

CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment

TO: North Area Committee 19/11/2015

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

S106 DEVOLVED DECISION-MAKING: 2015/16 PRIORITY-SETTING

1. INTRODUCTION

- 1.1 Between June-August 2015, the council ran its latest S106 bidding round. Proposals were invited for projects that could help mitigate the impact of development in Cambridge through funding from generic, off-site developer contributions. There are six proposals for local projects in North Area, which the Committee is asked to consider (the detailed applications can be found at www.cambridge.gov.uk/s106). Section 3 provides sets the context, including an update on the availability of devolved S106 funding. Section 4 assesses the applications against the council's criteria: of the six proposals, three are eligible, feasible and ready to be considered.
- 1.2 In addition, in the context of the Outdoor Play Area Strategy, the Committee is asked to consider where to locate surplus play equipment, which was originally ordered for the Vie development in East Chesterton (see paragraphs 2.2-2.3, 3.8 and Appendix D).

2. RECOMMENDATIONS

It is recommended that the North Area Committee:

- 2.1 prioritises the following local project proposals for the use of devolved S106 contributions from North Area, subject to project appraisal and community use agreement, as appropriate:
- a. an outdoor sports grant of up to £100,000 for four tennis courts at North Cambridge Academy (subject to planning permission),
 - b. a community facilities grant of up to £71,000 for eligible community facility improvements at the Rowan centre on Humberstone Road, and
 - c. up to £52,500 for open space landscaping and play area improvements at Bateson Green; and

- 2.2 chooses one of the following three options for installing surplus play equipment (originally ordered for play area at the Vie development in East Chesterton) at nearby play areas, subject to further consultation with local ward councillors on the detailed arrangements

Option A: Dundee Close play area in East Chesterton and River Lane play area in Abbey ward (roughly half the equipment each), OR

Option B: Dundee Close play area (roughly half) plus Discovery Way and Scotland Road play areas (roughly a quarter each), OR

Option C: River Lane play area (roughly half) plus Discovery Way and Scotland Road play areas (roughly a quarter each); and

- 2.3 depending on which option is chosen for re-locating the surplus play equipment from the Vie development, allocates devolved S106 funding for its installation and associated safety surfacing (from the play area and informal open space contribution types, as appropriate):

Option A: around £18,500 or

Option B: around £33,500 or

Option C: around £15,000.

3. BACKGROUND

- 3.1 New development creates extra demands on local facilities. The council asks developers to pay S106 contributions to mitigate that impact. This S106 funding has helped fund new and improved facilities. For more details (including factsheets on S106 grant-funded community and sports facilities with community use agreements), see the Developer Contributions web page (www.cambridge.gov.uk/s106).
- 3.2 Every year since 2012/13, the council has run a S106 priority-setting round, based on contributions received from off-site, generic S106 contributions based on broad infrastructure types.
- Each area committee has decision-making powers over the use of devolved S106 contributions for local projects in its area¹.
 - Executive councillors select strategic/city-wide projects benefitting more than one area or Cambridge as a whole²: eight such

1. The devolved funding for each area committee is based on all unallocated, generic off-site S106 contributions (for the provision of, improvement of or better access to particular types of facilities) received from minor developments in the area and half those from major developments in the area. This relates to the informal open space, play area provision, community facilities and outdoor sports contribution types.

2. The strategic funds for informal open spaces, play areas, community facilities and outdoor sports provision are based on (the other) 50% of the off-site generic S106 contributions from major developments. Meanwhile, all public realm and public art contributions received are held in separate city-wide funds.

proposals in/relating to North Area were prioritised following reports on the latest bidding round considered by the Community Services Scrutiny Committee on 8 October: see the list in Appendix A.

3.3 A number of S106 projects have been completed in North Area in the last 12 months, including:

- Brown's Field BMX track;
- Buchan Street neighbourhood centre improvements;
- Chestnut Grove play area improvements;
- Perse Way play area; and
- St Andrew's Hall extension (a strategic S106 project).

3.4 Appendix B provides more details on on-going local S106 projects³. Whilst good progress has been made overall, please note the county council's decision, last July, not to proceed with its existing plans for the development of Milton Road library. This has implications for the £100,000 provisional allocation for community meeting space at the library, which the Area Committee prioritised in February 2014.

a. The city council has expressed its disappointment and has made clear to the county council how it would expect revised plans to progress by June 2016. The £100k S106 funding continues to be allocated until then⁴.

b. County council colleagues have recently provided a helpful update, including plans for local consultation and the submission of a planning application early next year.

3.5 As previously reported to this Committee, the off-site, generic S106 funding available for S106 priority-setting rounds is set to taper off and run down over the next few years⁵. Given the need to make effective use of it, an Outdoor Play Investment Strategy was approved by the Executive Councillor for City Centre and Public Places last month: it contains a play area audit, which area committees can use to inform devolved decision-making about the use of S106 play area funding.

3. Appendix B also includes an update on progress relating to specific clauses in the Cambridge City Football Ground S106 agreement.

4. The expected update from the county council will then be reported back to North Area Committee. In the meantime, if the Area Committee agrees the recommendations under paragraph 2.1, officers would review which community facilities contributions are allocated to which project to ensure timely and effective use of S106 funding.

