

Item



## **S106 FUNDING: NEXT STEPS (STREETS AND OPEN SPACES)**

**To:**

Councillor Katie Thornburrow,  
Executive Councillor for Streets and Open Spaces

Environment & Community Scrutiny Committee 21/03/2019

**Report by:**

Tim Wetherfield, Urban Growth Project Manager  
Tel: 01223 - 457313 Email: tim.wetherfield@cambridge.gov.uk

**Wards affected:** All

### **Key Decision**

#### **1. EXECUTIVE SUMMARY**

- 1.1 Off-site S106 contributions paid by developers help to mitigate the impacts of their developments on local amenities (for example, by improving play areas and open spaces in Cambridge). They are based on legal agreements and have to be used in line with official regulations. S106 funding availability is more limited than it once was and is unevenly spread across the city. Official regulations highlight the need to make a distinction between generic S106 contributions and specific ones. The Council uses 'target lists' as a starting point for negotiating play area and open space specific contributions.
- 1.2 This report sets out the process for future generic S106 funding rounds for play area and open space improvement projects. In 2019, proposals for the use of S106 funding will be invited from late March to 30 April. These will be assessed against the relevant selection criteria in May (with the opportunity for councillor input), so that funding recommendations can be reported to this Committee in June.

- 1.3 Generic S106 funding rounds can only seek project proposals from wards where S106 funding is available locally. The wards highlighted in bold denote those with the greatest amounts of S106 funding available.

**Table 1:** Wards from which proposals are invited by 30 April 2019<sup>1</sup>

Play areas <sup>2</sup>	Open spaces <sup>3</sup>	
Cherry Hinton★ <b>Coleridge</b> Market★ Newnham★ <b>Queen Edith's</b> <b>Trumpington</b>	Abbey □ Cherry Hinton Coleridge Market □ Romsey □	Petersfield Queen Edith's <b>Trumpington</b> <b>West Chesterton</b>

- 1.4 The report also highlights plans to commission a public art project close to Trumpington's boundary with Petersfield and Coleridge, in order to make timely use of a nearby, time-limited public art contribution.

## 2. RECOMMENDATIONS

The Executive Councillor is recommended to:

- 2.1 agree the arrangements for annual, generic S106 funding round for play areas and open spaces as long as there is sufficient, generic S106 funding available (paragraphs 4.1-4.5)
- 2.2 agree that, where there is less than £10,000 of unallocated, generic play area and/or informal open space S106 funding available in a ward, this can be used to supplement spend on appropriate local projects

- 
1. References in this report to generic S106 funding for play areas and open spaces are short-hand for the 'provision for children and teenagers' and 'informal open spaces' contribution types respectively.
2. ★ denotes that, whilst there is limited 'play area' S106 funding availability in Cherry Hinton, Market and Newnham wards, proposals for improvements to large play areas in those wards could be considered, drawing on contributions from major developments parts of Trumpington ward nearer the city centre.
3. □ denotes that, in addition to unallocated 'open space' S106 contributions in Abbey, Market and Romsey, there are some contributions allocated to projects that have not yet moved forward and are, therefore, under review. In case these reviews lead to recommendations in June 2019 to reassign this funding, ideas are invited about how else this funding might be used on other open space improvements in these wards.

identified for specific S106 contributions or via the Environmental Improvement Programme (for projects approved by the Executive Councillor for Streets and Open Spaces) (see paragraph 3.10);

- 2.3 return decision-making over the use of generic play area and informal open space S106 funding to the Executive Councillor, while maintaining opportunities for all ward councilors to comment on proposals from their part of the city (see paragraphs 4.6-4.7);
- 2.4 instruct officers to develop proposals for a public art commission (with a budget of between £50,000 - £75,000) in Trumpington ward or close to its boundary with Petersfield and Coleridge wards and report back to this Committee later in 2019 (see paragraph 4.8).
- 2.5 instruct officers to make all city councilors aware of the evidence-based target lists for play areas and open spaces that are used as a starting point for negotiating specific S106 contributions (see paragraph 5.7).

### **3. BACKGROUND**

- 3.1 An overview of the Council's approach to S106 funding can be found at [www.cambridge.gov.uk/our-approach-to-s106](http://www.cambridge.gov.uk/our-approach-to-s106)<sup>4</sup>. The key points are that:
  - a. off-site S106 contributions provide a way for developers to make appropriate payments, when not mitigating the impact of their developments on-site, which can be used to provide or improve relevant local facilities and amenities.
  - b. Officers carefully assess project proposals and manage the funding to comply with relevant policies, regulations and legal agreements in terms of how, where and when the contributions can be used.
  - c. There have been significant changes to the context in which S106 funding operates in recent years. Regulatory and government policy changes have led to less flexibility over the use of S106 funding, not least the move away from generic to specific S106 contributions<sup>5,6</sup>.

---

4. This may be particularly helpful for anyone not familiar with the working of S106 funding. The overview now includes a summary of the 'target lists' used as a starting point for seeking specific S106 contributions.

5. The Council's approach to specific S106 contributions is set out in Section 5.

As the emphasis on justifying the need for contributions has increased, the Council has produced facility audits and strategies (including the Outdoor Play Investment Strategy 2016-2021) to help inform S106 decision-making.

- 3.2 **Generic S106 funding and decision-making:** The Council instituted a new approach to generic S106 funding rounds in 2012. Some priority-setting decisions for certain S106 contribution types were devolved to area committees. However, as generic S106 funding has become more limited, more of these decision-making powers<sup>7</sup> have returned to the relevant executive councillors, in order to maximise the spending power of remaining contributions. Provisions have been built into the funding round process so that ward councilors still have the opportunity to comment on local proposals.
- 3.3 As alternative way of maximising spending power, the Executive Councillor in October 2016 agreed to devolve all remaining, generic play areas and open space contributions to area committees. Further spending of these S106 funds since then has reduced availability to the levels shown in Table 2 on page 5. In this context, the decision-making arrangements need to be reviewed (see paragraph 4.6-4.7).
- 3.4 **Differences between contribution types:** Within a broadly consistent approach to all S106 contribution types, it is important to recognise importance differences between funding for play area and open space S106 funding on the one hand and public art S106 funding on the other. For more details about public art, see Appendix B.
- 3.5 The Council tends to use generic play area and open space S106 contributions from developments in a particular ward on improvements in the same ward or nearby in a neighbouring ward. It also uses some S106 funding (especially from major housing developments) towards strategic projects benefiting more than one area of the city. Appendix A summarises S106-funded projects in each ward since 2012.

