

CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment

TO: North Area Committee

06/02/2014

WARDS: Arbury, East Chesterton, King's Hedges, West Chesterton

**DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS:
SECOND ROUND PRIORITY-SETTING FOR NORTH AREA**

1 INTRODUCTION

1.1 Following the short-listing of second round project options last October, this report invites the Area Committee to identify five local project priorities (including at least one grant-based project). The choice of options will need to reflect the availability of devolved funding in the relevant contribution types and is likely to be based on:

- two of the three options for improving community facilities at Buchan Street, Chesterton Methodist Church & Milton Road library
- two informal open space/play projects, out of proposals for trim trails (at Alexandra Gardens or Chesterton Recreation Ground) or play area improvements (at Discovery Way or Hawkins Road or Woodhead Drive) or a new play area by Perse Way flats;
- one outdoor sports project - either improved multi-use games area (MUGA) lighting at the Meadows Centre or Nun's Way or tennis court provision at Nun's Way.

In considering priorities, please also note paragraphs 3.7 and 3.8.

1.2 The financial constraints facing North Area were highlighted in last October's report. Some of these pressures have been eased in the last four months. Whilst the Area Committee now has more room for manoeuvre, there will still be some difficult choices over priorities.

2. RECOMMENDATIONS

It is recommended that the North Area Committee:

2.1 identifies five local priority projects to be funded from devolved developer contributions funding in the second priority-setting round,

subject to local consultation, project appraisal and the availability of other sources of funding (as appropriate);

- 2.2 adds a further £15,000 informal open space contribution to the existing first round priority project for the BMX track improvements next to Brown's Field community centre to seek to address concerns about potential noise and other potential impacts on neighbouring properties and local residents. Paragraph 3.7a refers.
- 2.3 highlight any issues or concerns that the North Area Committee may wish to bring to the attention of the relevant Executive Councillors (see in particular paragraphs 3.7b and the issues raised under Option F in Table 2 on pages 7-8).

3. CONTEXT

- 3.1 Background information on the Council's approach to developer contributions and devolved decision-making can be found on the Developer Contributions web page (www.cambridge.gov.uk/s106). Paragraphs 3.6-3.8 provide an update on on-going developer contribution funded projects in North Area.

Devolved decision-making process:

- 3.2 For the second round, the two-stage process of short-listing and priority-setting (for all four area committees) was mapped out in a report to the Environment Scrutiny Committee last June. The key points of this process are that:
 - a. each area committee has been asked to set as many second round priorities as it has wards (not necessarily one per ward) and, if applicable, an additional grant-funded priority to be delivered by a local community group;
 - b. officers would recommend that devolved project priorities draw on a range of different contribution types to help make sure that contributions with expiry date conditions can be used on time;
 - c. at the same time, area committees may wish to defer using up all the funding available in particular contribution types in order to leave some for future priority-setting rounds or allow more to accrue so that more larger projects can be undertaken in future.
- 3.3 The guidance on devolved decision-making has also highlighted that a project can only be taken forward where:
 - a. there is sufficient developer contributions funding already available in the relevant contribution types;

- b. there is sufficient officer capacity to take forward project development, appraisal, procurement and delivery in the context of the overall programme of strategic and area priority projects;
- c. it is formally agreed as a priority (eg, by the Area Committee or relevant Executive Councillor, as appropriate).

Devolved funding:

3.4 Drawing on the analysis of available devolved funding at the time, last October's Area Committee took on board potential constraints as to which short-listed options or combinations of projects could be afforded. Over the last four months, some of these funding pressures have been eased.

Table 1: Devolved developer contributions available to North Area (as at late January 2014; figures rounded down to nearest £25k)

Contribution type	Oct '13	NOW	
Community facilities	£200k	£225k	↑
Indoor sports	< £25k	< £25k	
Informal open space	£0k	£50k	↑
Outdoor sports	£50k	£75k	↑
Play provision	< £25k	£25k	↑
Public art	< £10k	£50k	↑
Public realm	£0k	£0k	

Note: Of the devolved community facilities contributions, £60,500 has to be contractually committed by June 2015.

- 3.5 Alongside newly received payments and on-going reviews of existing contributions to maximise the funding available to each area, the main reasons for these changes are as follows.
- a. Following calls by this Area Committee for more funding for projects, the Executive Councillor for Public Places last October agreed to return to the devolved local fund those informal open space contributions (over £15k) from North Area which had previously been assigned to the strategic/city-wide fund.
 - b. The allocation of contributions to the splash pad projects (including King's Hedges) have been revised, freeing up more devolved funds for informal open space, play area and public art.

Other S106-funded projects in North Area:

- 3.6 Priority projects identified in the first round of devolved decision-making are moving forward.
- a. The skate park improvements at Nun's Way are set to be delivered this spring.
 - b. Work on a fishing platform and footpath improvements is under way on the strategic priority project at Logan's Meadow local nature reserve. Reed bed habitat creation and new footpaths will be implemented in March-May this year.
 - c. The delivery of the splash pad project at King's Hedges paddling pool is also scheduled to take place in May.
 - d. The play area improvement at Chestnut Grove, identified as a local first round priority last August, is scheduled for delivery by the end of 2014.
- 3.7 A couple of first round priorities have encountered some issues.
- a. Consultation on the proposed improvements to the BMX track **(corrected)** next to Brown's Field Community Centre¹ has highlighted clear support amongst cyclists, but also some concerns about noise and other impacts on neighbours. For the scheme to be able to go ahead, it will need to secure planning approval and, in doing so, demonstrate that steps can be taken to address these concerns. For this to be possible, officers would recommend that a further £15,000 of informal open space contributions be added to the current allocation of £30,000 for measures such as improved fencing and noise mitigation. The alternative would be for the Area Committee to resolve not to go ahead with the proposed project.
 - b. St Andrew's Hall has alerted Community Development to news that the quotes for the extension works for this strategic project are significantly larger than expected. As well as exploring ways to bring down project costs, the organisers have asked officers whether there would be any scope for further developer contributions to be provided. Given that this is a strategic project prioritised at Executive Councillor level, and given the other calls on the devolved community facilities funds, it is anticipated that this is not an issue that the Area Committee can address directly. However, Members may wish to consider formally drawing the issue to the attention of the Executive Councillor for Public Places.