5. The only off-site, generic S106 contributions left to be paid are those for which S106 agreements were completed before 6 April 2015, but where payments have not yet been triggered (eg, by start of building works). New S106 pooling constraints mean that, from April 2015, new S106 contributions must be for **specific** projects with no more than five of these agreed for any particular project. See paragraph 5.3.

- 3.6 The latest analysis (as at 2/11/15 and rounded down to the nearest £25k), shows that the following devolved S106 funding is available.

Table 1: Devolved off-site/generic S106 funding available - North Area

Outdoor sports	Community facilities	Informal open space	Play area provision
£150k	£150k	£100k	£50k

- 3.7 Please note the following points about Table 1.
- a. Projects prioritised in previous rounds have already been allocated funding: the table shows the received contributions available now.
 - b. To ensure that the use of S106 contributions is related to the developments from which they have been paid, officers aim to fund a local project in a particular ward firstly from relevant S106 funding from the same ward before using contributions from developments in other wards in the Area which will benefit from the project⁶.
 - c. This means that the devolved funding available is not always spread evenly across wards within an area, depending on the level of development in (and contributions received from) each ward and the S106 allocations made for already-prioritised projects. For example, there are no play area contributions currently available from Arbury ward⁷.
 - d. The annual priority-setting rounds have helped to ensure that S106 contributions with expiry dates are used on time. The nearest expiry dates in North Area are not until May /June 2019^{8,9}.
 - e. On top of the off-site, generic contributions featured in Table 1, there are also some specific contributions for specific purposes. For example, around £87.5k has so far been received for a new clubroom or changing facilities, or pitch improvements (or any combination of these) on Chesterton Recreation Ground¹⁰.

6. The need for the use of S106 contributions to be directly-related to developments is set out in the statutory tests in the Community Infrastructure Levy (CIL) Regulations, which also require them to be necessary to make development acceptable in planning terms and fair and proportionate (in scale and kind) to the development.

7. Some wards in others Areas face similar issues to the ones highlighted for Arbury.

8. The devolved contributions with May/June 2019 expiry dates are for outdoor sports and amount to less than £12k. The amounts of S106 contributions with expiry dates are regularly reviewed and the values may change (for example, subject to opportunities to assign them to related local projects).

9. If the Area Committees agrees the recommendations under paragraph 2.1, these outdoor sports contributions will be allocated to the tennis courts proposal (N1).

10. This relates to the Cambridge City Football Ground S106 agreement, mentioned on the second page of Appendix B.

3.8 In addition, there are eight to ten pieces of play equipment that were originally ordered for the play area within the Vie development in East Chesterton but which, following consultation with local residents, were not incorporated into the final play area there. The developer agreed that this play equipment could be used at other local play areas instead. Appendix D gives examples of the play area equipment which may be available and sets out three options of how this could be distributed at local play areas.

4. CONSIDERATIONS: ANALYSIS OF S106 BIDS RECEIVED

4.1 As part of the latest S106 bidding round, the council has published clear eligibility criteria (see Appendix C) that proposals should be:

- specific;
- within the city of Cambridge
- about providing additional benefit
- accessible to all
- affordable and financially viable.

As part of this, grant applicants have been asked why they need the S106 funding requested (ie, they do not already have sufficient funding for the project). The guidance for applicants also emphasises the need for bids to be feasible and ready to be considered.

4.2 The latest S106 bidding round ran from 22 June–10 August 2015. It was publicised via: the council's website; news releases; social media; emails to local groups and residents who have enquired about S106 funding in recent years; and emails to councillors.

4.3 Officers have assessed the six local project proposals from North Area against the criteria mentioned above. This is summarised in Table 2 (at the top of the next page). The overall assessment, in the right-hand column of Table 2, shows that three of the six local project proposals are eligible, feasible and ready to be considered – and these are recommended in paragraph 2.1. A commentary on all six local project proposals is set out in paragraphs 4.4 - 4.18 below. The detailed bids can be found in the North Area application pack at www.cambridge.gov.uk/s106.

N1. Four tennis courts at North Cambridge Academy site

Overall assessment: YES, recommended for S106 funding.

4.4 **Summary of proposal:** The Academy seeks up to £100,000 for a block of four all-weather tennis courts, to be located on its site parallel to its existing multi-use games area (MUGA).

- a. The tennis courts would be orientated to avoid low level sunlight. Netball court line-markings would be painted on the courts to allow that sport to be played there too.

Table 2: Assessment of local proposals against eligibility criteria									
Key: ● = Yes. ◐ = Partly. ✘ = No. ? = Unclear. n/a = not applicable		Specific	Additionality	Access for all	S106 available	S106 needed	Feasible	Ready to consider	Overall assessment
Outdoor sports									
N1	Four tennis courts at North Cambridge Academy	●	●	●	●	●	◐	●	YES
Community facilities									
N2	Community café at Chesterton Methodist Church	●	●	●	●	?	◐	✘	NOT YET
N3	Community facilities, at Rowan Humberstone	●	●	●	●	●	◐	●	YES
Informal open space									
N4	Public toilets at Nuns Way Recreation Ground	●	✘	●	✘	n/a	✘	n/a	NO
N5	Bateson Green improvements	●	●	●	●	●	●	●	YES
Play areas									
N6	Table-top water play at Brown's Field	●	◐	●	●	●	?	✘	NOT YET

Paragraph 4.4 continued

- b. A commitment to provide educational and leisure facilities to students/adults out of school hours is built in to the Academy's constitution.
- c. The plan is for the four tennis courts to be floodlit. The Academy will seek additional grant funding from the Lawn Tennis Association and Tennis for Cambridgeshire for the flood-lighting.
- d. The top soil from the excavation of the tennis courts will be retained onsite and used to turn a disused long jump run up/pit into a cycle track that will contain a mountain bike and BMX track (also available for community use).