- 
6. In line with these changes, the Council no longer collects S106 contributions for public art but, instead, can secure on-site public art via planning conditions.
7. Decision-making powers over the use of generic S106 funds for public art and public realm were returned to the Executive Councillor in October 2014. A similar approach has been taken to all S106 contribution types within the remit of the Executive Councillor for Communities.

## S106 funding availability

- 3.6 Table 2 sets out the latest provisional analysis of remaining, unallocated S106 funding availability for play areas and open spaces<sup>8</sup>. The uneven spread across the city reflects both variations in the amount of development (and S106 contributions received) in each ward and how much of these S106 funds have already been allocated or spent. The table needs to be read alongside the comments in paragraphs 3.7-3.11.

**Table 2:** Provisional S106 funding availability<sup>9</sup>

Ward	Play areas	Open space
Abbey	£10k-£25k	Below £10k □
Arbury	Below £10k	Below £10k
Castle	Below £10k	Below £10k
Cherry Hinton	Below £10k ★	£25k-£50k
Coleridge	£50k-£75k	£25k-£50k
East Chesterton	Below £10k	Below £10k
King's Hedges	None	Below £10k
Market	£10k-£25k ★	£25k-£50k □
Newnham	Below £10k ★	Below £10k
Petersfield	None	£10k-£25k
Queen Edith's	£50k-£75k	£10k-£25k
Romsey	None	£10k-£25k □
Trumpington	Over £150k	Over £150k
West Chesterton	Below £10k	£50k-£75k

8. For details of generic public art S106 funding availability, see Appendix B. Public realm S106 funding also comes within this portfolio, but this is not covered in this report. There are around £60,000 of S106 public realm contributions from Abbey ward (Harvest Way), with a March 2025 expiry date: following a S106 report in October 2016, officers are developing proposals for local public realm improvements.
9. For fields marked with '★', see paragraph 3.8. For others with '□', see paragraph 3.9.

- 3.7 The funding availability analysis is a work in progress. Further work will be undertaken, prior to the committee meeting, to review the allocation of contributions to projects<sup>10</sup> in order, where possible, to explore scope for maximising the availability of S106 funding in wards where it is particularly low. Even so, this is unlikely to increase substantially the amounts that are available in those wards that currently have less than £10,000 available for particular contribution types.
- 3.8 Consistent with all previous S106 funding rounds, the 2019 generic S106 funding rounds can only seek project proposals from those wards where S106 funding is available locally. However, given that an improvement project in one ward can help to mitigate the impact of a nearby development in another ward, it does not follow that all contributions from a ward must necessarily be used in the same ward. This raises the possibility, for example, of using some play area S106 funding from large-scale developments in parts of Trumpington closest to the city centre for strategic play area improvements (benefitting more than one area of the city, in Cherry Hinton (e.g., at Cherry Hinton Hall), Market or Newnham).
- 3.9 Whilst most of the generic S106-funded projects for play area and open space improvements have either been completing or are making progress, two projects allocated previous funding rounds have not yet been able to move forward.
- a. During the 2017 funding round, £10,000 was allocated<sup>11</sup> to open space improvements at St Clement's churchyard in Market ward, on the basis that it would be accessible to all. Subsequent scoping of the project has revealed that this project is more complex than first envisaged and that the works needed to make the churchyard accessible to all would require more than the original allocation.
  - b. During the 2015 funding round, £85,000 was allocated<sup>12</sup> to formalising the existing BMX track at Coldham's Common with a more permanent, properly constructed track and obstacles (involving wider, gritted paths and fencing). Further consultation with users of

---

10. In line with the S106 regulations and stipulations set out in S106 agreements.

11. By the West/Central Area Committee in March 2017, based on the officer assessment of the application made on behalf of St Clement's Church.

12. By the East Area Committee in October 2015.

the existing improvised track has raised questions about the amount and type of the formal improvements that BMX users would welcome without taking away from their ability to develop and modify the obstacles. Of the £85,000 allocation, around £36,000<sup>13</sup> is from S106 contributions received in 2012/13, which the Council is keen to make sure can be spent in a timely way (within the next few years).

- c. Over the next few months, officers will review these two projects in consultation with relevant ward councillors and others in order to assess how the projects might move forward and how this might affect project costs. The aim is to report back to this Committee in June 2019, either with recommendations for continuing the projects or varying the S106 funding allocations or deallocating the current allocations so that they can be reassigned to another project.

3.10 As some wards have less than £10,000 of generic S106 funds remaining in one or both of these contribution types, it is unlikely that these could fund stand-alone projects. Where there are no other options for using this money on agreed, generic S106 projects, recommendation 2.2 proposes that it can be used appropriately to support other, relevant local projects funded by specific S106 contributions or via the Environment Improvement Programme (for projects approved by the Executive Councillor for Streets and Open Spaces)<sup>14</sup>.

3.11 The generic S106 funding rounds have helped to make sure that S106 contributions are used properly before any expiry dates (mostly within ten years of payment)<sup>15</sup>. Appendix C identifies those unallocated, generic contributions which are within five years of their time limit. By seeking further play area and open space projects for S106-funding in 2019 (and, if necessary, in future years too), this should provide greater assurance of being able to use these funds on time.