1. Corrected to refer to the BMX track next to Brown's Field Community Centre (not at Nun's Way, as stated in the original version of the report, published on 29/1/14).

3.8 Members are also asked to note that an agreed scheme for the play area project at the Vie site is now being installed: after extensive public consultation the numbers of pieces of play equipment there has reduced. The developer of the Vie site has given consent for the surplus equipment to be used 'off-site'. As the equipment was intended for installation at Vie site, a range of sites within a short walk (10-15 minutes) have been considered for installation of the surplus equipment. The options are being discussed with relevant local Members and the Executive Councillor for Public Places. Once a decision has been made on the preferred location, it is envisaged that the installation of this surplus equipment can take place during the 2014/2015 financial year.

4. CONSIDERATIONS OF THE SHORT-LISTED OPTIONS

4.1 The Area Committee last October short-listed the following options:

- A. Chesterton Methodist Church community facilities
- B. Buchan Street Neighbourhood Centre extension
- C. Community rooms at Milton Road library redevelopment
- D. Trim trail at Chesterton Recreation Ground or Alexandra Gardens
- E. Play area improvements at Discovery Way, Hawkins Road or Woodhead Drive
- F. New play area by Perse Way flats
- G. Improved lighting for multi-use games areas at The Meadows and/or Nun's Way
- H. Tennis courts provision at Nun's Way

Please note: Tennis4Cambridgeshire have opted to focus on Nun's Way instead of its earlier proposal to look at improving courts at North Cambridge Academy too.

4.2 Table 2 on pages (**corrected**) 6-8, provides a summary of each of the options. Please note the approach to priority-setting suggested in paragraph 1.1. See also the Appendices. Please read these before returning to Section 5.

5. NEXT STEPS

5.1 Following the setting of the Area Committee's second round priorities, and as first round priority projects are completed, officers will take forward local consultations on the new priority projects, as appropriate, and develop project appraisals.

Table 2: Summary of the North Area short-listed options

	WHAT THE PROJECT ENTAILS	BENEFITS / IMPACT	ISSUES TO CONSIDER
A.	<i>Chesterton Methodist Church community facilities [East Chesterton]:</i> Plans to improve kitchen & toilet facilities, entrances, security & safeguarding, heating, flooring, ceilings and decoration. No detailed plans have been drawn up yet. Earlier estimated costs had been put at the £150k mark, but it is understood these could grow.	Local support and engagement of a range of community groups. Would improve facilities for existing and new users of the centre, helping to meet particular needs in the locality. The church is set to become a Foodbank distribution centre in May.	Local consultation, planning permission and a community use agreement would be needed. Any grant funding from the Council would need to be for non-religious purposes. Would need to be clear how the rest of the funding needed is being secured.
B.	<i>Buchan Street Neighbourhood Centre [Kings Hedges]:</i> Single storey extension to enable increased childcare programme. Larger entrance and new meeting room. Area Community being asked for £100k community facilities contributions.	Could help meet high demand for pre-school child care; new meeting room could increase community use of centre, making it more sustainable.	Subject to planning and building regulation approval, capital funding contribution from the County Council and tender process to confirm costs.
C.	<i>Community rooms at Milton Road library redevelopment [West Chesterton]:</i> Community facilities alongside a library in a new building. Dedicated community space to include a meeting room and kitchenette. Enhanced garden. Area Committee being asked for £75k-£100k community facilities contributions.	Local support and community engagement. Would improve local community facility provision. Easily accessible. Flexible space: could host larger events outside library opening hours. Would provide opportunities for public voluntary sector outreach into community.	Planning application needed. Would need to be clear how the rest of the funding needed is being secured.

	WHAT THE PROJECT ENTAILS	BENEFITS / IMPACT	ISSUES TO CONSIDER
D.	<i>Trim trail at Chesterton Rec [East Chesterton] or Alexandra Gardens [Arbury]:</i> Both sites lend themselves to a circular trail around perimeter with an interconnected trim trail. Could be similar to the new one at Nightingale Ave Rec. Likely cost: 20k-£35k informal open space contributions: (can be reduced or increased depending on available budget and priority). Supply & installation can be fairly straightforward and this could be a project for the short-term.	Trim trails are free to use, promote good health and increase mobility and physical activity. It would not be possible to prioritise both sites now. Alexandra Gardens has the benefit of being next to existing footpaths, so it could still be used when the ground is muddy. Would trim trail at Chesterton Rec be the best use of space given differing needs of park users?: already a lot of organised activities; need to be mindful of mixed uses of the site (active & passive recreation)	Further local consultation would be needed. Permitted development - no planning application necessary. If, instead of a trim trail, there was a wish to have a range of outdoor gym equipment in one spot, this could be done (eg, at as Ditton Fields). This could be based mainly on outdoor sports contributions, but could cut across other priorities (in relation to options G or H). In last summer's consultation on project ideas, this idea did not generate any comments.
E.	<i>Play area improvements at Discovery Way [East Chesterton], Hawkins Road [King's Hedges] or Woodhead Drive [West Chesterton]:</i> With around £30k play area funding available, (could be supplemented with some informal open space funds), it could be possible to provide a few pieces of play equipment and safety surfacing at one of these sites.	It would increase the play value at chosen play area. Given that Discovery Way had been seeking £50k play area funding plus £30k informal open space funding, Members would need to consider whether the funding currently available could make sufficient difference there or at another site.	Permitted development - no planning application needed. Officers note concerns raised by West Chesterton councillors that Members had been informed that the equipment removed from Woodhead Drive would be replaced.
F.	<i>New play area by Perse Way flats [Arbury]:</i> One of the local councillors has suggested a simple, 'traditional' play area for young children (eg,	Officers recognise the current lack of play provision in this neighbourhood. This proposal generated a number of enthusiastic responses in last	Would need a planning application and possibly approval by the Executive Councillor for Housing as the land comes under the Housing

