

Planning Obligations Strategy

**Supplementary
Planning Document**

March 2010. Updated 2023

■ Front cover picture by Simon Bunn.

This publication has been produced by:

Cambridge City Council
The Guildhall
Cambridge
CB2 3QJ

Updated in 2023 by: Greater Cambridge Planning Service

Can be downloaded from:

www.cambridge.gov.uk

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1. Introduction and Purpose and Key Aims of Strategy

- 1.1 Cambridge is experiencing increased pressure from the development of land for housing, commercial and other uses. These development pressures and the increase in density of new development schemes are trends that will continue into the foreseeable future, given that Cambridgeshire has one of the fastest growing economies and populations in Britain. The East of England Plan was adopted in May 2008, and identifies the Cambridge Sub-Region as a major growth area, setting a number of specific policies for the sub-region (Policies CSR1 – CSR4). This Plan supersedes the previous Regional Planning Guidance for East Anglia (RPG6) and the majority of policies from the Cambridgeshire and Peterborough Structure Plan (2003). Thirteen policies from the Structure Plan remain extant. In response to this growth strategy, a number of large-scale developments are coming forward across the sub-region, including Southern Fringe, North West Cambridge, Cambridge East and the Station Area, within the City/spanning the South Cambridgeshire District Council boundary in some cases, and Northstowe, Cambourne and Orchard Park, within the South Cambridgeshire District Council area.
- 1.2 Cambridge itself is also an important centre for employment, services, government, healthcare and shopping and is nationally and internationally important for its higher education, knowledge-based industries and tourism. Located within an hour of London and 30 minutes of Stansted, it is centrally located on the main transport routes within the East of England Region.
- 1.3 A consequence of this significant level of growth and development is increased pressure on the physical and social infrastructure of the City and the surrounding area. For example, new residential development will increase demand for school places and community facilities, and add to the number of people using open spaces and recreational facilities. New commercial development, and particularly large-scale developments such as Addenbrookes 20/20, will increase the number of people travelling into and around the City and without appropriate mitigation may significantly add to congestion and pressure on public transport, car and cycle parking and public safety. Pressure on infrastructure is likely to increase as a result of the level of new development proposed within the City and the surrounding area. In order to ensure that new developments are developed in a sustainable manner they will be expected to address the needs of new residents and occupiers and mitigate the impact they may have on the infrastructure of both the City and sub-region.
- 1.4 The delivery of new or improved infrastructure to support new development in a timely and phased manner will be an important element in ensuring the appropriate and sustainable implementation of new growth not only in

Cambridge but within the whole of the Cambridge Sub-Region. Cambridge City Council, alongside South Cambridgeshire District Council, are in the process of commissioning a Joint Infrastructure Study. The main aims of this study are:

- To establish the existing capacity of infrastructure provision in Cambridge and South Cambridgeshire;
- To identify what infrastructure will be required in order to serve proposed growth in Cambridge and South Cambridgeshire to 2027;
- To inform the City Council's Core Strategy, South Cambridgeshire's Core Strategy and Planning Obligations Strategy, and either the variable tariff work or Community Infrastructure Levy; and
- To maximise the planning obligations benefits of development for the new and existing communities.

1.5 Planning obligations (also known broadly as Section 106 agreements,) are a key mechanism in the planning system for addressing the impact new development can have on the infrastructure of an area, although Unilateral Undertakings and in some instances, conditions, including Grampian conditions can serve the same purpose in appropriate circumstances. The Government is currently reviewing the Section 106 system and a number of Central Government consultations, research, guidance notes and other publications have been undertaken/produced over the last few years. Further detailed consideration of these publications is provided in Section 2.1. Circular 05/2005 is the current key source of guidance on the use of planning obligations.