---

13. Of the £36,000 allocations received in 2012/13, roughly three quarters is from Romsey ward and a quarter from Abbey ward.

14. Whilst specific contributions cannot be used for generic purposes, generic contributions can be used to supplement specific contributions

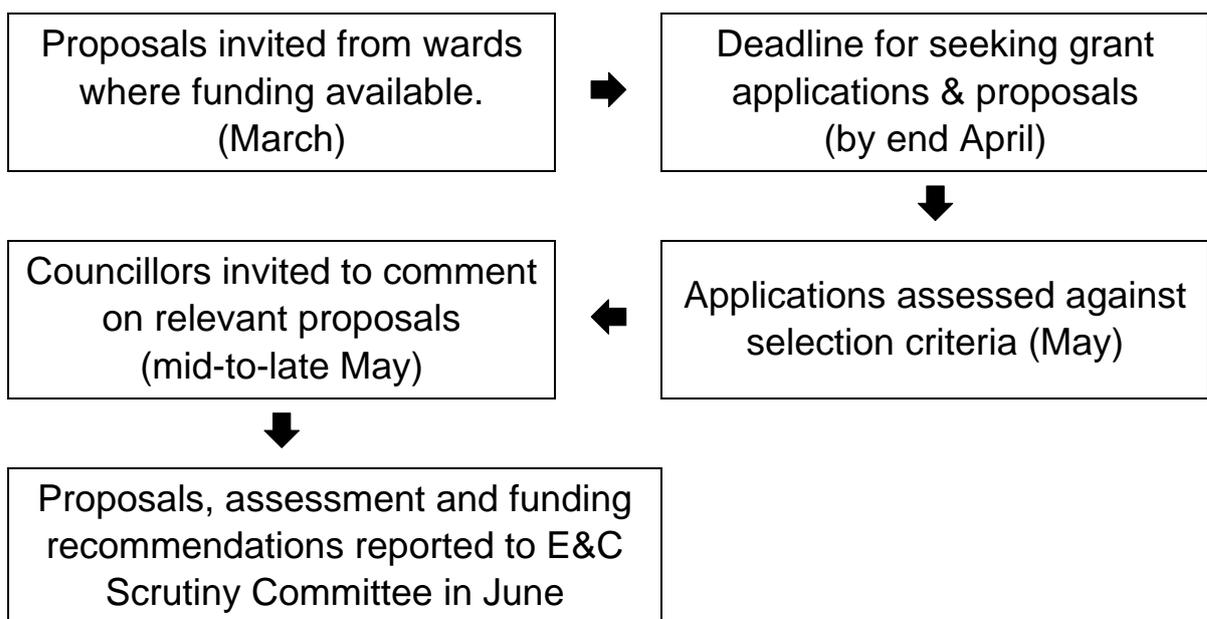
15. Where S106 expiry dates are not stipulated, the Council still looks to make sure they are used on appropriate projects within 10 years.

## 4. FUTURE FUNDING ROUNDS

- 4.1 Where wards have more than £10,000 of generic S106 funding available in the play area or open space contribution types, it is hoped that it will be possible to allocate most of this to suitable projects during the 2019 funding round. However, in case that there needs to be further funding rounds in future years, recommendation seeks approval for an annual process that can be repeated in parts of those parts of the city where sufficient S106 funding remains, without having to come back to committee to agree the arrangements first.
- 4.2 The flow chart below sets out the proposed annual process (from 2019) for generic funding rounds for play areas and open spaces.

### Chart 1:

Annual generic S106 funding round process: play areas & open spaces



### Generic S106 funding rounds: play areas & open spaces

- 4.3 To reiterate the point made earlier, the 2019 generic S106 funding rounds can only seek project proposals from those wards where S106 funding is available locally. The scale of the proposals to be put forward will need to reflect the local availability of funding. As a rough guide:
- £10,000-25,000 of S106 funding could provide additional items of equipment and landscaping features;

- b. £25,000-£50,000 could help refurbish an existing small play area<sup>16</sup> or open space;
- c. £50,000-75,000 could help to refurbish an existing medium-sized play areas or open space; and
- d. over £75,000 could help to refurbish an existing large play area or open space.

4.4 Local councilors, residents and others wishing to propose play area or open space improvements will be asked to complete a short form.

- a This will invite applications to identify what sort of improvements are proposed, where and why they are needed. It is also helpful to highlight which aspects of the improvements would be most important, in case it is not possible to provide everything requested from the S106 funding available.
- b. In cases where there may be more eligible project proposals in a ward with a combined cost more than the S106 funding available locally, the Executive Councillor may need to prioritise which projects or features are allocated S106 funding.

4.5 For generic S106 funding rounds for play areas and open spaces, officers seek to apply the same seven-point selection criteria to the play area and open spaces funding round as had been used in previous years. To be eligible for S106 funding, proposals would need to be:

- a. eligible for S106 funding (i.e., within the city of Cambridge and not for repairs, maintenance, like-for-like replacements or running costs);
- b. affordable within the S106 funding available;
- c. an effective use of resources (e.g., related to relevant Council strategies, such as the Outdoor Play Investment Strategy);
- d. providing additional benefit;
- e. accessible, in line with Council grants and equalities policies;

---

16. Play area improvements in a wider recreation ground may include the use of generic open space S106 funding, say for fencing and gates to the play area.

- f. realistic, achievable and ready to be considered (particularly projects which could realistically be completed within 18 months of a funding decision; and
- g. financially viable, with a robust business case and/or management plans.

4.6 In the context of paragraphs 3.2 and 3.3, recommendation 2.3 seeks to bring back decision-making over the use of generic S106 funding for play areas and open spaces to the Executive Councillor, following scrutiny of the proposals by this Committee.

