntary Public Art Panel, which provides independent advice on public art proposals, to assist it in the decision making process with regard to the quality of public art proposals. The Panel has thus far voiced support for this project and are supportive of the proposed budget. As the project progresses it will be regularly presented to the Panel for advice and guidance.

7 Formal Quality Assessment

- 7.1 For both phases of the project a selection approach will be used to commission the artists, whereby only artists who have a demonstrable experience of developing and delivering high quality public art projects will be considered for such an important project. This approach will not preclude local artists' involvement. The programme will create opportunities for all levels of professional artists either as lead or as support.

- 7.2 All public artwork commissions, as with all formal procurement processes, are subject to formal quality assessments.

- 7.3 As this commission has a fixed budget within which the artists must deliver their artwork, 90% of the assessment is based on quality.

- 7.4 The artists' briefs for the project include four key areas for quality assessment;
- Understanding of the brief/ability to deliver its requirements (45%)
 - Artistic practice and quality (45%)
 - Managing risk (5%)
 - Communication (5%)

8 A Proposed Future Project Programme

- 8.1 There is no doubt about the complex issues involved in this project. The project must be taken forward within a programme timetable that allows for the complexities of it and allows the artists the correct amount of time for research and development. This enables adequate time for the process to be of greatest benefit to the project to deliver the outcomes it seeks to achieve.

8.2 An indicative programme timetable is shown below. This provides an 'at a glance' idea of the timeframe required to develop and deliver the project and ensure it is of high quality. This programme will be further developed and confirmed with more detail as the project goes forward:

April 2016 – end May 2016

- Feasibility, research and development of Phase 1 leading to a project plan, timetable and budget for phase 1 to be agreed by the Project Board

June 2016

- Write artist brief for phase 1

July 2016 –August 2016

- Artist longlist and shortlisting process

September 2016

- Artist interviews
- Artist(s) appointment to be agreed by the Project Board

October/November 2016

- Artist(s) contracted

November/December 2016

- Artist(s) commence work on the commission

November 2017

- First phase completed
- Development of second phase begins

September 2019 Phase 2 Completion (Dependant on proposal)

8.3 A project timeline is attached at Appendix A

8.4 The first stage of the project (after approval) is to create a project plan which will lead to the development of a detailed artist brief for phase 1 of the project. Both the phase 1 and phase 2 artists' briefs will expand on the aims and objectives for the project as set out in Section 3, 4, 5 & 6 of this report and set out clearly what the outputs of the commission will be. The phase 2 artists' brief will be expanded on to include the resource and research from phase 1 of the project. The artists' briefs will be agreed by the Project Board.

9 Implications

a) Financial

The council has around £852,000 of generic unallocated public art S106 contributions. Some £500k of S106 public art contributions have been received since the beginning of 2015.

Public art S106 contributions have to be used in line with the council's Public Art Supplementary Planning Document. The strategic objectives of the Public Art SPD emphasise:

- a. high quality public art in Cambridge which inspires people
- b. the role of artists in the design process
- c. engaging local people in the development of public art and
- d. reinforcing local distinctiveness and cultural identity.

Officers are minded to allocate £450,000 of public art contributions to this River Cam public art programme at this stage. This can be revised in due course to take account of:

- a. artists' cost estimates for proposed public art projects as part of the programme;
- b. opportunities to bring in other sources of external funding, possibly in place of some of the public art S106 funding, which could then be made available to other public art projects;
- c. additional generic, public art S106 income (albeit the vast majority of the public art contributions expected has now been received).
- d. The known outcome of external grant funding applications for example Arts Council. Between 2015 and 2018, the Arts Council will invest £1.1 billion of public money from government and an estimated £700 million from the National Lottery in arts and culture to help create experiences for as many people as possible across the country.

Careful thought needs to be given to where (out of the £852,000) the £450,000 comes from, not least because the availability of public art S106 funding is not spread evenly across the city.

- a. This will shape the number, size and location of public art projects that can be taken forward as part of this River Cam programme.
- b. It will also have a significant impact on the amount of funding that is left available for other public art projects and programmes in different parts of the city.

Officer suggestions about how much could initially be allocated to this River Cam public art programme from each area of the city are set out below. Before then, it is important to identify the issues that need to be taken into account.

S106 regulations require that the use of developer contributions has to be **related** to where they came from. In the case of the River Cam public art programme, officers recommend that it should focus on using public art contributions from wards bordering the River Cam and from developments in other wards which are within a mile of the river.

	North	East	South	W/C
Total unallocated	£79k	£397k	£261k	£115k
Suitable for this programme	£79k	£169k	£247k	£81k
Not suitable for this programme	£0k	£228k	£14k	£34k

Table 1

It is already clear that it would be sensible to break the overall programme down into a number of separate projects along different parts of the River Cam in Cambridge.

- a. One option might be for there to be a project along the river in each area of the city (North, East, South and West/Central).
- b. Alternatively, a joint project for the North and West/Central areas could be considered, based on their combined suitable funding.
- c. It might also be possible to have a number of different public art projects along the River Cam in the South and East areas.

The allocation of the £450,000 also has to take account of how else the Executive Councillor may wish to make use of the public art S106 funding across the city. In October 2015, the Executive Councillor for City Centre and Public Places agreed to:

- a. earmark £100,000 for small-scale public art funding rounds in 2016/17 and 2017/18 (see following table 2); and
- b. bring forward proposals for a number of large-scale public art projects (not just the River Cam programme).

Detailed S106 allocations to the small-scale public art grant programme cannot be made until the small-scale projects (normally under £15,000 each) are identified (in order to make sure that the allocations are related to the projects). Even so, at this stage, officers

assume that the small-scale grants might come from across the city, so it will be important to allow £25,000 from each area.

The table 1 above already indicates that the scope for developing other public art projects varies significantly between areas – with by far the greatest scope in East Area. It may be possible to bolster the public art S106 funding available for other projects in other areas, for example:

- a. if the availability of other external sources of funding for the River Cam public art programme meant that less S106 funding was needed for the North and/or South and/or West/Central areas; or
- b. if the actual distribution of S106 small grants across the four areas happened to be less than £25,000 in some cases. (Alternatively, the ‘remainder’ amount in an area could be used to supplement the funding of small-scale grants in that area).

Based on this analysis, officers would suggest that the following amounts of public art S106 funding should be provisionally allocated to the River Cam public art programme.

	North	East	South	W/C
River Cam programme	£50k	£125k	£225k	£50k
Small-scale grant programme	£25k	£25k	£25k	£25k
Remainder	£4k	£247k	£11k	£40k

Table 2

The actual allocations needed, can be firmed-up at the project appraisal/business case stage, taking account of the issues raised above. Given that the overall project will cost over £300,000, the business case will need to be reported back to the Scrutiny Committee.