	WHAT THE PROJECT ENTAILS	BENEFITS / IMPACT	ISSUES TO CONSIDER
	swings, roundabout, safety surfacing etc). This could be funded within the play area funding currently available, supplemented by informal open space contributions as appropriate. The 'issues to consider' would need to be resolved first before this option, if prioritised, could move forward.	summer's consultation, which also seemed to be viewed favourably by Members during discussion of the short-listing report last October.	Revenue Account. As a new play area, it would also need to secure revenue funding for safety inspection & maintenance costs (£3k-£4k pa). If prioritised, please consider a further resolution to call on the appropriate Executive Councillor to make the necessary revenue funding available.
G.	<i>Improved lighting for MUGAs at The Meadows [Arbury] or Nun's Way [King's Hedges]:</i> Given the existing lighting for Nun's Way MUGA, upgrading the current lighting heads (perhaps £15k-£20k) could be straightforward. The Meadows' MUGA currently benefits from nearby lighting. Provision of its own lights could be more complex and expensive.	Improved lighting at either site is feasible. The Area Committee will need to weigh up which outdoor sports proposal would provide the greatest local benefit. The flip side of extending the hours of use of the MUGAs is that it could encourage people to gather at these places for longer, which could raise sensitivities for local residents.	Either project would need a planning approval. The project appraisal would need to take account of the extra running and maintenance costs arising from more powerful lights.
H.	<i>Tennis courts improvements at Nun's Way Rec [King's Hedges]:</i> 3 new courts, 2 of which floodlit. King's Hedges Neighbourhood Partnership could manage and encourage court use. Of a £125k scheme, the Area Committee is being asked for £62.5k of outdoor sports contributions.	Improved tennis provision in a high-scoring ward in terms of the deprivation index. Considered to be a sensible use of the open space. Proposals appear to lever in significant extra funding and partnership input.	Would need consultation on proposed location, more detail and planning approval. (Note: officers would advise against grass courts). Flood-lighting could link in with [G]. Need to be clear how the rest of the funding needed is being secured. If prioritised, would advise allocating more than £62.5k to allow greater flexibility.

- 5.2 These appraisals will provide more details about the project proposals and will highlight any particular implications (including any revenue implications). Depending on the size of the projects, the appraisals will either be reported to the Area Committee for approval (if above £75,000k) or for sign-off by the Area Chair, Vice Chair and Opposition Spokes (if below £75,000).
- 5.3 As a consistent message to all area committees, if it becomes clear by next Spring that some projects within an area committee's second round priorities are straightforward to deliver and there may be scope for more second round priorities to be taken forward within available resources and staffing capacity, there may be an opportunity for a follow-up priority-setting report to that area committee next spring or summer.

6. IMPLICATIONS

- 6.1 **Financial implications:** The importance of ensuring that local priorities are affordable within the devolved contributions available has already been stated in paragraph 3.3. This has been reinforced by the update on the availability of devolved funding in Table 1. The role of the project appraisal process in identifying any revenue implications for the Council arising from running and maintenance costs of prioritised projects has been mentioned in paragraph 5.2.
- 6.2 **Staffing implications:** The number of local priorities which each area committee is invited to identify principally reflects the need to make sure that the overall programme of local and strategic priorities across the council is manageable and achievable within the staffing capacity available.
- 6.3 A delicate balance has to be maintained across all area committees to safeguard this fundamental principle which is crucial to delivering local and strategic S106-funded projects across Cambridge. At the same time, paragraph 5.3 reflects officers' commitment to enable area committees to take forward as many priority projects as possible.
- 6.4 Equality and environmental impact assessments and community safety implications will be addressed for prioritised projects as part of the project appraisal process.

7. CONCLUSIONS

- 7.1 Whilst this report is focussed on the second round of priority-setting (and the process that this involves), the reason why we are doing this is to help take forward and deliver S106-funded projects that help to address the impact of development in Cambridge and make a difference to local communities. The Developer Contributions web page (see below) features an up-to-date list of projects that have been and are being delivered as well as photos of some recently completed projects that have been funded by developer contributions.

8. APPENDICES

Appendix 1: Projects profiles for community facilities options A-C

Appendix 2: Extracts of virtual tour of play areas for Option E

Appendix 3: Consultation feedback for play area option F

Appendix 4: Project profile for outdoor sports option H

9. BACKGROUND PAPERS

The following papers on devolved decision-making and developer contributions were used in the preparation of this report.

- Report to North Area Committee, 3/10/2013
- Report to Environment Scrutiny Committee, 11/6/2013
- Report to Environment Scrutiny Committee, 8/10/2013
- Report to Community Services Scrutiny Committee, 10/10/2013
- **(Added)** Brown's Field BMX track consultation – feedback as at 21/1/14²

Other background information can be found on the Council's Developer Contributions web page (www.cambridge.gov.uk/S106).

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

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2. View the consultation feedback on the Area Committee agenda (6/2/14) web page: <http://democracy.cambridge.gov.uk/ieListDocuments.aspx?CId=199&MIId=2612&Ver=4>

Projects profiles for community facilities options A-C

OPTION A: Chesterton Methodist Church community facilities

Update from Deacon Ian Murray, Chesterton Methodist Church

- A1. In October 2013 an outline proposal was submitted to the Area Committee. Soon after that meeting the Cambridge Methodist Circuit (grouping of all Methodist churches in the City and surrounding areas) embarked upon a review of its strategy which will lead to decisions to be taken in March 2014. The church in Chesterton will continue to be a top priority and the review will establish the extent of Methodist capital and other resources that are available to invest in the development project. It is possible that the scale of the development project at CMC will grow considerably and therefore no further detailed plans have been drawn up at this stage.
- A2. I have continued to engage in conversations with a number of groups and agencies in the local area including for example, Hundred Houses Housing Society, Cam Sight, Romsey Mill, Childrens' Centre, Chesterton Parents Group, Cambridge City Foodbank. Use of the premises will be growing, not least with the launch of a new Tuesday morning Foodbank distribution centre in May 2014, working closely with the Foodbank and the parish churches of St. Andrew's and St. George's. Other developments of use are being pursued.

Outline proposal: October 2013

- A3. The church is situated on a large site in Green End Road and serves a highly deprived part of East Chesterton. There is a significant amount of social housing and high incidence of families experiencing struggle and various needs. The buildings date from the 1960's and 1980's.
- A4. From September 2013 the Cambridge Methodist Circuit has appointed Deacon Ian Murray to a 5 year post which is 80% focussed on Chesterton Methodist Church, with the intention of enabling development of the church community and its buildings, in collaboration with others wherever possible. Over a number of years, Chesterton Methodist Church has worked hard to provide improvements to the site as best it can with the limited resources at its disposal. The church has been grateful for a previous small grant which assisted the replacement of some windows. There are 3

meeting spaces – main hall, small hall and chapel – all of which are in multi-purpose use by a number of users. The Methodist Church recognises the huge potential for this site.