- a. Given that, in parts of the city, S106 funding availability levels have run down so much, not least since the 2017 funding round, it would now make more sense for them to be addressed in one single report to scrutiny committee, instead of four reports to area committees. This would enable more effective use of officer time in meeting competing workload pressures.
- b. It keeps open the possibility of being able to consider the possibility strategic projects, benefitting the whole city, in nearby areas (such as West/Central area) that no longer have large amounts of generic S106 funding available in their own wards.
- c. This would also be consistent with the approach to all the other S106 contribution types<sup>17</sup>, which already report to this Committee, prior to decision-making by the relevant executive councillor.

4.7 Importantly, councillor engagement will still continue to be a key feature of the S106 funding and decision-making processes. Where S106 funding is available in a ward, the local ward councillors will be<sup>18</sup>:

- a. invited to put forward eligible proposals for its use;
- b. asked to encourage local groups also to put forward eligible proposals; and
- c. given the opportunity to comment on any of the proposals received in their area of the city, as part of the assessment process.

---

17. ....which have previously been subject to devolved S106 decision-making....

18. When community facilities S106 funding was returned to Executive Councillor decision-making in January 2018, these councillor engagement engagements were acceptable to the Community Services Scrutiny Committee at the time.

## **Proposals for a public art commission<sup>19</sup>**

- 4.8 Whilst most unallocated generic public art S106 contributions will be used in due course on projects flowing from a new Public Art Strategy<sup>20</sup>, there is a particular focus in making use of between £50,000 and £75,0000 of public art contributions from a major development in Trumpington ward (near its border with Petersfield and Coleridge wards), which has to be contractually committed by January 2022. Officers will develop concepts, undertake relevant research and produce a project brief (possibly around the theme of issues facing young people in Cambridge) for a public art project in the vicinity<sup>21</sup>. They will report back to this Committee in June or October 2019.

## **5. SPECIFIC S106 FUNDING**

- 5.1 Since changes to the official regulations, which came into effect in April 2015, councils have been required to seek specific S106 contributions (as opposed to generic ones), which need to be justified and directly related to mitigating the impact of developments in the vicinity. Under the current regulations, no more than five specific contributions can be agreed for any single project.
- 5.2 The need for specific S106 contributions to be agreed (normally by the Planning Committee) at the same time that major planning applications are determined requires officers to work to very tight timescales to identify off-site projects that would mitigate the impact of particular developments. As this leaves little or no scope for local consultation or councillor involvement in each case, a scrutiny committee report in March 2016 set out evidence-based 'target lists'<sup>22</sup> of play areas and open spaces where mitigations would be needed, as a starting point for

---

19. The context is set out in Appendix B.

20. The Public Art Strategy is under development and is due to be reported to this Committee in October 2019.

21. This reflects the need for the mitigation to be near the development from which the S106 funding comes.

22. The 'target lists' are summarised in the S106 overview briefing note, mentioned under paragraph 3.1, which can be found at [www.cambridge.gov.uk/our-approach-to-s106](http://www.cambridge.gov.uk/our-approach-to-s106).

negotiating relevant specific contributions. Following committee scrutiny, these ‘target lists’ were agreed by the Executive Councillor<sup>23</sup>.

5.3 It is important to note the following points.

- a. Being on a ‘target list’ does not necessarily mean that specific contributions will be secured. It depends, in part, on the nature & location of major developments that arise.
- b. Officers may identify other projects to mitigate the impact of particular proposed developments where these might be more appropriate and relevant.
- c. Although there are some exceptions, most of the specific contributions agreed for play areas and open spaces are for small amounts (i.e., under £10,000 each) and only one or two have been agreed per project.
- d. It may take up to three years after a S106 agreement is signed (at the same time as planning approval) for the development to get under way. If the S106 triggers for development are set for later than the commencement of development, it may take even longer than that for the specific contributions to become payable. Most specific S106 contributions agreed have not yet met their triggers for payment. Once sufficient funds for projects are received from specific S106 contributions, they can then be taken forward.
- e. If a development does not proceed within the three-year life span of a planning approval, the specific contribution would normally cease to be payable, although – under the current regulations – it may still count towards the five specific contributions’ for a single project.
- f. If a specific contribution, which is received, cannot then be used for its intended purpose or within any time limits stipulated, the general expectation is that it would need to be returned to the developer.

5.4 The target lists had been originally intended as an interim measure for helping to secure specific S106 contributions before the Council could introduce a Community Infrastructure Levy (CIL). The assumption in 2016 was that this might be possible in 2018, but it took longer to adopt

---

23. This report to the Community Services Scrutiny Committee in March 2016, which includes the ‘target lists’ for play areas and open spaces, continues to be available on the Council’s website at [www.cambridge.gov.uk/changes-to-s106-funding](http://www.cambridge.gov.uk/changes-to-s106-funding).

the Local Plan than originally expected. Indeed, the Council withdrew its original draft CIL scheme in autumn 2017, with the intention of considering a joint CIL with South Cambridgeshire District Council. This will also take stock of the appropriate way forward in the light of expected changes to government guidance (which are still awaited).

- 5.5. Having adopted the new Local Plan in September 2018, the Greater Cambridge Planning Service is now gearing up to prepare the next Local Plan, including reviews of the Planning Obligations Strategy and the Joint Infrastructure Plan and its future approach to S106 agreements and CIL. In the meantime, the Council may need to continue its S106 interim approach (with target lists) for some while longer.
- 5.6 The Council's evidence base for justifying open space and play area needs for specific S106 contributions remains the same as it was in 2016. For example, the evidence base for play areas is the Outdoor Play Investment Strategy 2016-2021, which continues to be a 'live document'. It would be difficult to justify a further update to the 'target lists' without more up-to-date evidence.
- 5.7 Officers are mindful that, even though the 'target list' information has been, and continues to be, available via the Council's Developer contributions web pages, not all Members may be sighted on the Council's approach. It is, therefore, proposed that officers write to all ward councilors to make them aware, including the ward-by-ward information featured in the appendices.