Finally, whilst it is not an issue in most cases, it is important to note the time-limitations that apply to a couple of the unallocated public art contributions that make up the £852,000.

- a. Care has been taken to ensure that all public art S106 contributions received before July 2011 have already been allocated to appropriate public art projects.
- b. Most of the (normally ten-year) expiry dates that apply to the as-yet unallocated public art contributions are in 2022 or later.

- c. However, two contributions from Castle ward (with £70,000 in total still to be allocated) have five-year expiry terms and need to be assigned to projects which can be ordered/contractually committed by summer 2019.
- d. This needs to focus attention on making sure that a public art project on/near the West/Central (Market ward) stretch of the river could be amongst the first be taken forward in order to ensure that those time-limited contributions suited to the River Cam programme can be used on time.
- e. As some of the time-limited contributions from Castle ward are not suited for use of the River Cam public art programme, however, this also highlights the need to ensure that other projects are taken forward alongside the River Cam programme

The artwork is expected to have minimal maintenance requirements, to limit any implications on existing revenue budgets. The project is a strategic project and therefore funds can be allocated from the city-wide pool of contributions.

b) Staffing

The artist contract will require the management and delivery of the project within the agreed commission value. Officer support costs are also incorporated within the overall project budget, and will provide a low level of resource input to the artist through to completion.

c) Equal Opportunities and Poverty Implications

An equalities impact assessment will be carried out, following the detailed design stage of the project.

(d) Environmental

Both artist briefs will highlight the sensitivity of the River Cam environment and the Council will seek professional advice at each stage of the project. The provision of public art in the city adds to the interest, variety and quality of the public realm.

(e) Procurement

Artists will be procured through the Limited Competition process, whereby only artists who have a demonstrable experience of developing and delivering high quality public art projects can be considered for such an important project as this. This process follows best practice in public art commissioning.

(f) Consultation and communication

Consultation and communication on and for this project will continue throughout the life of it.

(g) Community Safety

The inclusion of works of art in public places can make them more attractive and encourage people to use them. Maintenance of public art is also an important consideration in assessing proposals. For example, the ability to withstand vandalism and weathering should be demonstrated. Ongoing maintenance details are required to accompany all public art scheme submissions. The detailed design phase will ensure that no community safety issues are created by the final artwork/s.

10 Background papers

- The Public Art Supplementary Planning Document
<http://www.cambridge.gov.uk/public/docs/Public%20Art%20Supplementary%20Planning%20Document.pdf>Document 2
- The Arts Strategy
<http://www.cambridge.gov.uk/ccm/content/leisure-andentertainment/arts-strategy.en>

11 Appendices

Appendix A – Project Plan and Timeline

Appendix B – Examples of Artist in Residence programmes

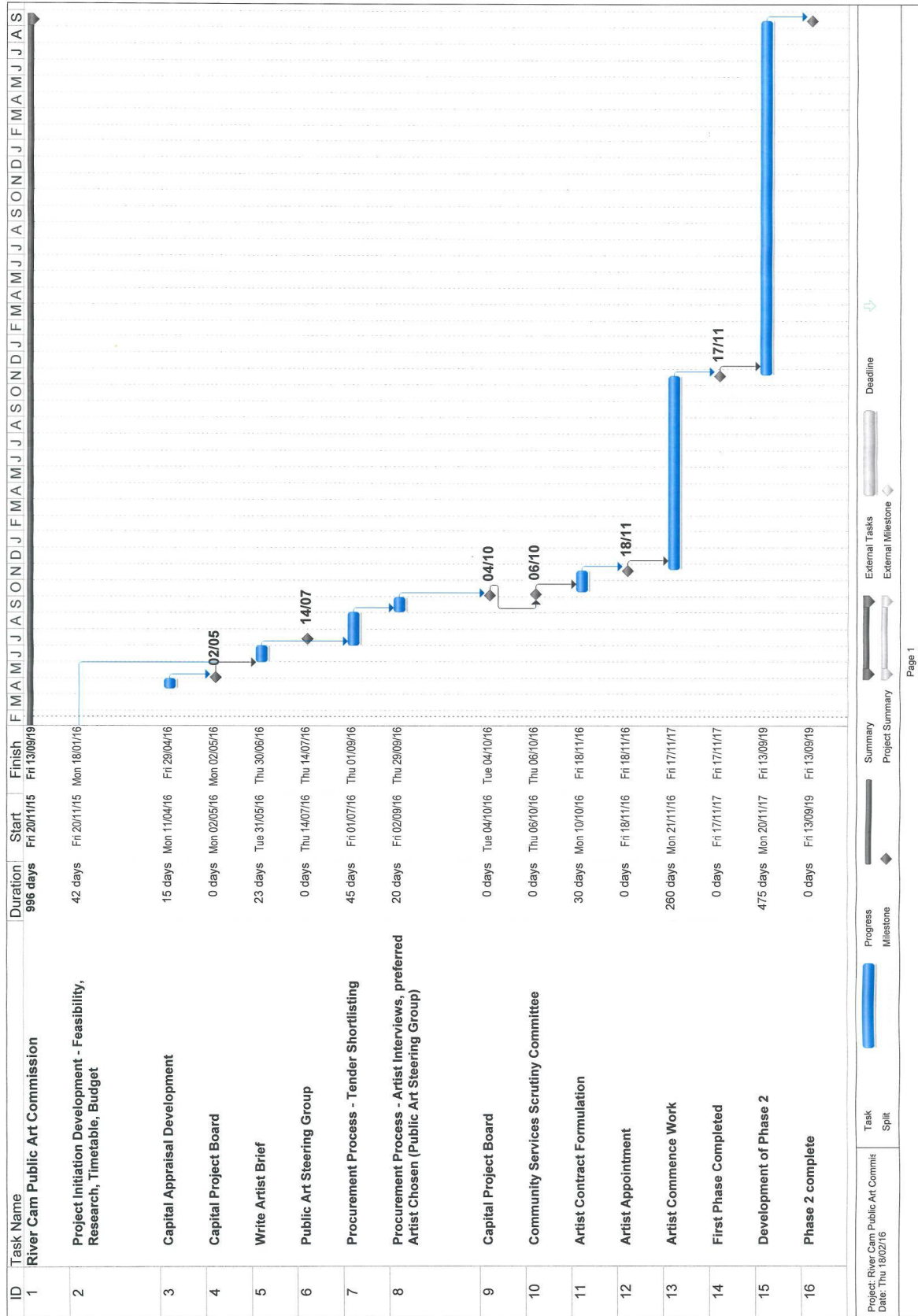
Appendix C - River Ness Art Project.