1.6 Part II of the 2008 Planning Act provides for the introduction of a Community Infrastructure Levy (CIL). Local authorities will be empowered, but not required, to charge a CIL on most types of new development in their area. Local authorities can choose the CIL rate that they wish to set, but must set this out in a new legal document (a 'charging schedule'), which is independently examined to ensure that it is evidence-based and appropriate for the local area. The levy will be based on a formula, which relates the size of the charge to the size and character of the development paying it. The proceeds of CIL will be spent on local and sub-regional infrastructure to support the development of an area. However, this will not replace the need for mainstream public funding. The Community Infrastructure Regulations 2010 were laid before the House of Commons on 10 February 2010 and will, subject to approval by MPs, come into force on 6 April 2010. CIL remains outside the scope of the Planning Obligations Strategy, but will be considered in relation to work on the Core Strategy and relevant local and sub-regional infrastructure studies.

1.7 The City Council has been instrumental in using planning obligations as a means of securing improvements to infrastructure through securing of provision or contributions from new developments to help ameliorate the impact of development on the environment in terms of both their immediate impact on the environment and their strategic impact on the wider City infrastructure. It has achieved this through successful application of its Planning Obligation Strategy Supplementary Planning Guidance 2004 and the associated four Area Corridor Transport Plans, which include provision for standard charges to be applied in

appropriate circumstances for a variety of infrastructure requirements. This Supplementary Planning Document represents the review of the 2004 Planning Obligation Strategy, while the Area Corridor Transport Plans are currently being reviewed by Cambridgeshire County Council. These reviews reflect recent Central Government and Sub-Regional guidance, advice and policy and in accordance with the Cambridge Local Plan 2006 and the Council's Local Development Scheme.

1.8 The 2006 Cambridge Local Plan forms part of the existing development plan for Cambridge and provides a planning strategy to 2016 and beyond. Whilst the City Council are in the process of preparing a Local Development Framework for Cambridge, which will incrementally replace the 2006 Cambridge Local Plan, the Planning and Compulsory Purchase Act 2004 makes provision for Councils to retain their Local Plan policies beyond a three year period by application to the Secretary of State who has directed that most of the Cambridge Local Plan's policies will remain in force from 20 July 2009. The City Council has however adopted Joint Area Action Plans for Cambridge East and North West Cambridge.

1.9 The main purpose of the Planning Obligation Strategy Supplementary Planning Document is to provide a framework for securing the provision of:

- New infrastructure or improvements to existing infrastructure generated by the demands of new developments;
- Measures to mitigate the adverse impacts of developments and;
- Addressing the needs identified to accommodate the projected growth of Cambridge and, where appropriate, the surrounding area.

1.10 The objectives of the Planning Obligation Strategy Supplementary Planning Document are to provide clarity and to enable a more comprehensive and streamlined approach to the negotiation and use of planning obligations. It seeks to achieve this by:

- Drawing together existing practice on planning obligations;
- Supplementing policies and proposals of the development plan in relation to the use of planning obligations in Cambridge;
- Providing a framework for the application of key planning obligation requirements and the expenditure of financial contributions collected through planning obligations.

1.11 It is not intended that the Planning Obligation Strategy should attempt to cover every possible circumstance that may need to be included in a planning obligation. This would be impossible as sites, developments and circumstances vary greatly and many planning obligations will therefore need to be development-specific in nature and may be unique to the individual development, for example, contaminated land issues, archaeological mitigation measures, occupation restrictions, historic building restoration requirements. Such requirements would need to be assessed on a case-by-case basis, taking into account the specific nature of individual developments and relevant plan policies. Instead, the Planning Obligation Strategy focuses on the use of planning obligations to secure provision, measures or contributions to address the likely impact of proposed development on the physical and social infrastructure of the City. It will provide a starting point for negotiations on planning obligations in relation to community infrastructure which is fair and equitable and which takes into account the circumstances of

each site. In determining planning applications the Council will, in each case, need to consider its planning obligation requirements in the context of the tests set out in Circular 05/2005.

