

CAMBRIDGE CITY COUNCIL

REPORT OF: Head of Planning Services

TO: Planning Committee

1 June 2016

WARD: Trumpington

**Update on S106 heads of terms (transport impact mitigation) CB1,
30 Station Road (15/1522/FUL)**

1.0 INTRODUCTION

- 1.1 The purpose of this report is to update members with regard to the contributions required for mitigation of transport impacts. The application was reported to Members on 4 November 2015 where Committee resolved to grant planning permission subject to the completion of a S106 agreement for public art and transport mitigation. The officer report did not contain any details of the required mitigation, and this was not provided on the amendment sheet as outlined at paragraph 8.50. At paragraph 10.0 of the officer report (recommendations) delegated authority to negotiate the S106 was not sought and as such a request was not agreed as part of the minutes of the meeting. Therefore, Committee is requested to agree the value of the contributions before the S106 is completed. The requirement for a travel plan and off-site parking surveys are consistent with the wider CB1 development and are standard clauses in all CB1 S106 agreements. This report focusses on the request for a financial contribution for £150,000 for mitigation measures.

2.0 RECOMMENDATION

- 2.1 Since the application was reported to Committee in November 2015, The County Council have confirmed that the following measures will be required to mitigate the impacts of the proposals in transport terms:

Item	Amount of financial contribution required	Details of non-financial requirements
Highways Improvements	£150,000	Tenison Road area traffic calming
Green Travel Plan	N/A	
Off- site parking surveys	Up to £75,000	off-site parking surveys to be undertaken using a methodology to be agreed with the County Council; in the event that the surveys reveal a need for measures to be introduced then the applicant will fund consultation and implementation of a parking management scheme for impacted roads up to a total cost of £75,000

2.2 Officers consider that the measures are necessary, directly related to the development and fair and reasonable in scale and kind to the development. As such the requirements would meet the tests set out in the Community Infrastructure Levy Regulations 2010. Officers are also satisfied that these measures are in line with the other requirements contained in related S106 agreements which cover the wider CB1 development.

2.3 The following is recommended:

- a) To accept the required transport contributions outlined in the table at paragraph 2.1 for inclusion in the S106 agreement to address the transport impact mitigation in respect of this application.

3.0 BACKGROUND

3.1 Officers recommend that the approach be supported as the development will deliver a project within CB1 and the S106 requirements sought by the Highway Authority would meet the tests of the CIL.

4.0 **CONSULTATIONS**

4.1 None.

5.0 **OPTIONS**

5.1 Not relevant

6.0 **CONCLUSIONS**

6.1 To accept the recommendation as set out at paragraph 2.3 (a).

IMPLICATIONS

- (a) **Financial Implications - None**
- (b) **Staffing Implications - None**
- (c) **Equalities and Poverty Implications - None**
- (d) **Environmental Implications – None**
- (e) **Community Safety - None**

BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

Committee Report 15/1522/FUL (November 2015).

To inspect these documents contact Lisa Lamb on extension 7155

The author and contact officer for queries on the report is Lisa Lamb on extension 7155.