12 Inspection of papers

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

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Appendix A – Project Plan and Timeline



Appendix B – Examples of Artist in Residence programmes

North West Cambridge

A key strand to the North West Cambridge Public Art Strategy is an Artist in Residence Programme entitled 'Habitation – A Centre for Artistic Research', which invites UK and internationally based artists to spend time in Cambridge and investigate the development site, develop collaborative relationships to support their research and present artwork proposals that reflect a genuine connection to place and people. The residency programme creates rich and diverse opportunities to engage existing and future communities.

The Residency Programme aims to mitigate the effects of the Proposed Development by:

- Activating the Proposed Development from the earliest stages
- Providing diverse opportunities for local communities to engage with the artists' process and in the development of their public art proposals, giving local people a voice and opportunity to participate in creative consultation
- Facilitating public art proposals that are relevant and responsive to place, people and context
- Creating a network of artists, curators and researchers that can provide developmental opportunities for emerging practitioners

Permanent and temporary commission proposals for the Application Site will be developed through the residency activity, and at different points during the residency year artists revisit Cambridge to present research and ideas that are in development through public events, talks, performance and publications. Further information can be viewed on the North West Cambridge Art Programmes website <http://www.nwcambridgeart.com/artist-residencies/>

Case Study 1

'One Billion Objects in Space' was a site-specific temporary sculpture by Tania Kovats developed through an artist residency with the University of Cambridge's Institute of Astronomy. The work was inspired by the Institute's work on the GAIA mission which aims to chart a three-dimensional map of the Milky Way. This site-specific sculpture was located in an agricultural barn at Gravel Hill Farm opposite the new offices of the North West Cambridge Development. Using metal donated by local communities of Cambridge she constructed an installation that represented a sculptural

universe. The sculpture was open to the public to view during three weekends in June 2014.



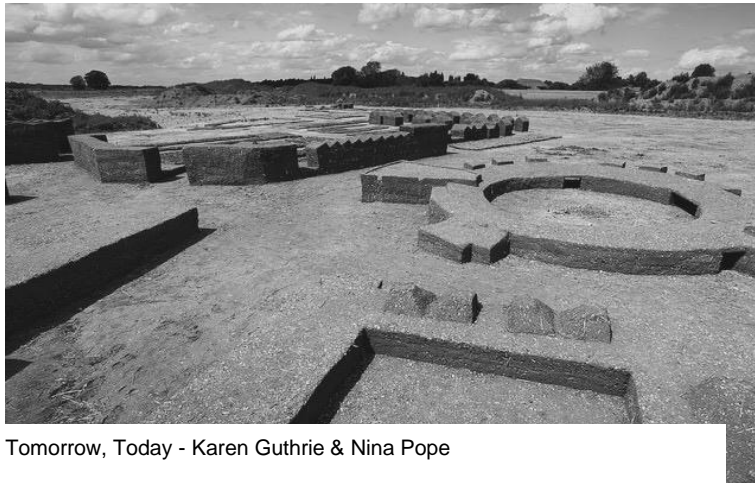
One Billion Objects in Space – Tania Kovats



One Billion Objects in Space – Tania Kovats

Case Study 2

Tomorrow, Today by artists Karen Guthrie & Nina Pope: A Sculptural model of the North West Cambridge Development made from cob. A large-scale (approximately 80m in length), outdoor, sculptural model of the future North West Cambridge development - which places scale replicas of all the planned streets and buildings right next to the archaeological dig on site. The artists experience on an archaeological dig on site in February 2013 during their Residency at North West Cambridge Development working with the University of Cambridge Archaeology department in many ways led to this project. This 'model village of the future' was hand-built on location using 'cob', a traditional, ecologically-sustainable material made primarily from the earth excavated in situ by the archaeologists. The artists recruited teams of participants who were keen to learn and practice the valuable skill of cob-building to build the model. A large percentage of these participants came from the Cambridge area with some travelling from all over the UK and further afield to be part of this project. Tomorrow, Today engages with the present nature of the site and the current unique archaeological access to the past as well as encouraging reflection as to the future development and community.



Tomorrow, Today - Karen Guthrie & Nina Pope



Tomorrow, Today - Karen Guthrie & Nina Pope

Trumpington Meadows

Prior to the commencement of the development at Trumpington Meadows, the artist Caroline Wright was appointed Artists in Residence. The Residency lasted over three years from plan to completion, and included temporary works, events, publications and a permanent public artwork.

Working with existing and new communities, the first event, The Do, took people on a walk around the country park and building land, taking in artworks about home and community along the route followed by tea and cakes. The works included Neighbourhood – an installation of 1,200 windmills, representing the number of houses that will be constructed and Golden – a small 23 carat gold gilded house for everyone who attended the event.



The Do – Caroline Wright



The Do – Caroline Wright



The Do – Caroline Wright

'The Talks' were a series of informative presentations by experts looking at the home and art, the home and gardens, the home and folklore and finally moving house from a medical perspective. 'The Visits', worked with two groups of children from the nearby Fawcett School who walked to the

development site to be taken on a tour of houses in varying stages of construction and to see bricklaying demonstrations.



The young people also contributed to the design of a new Trumpington Meadows flag, which was raised during a second community event called 'The Do II', which included sculpting grass with scissors and the symbolic planting of geraniums in the devastated environment of development.



The Residency led to a permanent work, called 'Trace'. A group of bricks covered with gold leaf incorporated into 88 of the new properties being built, marking the intersection of the new homes and the old Plant Breeding Institute (PBI) buildings, which previously were located on the site. The permanent work is recorded in a publication of the same name, which forms part of the deeds for the 88 properties.



Appendix C - River Ness Art Project.

RIVER CONNECTIONS

Art & The River Ness



YOUR RIVER, YOUR CHANCE TO HAVE YOUR SAY

Please take a few moments to give us your views

The Highland Council is developing a Public Art Programme to enhance the riverside and complement the newly-built Flood Wall.

The £758,350 project has been commissioned by The Highland Council's Inverness City Arts Working Group and has funding approval from The City of Inverness Common Good Fund (£280,750) (37%), Creative Scotland (£305,600) (40%), The Highland Council (£106,000)(14%) and Highlands and Islands Enterprise (£66,000)(9%).

Inverness City Arts is a Working Group of five Councillors, delegated by the City of Inverness Area Committee to oversee the River Ness Public Art Programme - Councillor Ken Gowans, Chair, Provost and City Leader Helen Carmichael, Councillor Thomas Prag, Councillor Bet McAllister and Councillor Graham Ross.

Six projects have been commissioned. Ideas from public consultation - including local residents, river users, school pupils and students - will assist the appointed artists in the creative approach to developing innovative and sympathetic artwork for the riverside. The artists for each project have been selected by Inverness City Arts, on the recommendation of an advisory panel of independent experts.



River Connections: a series of interventions along the river, including seating areas and poetry set into paving stones and copes of the flood wall which refer to the natural history and other river stories.



The Gathering Place: a special place for people to come together to enjoy the river and the views.



The Sculptural Destination: an iconic landmark to visit and interact with or to view from a distance.