A5. Current user groups include: weekly drop-in coffee morning; toddler group; Girls' Brigade; other youth activities; CamSight user groups; Macular Degeneration group; Chesterton Choral Society; Moves Fitness group (with crèche); Parents Group; Bi-monthly MP's surgery; Polling station; Mount Zion Apostolic Church.

A6. It is our intention and commitment that the premises be developed further to be available to community groups, to serve the locality especially those in situations of need, and to develop the mission of the Church. We are currently exploring the possibility of the site being used as a new distribution centre for the Cambridge City Foodbank. We are rapidly establishing links with the new Chesterton Primary School who will come to the church for occasional social and cultural activities, festivals, etc.

A7. What the project could involve:

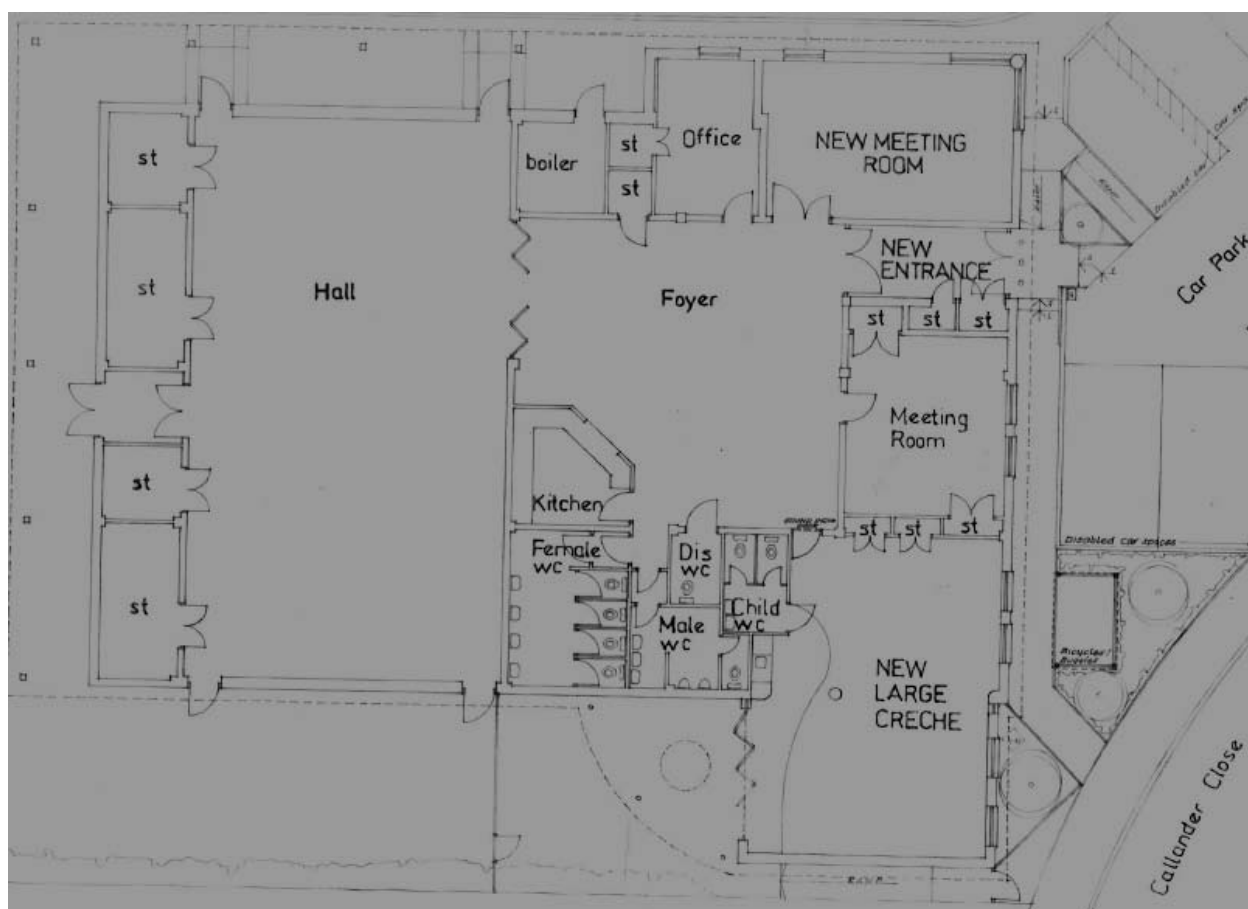
- Rearrange, renew and improve toilets and utilities.
- Replace ceilings throughout halls and corridors.
- Replace kitchen to ensure complies with appropriate standards.
- Improve roof security to prevent further vandalism.
- Renew main entrance to improve security and meet good practice in respect of safeguarding children and vulnerable adults.
- Replace old windows in small hall. Improve heating in main hall. Improve flooring in main hall, small hall and chapel.
- Redecorate throughout.
- Improve quality of lighting in chapel to make more activities more accessible.
- Provision of induction loops throughout the building. Implement other pan-disability aspects of legislation.
- Improve external access from some fire exits.

A8. At this stage we anticipate a scheme of works completed by December 2014, costing at least £150,000. We seek an indication of interest in the project from the community to assess the viability of this project. We shall pursue partnerships with others as the plans emerge, and are possibly extended further.

OPTION B: Buchan Street Neighbourhood Centre

Update from Trevor Woollams, Head of Community Development, Cambridge City Council

- B1. Members will recall from a previous report that officers are working with the County Council with a view to expanding pre-school age child care facilities at Buchan Street Neighbourhood Centre. Buchan Street Neighbourhood Centre is in an ideal location and it has a purpose-built room with children's toilets and access to a safe garden area. The issue is that demand is very high in the area and the room is only half the ideal size for a fully viable childcare programme.
- B2. Officers have drawn up an outline scheme for a single storey extension which could be constructed in the garden, adjacent to the existing child care room, to provide the required space. In addition, officers propose to create a new meeting room of similar size to the existing room which would be 'lost' by converting the large entrance foyer and creating a new entrance adjacent to it. The proposals are shown on the plan below.



B3. The proposals would have lots of benefits for local people including:

- help to meet the high demand for pre-school age child care
- create a new meeting room which would protect community use
- reduce the net cost of running the centre through increased income, making the centre more sustainable.