## **6. IMPLICATIONS**

### **6.1 Financial implications:**

- a. Any S106 funding for the provision of new Council-owned facilities and amenities in the city is likely to produce additional financial implications for Council revenue budgets, which would need to be budgeted for. As existing Council-owned facilities amenities already have budgets for operational costs, there is a greater likelihood that the running and maintenance costs of S106-funded improvements could be subsumed within existing budgets. There is, therefore, an assumption that projects to be funded from the remaining generic

S106 funding availability are more likely to be improvements to existing facilities<sup>24</sup>.

- b. In line with the Outdoor Play Investment Strategy, there is an assumption that the S106 funding is more likely to be focussed on existing, medium and large-scale play areas, rather than new play areas or smaller ones.

- 6.2 **Staffing implications:** The S106 funding round process will be resourced from within existing staffing resources. The recommendation to bring back decision-making of the use of generic S106 funding for play areas and open spaces to the Executive Councillor reflects the need to consolidate the number of committee reports. It will also make it more manageable for officers to co-ordinate the S106 funding process alongside other workloads.
- 6.3 **Equality and poverty implications:** The primary purpose of S106 funding is to mitigate the impact of development (not address pre-existing needs). The equality implications for particular S106-funded proposals are considered at the business case stage, before projects are implemented.
- 6.4 **Other implications:** Climate change, community safety and other considerations are also addressed at the business case stage.

## 7. CONSULTATION AND COMMUNICATION CONSIDERATIONS

- 7.1 Seeking proposals for the use of S106 funding is a 'business as usual activity', rather than public consultation. It is, therefore, appropriate for it to go ahead during the run-up to the City Council elections in early May.
- 7.2 The funding round process will encourage proposals and comments from city councilors in wards where S106 funding is available locally. The process will also be publicised via the Council's website, social media and news releases. Given the reducing levels of generic S106 funding availability, care will be taken to manage public expectations.

---

<sup>24</sup>. In cases whether S106-funded projects are for new Council facilities or amenities, checks are made as part of the business case approval process to ensure that the necessary approvals for revenue budget implications have been obtained.

## **8. BACKGROUND PAPERS**

Background papers used in the preparation of this report:

- a. S106 report (Streets & Open Spaces) on 2018 S106 funding process, Community Services Scrutiny Committee, January 2018.
- b. S106 report (Public Art) on 2018 funding recommendations, Environment and Community Scrutiny Committee, June 2018.
- c. S106 priority-setting process (Streets & Open Spaces) report, Community Services Scrutiny Committee, October 2016.
- d. 'Interim approach to S106 funding (City Centre and Public Places)' report, Community Services Scrutiny Committee, March 2016.
- e. Outdoor Play Investment Strategy 2016-21.

Further information about the Council's approach to managing S106 contributions can be found at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106).

## **9. APPENDICES**

- A. Overview of S106-funded projects since 2012
- B. Public Art S106 funding: key points
- C. Off-site public art projects funded by generic S106 contributions since 2012
- D. Unallocated S106 contributions with expiry dates before June 2024

## **10. INSPECTION OF PAPERS**

To inspect the background papers or if you have a query on the report please contact Tim Wetherfield, Urban Growth Project manager, tel: 01223 - 457313, email: [tim.wetherfield@cambridge.gov.uk](mailto:tim.wetherfield@cambridge.gov.uk).

## Generic S106-funded projects since 2012 & specific S106 contributions agreed since 2015

### ABBEY WARD (East Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106 <sup>25</sup>
Abbey Pool paddling pool splash pad	Completed (2014)	£125,000
Abbey Pool play area	Completed (2015)	£103,000
Abbey pool play area (improved access)	Completed (2016)	£9,000
Coldham's Common BMX track	To be reviewed <sup>26</sup>	£80,000
Coldham's Common LNR extension	Completed (2014)	£36,000
Ditton Fields play area	Completed (2017)	£37,000
Dudley Road play area	Completed (2016)	£39,000
Peverel Road play area	Completed (2013)	£81,000
Stourbridge Common biodiversity	Completed (2014)	£6,000

Specific contributions agreed for improving **play areas** in this ward:

- Coldham's Common play area and Ditton Fields play area.
- The 'target list' also highlights the need for improvements to play areas at: Dudley Road; Jack Warren Green; Peverel Road & Stourbridge Common.

Specific contributions agreed for improving **open spaces** in this ward:

- Abbey Sports Centre (open space)
- Coldham's Common BMX Track
- Coldham's Common
- Ditton Fields Rec Ground
- Stourbridge Common

The 'target list' also highlights the need for improving open spaces at:

- Barnwell Road East and Barnwell Road West
- Thorpe Way Rec Ground.

25. S106 funding figures are rounded down to nearest £000. For projects not yet completed, these represent budget allocations – actual costs may vary.

26. This project is addressed in paragraph 3.9b of the main report.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## ARBURY WARD<sup>27</sup> (North Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Alexandra Gardens play area improvements & landscaping	Planning stage	£35,000
Perse Way flats play area	Completed (2016)	£24,000

No specific contributions for **play areas** in this ward have yet been agreed, but the play area 'target list' does highlight the need for improvements at:

- Alexandra Gardens Rec Ground play area
- St Albans Rec Ground play area.

Specific contributions agreed for improving **open spaces** in this ward:

- Alexandra Gardens Rec Ground.

The 'target list' also highlights the need for improving open spaces at:

- St Albans Rec Ground.

---

27. See the reference to Arbury Town Park under King's Hedges ward.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## CASTLE WARD (West/Central Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Histon Road Rec entrances and landscaping	Completed (2016)	£13,000 <sup>28</sup>
Histon Road Rec Ground improvements	Completed (2016)	£48,000
Histon Road Rec play area surfacing improvements	Completed (2018)	£30,000
Shelly Row play area	Completed (2016)	£50,000

### Area-wide project funded by generic S106 contributions:

In addition, in 2014, there was a £30,000 project to provide new benches in parks across the West/Central Area (in Castle, Market and Newnham wards). More recently, around £1,500 has also been spent on installing new benches by the Coton footpath (in Newnham ward) and on the green at Carisbrooke Road (Castle ward).