Rest Spaces: relaxation areas for individuals or small groups who might informally gather along the river's edge.



The Trail: mapping the river to create a trail from the Ness Islands to the river mouth, including local stories, natural history, heritage and other practical knowledge accessed through a traditional paper map or digitally by mobile phone.



Children's Riverside Water Feature: a project informed by young people for young people to create an interactive play feature.

The Highland Council and partners Creative Scotland and Highlands & Islands Enterprise are seeking public opinion on the River Ness Arts Programme including the proposed siting of the main artwork "The Gathering Place" at Friar's Shott on the north end of Huntly Street, Inverness.

CONTACT US

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- Twitter: [#rivernessart](https://twitter.com/HighlandCouncil)
- facebook.com/highlandcouncil
- www.highland.gov.uk/rivernessart





RIVER CONNECTIONS

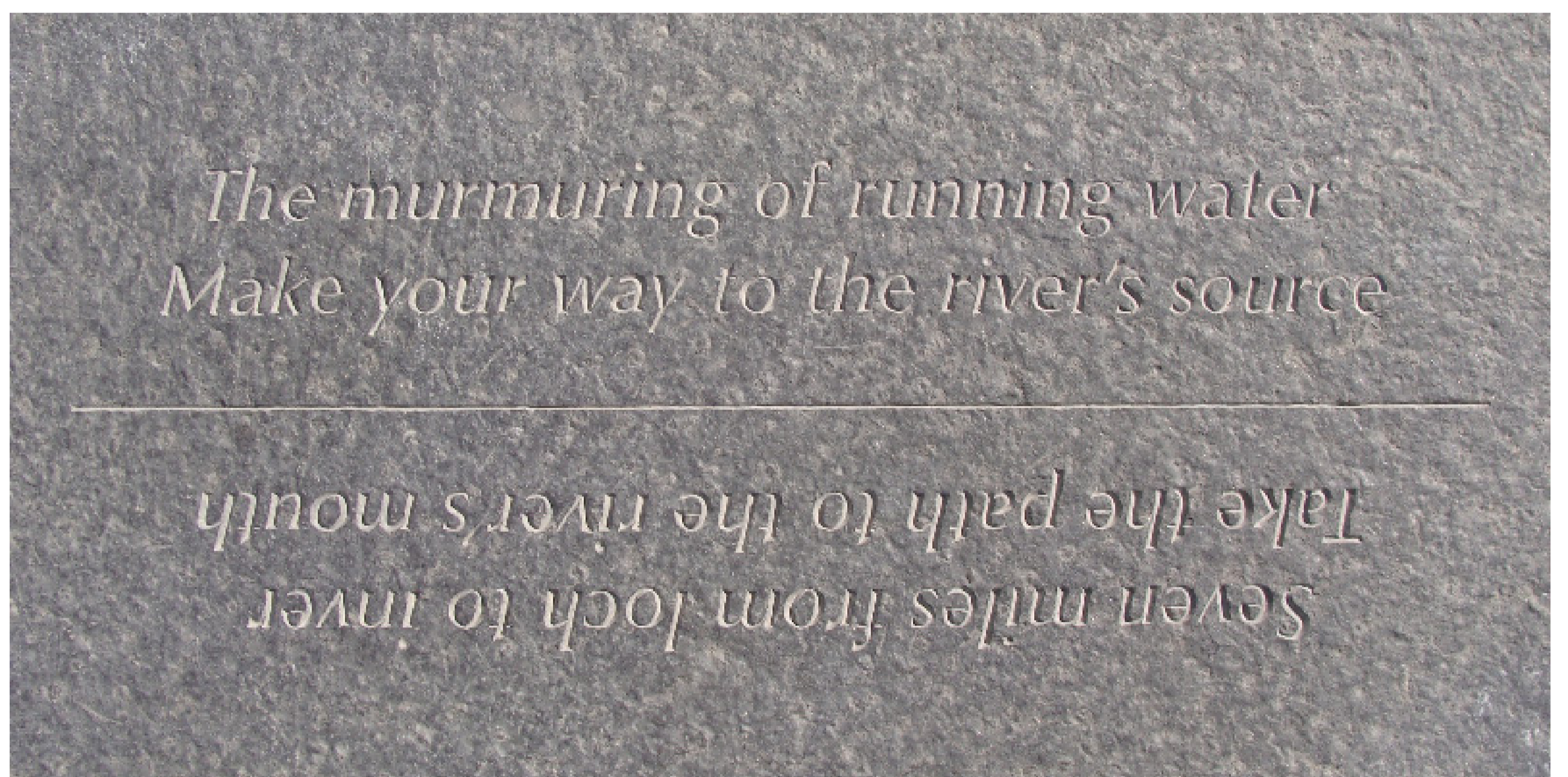
Mary Bourne

A series of interventions along the river, including seating areas and poetry set into the stones and copes of the flood wall which refer to the natural history and other river stories.

Mary Bourne was commissioned to consider how the River Ness has influenced the development of Inverness and how it connects the people to the history, geography and natural environment. She consulted with a wide range of people associated with the river including fishermen, local residents and business owners, countryside rangers, archaeologists on what the River Ness meant to them. She then collaborated with Edinburgh based poet, Ken Cockburn, who has produced a series of specially composed poems reflecting on the meaning of the river. Mary Bourne has incorporated these into her designs for a series of stainless steel plaques which are sited along the coping stones of the Flood Wall with some carved in to the paving stones on both sides of the river.

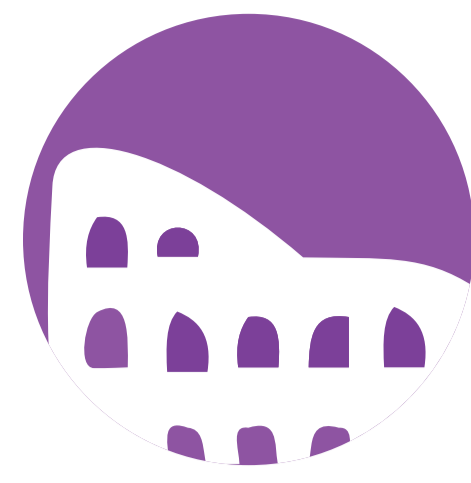
The artist and the poet worked with the community in Merkinch through poetry and stonecarving workshops to produce a series of 'circle poems' carved into portholes which have been installed at the end of the Flood Wall in Merkinch.

Mary will also be producing sculptural seating inspired by the river's stories for Bank Street in Spring 2016



Mary's work can be seen on www.marybourne.co.uk





THE GATHERING PLACE

The collaborative team of Sans façon and KHBT

The Ness Pier is a tilting structure that extends the promenade over the River Ness. Bridging the aesthetic qualities of the River Ness and the city, the Ness Pier will offer people an intimate experience with the landscape.