B4. Initial estimates for all the work are 150k-170k including fees and project management. The County Council have indicated that they will seriously consider providing some capital to help fund the childcare element of the building.

B5. The works would be subject to planning and building regulations approval, capital funding from the County Council and a tender process to confirm costs. If the Area Committee agrees to allocate £100k to this project, officers will complete negotiations with the County Council and bring a project appraisal back to the committee for detailed approval.

OPTION C: Community rooms at Milton Road library redevelopment

Update from Ian Douglas, District Library Manager: Cambridge, Community and Cultural Services, Cambridgeshire County Council.

C1. A community facility for West Chesterton: Under this project, the City would allocate funds to support the development of community facilities alongside a library in a new building on the site of Milton Road Library. The existing building has serious structural defects and the proposal is to demolish and rebuild, with the sale of flats above the community and library facility paying for much of the work.

C2. The community Steering Group has worked together to produce a design brief for the joint library & community facilities. The brief emphasises flexible use of all parts of the building. Around 60m² of dedicated community space will be available for groups to book at any time. This will be in the form of a well-equipped meeting room, with kitchenette facilities, and will probably have a flexible partition allowing for use by two smaller groups. In addition, the library will be equipped with fully mobile furniture, so that a much bigger combined area (around 250-300 m²) can host community activities outside library opening hours. All the community facilities would be on the ground floor providing full accessibility. The garden will be retained and enhanced. It will be integrated into the whole design: easily accessible but also offering safe and quiet places for reflection and play.

- C3. The additionality in terms of community facilities resides in all three elements: especially the dedicated community room, but also in making the whole building more flexible and enhancing the garden.
- C4. How would it make a difference?: The area is poorly provided with community buildings, with only a small church hall, some heavily used facilities at schools and a badly deteriorated scout hut. The new building would make possible a broad range of activities, welcoming all members of the community. It would also improve opportunities to work in partnership with other public & voluntary sector agencies, offering them a base for outreach in the neighbourhood.
- C5. A community consultation has been carried out by members of the Steering Group. This included a paper and on-line questionnaire; open meetings; 3 surveys at Milton Road School of Key Stage 1, Key Stage 2 and parents; and a young persons' group discussion (aged 14 to 17). The list of activities suggested by respondents is set out below, and this consultation has informed the design brief.

Activities suggested by consultation respondents

Children's Events: story making sessions; regular story-time & rhyme-time; children's parties; children meet children's writers; creative sessions for pre-school children; guest visits from the Ministry of Stories; more children's reference books; guided access for children to online resources

Teenagers' / young adults' events: after-school study space; film nights; Facebook page; career talks.

Adults' events: poetry sessions; story telling for all ages; sharing stories; community groups' events held in the library; day-time book club; day-time scrabble club; board games sessions for children and adults; new book events / book groups in the evenings; talks by authors etc; cinema club; knitting group; chair-based exercise classes; stand-up comedy evenings; adult education; monthly prize draw.

Provision of a café: informal drop in café; refreshments in the garden; weekly café; more cake; comfy seats.

Other ideas: more newspapers; play area / benches in the garden; exhibitions by local artists; link up with Open Studios; information centre - statutory services etc; centre for community use; meeting room for local organisations and interest groups.

Facilities: Wifi access – users bring their own lap tops; scanning to pdf; leasing e-books; community notice board

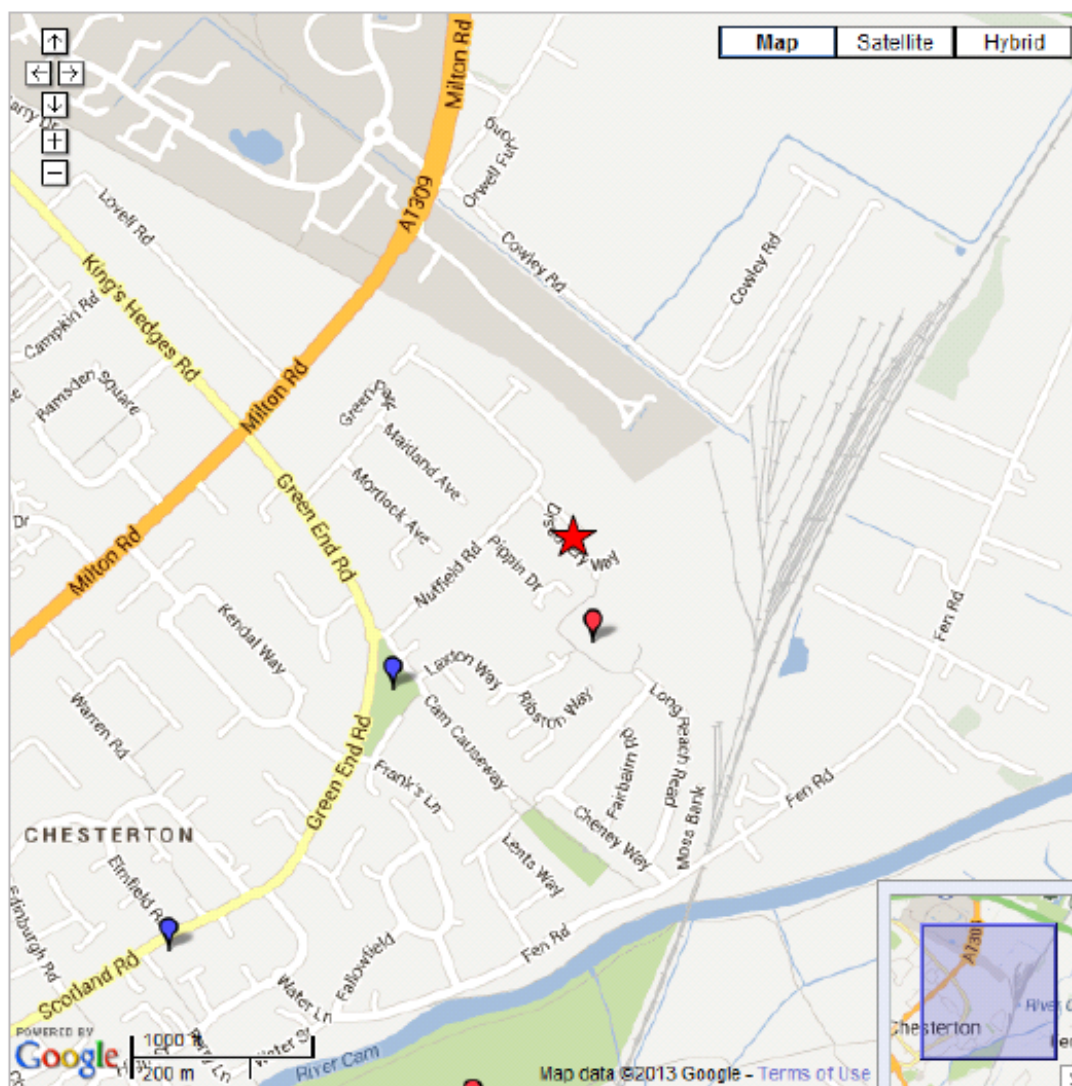
- C6. The County Council is managing the development of the project. Local residents, community groups, young people, schools and the City's Community Development service have been heavily involved in the planning through their participation in a Steering Group working with the County Council officers and local councillor. Developers are working on outline plans, and pre-application discussions are currently awaiting report back from the City planners. It is hoped that a planning application will be submitted this summer with work starting before the end of the year and being completed by the end of 2015.
- C7. The share of the costs relating to the dedicated community facilities alone has been estimated at £130k-150k (based on apportionment by floor area of the County Council's estimate for construction and fit-out costs). A contribution of £75k-100k is sought from the Area Committee. We believe that this partnership between the City Council, County Council and community groups offers a chance to provide a high quality community facility in a very cost effective way. It would also be highly sustainable, without any call on the City Council for on-going running costs.
- C8. Once built, the Library Service will run the library (27 hours per week as at present) and the community use will be managed by the community with the expectation that all costs will be met from charges to users, as they are at St Andrew's Hall. The Friends of Milton Road Library may evolve into a new charity to do this, or link with an existing one such as Chesterton Community Association with whom discussions are taking place. The Association already acts as an umbrella group for local projects, publishes Chesterton News, has support for community centres as a primary object (in particular St Andrew's Hall) and is interested in covering other facilities as well.