Specific contributions agreed for improving **play areas** in this ward:

- Storey's Field play area.

Specific contributions agreed for improving **open spaces** in this ward:

- Storeys Field open space.

---

28. This represents the costs and landscaping and access improvements, which took place alongside public art installations (£56,000) at the entrances to the Histon Road Rec (mentioned under Castle ward under Appendix C).

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## CHERRY HINTON WARD (South Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Cherry Hinton Hall grounds improvements – phase 1	Completed (2013)	£74,000
Cherry Hinton Hall grounds improvements - phase 2	Being implemented	£400,000
Cherry Hinton Rec Ground	Completed (2014)	£136,000 <sup>29</sup>
Fulbourn Road open space improvements	Completed (2019)	£10,000
Reilly Way play area improvements	Completed (2017)	£34,000
Tenby Close play area improvements	Completed (2019)	£50,000

Specific contributions agreed for improving **play areas** in this ward:

- Kathleen Elliot Way play area
- Reilly Way play area
- Cherry Hinton Hall play area.

The ‘target list’ also highlights the need for improving the play area at:

- Tenby Close play area.

Specific contributions agreed for improving **open spaces** in this ward:

- Limekiln Close
- Cherry Hinton Rec Ground.

The ‘target list’ also highlights the need for improving open spaces at:

- Cherry Hinton Hall.

---

29. This project including play area and skate park improvements, cost around £136,000 in total. In addition, around £7,000 was spent on providing panna football goals in a kick-about area at the Cherry Hinton Rec Ground.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## COLERIDGE (East Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Brothers' Place landscaping & natural play	Completed (2018)	£7,500
Coleridge Paddling Pool - splash pad	Completed (2014)	£109,000
Coleridge Rec Ground improvements <sup>30</sup>	Completed (2017)	£167,000
Lichfield Road play area	Completed (2019)	£45,000
St Thomas play area improvements	Completed (2015)	£49,000

Specific contributions agreed for improving **play areas** in this ward:

- Coleridge Rec Ground play area
- Lichfield Road play area.

The 'target list' also highlights the need for improving the play area at:

- Ashbury Close play area
- Robert May Close.

Specific contributions agreed for improving **open spaces** in this ward:

- Coleridge Rec Ground.

---

30. This was part of a wider recreation ground improvement project, which included tennis court and multi-use games area provision (£156,000 of outdoor sports S106 funding)

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## EAST CHESTERTON WARD (North Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Bramblefields local nature reserve	Under way	£10,000
Brown's Field BMX track improvements	Completed (2015)	£31,000
Chesterton Rec Ground new skate/scooter park	Under development	£50,000
Installation of play equipment at 3 East Chesterton play area	Completed (2016)	£37,000
Logan's Meadow LNR	Completed (2015)	£138,000

Specific contributions agreed for improving **play areas** in this ward:

- Chesterton Rec Ground play area
- Green End Road Rec play area.

The 'target list' also highlights the need for improving the play area at:

- Scotland Road Rec Ground.

Specific contributions agreed for improving **open spaces** in this ward:

- Browns Field Youth & Community Centre open space.

The 'target list' also highlights the need for improving open spaces at:

- Causeway Park
- Vie site.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## **KING'S HEDGES WARD (North Area)**

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
The Pulley play area	Completed (2013)	£75,000
Kings Hedges Paddling Pool splash pad	Completed (2014)	£133,000
Nun's Way skate park	Completed (2016)	£62,000

No specific contributions have been agreed for improving **play areas** in this ward, nor are any featured on the 'target list'. Specific contributions to mitigate the play area impacts of any new major developments in King's Hedges will be considered on a case-by-case basis.

No specific contributions for **open spaces** in this ward have yet been agreed, but the open spaces 'target list' does highlight the need for improvements at:

- Arbury Town Park
- King's Hedges Rec Ground.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## MARKET WARD (West/Central Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions <sup>31</sup>	Status	£ S106
Christ's Pieces play improvements	Completed (2018)	£15,000
Jesus Green drainage	Completed (2015)	£100,000
Jesus Green Play Area	Completed (2013)	£121,000
Midsummer Common orchard access	Completed (2014)	£5,000
Parker's Piece lighting	Completed (2015)	£39,000
Parker's Piece paths: grass reinforcements	Under development	£75,000
St Clement's Churchyard open space	To be reviewed <sup>32</sup>	£10,000

No specific contributions for **play areas** in this ward have yet been agreed, but the play area 'target list' does highlight the need for improvements at:

- Christ's Pieces play area.

No specific contributions for **open spaces** in this ward have yet been agreed, but the open spaces 'target list' does highlight the need for improvements at:

- Christ's Pieces
- Jesus Green
- Midsummer Common
- Parker's Piece.

31. See also the 'new benches in West/Central parks' project (featured under Castle ward), which benefitted all three wards in the area.

32. This project is addressed under paragraph 3.9a of the report.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## NEWNHAM WARD (West/Central)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions <sup>33</sup>	Status	£ S106
Hodson's Folly improved access	Completed (2017)	£14,000
Lammas Land Solar studs on path	Completed (2015)	£800
Paradise Local Nature Reserve	Completed (2014)	£102,000
Sheep's Green watercourse improvements	Completed (2017)	£59,000

No specific contributions have been agreed for improving **play areas** in this ward, nor are any featured on the 'target list'. Specific contributions to mitigate the play area impacts of any new major developments in Newnham will be considered on a case-by-case basis.

No specific contributions for **open spaces** in this ward have yet been agreed, but the open spaces 'target list' does highlight the need for improvements at:

- Lammas Land
- Paradise Local Nature Reserve
- Penarth Place
- Queen's Green
- Sheep's Green.

