



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

Report by: Director of Environment

Relevant scrutiny committee: Community Services  
Scrutiny Committee

Wards affected: All

17/3/2016

## **S106 DEVELOPER CONTRIBUTIONS: TAKING STOCK**

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### **1. EXECUTIVE SUMMARY**

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

- c. enabling the Planning Committee to consider clearer proposals for specific contributions, on time, from more developments; and
  - d. providing more clarity up-front about possible projects for which S106 funds will be sought and more updates on progress.
- 1.5 The interim approach for new, specific contributions also needs to be viewed alongside the use of existing, generic S106 funds. In the last six months, over £2 million has been allocated to new priority projects. Overall, the availability of generic S106 funding is tapering off and running down.

## 2. RECOMMENDATIONS

It is recommended that the Executive Councillor:

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

## 3. BACKGROUND

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

- 3.2 **What are S106 developer contributions?:** New development creates extra demands on local facilities. To mitigate that impact, the council asks developers to pay Section 106 contributions<sup>1</sup>, which help to fund new and improved facilities across Cambridge. These contributions must meet three legal tests to make sure that they are:
- a. **necessary** to make developments acceptable in planning terms;
  - b. **directly-related** to the development; and
  - c. **fair and reasonable** in scale & kind to the development.
- 3.3 **Restrictions:** A report to this Committee last March highlighted that the regulations<sup>2</sup> coming into force on 6 April 2015 mean that:
- a. if a council has put in place more than five S106 contributions for an infrastructure project or type of infrastructure since 2010, it cannot collect any more for that purpose – for the city council, this means no more contributions for general infrastructure types;
  - b. a council can only accept a maximum of five agreed contributions towards a specific purpose. The five contributions include any from unimplemented consents (i.e., agreed but not paid).
- 3.4 The Government has intended these restrictions as an incentive for local authorities to introduce the community infrastructure levy (CIL).
- a. CIL is a single charge<sup>3</sup>, largely to replace S106 contributions, which can fund a wide range of infrastructure to support development in the area.
  - b. Although the council submitted its draft CIL charging schedule in March 2014, CIL cannot be introduced locally until this schedule has been examined by the Planning Inspectorate. This can only happen after the examination of the draft Local Plan, which is due to resume in June 2016. The timescales for the next steps, as they relate to Cambridge, are not yet known.
- 3.5 **Developing the interim approach:** Following on from the report last March, discussions with Douglas Edwards QC and further research into guidance from professional guidance helped to identify a way forward. An interim approach to seeking specific S106 contributions from major developments<sup>4</sup> (before CIL is implemented locally) was

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1. With a small number of exceptions, prior to April 2015, the council normally entered into off-site, generic S106 contributions (e.g., for “the provision of, improvement of or better access to” general types of infrastructure “within the city of Cambridge”).

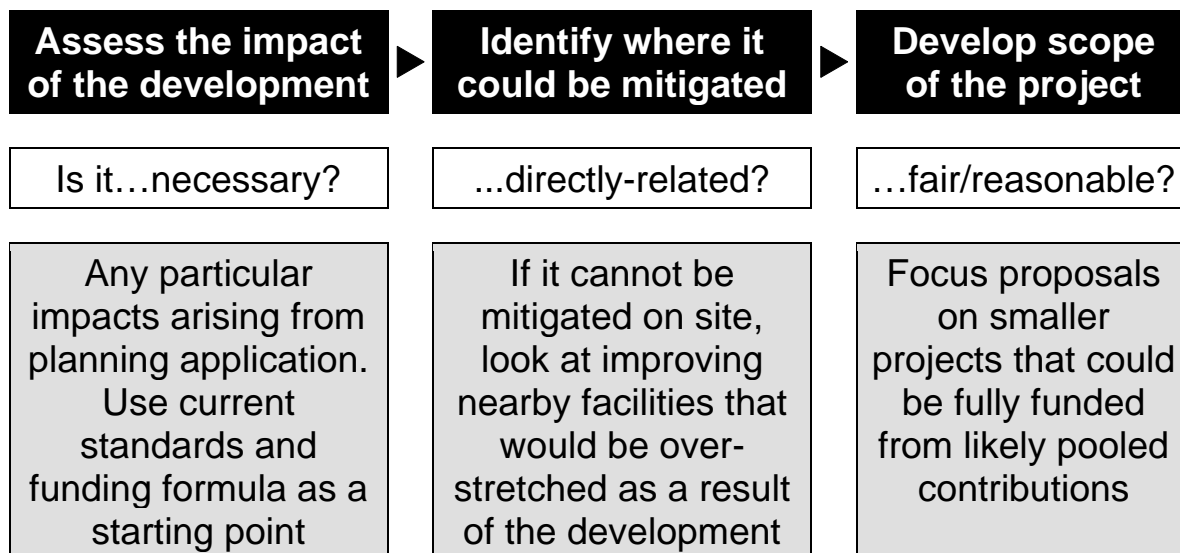
2. Often known as the ‘S106 pooling constraints’, these restrictions form part of the Community Infrastructure Levy (CIL) Regulations.