- 1.12** Nevertheless, for the reasons set out in paragraph 1.10 above, it should be noted that, for any individual planning application, other development-specific planning obligation requirements may also be applicable, in addition to the key planning obligation requirements covered by this Supplementary Planning Document. With regards to affordable housing, specific reference should be made to the Council's adopted Affordable Housing Supplementary Planning Document (2008). Planning contributions related to public art provision are dealt with by the Council's adopted Public Art Supplementary Planning Document (2010).
- 1.13** For outline applications, where the number of units is not specified, contributions will be based on the number of dwellings in the indicative layout, or agreed with the Council, provided this number complies with the Local Plan Policy 5/10 on dwelling mix and strategic mix set out in the Affordable Housing Supplementary Planning Document, when relevant. In some cases, the impacts and how contributions may mitigate them are less predictable and can only be established through site specific investigation and negotiation. Where the precise level of development in an outline permission requires subsequent approval, the obligation will include clauses allowing for a proportionate increase in the scale of contributions and specify an agreed formulae to calculate this additional element, and appropriate triggers will be agreed on a site by site basis.
- 1.14** As mentioned above in paragraph 1.8, the 2006 Cambridge Local Plan constitutes a "saved" plan under the old plan-making system. Under the Planning and Compulsory Purchase Act 2004, which introduced the replacement Local Development Framework system, a Sustainability Appraisal was mandatory for all Supplementary Planning Documents. As this Supplementary Planning Document has been produced on the basis of the "saved" Local Plan, which wasn't subject to the full Sustainability Appraisal process incorporating the requirements of the SEA Directive, it was subject to the full Sustainability Appraisal process. A Sustainability Appraisal therefore accompanies this Supplementary Planning Document.

2. Planning Context

National Context

- 2.1 A planning obligation is a legal agreement made under Section 106 of the Town and Country Planning Act 1990. It usually relates to an aspect of a development that cannot be secured by imposing a planning condition (although sometimes forms of Grampian conditions can be used to secure certain types of planning obligations such as highways improvements) or by other statutory controls. Unilateral planning obligations in the form of Unilateral Undertakings can also be offered as an alternative. The City Council normally advocates the use of standard Unilateral Undertakings on straightforward applications, where planning obligations requirements are known/identified at the outset. This helps to streamline the process and is in accordance with the advice contained in paragraph B36 of Circular 05/2005 in this respect. However, Unilateral Undertakings are unlikely to be appropriate for large or more complex developments. Planning obligations are a proper and recognised part of the planning system; they can both improve a development and help it to go ahead, and in addressing the impacts of the development on the infrastructure of an area can bring local benefits. Planning obligations should not be used when the use of planning conditions would suffice.
- 2.2 Circular 05/2005 is the current key source of Government guidance on the use of planning obligations. It states that planning obligations are agreements *"intended to make acceptable development which would otherwise be unacceptable in planning terms"* and that they can be used to *"prescribe the nature of the development (e.g. by requiring that a certain proportion of housing is affordable) or to secure a contribution from a developer to compensate for loss or damage created by a development (e.g. loss of open space) or to mitigate a development's impact (e.g. through increased public transport provision)."* Planning obligations may be used to secure on-site and off-site infrastructure requirements.
- 2.3 Circular 05/2005 advises that planning obligations should only be sought when they meet all the five tests set out below:
- (i) relevant to planning;
 - (ii) necessary to make the proposed development acceptable in planning terms;
 - (iii) directly related to the proposed development;
 - (iv) fairly and reasonably related in scale and kind to the proposed development; and
 - (v) reasonable in all other respects.
- 2.4 Where planning obligations are used to secure compensation for loss of or damage to a feature or resource nearby, for example a landscape feature of biodiversity value, open space or right of way, there should be some relationship between what is lost and what is to be offered. Circular 05/2005 advises that a *"reasonable obligation will seek to restore features, resources and amenities to a quality equivalent to that existing before the development."*

2.5 Specific advice is given on maintenance payments. The Circular states that *"Where contributions are secured through planning obligations towards the provision of facilities which are predominantly for the benefit of the users of the associated development, it may be appropriate for the developer to make provision for subsequent maintenance."* However, in situations where *"an asset is intended for wider public use, the costs of subsequent maintenance and other recurrent expenditure associated with the developer's contributions should normally be borne by the body or authority in which the asset is to be vested. Where contributions to the initial support ("pump priming") of new facilities are necessary, these should reflect the time-lag between the provision of the new facility and its inclusion in public sector funding streams or its ability to recover its own costs . . ."*

2.6 The Circular advises that contributions can either be in kind or in the form of a financial contribution, which may be in the form of a lump sum or endowment or a series of phased payments over a period of time. Contributions may be pooled where the combined impact of a number of developments creates the need for infrastructure. The use of formulae and standard charges where appropriate is encouraged but where this approach is followed the formulae/level of standard charges should be published in advance in a public document.