4.5 Officer comments: This proposal meets the criteria and is supported.

- a. There is currently no public tennis court provision in North Cambridge. The nearest ones are at Jesus Green. Given the Academy's central location within North Area, this proposal would benefit all four wards.

- b. Planning permission would be needed for the tennis courts, not least for the proposed floodlights (as reflected in paragraph 2.1a). It is understood that this application is being prepared.
- c. The recommendation to allocate a grant of up to £100,000 for the tennis courts does not include the costs of flood-lighting given the possibility that the Academy could apply for (and secure external funding for) this. If this floodlight funding bid is unsuccessful, there could be a follow-up S106 grant application to this Area Committee for this in due course (albeit that off-site, generic S106 funding availability is set to run down in future).
- d. The Academy's provision of a cycle tack would provide an additional community benefit at no extra cost. It should also be noted that S106 grant-funding (from strategic/city-wide funds) has been awarded for converting a warehouse on the site into a gym for Cambridge Gym Academy and for a public art project at North Cambridge Academy in association with Kettle's Yard (see Appendices A and B for more details).

N2. Community café at Chesterton Methodist Church

Overall assessment: NOT YET ready for consideration.

- 4.6 **Summary of proposal:** Chesterton Methodist Church plans to redevelop its site on the corner of Green End Road and Ashfield Road in collaboration with its neighbour, Cam Sight - an established charity which supports people in Cambridgeshire who have visual impairment. This would replace their tired/old premises, which do not meet current health & safety and energy efficiency standards. A new two-storey building - with around 25 parking spaces (as now) and new cycle parking - would provide modern facilities to better serve the needs of their users and the local community.
- 4.7 Whilst the wider development would be funded by Chesterton Methodist Church and Cam Sight, a £125,000 S106 grant is requested for a new community café that would serve users of the redeveloped premises and the wider community. It would be integrated within the new development, and would be operated as a social enterprise.
- a. The community café would have a 60m² floor area. It is envisaged that this would be managed by a third party social enterprise.
 - b. Facilities available to both existing and potential future users of the site would be enhanced and improved by the addition of a café (eg, the provision of internet access points, responding to concerns about digital inclusion in the local area).
 - c. Outside café working hours, it would be available for community needs and groups. This might include other educational projects

and children's parties. The applicant's model for how this might work is Cottenham Community Centre café in the former Cottenham Methodist Church.

- d. The application highlights a number of reasons why the community café is needed. East Chesterton was ranked in the 20 most deprived areas in Cambridgeshire in the Index of Multiple Deprivation 2010. Whilst the S106-funded community facilities at St Andrew's Hall are also in East Chesterton, these cannot always meet demand from potential users. In addition to existing needs, new demand from increased development (including the new north Cambridge station) is also expected.

4.8 **Officer comments:** This proposal has generated interest further afield than North Area, as it has been linked to Cambridge Methodist Circuit's sale of Sturton Street Chapel and Hall in Petersfield. In assessing the grant application for the community café at Chesterton Methodist Church, officers have used the same criteria that have been applied to every other S106 proposal in the 2015/16 bidding round, as relevant¹¹. In its S106 devolved decision-making, the Area Committee needs to focus on setting priorities which would meet the assessment criteria and help to mitigate the impact of development in North Area.

- a. The applicant has developed and strengthened the proposals significantly since the earlier version reported to the Area Committee last February. The S106 grant application focuses more clearly on the community café component of the wider development and has explained how this would help to provide additional benefit. Estimated costs, including a specific grant request, have been identified. The £125,000 sought by the applicant is affordable within the devolved S106 community facilities funding available.
- b. Discussions with the applicant have helped to clarify the reasons why Chesterton Methodist Church is seeking S106 funding and the financial structures within the wider Methodist Church. Officers understand that:
 - i. the scale of works needed to modernise the existing facilities warrant the wider redevelopment, which will take up the existing resources of Chesterton Methodist Church and the Cambridge Methodist Circuit. Funding is sought for the new community café, which will provide additional benefit, but which could not be afforded from the existing resources available to Chesterton Methodist Church.

11. In this case, officers have used the eligibility criteria for non-public art proposals. Public art proposals are assessed against the public art criteria in the same way.