Extracts of virtual tour of play areas for Option E

from the 1/8/13 report to the North Area Committee

DISCOVERY WAY (East Chesterton ward) [LAP]

Location: It is worth noting that this site is within 200 metres of the larger NEAP (neighbourhood equipped area of play) at Green End Road Recreation Ground (see report page 24).



Current equipment (Play Value rating was C but now probably D)

This is a fenced play area for children on a green surrounded by houses. There is a large modular climbing frame and slide (including play boards for young children) and a spinner. There is also an empty square of safety surfacing where a damaged 'springy' has been removed. In this context the play rating has probably slipped to a D.

This site suffers from extensive vandalism: the gate was stolen in June and a large hole has been made in the safety surfacing not long after earlier damage had been repaired. (See the comments in paragraph 3.6d).

Discovery Way (continued)



Suggested improvements

Two sets of suggested improvements have been put forward: (1) from County Councillor Manning in liaison with (Metropolitan) housing association contacts, who have consulted local residents; (2) from Streets & Open Spaces officers.

Discovery Way (continued)

1. Community proposal (£80k, including £30k IOS)

The ideas forwarded by Cllr Manning is based on residents' feedback from a meeting and a door-knocking exercise and also takes account of anti-social behaviour and parking issues on the estate. This has prompted three options which have been presented as follows.

- a. "Update the play equipment, level off the 'mound', and add a number of trees: these would have to be quite large as saplings will be destroyed. This would add privacy."
(Right: historic photo of the mound behind the play area & the springy which has since been removed).



- b. "Just update the play equipment and add some trees – adds privacy."
c. "Update play equipment and create some parking spaces from the other end by using some of the existing green area. Level off remaining green area."

"Feedback from residents is that the play equipment is used often and should remain targeted for the younger age group (basically who it is currently aimed at) but desperately needs to be updated as it is falling apart and is easy to destroy. Residents don't want equipment that will target the older age group as there is a concern that it would encourage anti-social behaviour. There still needs to be a small fence there (no higher than the currently one to prevent cars from parking on the grass.)"

Below are some pictures of some equipment (from Green Road play area) that Cllr Manning's housing association contacts feel would fit in.



"Feedback was that there is not enough parking and there is an issue with residents parking on the (already narrow) road, which makes it difficult for people to access their driveways."

Officer comments: The community proposals in relation to the play equipment and tree-planting are welcomed and are reflected in officers' suggested improvements. The ideas for removing the mound and creating extra car-parking are more problematic, however. Even if the

Discovery Way (continued)

necessary informal open space funding constraints could be overcome, reducing open space on Discovery Way to create more car parking raises questions about how this sits alongside planning policy and would require planning permission.

2. **Officers' suggestions** (Estimate: £55k, including £5k IOS)