"The 'Ness Pier' design was chosen from a strong field of candidates as this proposal was supremely elegant and innovative and could become a truly iconic addition to the cultural landscape of the River Ness. It has the potential to greatly enhance the reputation of Inverness as a modern, forward looking city, that understands the value and importance of quality public art to enliven civic spaces and enrich the everyday cultural lives of locals and visitors alike."

Professor James Mooney, Evaluation Panel Member

The Ness Pier will be a space for celebrations and gathering but also for the solitary observation and taking in the ebb and flow of the river. The tilting mechanism creates an unusual interactive experience. As crowds gather, the pier slowly tilts out over the river, stopping just above the water level.

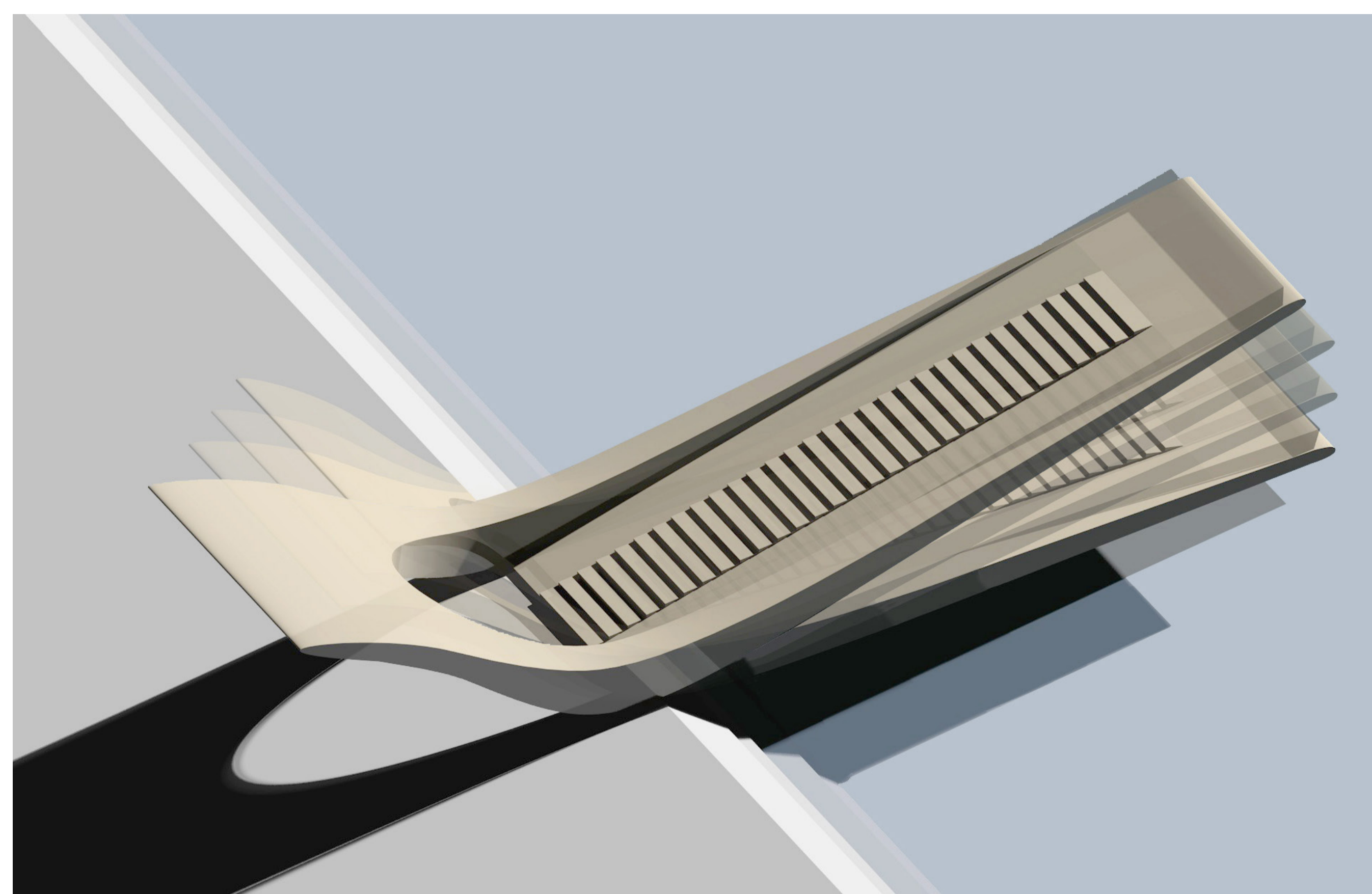
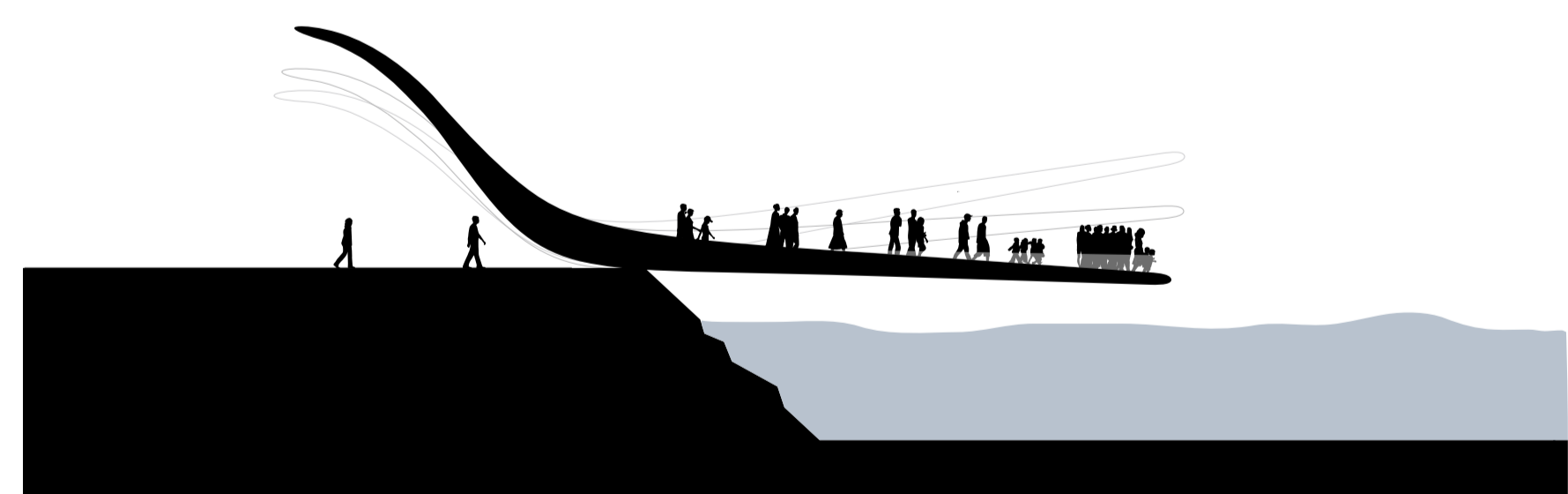
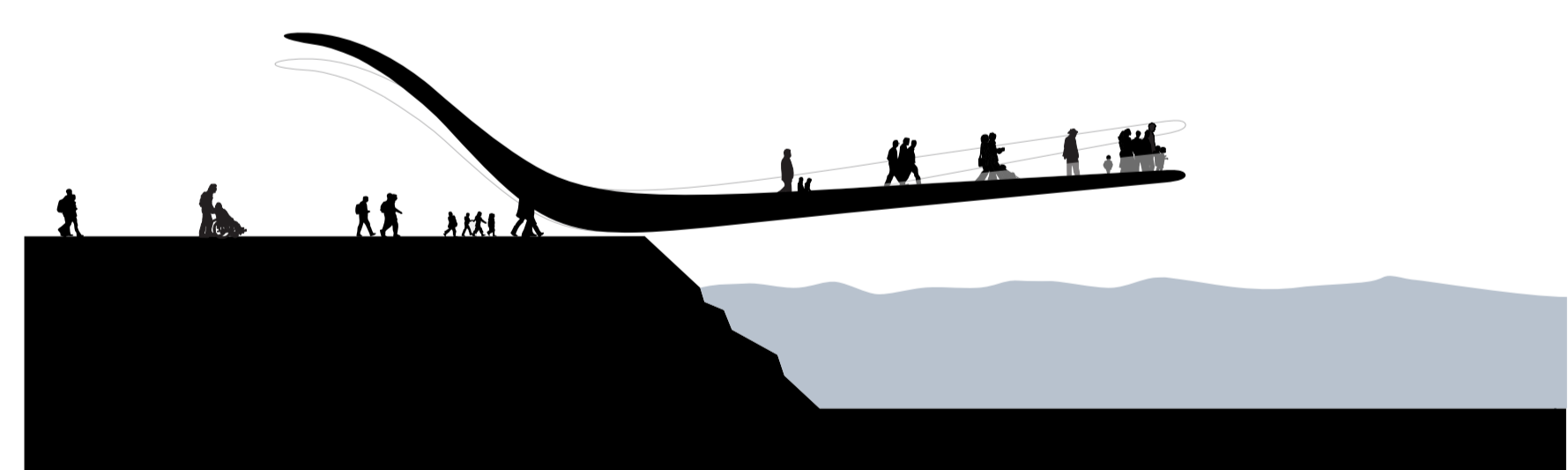
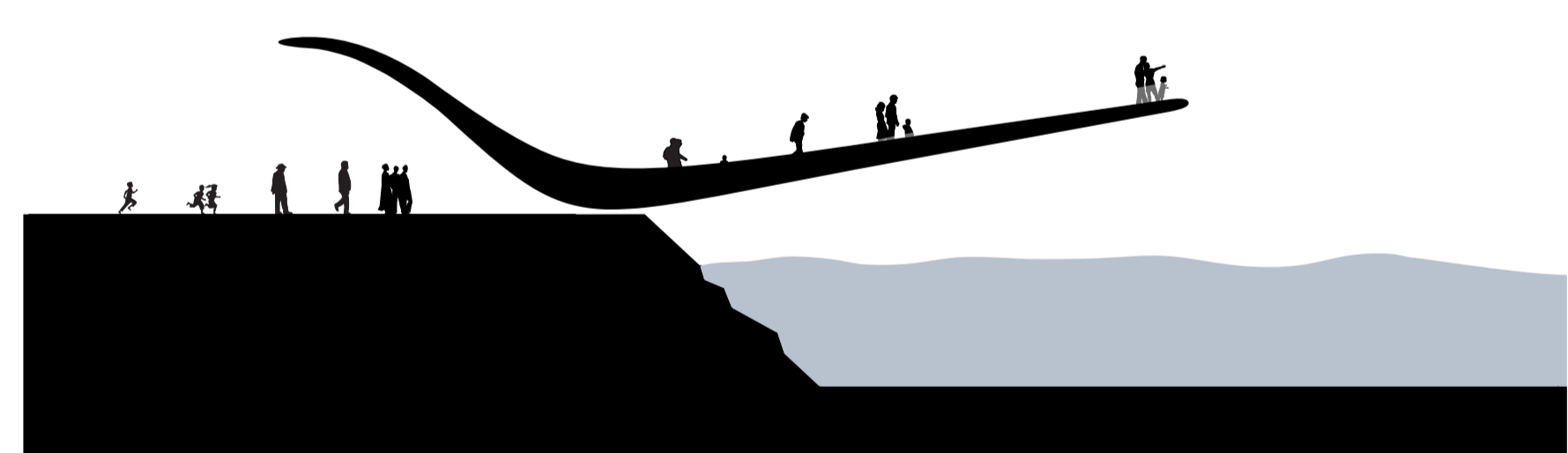
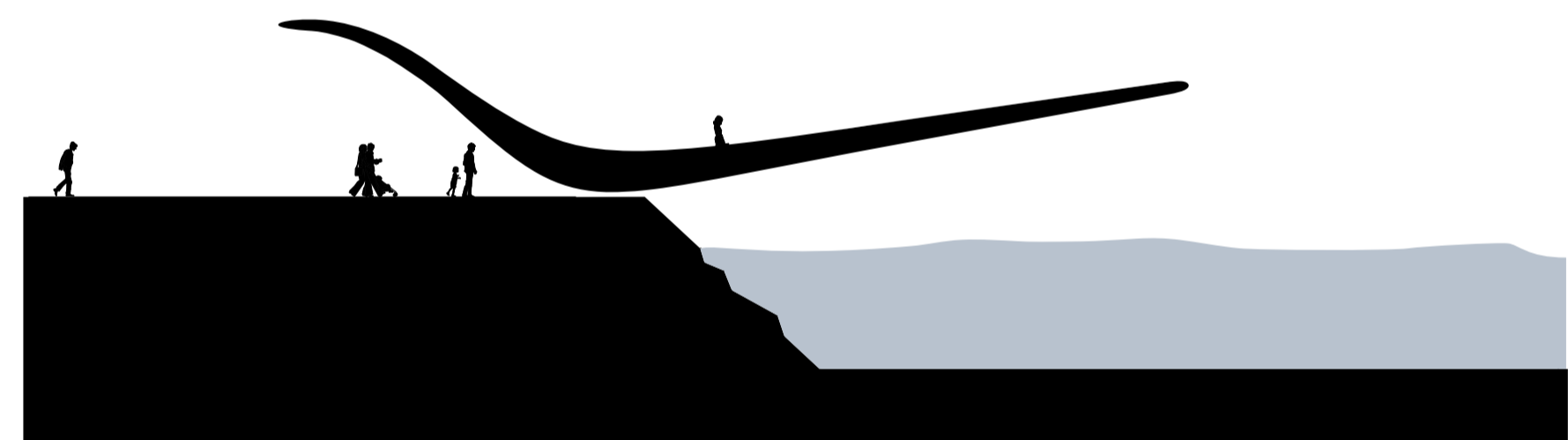


A collaborative effort between the art practice Sans façon and architecture studio KHBT are behind this intervention into the fabric of Inverness. Sans façon is an art practice that responds to the relationship between people and place. Working internationally, their approach renews awareness and tempts interaction with the surroundings and is realized through networks of communities, organizations and individuals.