- ii. a local Methodist Circuit does not receive all the capital receipts from a local property sale - significant proportions are top-sliced into regional and national funds. Whilst Chesterton Methodist Church aims to apply for regional and national funding in due course to support the wider redevelopment, the outcome of these applications remains to be seen.
- c. That said, officers are not convinced that the application for the community café is feasible and ready to be considered yet. As the café is regarded as integral/central to the wider redevelopment (following the demolition of existing premises), this would not allow a modular or phased approach whereby the community café could be built ahead of other stages of works. As such, moving ahead with the community café would seem to depend of being able to take forward – and raise the funding for – the whole scheme. The application makes clear that £1.72 million still needs to be found towards the overall project. It would seem that this may take some time and that the intended project timescales (starting in autumn 2016 and completing in autumn 2017) may need to be revised.
- d. Officers intend to liaise with Chesterton Methodist Church, as preparations progress, in order to understand more fully what is included in the grant request and why this amount is needed. The need for further discussions has also been highlighted by the reference in the S106 grant application to the possibility that “Cam Sight will consider whether and how it will sell part of its land”. The city council would need to understand how receipts from such a land sale would be used and how this would be consistent with the case made in the grant application that S106 funding is needed to make the community café possible.
- e. If Chesterton Methodist Church wishes to make a follow-up bid, having developed its proposals and fund-raising further, this could be reported back to the Area Committee next year.

N3. Community facilities at Rowan centre, Humberstone Road

Overall assessment: YES, recommended for S106 funding.

- 4.9 **Summary of proposal:** Rowan Humberstone, the West Chesterton-based charity for learning-disabled people, seeks a S106 community facilities grant of up to £71,000 to convert ground-floor offices at the front of its building into two community meeting rooms, along with a kitchenette and toilets, which would be available throughout the week. One room could be used for meetings, rehearsals, drawing classes or gentle exercise classes, while the other is designed as a ‘wet’ room which could accommodate painting and other arts & craft activities.

- 4.10 The community meeting rooms proposal forms part of wider refurbishment of Rowan Humberstone's centre, aimed at making better use of the space with improved disability access.
- a. These facilities (including five arts studios) would be available for community use outside Rowan Humberstone's core working hours (ie, after 3.00pm on weekdays and any time at weekends).
 - b. The plan is for all the works to take place in July-September 2016.
 - c. In addition to £20,000 of its own funds, Rowan Humberstone still needs to find a further £53,000 for the wider refurbishment. It is already in touch with other sources of community facilities funding with a view to making applications – as soon as these can be considered - in early 2016. Prior to that, Rowan will be launching its own fund-raising campaign in December. The applicant is confident about securing further funding to support this project.
- 4.11 **Officer comments:** This is a good application which is likely to meet all the criteria.¹²
- a. Whilst there are S106-funded community facilities in each of the other wards in the Area¹³, there is not one yet in West Chesterton.
 - b. Whilst it is hoped that the community meeting space at Milton Road library will move forward, new community facilities on Humberstone Road could be a welcome addition, not least because the meetings rooms at the front of the Rowan Centre would be available through the days, as well as in the evenings and at weekends.
 - c. Officers are mindful that a S106 grant allocation to this community facility would reduce the devolved funding available to North Area for a community café at Chesterton Methodist Church (CMC). There are two important considerations here.
 - i. Whereas there is a strong possibility that improvements to the Rowan Centre could be delivered next summer, there are still significant preparations and fund-raising to be carried out before the CMC community café proposal could be ready.
 - ii. Allocating devolved S106 contributions from every contribution type (including community facilities) in each priority-setting round is good way of making sure that S106 contributions can continue to be managed in an effective and timely way.

12. Please note that Rowan Humberstone has also been successful in securing a public art grant in the current 2015/16 priority-setting round. See Appendix A.

13. S106-funded community facilities in North Area: 82 Akeman Street (Arbury); Brown's Field community centre and St Andrew's Hall (both East Chesterton); Arbury Community Centre and Buchan Street (both King's Hedges). In addition, improvements to the community rooms at St Luke's Church (Arbury) are on-going.

- 4.12 Whilst the assessment of this bid has highlighted a couple of potential issues, the applicant is already addressing them and it seems likely that these are resolvable.
- a. Officers have queried whether Rowan would be able to raise the £53,000 still needed to fund the wider development.
 - i. The applicant is confident that this will be achievable through a combination of its own fund-raising appeal and by seeking grants from other sources.
 - ii. It is possible that the grant funding that might be available from other sources may be need to be targeted on the public meeting rooms at the front of the building. Anticipating this possibility, officers suggest that the recommended S106 community facilities grant of up to £71,000 should be available for funding any eligible community facility improvements at the Rowan Centre (not just the meeting space at the front of the building).
 - iii. If Rowan was unable to raise the full amount needed to enable the overall redevelopment of its building next summer, this would be reported back to the Area Committee so that it could review (and, possibly, rescind) the grant offer.
 - iv. If, on the other hand, Rowan manages to exceed its fund-raising target, officers would be mindful of the opportunity to reduce the amount of the 'up to £71,000' S106 grant in order to help make the Area Committee's devolved S106 funding go further.
 - b. It is possible that the increased community use of the Rowan's facilities, with its longer operating hours, might have implications in the local vicinity and on its neighbours on Humberstone Road.
 - i. Enquiries made by the applicant suggest that no 'change of use' planning application would be necessary, but this still needs to be confirmed by the council's City Development Management.
 - ii. Rowan has emphasised that it is very mindful of the needs of local residents, particularly in relation to noise and parking. A further meeting between Rowan and local residents will take place within the next month on top the scoping work and consultations already undertaken.
 - iii. Rowan intends to make sure that hire agreements for use of the facilities would require compliance with clear terms and conditions about the nature of the activities and the consideration for neighbours that is expected. There are 'pay & display' parking spaces at each end of the street. Rowan also intends to install more bicycle parking spaces on its premises.