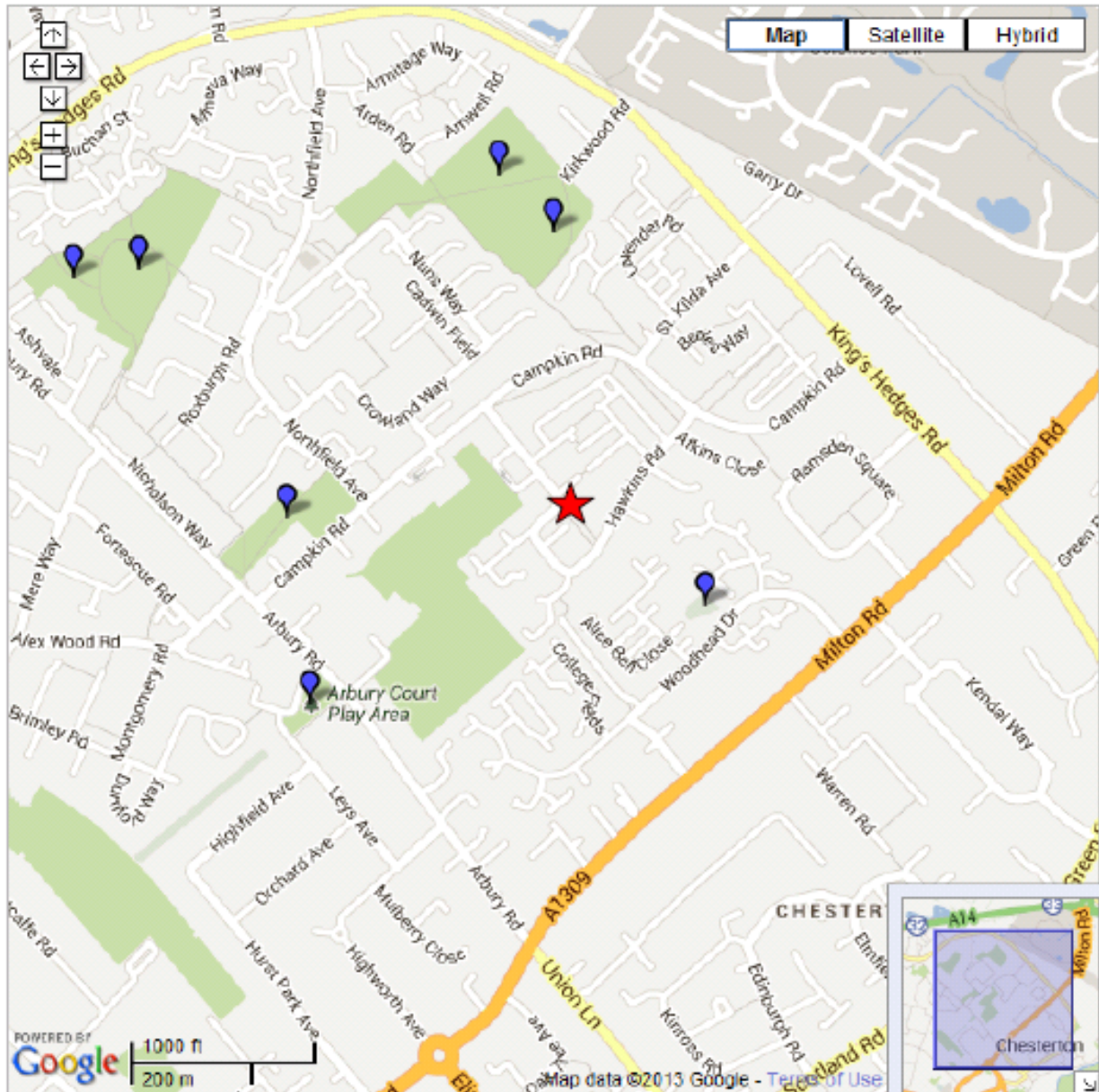
One of the notable absences from the current play area is a swing, which is one of the most popular pieces of play equipment, so one of these would be suggested. Keeping the play area for children up to 12 years of age, it could also be possible to provide a (robust) role-play based frame (for example, in the shape of a tractor or train – see report page 25) and a springy as well as safety surfacing and a new gate and fencing. It is also suggested that around four (more mature and, therefore, a little more expensive) trees could be planted for around £5,000 of informal open space funding.

If it was possible to ease the constraints on informal open space funding, officers would be keen to landscape the play area to make it more interesting and attractive, which might engender a greater sense of pride in, and care for, the play area.

HAWKINS ROAD (King's Hedges ward) [LAP]

Location

This play area is for children under 8 who live in the local vicinity. Its usefulness is as a play area 'on the doorstep', but there is very little for children to play on.

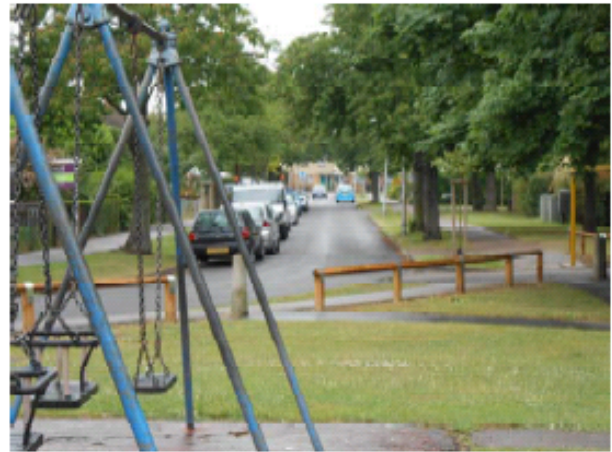


Current equipment (Play Value rating D)

There are two infant swings and 1 junior swing (with space for another, which has been removed). Play equipment (possibly sit-on 'springies') has also been removed from another, nearby piece of safety surfacing.

This play area is serviceable and would benefit from repair and maintenance (albeit that it not a current priority for refurbishment).

Hawkins Road (continued)