---

33. See also the 'new benches in West/Central parks' project and the new bench by Coton footpath (featured under Castle ward).

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## **PETERSFIELD WARD (East Area)**

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Bath House play area	Completed (2016)	£60,000
Mill Road Cemetery footpath & access improvements	Completed (2018)	£130,000
Petersfield play area	Completed (2013)	£17,000
St Matthew's Piece play area improvements	Being implemented	£35,000

Specific contributions agreed for improving **play areas** in this ward:

- St Matthews Piece play area.

The 'target list' also highlights the need for improving the play areas at:

- Flower Street play area
- Petersfield play area
- Shenstone Street play area
- Sleaford Street play area.

Specific contributions agreed for improving **open spaces** in this ward:

- St Matthews Piece.

The 'target list' also highlights the need for improving open spaces at:

- Petersfield.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## ROMSEY WARD (East Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Coldham's Lane play area	Completed (2019)	

Specific contributions agreed for improving **play areas** in this ward:

- Romsey Rec Ground play area.

The 'target list' also highlights the need for improving the play areas at:

- Brooks Road play area.

Specific contributions agreed for improving **open spaces** in this ward:

- Brooks Road (Land between 117-135 Brooks Road)
- Romsey Rec Ground (climbing wall/tower and storage)<sup>34</sup>
- Romsey Rec Ground (general open space improvements)
- Great Eastern Street open space.

---

34. This specific contribution is under review in the light of representations from local residents. If any specific contribution cannot be used for its intended purpose, the Council may not be able to renegotiate it and it may need to be returned to the developer.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## QUEEN EDITH'S WARD (South Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Gunhild Close play area improvements	Completed (2019)	£50,000
Nightingale Avenue Rec trim trail	Completed (2013)	£7,000 <sup>35</sup>
Nightingale Avenue Rec community green space	Completed (2017)	£22,000
Nightingale Avenue Rec play area	Completed (2018)	£60,000

Specific contributions agreed for improving **play areas** in this ward:

- Nightingale Avenue play area

The 'target list' also highlights the need for improving the play areas at:

- Gunhild Close play area
- Holbrook Road play area

Specific contributions agreed for improving **open spaces** in this ward:

- Nightingale Avenue Rec Ground

---

35. In addition to this informal open space S106 spend, there was around £23,000 outdoor sports spend on 'fit kit'.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## TRUMPINGTON WARD (South)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Accordia footbridge over Hobson's Brook	Under development	£60,000
Accordia open space improvements	Under development	£10,000
Bat and vole biodiversity project	Completed (2012)	£8,000
Accordia scooter park	Completed (2015)	£35,000
Trumpington Rec Ground trim trail	Under development	£20,000
Trumpington Rec skate park	Under development	£80,000

Specific contributions agreed for improving **play areas** in this ward:

- Trumpington Rec Ground play area<sup>36</sup>

Specific contributions agreed for improving **open spaces** in this ward:

- Trumpington Rec Ground (playing field)
- Coe Fen

The 'target list' also highlights the need for improving open spaces at:

- Accordia development, Brooklands Avenue.

---

36. Trumpington Rec Ground is also known as King George V Memorial Playing Field.

Generic S106-funded play area and open space improvement projects since 2012 and specific S106 contributions agreed since 2015

## WEST CHESTERTON WARD (North Area)

S106 funds relating to play area and open space improvements have been used (as appropriate) for these projects since 2012.

Funded by generic S106 contributions	Status	£ S106
Bateson Green play area & landscaping	Completed (2016)	£54,000
Chestnut Grove play area	Completed (2015)	£49,000

No specific contributions for **play areas** in this ward have yet been agreed, but the play area 'target list' does highlight the need for improvements at:

- Woodhead Drive play area

No specific contributions have been agreed for improving **open spaces** in this ward, nor are any featured on the 'target list'. Specific contributions to mitigate the play area impacts of any new major developments in West Chesterton will be considered on a case-by-case basis.

## Public Art S106 funding: key points

- B1. Public art S106 contributions are for new & original, high quality public art, which is accessible to the public, involves an artist, engages the community and has a lasting legacy. This has reflected the key points from the Public Art Supplementary Planning Document.
- B2. A list of S106-funded public art projects since 2012 can be found in Appendix C. This includes detail of small-scale public art grants that have been awarded since 2015.
- B3. Around half of the generic public art S106 contributions from major developments have tended to be allocated to strategic public art projects relating to more than one area of the city. For example, the River Cam public art programme includes an on-going £120,000 public art residency and £330,000 provisionally allocated to possible, future S106 projects (not yet identified) related to the River Cam.
- B4. In the light of this spending and funding allocations, the following amounts of public art S106 funding are unallocated. Most of this is for local projects in the same ward or for nearby / relevant projects in a neighbouring ward.

### Table:

Generic public art S106 funding availability (unallocated contributions)

Ward	Available	Ward	Available
Abbey	£15,000	Market	£15,000
Arbury	£10,000-15,000	Newnham	None
Castle	None	Petersfield	£10,000-15,000
Cherry Hinton	£15,000-25,000	Queen Edith's	£15,000
Coleridge	£75,000-100,000	Romsey	£50,000-75,000
E Chesterton	None	Trumpington	> £100,000
King's Hedges	£15,000	W Chesterton	None

- B5. The S106 (public art) report in January 2018 highlighted that the 2018 small-scale public art grant round would be the last of its kind. Officers are in the process of developing a new Public Art Strategy, which they are due to report back to this Committee in October 2019. This will set out, amongst other issues, the Council's approach to making use of
- B6. Appendix C identifies generic S106 contributions with expiry dates or other time limits before June 2024. This includes over £50,000<sup>37</sup> of unallocated contributions from a development in Trumpington (near its border with Coleridge and Petersfield) which has to be contractually committed to public art projects by January 2022. This is addressed under paragraph 4.8 of the report.