N4. Public toilets at Nuns Way Recreation Ground

Overall assessment: NO, not eligible for S106 funding.

- 4.13 **Summary of proposal:** King's Hedges Neighbourhood Partnership (KHNP) has requested that the council provides toilets at the Recreation Ground, which is used for sports, play and picnics. City centre parks have toilets.
- 4.14 **Officer comments:** Public toilets are not eligible for S106 funding in themselves unless they are auxiliary to a wider S106-funded project. Besides the capital costs of toilet provision, the operational costs also need to be taken into account¹⁴. As it is, in the context of financial constraints, a review of public convenience provision is due to be reported to Community Services Scrutiny Committee in January 2016. Community Development colleagues are currently in discussions with KHNP about possible improvements to Nuns Way pavilion – it remains to be seen whether this might help to identify an alternative option.

N5. Landscaping & play area improvements on Bateson Green

Overall assessment: YES, recommended for S106 funding.

- 4.15 **Summary of proposal:** A local residents' group has put forward detailed proposals involving: new shrubs and trees, new perimeter railings and gates, seating and a picnic bench, new paths, solar bollards, new play area equipment and safety surfacing. There is also a request for a new outdoor table tennis table to use on the green. A report on survey feedback, plus a flyer to local residents and an initial plan of possible improvements, is included with the S106 funding bid in the North Area application pack (see www.cambridge.gov.uk/s106).
- 4.16 **Officer comments:** Whilst the residents' group has also discussed seeking Local Highways Improvement Funding for lighting and road safety and Environment Improvement Programme funding for trees lining Bateson Road, the officer comments here are confined to the application for S106 funding to improve the existing green.
- This is an impressive application, which meets the criteria. The applicants have engaged local residents and councillors in the development of the proposals. Local support for improvements to Bateson Green was also mentioned in a survey of children, carried out by the ChYpPS Children's Engagement Officer last summer.
 - Officers estimate that the costs of providing these works could be up to £30,000 of S106 informal open spaces funding, up to £20,000 of S106 play area funding and up to £2,500 of outdoor sports funding (for the table tennis table).

14. S106 funding cannot be used for running costs.

- c. The play area audit in the Outdoor Play Investment Strategy rates the current Bateson Road play area as 89% for location, but only 26% for play value – highlighting the need for investment.

N6. Table-top water play by Brown's Field community centre

Overall assessment: NOT YET ready for consideration.

- 4.17 **Summary of proposals:** The Community Centre has proposed a single unit or a couple of water play pieces outside the community centre for use by smaller children and families during the summer months. The grounds immediately around this equipment would be landscaped in a way which would complementing the existing gravel area at the front of the centre. The application acknowledges that there may be issues in terms of making sure there is an adequate water supply and pressure and drainage routes. The indicative costs for this project would be around £12,000 - £15,0000.
- 4.18 **Officer comments:** This proposal needs to be considered in the context of the Outdoor Play Investment Strategy and funding constraints. The nearby Green End Road Recreation Ground is rated as having an 89% location score and a 73% play value score. Other play areas in North Area have a stronger case for investment.
 - a. It is also important to put this proposal in the context of the plans to relocate surplus play equipment from the Vie development (see paragraph 3.8 & Appendix D). Devolved S106 play area funding would be needed to fund installation and safety surfacing costs at other plays in East Chesterton. It would not be possible to fund this and the Brown's Field table-top water play.
 - b. Whilst recognising that it is not in the immediate vicinity, the King's Hedges splash pad is, at least, in the neighbouring ward.
 - c. In addition to questions about the feasibility of the table-top water play scheme, acknowledged in the application, queries have also been raised how running and maintenance costs would be met.

5. NEXT STEPS

- 5.1 The proposals prioritised by the Area Committee will be allocated appropriate S106 contributions and added to the council's 'projects under development' (PUD) list. Project appraisals¹⁵ and community use agreements will be developed.

15. Project appraisals set out the scope and design of the project and take account of local consultation (as appropriate), alongside more details on project costs and delivery timescales.

- a. Under current S106 devolved decision-making arrangements, project appraisals for local projects under £75,000 are expedited, with a report to the Area Chair, Vice Chair and Opposition Spokes.
 - b. Appraisals for local projects above £75,000 are reported back to the Area Committee.
- 5.2 It is envisaged that a further S106 bidding round, followed by priority-setting, will be run in 2016/17, albeit that specific timescales have not yet been finalised. This will take place in the context of the S106 allocations to newly prioritised projects (in the 2015/16 round) reducing the current availability of developer contributions and new off-site, generic S106 receipts tapering off.
- 5.3 To continue to make good use of the available S106 funding, officers are updating the council's evidence bases about facilities within the city and the capacity of those facilities to meet demands generated by new development.
- a. In addition to the updated play area audit (see paragraph 3.5), evidence bases are currently being compiled/ refreshed in relation to sports pitches, indoor sports and community facilities: the Community Services Scrutiny Committee is due to receive an updated in early 2016.
 - b. This will help to provide a clearer basis for seeking new S106 contributions for specific projects to mitigate the impact of development. In doing so, officers will be mindful of appropriate and eligible projects for new and improved facilities which are in need of capital funding.