2.7 In order to provide clarity and certainty to developers, local authorities should seek to include as much information as possible in their published documents in the Local Development Framework. The Core Strategy should include general policies about the principle and use of planning obligations. More detailed policies applying the principles should be set out in the Development Control Policies and Site Specific Allocations

Development Plan Documents with any further guidance included in Supplementary Planning Documents.

2.8 Other recent Central Government commissioned studies and guidance on the use of planning obligations have concentrated on reviewing best practice and recommending ways of streamlining procedures to generate improvements in the system. These have included:

- Planning Obligations: Practice Guidance (Communities and Local Government (CLG), August 2006);
- Model legal agreement prepared by the Law Society (CLG, August 2006);
- Valuing Planning Obligations in England (Sheffield University and Halcrow Group on behalf of CLG, May 2006);
- A group of documents produced by the Audit Commission including: Securing Community Benefits through the Planning Process, Value for Money Self-Assessment Guide, Corporate Awareness Checklist: and Route Map to Improved Planning Obligations (August 2006): all focused on improving performance on Section 106 agreements.

The City Council provided information, including access to its database for the Valuing Planning Obligations in England Study and was cited in two of the case studies of best practice in the Planning Obligations: Practice Guidance document.

2.9 Central Government highlighted its intention to introduce changes to the current Section 106 system in Section 46 of the Planning and Compulsory Purchase Act 2004 and in a number of subsequent consultation documents, the latter of which have focused on the introduction of the Planning Gain Supplement. However, Planning Gain

Supplement was not taken forward by the government, and instead they are introducing the Community Infrastructure Levy.

2.10 In addition to Circular 05/2005, guidance relevant to the use of planning obligations has been provided in other Government circulars and planning policy guidance notes/statements. These include:

- PPS1 – to promote outcomes in which environmental, economic and social objectives are achieved together over time;
- Planning Policy Statement: Planning and Climate Change – Supplement to PPS1 – sets out how planning, in providing for new homes, jobs and infrastructure, should help shape places with lower carbon emissions and resilient to the predicted effects of climate change;
- PPG2 – to offset the loss of, or any impact on, any amenity on a site prior to development, to provide opportunities for outdoor sport and recreation near urban areas and to secure nature conservation interest;
- PPS3 – to create sustainable, inclusive, mixed communities in all areas, with good access to jobs, key services and infrastructure;
- PPS4 – to help achieve sustainable economic growth;
- PPS9 and its Good Practice Guide – to promote sustainable development and to conserve, enhance and restore the diversity of the country's wildlife and geology and sets of key principles to ensure that the potential impacts of planning decisions on biodiversity and geological conservation are addressed.
- PPS10 – to protect the environment by producing less waste and provide sufficient opportunities for new waste management facilities.

- PPG13 – to seek contributions to measures to assist public transport, walking and cycling;
- PPG17 – to promote the importance of open spaces, sport and recreation provision and the contribution that they make to the quality of life.
- PPS23 – to mitigate the impact of potentially polluting developments as far as possible, in order to ensure the sustainable and beneficial use of land.