KHBT is a creative studio set up by Karsten Huneck and Bernd Trümpler in London and Berlin, with an approach to architecture that fosters collaboration with musicians, filmmakers and artists. Their work has gained wide recognition including the Kunsthuelle Liverpool, Haus Berge and No1 Balfour Place.



Length: Overall ca. 25m
Accessible Platform ca. 17m
Width: ca. 6,0m at Entrance
ca. 4,5m at Tipping Point
ca. 5m
Height:
Material: Decking and Cladding Reclaimed Oak
Structure (invisible) Steel
Balustrade Steel / Glass
Movement Angle: 15 degrees
Hydraulic Damping System (passive): 1 Piston
Counterweight within Canopy (invisible) enables movement back to original position.



KHBT and Sans façon's work can be seen on

www.khbt.eu

www.sansfacon.org





REST SPACES

Dress for the Weather

Rest Spaces will result in the creation of a number spaces to accommodate individuals or small groups who might informally gather along the river's edge to relax and enjoy the river.



Rest Spaces will encourage people to linger, sit, relax or pause at key places along the River Ness and have a positive experience whether this is from the perspective of a regular walker, local resident or an international visitor seeking to learn more about this significant part of the city.

Dress for the Weather work in the fields of architecture and art to produce work which engages with and responds strongly to its context.

The practice take an approach to this project that focuses strongly on connecting people with the river by providing opportunities for individuals, couples and groups to stop and dwell along the banks of the River Ness. The concepts behind the different types of rest spaces are inspired, partly, by the wildlife

local to the river by suggesting interventions that encourage people to stop and enjoy the river in a variety of ways: to perch, to explore, to bask, to gather.

Existing small scale architectural and urban forms that allow for specific sizes of small groups to come together or for an individual to rest were also explored in our development so far.

'The stoop' (or front stair) for example provides a seating area for a small number of close friends or family to dwell off the line of the street while taking in all that is going along it. It is interesting to us how these spaces can be used, abstracted and combined with site constraints and opportunities to provide a purpose on the River Ness.



THE TRAIL

Dress for the Weather

The Trail project shall result in the creation of a series of interventions - a trail and route around the River Ness that links the this stretch of river including Merkinch and up to the Ness Islands.



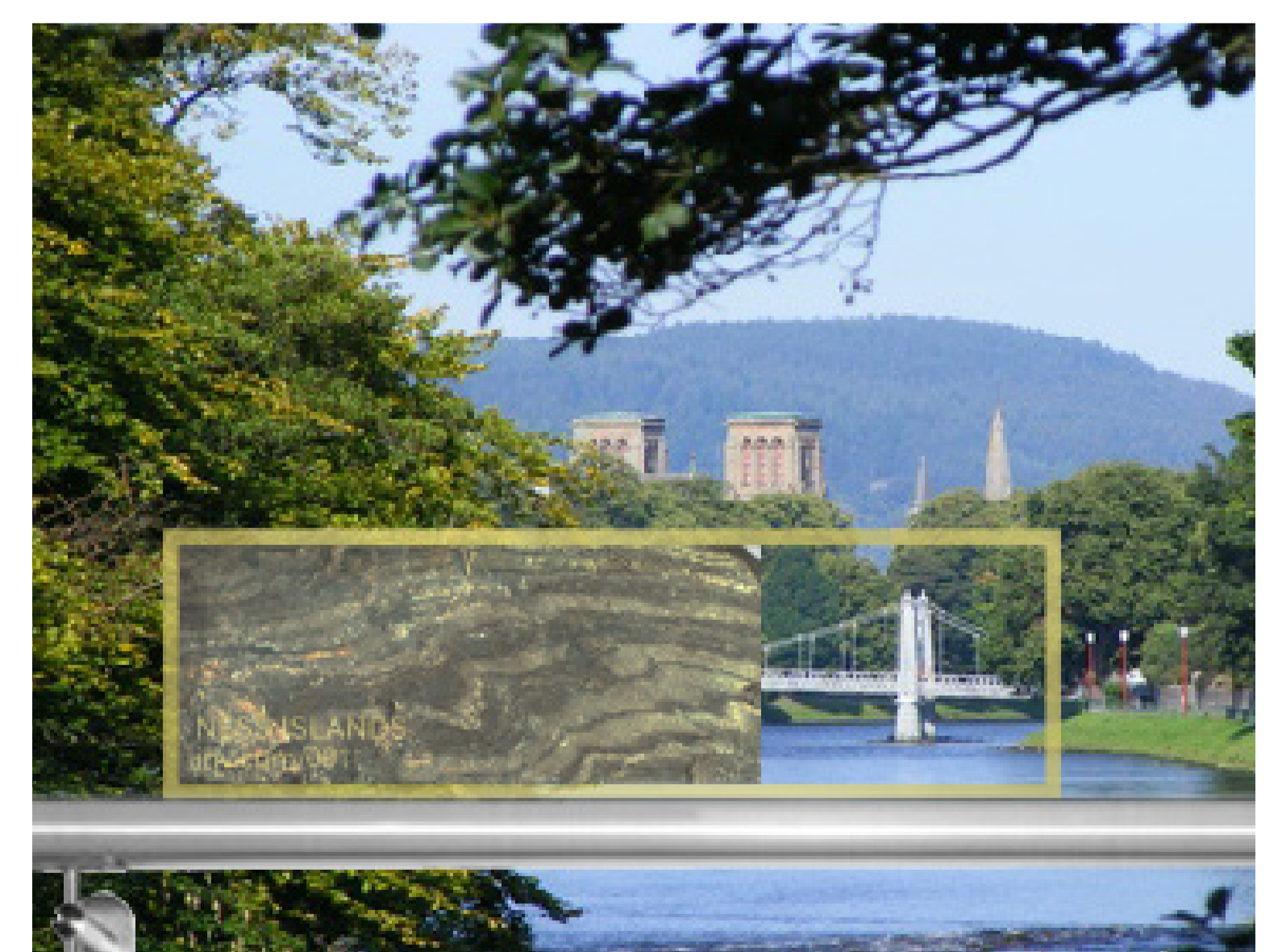
The Trail will become a resource for the city of Inverness, it's inhabitants and it's visitors. The size and geography of the city make it ideal for exploring on foot, by bike or even on the River Ness. It is these explorations which we seek to encourage and enhance through our approach to The Trail.