6. IMPLICATIONS

- 6.1 **Financial implications:** This report has emphasised the constraints on S106 funding. The allocation of devolved S106 contributions to prioritised projects (arising from this report) will reduce the amounts available to North Area. At the same time, receipts from already agreed off-site, generic S106 contributions are tapering off.
- 6.2 **Staffing implications:** Two of the recommended project proposals (N1 and N2) are based on grants to other organisations to oversee/manage the implementation of the projects themselves. Council officers will need to co-ordinate project appraisals and community use agreements in these cases, alongside monitoring to ensure that the projects are implemented and run appropriately.

- 6.3 The other recommendation is for the council to manage the improvements to Bateson Green. Realistic timescales for implementing this project, within available staffing capacity, will need to be worked up in the context of the workloads arising from other project priorities being identified across the strategic/city-wide S106 funds and all four areas of the city. Once projects have been appraised, an overview of project timescales and progress will be updated regularly and featured on the council's Developer Contributions web page (www.cambridge.gov.uk/s106).
- 6.4 **Equalities and poverty implications:** An equality impact assessment (EqIA) on the S106 priority-setting process was updated in October 2014. Further EqIAs relating to specific prioritised S106 projects will be developed (as appropriate) as part of the business case/project appraisal process for those projects.
- 6.5 **Other implications:** Environmental implications, procurement matters, community safety issues and the need for further consultation will also be considered as part of business cases for specific prioritised projects.

7. BACKGROUND PAPERS

- 7.1 These background papers on the S106 devolved decision-making process were used in the preparation of this report:
- "S106 priority-setting round 2015/16: proposals for strategic/city-wide projects" – two reports to Community Services Scrutiny Committee, 8/10/2015;
 - S106 priority-setting / devolved decision making reports to North Area Committee, in particular 6/2/2014 and 12/2/2015.
 - "Outdoor Play Investment Strategy" report to Community Services Scrutiny Committee, 8/10/2015;
 - "Interim approach to S106 contributions", briefing note for executive councillors, opposition spokes & scrutiny committee chairs, June 2015.
- 7.2 Further information can be found on the council's Developer Contributions web page (www.cambridge.gov.uk/s106).

8. APPENDICES

- A. Strategic/city-wide projects in or relating to North Area prioritised by executive councillors on 8 October 2015
- B. Progress of on-going S106-funded projects in North Area
- C. S106 eligibility criteria
- D. Options for the use of surplus play area equipment from the Vie development

9. INSPECTION OF PAPERS

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

Author's Name: Tim Wetherfield
Author's Phone Number: 01223 – 457313
Author's Email: tim.wetherfield@cambridge.gov.uk

Strategic/city-wide projects in or relating to North Area prioritised by executive councillors on 8 October 2015

Prioritised projects*	Allocated	S106 type
Grant to Cambridge Gymnastics Academy for a sunken trampoline & foam pit in the gym being developed on the North Cambridge Academy site	Up to £75k	Indoor sports
Grant to Chesterton Community Association for Chesterton mural	£3.4k	Public art
Grant to Growing Spaces project in King's Hedges for public art	£2k	Public art
Grant to Historyworks for History Trails (involving Chesterton, Milton Road, Shirley and St Luke's primary schools as well as schools elsewhere in Cambridge)	Up to £20k	Public art
Grant to Historyworks for the 'Sounds of Steam' project (involving children from Chesterton Primary School as well as schools from East Area)	£15k	Public art
Grant to Friends of Mitcham's Corner for Mitcham's Models at Christmas	Up to £6k	Public art
Grant to Kettle's Yard for public art at North Cambridge Academy	£15k	Public art
Grant to Rowan Humberstone for public art at front of 40 Humberstone Road	Up to £2k	Public art

* projects have been prioritised subject to project appraisals & community use/grant agreements (as appropriate)

Those strategic/city-wide projects located in North Area have been allocated S106 funding from the strategic/city-wide funds – so this does not affect the availability of devolved funding shown in Table 1 under paragraph 3.6.

Appendix B: Progress of on-going S106-funded projects in North Area¹⁶

Project	Ref.	S106 £k allocated	Stage reached	Progress (as at early Sept 15)	Expected delivery
NEW: Big Draw (public art) event	PR040a	£1k	COMPLETE	Event held in late October 15.	-
BMX track by Brown's Field community centre	PR031b	£30k	COMPLETE	-	-
Buchan Street neighbourhood centre improvements	PR031f	£100k grant	COMPLETE	-	-
NEW: Cambridge 99 Rowing Club facilities upgrade	PR034p	£5k grant	Being prepared	Club seeking building control approval	Spring 16
NEW: Cambridge Gymnastics Academy: conversion of warehouse into gymnastic facility	PR034n	£65k grant	Being prepared	Trampoline pit approved on 8 Oct. Appraisal to be produced. Works due to start Winter 15/16.	Summer 16
Chestnut Grove play area improvements	PR031d	£50k ¹⁷	COMPLETE	-	-
Perse Way play area improvements	PR031i	£30k	COMPLETE	-	-
St Andrew's Hall extension	PR034g	£140k	COMPLETE	-	-
NEW: St Luke's Church community rooms	PR031k	£30k grant	Under way	Works started. All on schedule	Summer 16

See update on Milton Road library community meeting space (next page)

16. Includes projects that were on-going in October 2014. Projects prioritised in the 2015/16 S106 round are marked 'NEW'.