3. The Community Infrastructure Levy is a ‘per square metre’ charge on development creating 100m<sup>2</sup> or more net additional floor space

4. See paragraph 3.9: minor development can now also be considered.

introduced last June following consultation with the relevant executive councillors, opposition spokes and scrutiny committee chairs<sup>5</sup>. The June 2015 briefing note, on which the interim approach is based, can be found on the council's Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)).

***Summary of the interim approach:***



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

- a. more evidence would be needed to justify the need for specific contributions – audits could take time to develop and it may not be possible to seek some specific contributions in the meantime;
- b. fewer contributions<sup>6,7</sup> and less S106 funding could be secured<sup>8</sup>;
- c. there could be an uneven spread of new contributions as the council could be better placed to secure contributions for some types of facility, and in some parts of the city, than others;
- d. S106 negotiations could become more complex and time-pressured – given the need to identify specific contributions within the target timescales for processing planning applications;

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

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

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

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

- e. future projects to be funded from specific S106 contributions would need to be smaller-scale in recognition of the uncertainties about the number of nearby developments that may come forward and the lower levels of S106 funding that may come to fruition<sup>9</sup>.

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

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

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

- a. given their existing capacity, nearby facilities in the direct vicinity of a development may not need to be improved in order to mitigate the impact of the development or
- b. the council may not have sufficient evidence at the time that it is needed to make the case for such a project (particularly prior to the completion of recent audits); and/or
- c. where the nearby facilities are owned/run by local groups, it is not always known<sup>10</sup> whether they would be ready, willing and able to commit to a S106-funded improvement project, particularly when the amount of possible S106 funding is uncertain and when it might not become available for several years; and/or
- d. it is not clear whether pooled S106 contributions which may or may not come to fruition would be sufficient to make a project viable.

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

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

- 3.9 Although originally focussed on seeking specific contributions from major developments, another High Court ruling<sup>11</sup> last August overturned a ministerial statement from November 2014, which had sought to exempt developments of 10 or fewer homes from S106 contributions. This means that specific contributions can now be sought from minor developments, although the double-edged implications are considered further in paragraph 4.5(a).
- 3.10 **Wider context:** The 2015/16 S106 priority-setting round for the use of generic S106 contributions has taken place since last autumn. The list of prioritised projects can be found at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106).
- a. It is important to continue to allocate/spend existing S106 funding on new and improved facilities in order to make sure that S106 contributions with expiry dates in the next few years can be used on time. It is currently expected that arrangements for the next priority-setting round will be reported to this Committee in June.
  - b. In recent months, area committees and executive councillors, between them, have allocated over £2 million of generic S106 funding to new projects in 2015/16. Given that this generic S106 funding is tapering off and running down, there has been an increase of cases where particular wards have little or no devolved S106 funding available in particular contribution types.
  - c. Making good use of existing S106 funds to mitigate the impact of recent development (effectively running them down) also strengthens the case that new specific contributions - to mitigate the impact of new developments - are necessary.
  - d. It is worth remembering one of the key points arising from discussions with Counsel during the preparations for the interim approach: that it is possible to use existing contributions (based on generic infrastructure categories) **and** specific contributions from new (post-April 2015) agreements towards the same projects.

#### 4. REVIEW OF THE INTERIM APPROACH IN PRACTICE SO FAR

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

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

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

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

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

### **Opportunities to strengthen the interim approach**

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

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

- b. Even so, faced with having to do more with a shorter time period in order to make the case for specific contributions, officers have sometimes needed to focus on mitigating the impact of major developments, at the expense of minor ones.
- c. Whilst this is sensible, in many ways, it is noticeable that few specific proposals for improvements to play areas have come forward so far. This needs to be addressed because:
  - i. it is relatively straightforward to make the case for specific contributions from local developments for improving play areas;
  - ii. as the availability of devolved, generic S106 funding runs down, area committees no longer have sufficient contributions to improve play areas in particular wards;
  - iii. in spite of the pooling constraints (no more than five specific contributions agreed for any one project), this funding can make a big difference to play areas, given the relatively low cost of play equipment<sup>12</sup> and the number of play areas in the city.

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

- a. The wording of recommendation (a) [seeking specific S106 contributions for open spaces, community facilities and indoor and outdoor sports facilities **primarily** from appropriate major developments<sup>13</sup>] is deliberate. This would still allow officers to consider seeking specific contributions from any particularly large minor development (e.g., nine, 4-bedroom houses).
- b. Similarly, the recommendation to seek S106 recommendations from both major and minor developments, **as appropriate**, for specific play area projects recognises that:
  - i. for larger major developments (say, 50 or more houses), it may be more appropriate to seek the provision of on-site play areas;
  - ii. and it may not be appropriate for smaller minor developments (for example, those which might generate less than £2,000 of play area contributions<sup>14</sup> based on the existing funding formula).