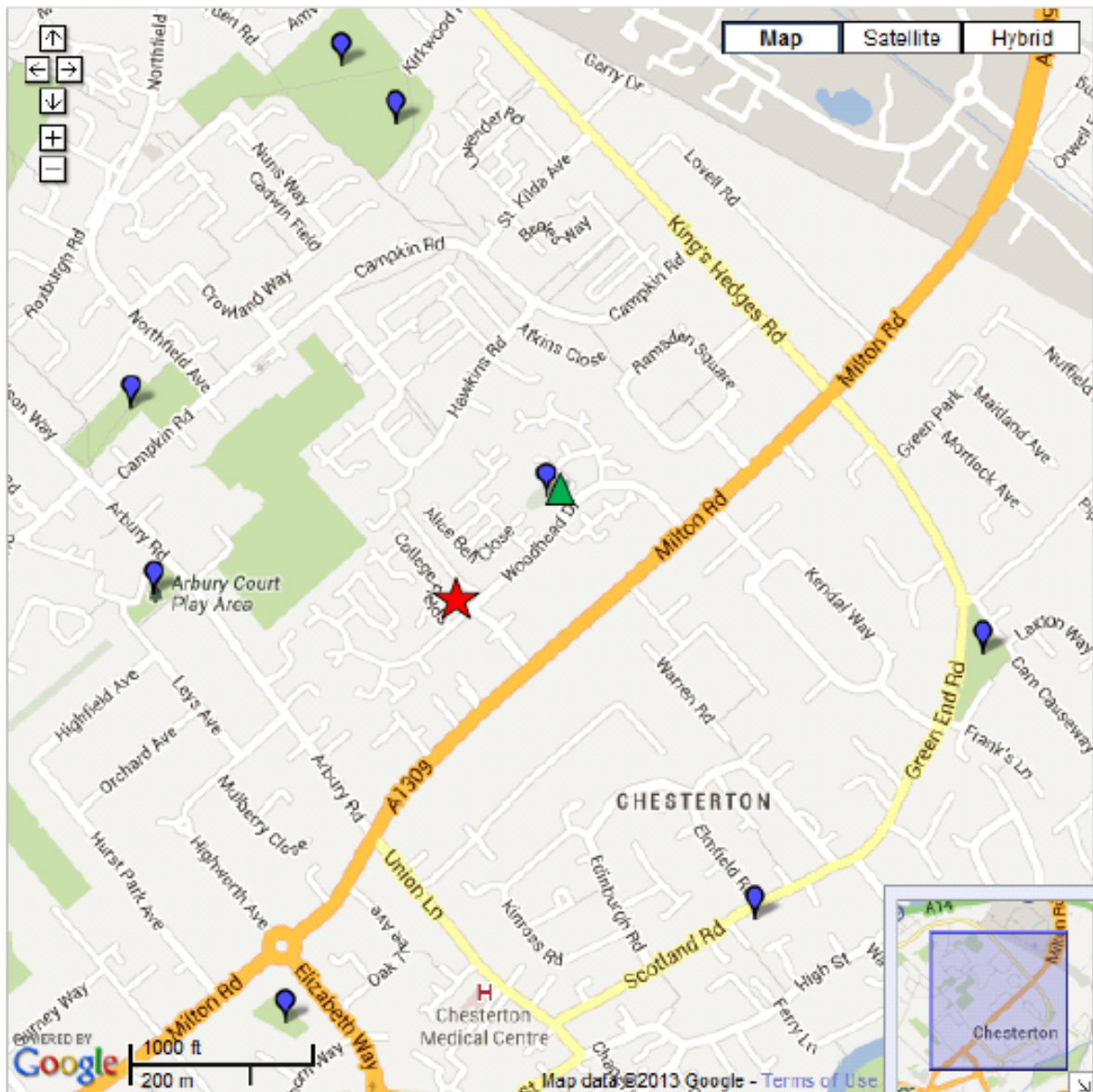


Officers' suggested improvements (Estimate: £25k, incl. £1.5k IOS)

The swings could do with replacing to bring them into line with the latest play standards. There is also potential for adding a role play-based frame (eg, in the shape of a train or tractor – see report page 25) as well as new safety surfacing and a new bench (using informal open space funding). It could also be possible to re-orientate the play area on the green space.

WOODHEAD DRIVE (West Chesterton Drive)

Location: There is no longer a play area here as it was de-commissioned. This is where it used to be. (Red star marks its former location; the green triangle shows the play area at George Nuttall Close)



Consultation feedback for play area option F

OPTION F: New play area by Perse Way flats

Extracts from October 2013 report: consultation feedback:

- F1. This proposal is for a play area on the green space near the block of flats / beside the cul-de-sac end of Cockerell Road. The family that I'd been working with concerning this proposal were keen on a fairly simple, 'traditional' play area for young children (eg, swings, roundabout etc). Both the size of the site and the demand in terms of local families was very much in favour of younger children. However, (with the best of intentions) the proposal morphed into a relatively complex scheme, involving more technical, interactive equipment, that wasn't really what the demand appeared to be for. I don't think there is capacity / space for this 'technical' provision and the suggested use for teenagers. Obviously a more complex scheme is likely to be more expensive, less deliverable and, perhaps, less likely to be chosen compared to other schemes. The original request for a small-scale, simpler scheme may have a much greater chance of getting through at the next round. [Cllr Todd-Jones]
- F2. Your own website's playgrounds map shows that there is a desert of facilities for children south of Arbury Road, west of Milton Road, east of Histon Road and north of Victoria Road. This represents a rather large part of Cambridge, and one where there is a rather high proportion of children. A new play area at Perse Way flats would be welcome. [MG]
- F3. Everyone would benefit from the play park, including the five new homes built in the past couple of years. There are so many young local children that have nowhere local to play....There are parked cars everywhere. With the fast cars racing past, residents are in constant fear of a child being knocked down. The children would be able to benefit from the play area on their walk home from the nearby school. Don't forget the amount of young families living in the flats of Perse Way / Harris Road / Cockerell Road that don't have a garden for their children to play in. A new play area would give the children somewhere they can go and play safely. It would bring the community together. It would be money well spent and have plenty of use in a deprived area in desperate need of a play park! [LH]

Project profile for outdoor sports option H

OPTION H: Tennis courts for Nun's Way

From Mark Sanders, Tennis4Cambridgeshire

- H1. Our proposal for Section 106 funding is to construct three new Tennis Courts at Nuns Way recreation ground. Two of these to be floodlit.
- H2. The location is in an area which has one of the highest levels of social and economic deprivation in the County.
- H3. At Nuns Way I understand that the recently set up Kings Hedges Neighbourhood Partnership would be able to manage and encourage court use.
- H4. Another community group I am involved with (Sport Cambridge CIC), which ran the Manor sports sessions last summer and has a grant to run Mini Tennis at Nun's Way, will apply for Sport England funding to offer more sport in the north of the city: this will include tennis activities at these two venues, particularly if this project goes ahead.
- H5. I propose to consult with members of Tennis4Cambridgeshire recommending that, if this project is approved, they will commit to supporting Tennis Coaching at both venues over the next five years.
- H6. Tennis4Cambridgeshire will also make available Steve Goswell to assist in applications to Landfill Tax funding bodies. He is of the view that there is a good chance of obtaining equal matching funding for both parts of the project – and at Nuns Way, a 90% grant is possible.
- H7. Subject to the state of our reserves, Tennis4Cambridgeshire will also consider a small grant of up to £3k for this project for the capital costs involved. I believe that the County LTA Executive Committee, a group we work closely with, may also provide up to £5k grant for this project.
- H8. Based on estimated costs recently at other projects we are involved in the cost of this project, excluding VAT, will be;
- Providing three new courts at Nuns Way – £75,000
 - Floodlights to two courts at Nuns Way, assuming electricity supply is not an issue - £25,000
- H9. Total project cost £125,000. We suggest S106 funding be allocated for half of this - £62,500. I am confident that if half the cost is allocated by the City Council then the balance will be obtained from the sources mentioned above.