17. Includes strategic S106 play area funding, as agreed following a report to Community Services Scrutiny Committee in January '13.

Milton Road library community meeting space (PR031g): In July 2015, the county council decided not to proceed with existing plans to develop Milton Road library. The city council expressed its disappointment and has reiterated its keenness to work with the county council in finding a way forward. The £100k S106 funding allocated to the project by North Area Committee is on hold until June 2016. This will give the county council time to bring forward a revised scheme that both meets the needs of local people and is acceptable to the city council. If this does not happen, reallocation of those allocated S106 funds may need to be reconsidered. In terms of progress by June 2016, the city council would expect to see:

- a design brief, and details of how the S106 funding would be used;
- consultation has been undertaken with local people;
- indicative planning advice has been undertaken;
- evidence that the s106 funding contribution is still required in respect of the financial make-up of the schemes);
- evidence that the s106 contribution provides the expected additionality;
- evidence that the scheme meets the needs of local people; and
- a clear project plan and timeframe.

Update: Cambridge City Football Ground, Milton Road

Although not a S106 devolved decision-making project, the Area Committee is also asked the progress of specific planning obligations set out in the S106 agreement for Cambridge City Football Ground, Milton Road (planning reference 14/0790/FUL).

In addition to off-site, generic S106 contributions, the S106 agreement included obligations for the developer to provide a pavilion at Chesterton Community College and £173,125 S106 contributions (plus indexation) towards a new clubroom, or changing facilities, or pitch improvements (or any combination of these) on the Chesterton Rec Ground.

Construction of the pavilion at Chesterton Community College commenced last summer. Completion is expected in summer 2016.¹⁸

The first instalment (£87.8k) of the specific contribution for Chesterton Recreation Ground was received soon after the commencement of the City Football Ground development. The remainder is expected following the first occupation of a new home on that site.

The council's Sports & Recreation service plans to develop the Chesterton Recreation Ground pavilion project (alongside two other pavilion projects) for build and completion during 2016 and 2017. Officers will work closely with local community groups and sports clubs to make sure that the facility is fit-for-purpose and meets community needs.

18. Officers will give an oral update at the meeting if any further information is received about these timescales.

S106 eligibility criteria

To be eligible for S106 funding from the city council, project proposals need to

1. be **SPECIFIC** (eg, clear about what is proposed, where it would be, who would benefit, why it is needed and how it could be done) and relate to one or more S106 category.

The S106 categories here are: community facilities; play areas for children/teenagers; open spaces; indoor and outdoor sports; public art; and improving the public realm. These are set out in the [Planning Obligations Strategy 2010 SPD](#).

Public art is defined in our [Public Art SPD](#). In short, it needs to be original, of high quality, designed for the community and produced or facilitated by an artist or craftsman. It should engage local communities, be publicly accessible and have a legacy (there will need to be a permanent record of all temporary works). Public artwork within schools (which is visible to users of the school, parents and visitors) comes within the scope of the definition.

2. be **WITHIN THE CITY OF CAMBRIDGE** and of benefit to Cambridge residents.

These wards are within the city of Cambridge (presented here by area of the city).

North	East	South	West/Central
Arbury	Abbey	Cherry Hinton	Castle
East Chesterton	Coleridge	Queen Edith's	Market
West Chesterton	Petersfield	Trumpington	Newnham
King's Hedges	Romsey		

3. provide **ADDITIONAL BENEFIT** (please note: S106 funding cannot be used for replacing like-for-like facilities/equipment or repairing/maintaining existing facilities).

S106 grants are not available for buying land & property, but could be made available to refurbish/extend facilities once sites have been acquired by other means.

4. be **ACCESSIBLE**, in line with the council's grants and equalities policies. Successful grant applicants have to sign community use agreements, which are then monitored.

Community use agreements make clear that grant recipients shall not discriminate against any community group wishing to hire the space (eg, in relation to race, gender, religion, disability, sexual orientation, age). S106 grants cannot be used to support places of worship, but the council can provide grant-funding to faith groups who make their facilities open to all sections of the community as meeting spaces or venues for community activities.

5. be **AFFORDABLE AND FINANCIALLY VIABLE** – remembering that S106 funding is reducing and **cannot** be used for running costs.

There are limits on the amount of S106 funding available for particular categories across the city – councillors may not wish to invest all the S106 funding available into single projects.

Grant applicants must also give assurances that they need the S106 funding that they are seeking – ie, that they do not already have sufficient funding for the project.

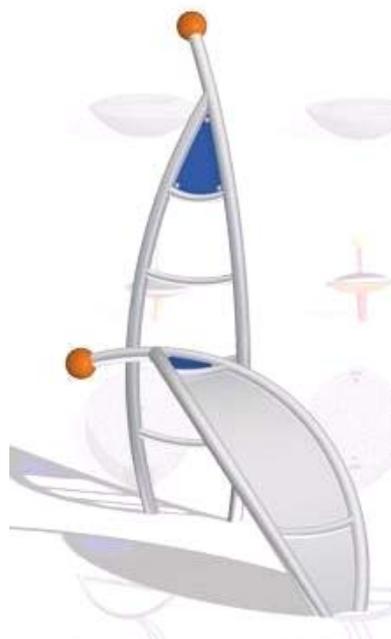
Local groups seeking S106 grants should carry out other fund-raising too. Alternative sources of funding are suggested on our Developer Contributions web page

Any organisation or community groups seeking funding will need to have its own bank account.