Regional/Sub-Regional Guidance

2.11 The adopted East of England Plan was published in May 2008. Some of the key policies from this Plan that specifically apply to Cambridge are:

- Policy SS3: Key Centres for Development and Change – identifies Cambridge as one of the main areas where new development should be concentrated;
- Policy E1: Job Growth – sets the target for net growth of Jobs in Cambridgeshire at 75,000;
- Policy E3: Strategic Employment Sites – identifies the Cambridge Sub-Region as a centre for world-class research and development;
- Policy E4: Clusters – identifies environmental technologies and ICT clusters as relevant to the Cambridge area;
- Policy E5: Regional Structure of Town Centres – identifies Cambridge as a regional centre
- Policy E6: Tourism – identifies the need for sustainable tourism for Cambridge as a historic city
- Policy H1: Regional Housing Provision 2001 to 2021 – states that the minimum dwelling provision for Cambridge and Peterborough that still need to be built (April 2000 to March 2021) is 79,390, of which Cambridge

City figure is 16,700 (1,110 annually – although additional dwellings will have been built since the Plan was published).

- Policy T5: Inter Urban Public Transport – states that inter-urban public transport should be focussed on Regional Transport Nodes that includes Cambridge
- Policy ENV6: The Historic Environment – sets out how Cambridge should have plans, policies, programmes and proposals to protect, conserve, where appropriate enhance the historic environment
- Policies for the Cambridge Sub-Region to 2021 and beyond are set out in Section 13: CSR1: Strategy for the Sub-Region, CSR2: Employment-Generating Development, CSR3: Green Belt and CSR4: Transport Infrastructure.

Following the adoption of the East of England Plan, the majority of the policies in the Cambridgeshire and Peterborough Structure Plan (2003) have fallen away, with the exception of thirteen policies. The following extant policies from the Structure Plan are particularly related to the provision of development-related infrastructure:

- P6/1: Development-related Provision;
- P8/10: Transport Investment Priorities;
- P9/8: Infrastructure Provision;
- P9/9: Cambridge Sub-Region – Transport Strategy.

Cambridge Local Plan 2006

2.12 Chapter 10 of the Cambridge Local Plan 2006 sets out how the proposals and policies of the Local Plan will be implemented to fulfil the objectives of the Plan, including through the use of planning obligations. Policy 10/1 Infrastructure Improvements is the key

Local Plan policy in this respect. It states that:

"In order to secure the development of sustainable communities, and to mitigate the adverse impacts that new development may have on the local community and infrastructure of the City and the Cambridge Sub-Region, developments which directly improve or provide contributions for the provision or improvement of the following physical and community infrastructure will be permitted: transport, public open space, indoor and outdoor recreational facilities, community facilities, waste recycling, the public realm and public art and environmental aspects.

Infrastructure provision and improvements will be secured through planning obligations."

2.13 Paragraph 10.10 of the Local Plan states that:

"The large-scale nature of some of the allocations identified in the Local Plan is such that they are likely to be required to incorporate new community infrastructure (for example, schools, community facilities) for new residents in addition to addressing the impact they may have on the existing infrastructure."

This is particularly relevant to Section 4 of this Supplementary Planning Document.

2.14 The City Council's strategy for implementation through use of planning obligations is set out in Paragraph 10.11 which states that:

"The City Council will:

- *Update its guidance for infrastructure provision in accordance with its Local Development Scheme; and*

- Identify through further planning guidance agreed for the Areas of Major Change and larger allocations, any additional infrastructure that they will be required to provide or contribute towards.

In doing so account will be taken of Government guidance, the Regional Spatial Strategy, the Structure Plan, any joint Sub-Regional Strategy for developer

contributions and other relevant documents including the Annual Monitoring Report."

2.15 Although Policy 10/1 is the key general planning obligations-related Local Plan policy, a number of other topic-specific policies are also relevant to the provision of specific community and transport infrastructure:

Subject	Policy Numbers	Policy Title
Transport	8/3 8/5 8/7	Mitigating Measures Pedestrian and Cycle Network Public Transport Accessibility
Open Space and Recreation	3/7 3/8 4/2 5/13 5/14 6/2	Creating Successful Places Open Space and Recreation Provision Through New Development Protection of Open Space Community Facilities in the Areas of Major Change Provision of Community Facilities Through New Development New Leisure Facilities
Community Facilities	5/13 5/14	Community Facilities In the Areas Of Major Change Provision of Community Facilities Through New Development
Public Realm	3/7	Creating Successful Places
Waste and Recycling	3/12	The Design of New Buildings
Infrastructure Requirements Within the Areas of Major Change ¹	9/2 9/3 9/5 9/6 9/8 9/9	Phasing of Areas of Major Change Development in the Urban Extensions Southern Fringe Northern Fringe Land Between Huntingdon Road and Histon Road Station Area