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

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

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

13. That is, 10 or more homes.

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



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

- b. Individual planning officers have done well to instigate requests for service managers to suggest possible projects to help mitigate particular developments. However, it has become clear that the process could be more effective if co-ordinated centrally<sup>15</sup> - and this would also help ease planning officer workloads.

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

- a. This will be helped by the improvements already highlighted to make the workload<sup>16</sup> more focussed and the process less onerous.
- b. The greater co-ordination will also:
  - i. help service managers to respond promptly to requests for possible projects, in time for inclusion in committee reports
  - ii. help to keep an overview of the different possible projects suggested in order to ensure that:
    - all the relevant types of facilities have been considered;
    - there is a consistent approach across all developments;
    - questions about the merits of alternative options are resolved prior to the committee report so that the Planning Committee is given a clear set of proposals to consider in each case.

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

Previously, councillors have been used to having a choice about how unallocated generic S106 contributions are used via the annual S106 priority-setting rounds, including devolved decision-making to area committees. One of the biggest challenges presented by the move to specific S106 contributions, therefore, is that this will no longer happen (as specific project for S106 contributions are decided via the planning approval process). As highlighted by the June 2015 briefing note, the need to negotiate contributions for specific projects within the national 13-week target for determining major planning applications<sup>17</sup> is likely to make it difficult for officers to consult councillors.

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

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

17. Eight weeks for minor planning applications.

- 4.10 Now that updates from facility audits are coming forward, the council is better placed to provide an indication of the specific facilities for which S106 contributions will be requested, from appropriate nearby developments, in order to mitigate the impact of development.
- 4.11 Appendices B and C sets out 'target lists' for play area and open spaces. The aim is for 'target lists' for community and sports facilities to be reported to this Committee in June, once the related audit findings have been reported. It is anticipated, however, that there may be fewer facilities on those 'target lists' given the concerns raised in paragraph 3.8c and in footnote 12.
- 4.12 The play areas and open spaces 'target lists' are based on the audit scores for their location (i.e., how 'well-placed' they are to be well-used) and the quality/value of the facilities available (their 'offer').
- These focus particularly on seeking specific contributions for those facilities that score in the upper middle and top quartiles for being 'well placed', but which are **not** in the top quartile for current 'offer'.
  - The reasoning behind this is that these are the facilities that are most likely to face extra demands arising from local development, and would particularly benefit from additional funding to help mitigate that impact<sup>18</sup>.
  - The play area 'target list', for the time being, focuses on play areas rated either as a Type B local equipped area of play (LEAP) and or a Type C neighbourhood equipped area of play (NEAP).

<b>OFFER</b>	Top quartile				
	Upper middle				
	Lower middle				
	Bottom quartile				
		Bottom quartile	Lower middle	Upper middle	Top quartile
<b>WELL PLACED</b>					

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

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

- a. They do not include facilities in every ward of the city<sup>19</sup> – bearing out the point made in paragraph 3.6c above.
- b. They are a starting point for negotiating specific contributions.
  - i. Inclusion on the list does not mean that a facility will necessarily be put forward for a specific contribution from a development in its catchment area<sup>20</sup>.
  - ii. Other facilities not on this target list may also be considered for specific contributions if services consider that there is a strong need for to mitigate the impact of nearby development.
- c. Specific contributions for improving facilities featured on the ‘target lists’ could be sought from developments which come within their catchment areas.
  - i. The catchment areas for play areas are set out in the Outdoor Play Investment Strategy 2015-2020 (e.g., 400 metres for a Type B local equipped play area).
  - ii. If however, large developments near a Type B play area could provide sufficient S106 contributions to upgrade the local equipped play area to a neighbourhood equipped play area (Type C), officers would consider applying a larger 1,000 metre catchment area.
  - iii. Although the council’s Open Space Strategy does not set a catchment area radius for open spaces, officers (possibly erring on the side of caution) are minded to seek specific contributions from developments within 1,000 metres, wherever appropriate.

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

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

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

## 5. IMPLICATIONS

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

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

## **6. BACKGROUND PAPERS**

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

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

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

## **7. APPENDICES**

- A. Requests for specific S106 contributions made since April 2015
- B. Target lists for possible play area projects for which the council could seek specific contributions
- C. Target lists for possible open space projects for which the council could seek specific contributions

## **8. INSPECTION OF PAPERS:**

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

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## Specific S106 contributions

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

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

These S106 agreements relate to the following developments:

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

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

## **‘Target list’ of play areas owned by the council for which specific S106 contributions could be requested**

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

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

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

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

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

## **‘Target list’ of open spaces for which specific S106 contributions could be requested**

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

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