---

37. Depending on the nature of the project brief that officers develop for the public art commission in Cambridge, there could be scope of making available up to £75,000 from the public art S106 contribution.

## Off-site public art projects funded by generic public art S106 contributions since 2012

S106 funding figures are rounded down to nearest £000. For projects not yet completed, these represent budget allocations – actual costs may vary.

Funded by generic S106 contributions	Status	£ S106
<b>NORTH AREA</b>		
Big Draw event [East Chesterton]	Completed (2015)	£1,000
Bright Lights of CB4 [Arbury / West Chesterton]	Completed (2017)	£13,000
Chesterton mural at Co-op at junction of Milton Road & Green End Road [King's Hedges]	Completed (2017)	£3,000
Growing Spaces public art in King's Hedges [King's Hedges]	Completed (2017)	£2,000
Mitcham's Models [West Chesterton]	Completed (2014)	£2,000
Mitcham's Models at Christmas [West Chesterton]	Completed (2016)	£6,000
North Cambridge Academy public art (involving Kettle's Yard) [King's Hedges]	Completed (2016)	£15,000
Rowan Centre public art, Humberstone Road [West Chesterton]	Completed (2017)	£2,000
<b>EAST AREA</b>		
'Clicking to Connectivity' project at Abbey Meadow Primary School [Abbey]	Completed (2017)	£15,000
Mill Road Cemetery public art [Petersfield]	Completed (2014)	£69,000
'News, news, news' project at The Junction [Coleridge]	On-going	£15,000
'Radio Local' public art project at The Junction [Coleridge]	Completed (2017)	£15,000

Funded by generic S106 contributions	Status	£ S106
Railway workers commemorative public art (Romsey 'R')	Completed (2018)	£70,000
'Rhythm, Rhyme and Railways' [Coleridge and Romsey]	Completed (2017)	£15,000
'The Place where we stand' performance at St Matthew's Primary School [Petersfield]	Completed (2018)	£15,000
<b>SOUTH AREA</b>		
'Southern Connections' [Queen Edith's and Trumpington]	On-going	£107,000
'Tales from the Edge of Town 2070' [Trumpington]	Completed (2018)	£14,000
Trumpington Stitchers: wall-hanging [Trumpington ward]	Completed (2018)	£7,000
'Trumpington Voices' [Trumpington]	Completed (2018)	£19,000
Rock Road library – public art project in community garden [Queen Edith's]	Completed (2015)	£6,000
'60/60' Wulfstan Way seating public art [Queen Edith's]	Completed (2012)	£45,000
<b>WEST CENTRAL AREA</b>		
Dance performance inspired by Antony Gormley exhibition at Kettle's Yard [Castle]	Completed (2018)	£15,000
Ecology sculpture at Sheep's Green [Newnham]	On-going	£15,000
Eddington Flag Parade 2018 [Castle]	Completed (2018)	£25,000
Histon Road Rec entrances public art [Castle]	Completed (2016)	£56,000 <sup>38</sup>

38. This represents costs of the public art installations at the recreation ground entrances. Alongside this, around £13,000 was spent on landscaping and access improvements (mentioned in Appendix A under Castle ward).

Funded by generic S106 contributions	Status	£ S106
Newnham Croft Primary School stained glass window [Newnham]	Completed (2017)	£12,000
Snowy Farr sculpture outside Guildhall [Market ward]	Completed (2012)	£73,000
Syd Barrett public art commemoration at Corn Exchange [Market]	Completed (2017)	£10,000
<b>STRATEGIC PROJECTS</b>		
Cambridge Rules	Completed (2018)	£115,000
Cambridge Sculpture Trail leaflet [Market, Trumpington]	Completed (2016)	£2,000
'Faith and Hope' public art to commemorate centenary of votes for women	On-going	£30,000
History Trails 1 involving schools from North, East and South areas	Completed (2016)	£15,000
History Trails 2 involving schools from North, South and West/Central areas	On-going	£15,000
'In your way' (Theatre as Architecture: Architecture as Theatre)	Completed (2018)	£15,000
Olympics 2012 commemorative public art	Completed (2012)	£99,000
Pink Festival Group: 'Showcase of Queer Arts'	Completed (2017)	£8,000
Sounds of Steam project involving local schools in North and East areas	Completed (2017)	£15,000
Twilight at the Museum – light projection animation involving local schools in North, East and South areas	Completed (2016)	£13,000
"We" light installation, Fitzwilliam Museum	Completed (2019)	£16,000

## Unallocated GENERIC S106 contributions with expiry dates before June 2024

Amounts rounded to nearest £000.

Expires	Contribution type	Amount	Ward
January 2022	Public art	£45,000	Trumpington
December 2022	Informal open space	£3,000	Market
March 2023	Public art	£3,000	Market
September 2023	Informal open space	£39,000	Trumpington
September 2023	Play provision	£151,000	Trumpington
October 2023	Informal open space	£3,000	Market
October 2023	Play provision	£3,000	Market
November 2023	Public art	£49,000	Romsey
March 2024	Informal open space	£2,000	Castle
April 2024	Public art	£15,000	King's Hedges
May 2024	Informal open space	£157,000	Trumpington

### Allocated S106 contributions that need to be used within five years

- D1. Alongside these unallocated generic S106 contributions, officers continue to monitor closely those S106 contributions that need to be used within the next five years, which are allocated to projects currently under development (e.g. Coldham's Lane BMX track<sup>39</sup> and possible future projects as part of the River Cam Public Art programme<sup>40</sup>).
- D2. If any of these projects were unable to proceed, officers would first look to reassign time-limited contributions to alternative, suitable projects (already prioritised at Member-level) that could use the S106 funding in a timely way in place of other less-time limited contributions.
- D3. If any such contributions cannot be reassigned appropriately in this way, officers will report back to the Committee to seek approval for alternative project spend that would enable the contributions to be spent on time.

39. See paragraph 3.9, especially points (b) and (c).

40. See paragraph B3 in Appendix B.