¹ For Infrastructure Requirements related to Cambridge East and land between Madingley Road and Huntingdon Road, see the Cambridge East Area Action Plan (2008) and North West Cambridge Area Action Plan (2009) respectively.

Sustainable Development

- 2.16** Sustainable development has been defined by Central Government in the UK Sustainable Development Strategy (2005) as:
- Living within environmental limits;
 - Ensuring a strong, healthy and just society;
 - Achieving a sustainable economy;
 - Promoting good governance;
 - Using science responsibly.
- 2.17** Sustainability is a key theme of the vision and strategy for development in Cambridge and is promoted in development plans relevant to the City including the Cambridge Local Plan 2006. The Sustainable Design and Construction Supplementary Planning Document was adopted by the City Council in May 2007. This document provides guidance on policies that relate to sustainability in the Cambridge Local Plan 2006, and covers a range of sustainability issues including climate change adaptation, energy, transport, waste and water pollution. It is intended that this document will assist applicants in producing a Sustainability Statement and Sustainability Checklist to demonstrate compliance with appropriate policies.
- 2.18** The Planning Obligation Strategy seeks to incorporate and promote the principle of sustainable development in two main ways. Firstly, it seeks to identify the potential impacts of new developments on the physical and social infrastructure of the City. Secondly, it seeks to mitigate the identified impacts of new developments through adopting a sustainable approach to the expenditure of any contributions received through the planning obligation system, for example, supporting transport measures by means other than the private car.
- 2.19** As required, this Supplementary Planning Document is supported by a Sustainability Appraisal.

3. Methodology for Calculating and Applying Contributions to Community Infrastructure

3.0.1 For the purposes of this strategy, the term community infrastructure is intended to cover the physical and social infrastructure required to support a new development and mitigate its impact. The areas included are:

- Transport (Section 3.1)
- Open space and recreation (Section 3.2)
- Community facilities (Section 3.3)
- Waste (Section 3.4)
- Other potential development-specific requirements (Section 3.5)

Affordable Housing is now covered by the Council's Affordable Housing Supplementary Planning Document (adopted January 2008). Public Art is dealt with by the Council's Public Art Supplementary Planning Document (adopted January 2010).

During the consultation period, the City Council received a representation containing significant revisions to the education section of the Supplementary Planning Document from Cambridgeshire County Council. As a result of this issue and the policy-making processes, the education section in the Supplementary Planning Document needs to be amended and further discussions and consultation on the education section of the Supplementary Planning Document are required before adoption. As such, the education section of this Strategy is yet to be resolved. In the meantime, the

education section in the 2004 Planning Obligations Strategy will continue to apply until it is superseded by the revised education section. The education section of the 2004 Planning Obligations Strategy is attached to this Supplementary Planning Document as Annex 1. On adoption of the revised education section at a subsequent Environment Scrutiny Committee, Annex 1 will be replaced.

3.0.2 Each of these areas is considered below and sub-divided into three main topics as follows:

a) Policy framework and establishing the impact of new development.

This varies according to the type of infrastructure in question.

b) Methodology for calculating financial contributions and their application to development proposals.