Options for the use of surplus play area equipment from the Vie development

What equipment may be available?

D1. It is understood that 8-10 pieces of play equipment may be left over following the redesign of the Vie development play area. Here are examples of the types of equipment which may be available. Note: (i) these are not necessarily to scale; (ii) some may not be available or suitable (subject to stock checks).



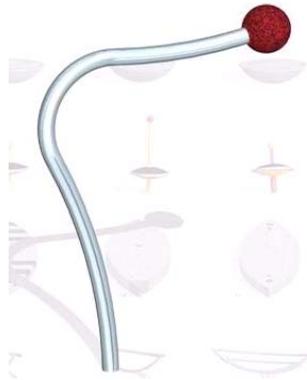
Moving leaves set 1
Height: 2.1 metres



Spaghetti climbing frame 4
Height: 2.5 metres



Snake pendulum
Height: 0.9 metres



Spaghetti climbing frame 1
Height: 1.3 metres



Leaf frame 3
Height: 0.6 metres



Ring wheel
Height: 0.6 metres



Angled turning top for older children
Height: 0.8 metres



Small 'merry-go-round' top 5
Height: 0.8 metres



Small 'merry-go-round' top 6
Height: 1.3 metres

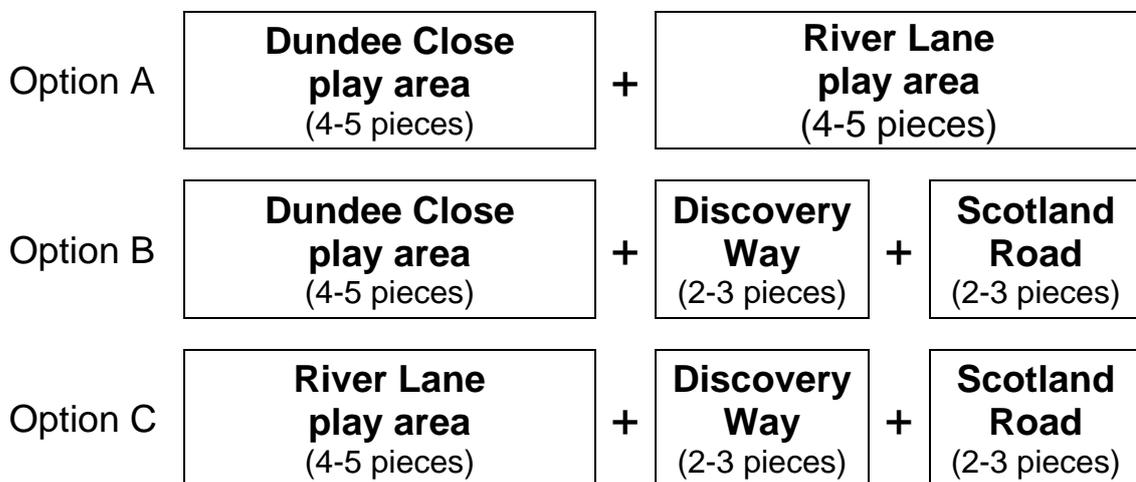
Where could this play equipment be re-located?

D2. The equipment was originally purchased to mitigate the impact of the Vie development in East Chesterton. The choice of play areas is therefore confined to four nearby play areas. Although River Lane play area is outside the ward, it is worth considering because it is accessible via the Riverside Bridge and is on a route into the city.

Play Area	Ward	Location	Play value
Discovery Way	East Chesterton	94%	43%
Dundee Close	East Chesterton	60%	0%
River Lane	Abbey	74%	26%
Scotland Road	East Chesterton	69%	47%

D3. The updated play area audit, carried out for the new Outdoor Play Investment Strategy, provides the following scores for the four play areas¹⁹. The case for investment is strengthened where a play area has a high 'location' score but a low current 'play value' score.

D4. Officers have assessed how the available equipment could be divided up the different play areas and have identified three options. Paragraph 2.2 of the report asks the Area Committee to choose one.



D5. The installation and safety surfacing costs that would need to be funded from North Area devolved funding will vary depending on which option is chosen.

- a. These have been estimated as £18.5k for Option A, £33,5k for Option B and £15k for Option C. These costings will be firmed up and divided between the S106 play area and informal open space categories, as appropriate.
- b. If the Area Committee chooses to relocate some of the play equipment to River Lane play area, the Executive Councillor for City Centre & Public Places would be asked to fund its installation and safety surfacing costs from S106 strategic funds.

D6. Once the choice of options has been made, officers will consult local ward members on detailed proposals for the relevant play areas.

19. Whilst Dundee Close play area was not included in the play area audit featured in the 8/10/15 Community Services Scrutiny Committee report, it has been assessed/scored since then. The 'play value' currently scores 0% as the play equipment had to be removed for safety reasons.