The project will consist of many layers of interpretation through different mediums and allow people to chose their own way.

A number of beautifully designed and crafted way markers will be introduced around Inverness as well as a physical, graphic map available from key locations. These physical artefacts will lead to a wealth of information and data held online.

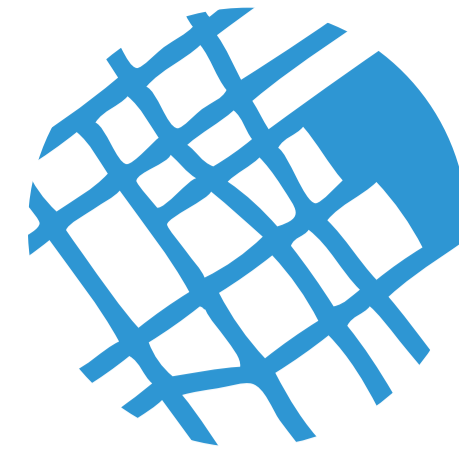
Part of this work will include connecting the new public artworks along the River Ness through providing interpretation and information. The Trail will also include walking / cycling routes, information on the art and architecture of the city, natural heritage as well more abstract features encouraging visitors to move through the city.

We seek the input from walkers, cyclists, anglers, heritage enthusiasts, architects, town planners, bird-watchers and many more. If you have a favourite spot in or route through the city then we'd love to hear about it.



Dress for the Weather's work can be seen on www.dressfortheweather.co.uk





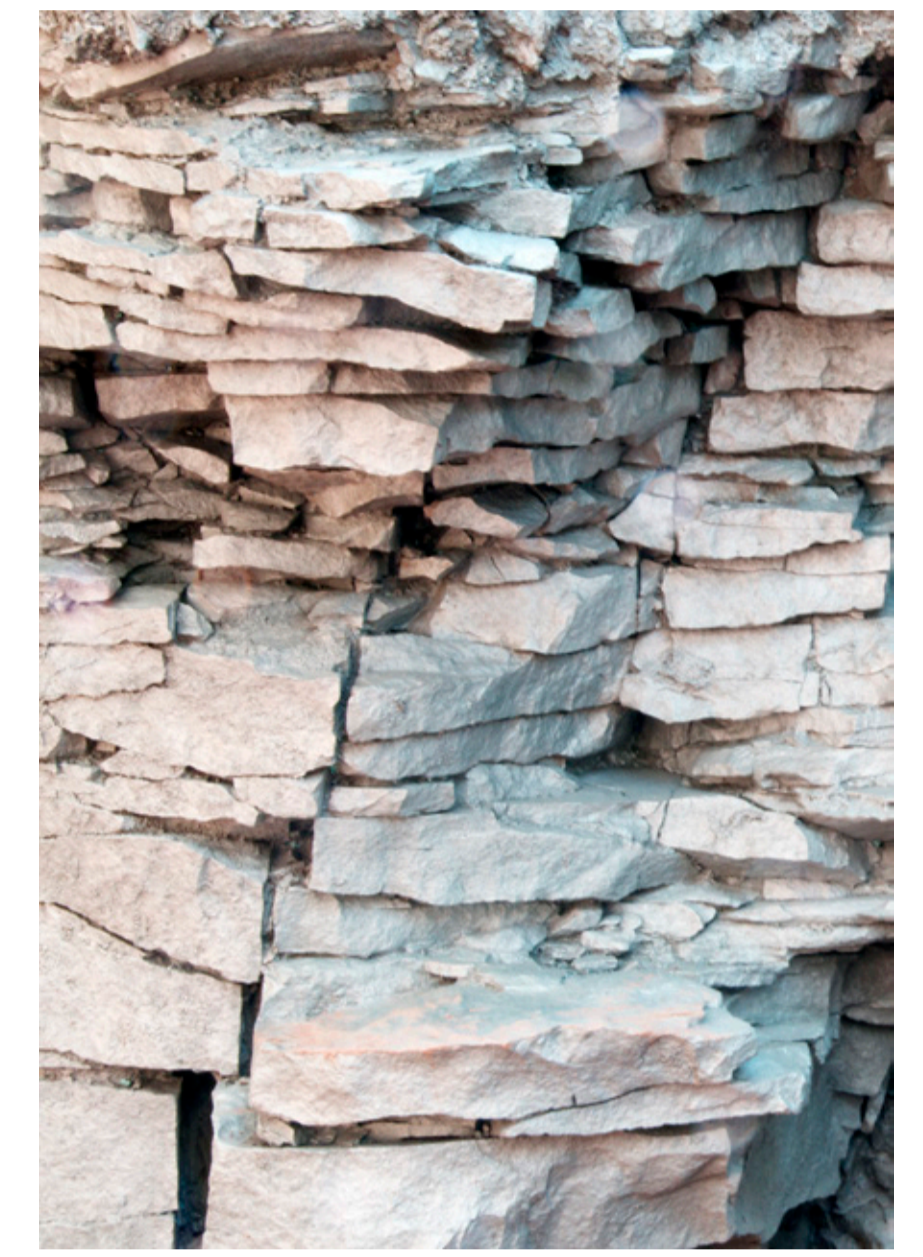
SCULPTURAL DESTINATION

Annie Cattrell

The Sculptural Destination will result in the creation of an iconic and interactive artwork, sited to provide a 'destination' which will contribute to the regeneration of an underused or underdeveloped area and encourage people to explore the length of the river.

In an artwork entitled 'Seer,' Annie Cattrell will be combining scientific method - such as evidence based enquiry into the geology of the Great Glen Fault area - with folk lore, considering the cultural need through the ages for predictions, forecasting and belief systems to attempt to determine the future. The sculpture would create an interactive space in two sections which people could stand between and envisage future positive dreams.

- Cast of rockfaces on each side of the Great Glen Fault
- Intricate detail on interior surfaces
- Material: resin with brass powder to give a warm golden colouring



CHILDREN'S RIVERSIDE WATER FEATURE

Young People's Participatory Project - an artwork informed by and for young people to create an interactive playspace on the riverside.



Artist: TBC
Site: TBC

The Children's Riverside Water Feature is being developed in conjunction with Inverness College, UHI. Art students working with secondary school pupils will engage with the artist in the development of an interactive artwork on the riverside, from initial specifications to final delivery.

The artwork will be:

- Interactive
- Include a water component to provide a tangible link with the River Ness
- Reflect the natural heritage and social culture of Inverness and the Highlands (to engender a sense of place)
- Educational, fun and informative



RIVER CONNECTIONS

Art & The River Ness