Both the methodology for calculating financial contributions in relation to mitigating the impact of new development on physical and social infrastructure and how it is applied to development proposals varies according to the type of infrastructure in question. This reflects the different types of impact new development will have on different types of infrastructure. Where possible, this Strategy sets out the methodology for calculating the off-site contribution required, where it has been established

that on-site provision in kind is not feasible/practical/appropriate. However, in some cases, as individual impacts of potential developments will vary so significantly, they will need to be considered on their individual merits. In some cases, a contribution will be required from each new unit developed but for other types of infrastructure, contributions will only be required from developments above a specified threshold.

c) Framework for expenditure of contributions

Circular 05/2005 states that planning obligations should not be used solely to resolve existing deficiencies in infrastructure provision. Nor can contributions be used to substitute/replace existing local authority funding. Contributions will be used to mitigate the impact of new development, either alone or in conjunction with funding from other sources. Where relevant, the expenditure of contributions may include design and procurement fees incurred as part of the implementation of projects. Further information on how potential projects for funding using planning obligation contributions are selected and contributions secured from individual developments are allocated towards them can be found in Appendix A of this Strategy – "Methodology for selecting and applying planning obligations contributions to potential projects."

3.1 Transport

Policy Framework and Establishing the Impact of New Developments

3.1.1 The transport system in Cambridge is under pressure as a result of the level of development in the city, demand for access to the city centre and physical factors such as the limited capacity for all modes of travel. Traffic flows on radial routes into the city are high, with cars, taxis and delivery vehicles accounting for a high percentage of traffic flows. The situation leads to severe congestion problems on some sections of the radial and ring road routes, hampering public transport reliability and increasing safety problems in particular for pedestrians and cyclists. New development in the city and on the outskirts of the city will increase these problems if measures are not taken to control and address them. With no infrastructure improvements at both local and strategic levels, congestion, the reliability of travel by all modes, air quality and safety will get worse. Therefore it is important that measures are taken to mitigate the additional impact of new developments on the city's transport infrastructure.

3.1.2 Key transport objectives for Cambridge are set out in a range of local and regional documents. The Regional Spatial Strategy contains the Regional Transport Strategy, which provides a regional framework for the delivery of transport investment and policy priorities. The Regional Transport Strategy has the following objectives:

- To manage travel behaviour and the demand for transport to reduce the rate of road traffic growth and ensure

the transport sector makes an appropriate contribution to reducing greenhouse gas emissions;

- To encourage efficient use of existing transport infrastructure;
- To enable the provision of the infrastructure and transport services necessary to support existing communities and development proposed in the spatial strategy;
- To improve access to jobs, services and leisure facilities.

The Cambridgeshire Local Transport Plan (LTP) 2006 – 2011 sets out how Cambridgeshire County Council, in its role as the Highways Authority, plans to spend government funding for transport in the County. The LTP includes a detailed transport programme of schemes to improve transport facilities, reduce road accident casualties, and provide some of the additional capacity for travel in Cambridgeshire that will be required to cater for the growth that the County is experiencing (including specific measures for Cambridge). These local transport objectives tie in with regional and sub regional transport policies and objectives. Other key documents relating to the City's transport objectives include:

- Department for Transport Circular 02/2007: Planning and the Strategic Road Network
- Cambridgeshire County Council Long Term Transport Strategy (2006 – 2021)
- Cambridgeshire County Council Highway Network Management Policies and Standards (October 2009)

3.1.3 Chapter 8 of the Cambridge Local Plan 2006 (Connecting and Servicing Cambridge) has the following objectives:

- To minimise the distances people need to travel, particularly by car;

- To maximise accessibility for everyone, particularly to jobs and essential services;
- To minimise adverse effects of transport on people and the environment;
- To ensure adequate provision of sustainable forms of infrastructure to support the demands of the City;
- To promote a safe and healthy environment, minimising the impact of development upon the environment.

3.1.4 The key Local Plan policies are:

- 8/3 (Mitigating Measures) – requires the provision of suitable mitigating measures from developments likely to place demand on the transport system. Financial contributions will be sought towards improvements in transport infrastructure in the wider area affected by increased development, in particular to support public transport, cycling and walking. This will be in addition to any identified necessary site-specific measures. A staff travel plan will be required for non-residential developments.
- 8/5 (Pedestrian and Cycle Network) – requires funding for high quality physical provision of walking and cycling routes, both within and adjacent to the development site. Existing routes should be retained and improved where possible.
- 8/7 (Public Transport Accessibility) – requires that all developments within the urban extensions must be served by a high quality public transport service within a 400m walk. Developers will be required to ensure the provision of services from the first occupation of development for a period of up to 5 years.

- 9/2 (Phasing of Areas of Major Change) and Phasing Table – sets out the key necessary transport infrastructure requirements for the developments within the Area of Major Change, including phasing assumptions.
- 9/3 (Development in the Urban Extensions) – sets out the strategy for infrastructure provision within the Urban Extensions, with reference to the use of planning obligations as a mechanism to ensure provision of and contributions towards key categories of infrastructure provision, including transport.
- 9/5 (Southern Fringe), 9/6 (Northern Fringe), 9/8 (Land between Huntingdon Road and Histon Road) and 9/9 (Station Area) – set out the principles for developments within each of the Areas of Major Change, including development – specific transport objectives and infrastructure requirements.

Reference should also be made to transport policies contained within the Cambridge East Area Action Plan (2008) and the North West Cambridge Area Action Plan (2009).

3.1.5 The key objectives of the Cambridgeshire Local Transport Plan 2006 – 2011 (Cambridgeshire County Council are currently preparing LTP3) are:

- To create a transport system that is accessible to all;
- To protect and enhance the built and natural environment;
- To develop integrated transport and to promote public transport, walking, cycling and other sustainable forms of transport;
- To make travel safer;
- To maintain and operate efficient transport networks;

- To provide a transport system that supports the economy and the growing population of the County.

3.1.6 The Southern Corridor Area Transport Plan (SCATP) was adopted as Supplementary Planning Guidance to the Cambridge Local Plan 1996 in January 2000 and a revised version was adopted in July 2002. The Eastern Corridor Area Transport Plan (ECATP) was adopted as SPG in November 2000 and a revised version was adopted in July 2002. The Northern Corridor Area Transport Plan (NCATP) and Western Corridor Area Transport Plan (WCATP) were adopted as SPG in March 2003. The Area Transport Plans are companion documents to this Strategy and set out in detail the mechanism by which contributions will be sought from new developments towards the provision of new transport infrastructure to mitigate the impact of new development. The Area Corridor Transport Plans are currently under review and revised versions of the documents or a combined single document, in the form of technical guidance will be produced to support the Cambridge Local Plan 2006. This revised technical guidance, once adopted, will remain as a companion document to the Planning Obligation Strategy.

3.1.7 The Cambridge Walking and Cycling Strategy 2002 was adopted by the City Council in July 2002. It promotes transport policies and actions, which give priority to environmentally friendly modes of transport. A key element of the strategy is the design of safe and continuous Walking and Cycling networks.

- 3.1.8** The Protection and Funding of Routes for the Expansion of the City Cycle Network Guidelines, which were adopted in July 2004, identify potential new cycle routes to and from and within the Urban Extensions to be funded through planning obligations.

The Need for Transport Infrastructure Improvements

- 3.1.9** New developments can give rise to a need for transport improvements in a number of ways and it is important for the purposes of this Strategy that they are clearly distinguished.
- 3.1.10** In the case of many development schemes, specific works and improvements will be required either on-site or off-site to mitigate the direct impact of the development scheme on the transport network and to make the proposed development acceptable, for example, improvements to junctions, provision of traffic lights and pedestrian or toucan crossings, local traffic claming or the introduction of parking restrictions on surrounding streets. These can be categorised as development-specific transport works and are normally required to be implemented as part of the development scheme.
- 3.1.11** Development schemes that give rise to a significant increase in trip rates are likely to have an impact on Cambridge's strategic transport infrastructure well beyond the site and its immediate surroundings. The Local Transport Plan seeks to stabilise traffic and then reduce non-sustainable forms of transport entering the city. In order to mitigate the impact of new development of the strategic infrastructure of the city, improvements and investment are required on a strategic level to reduce dependency on the private car and
- achieve a reduction in traffic levels. Such improvements could include the expansion of park and ride sites, improvement of the citywide cycle network and introduction of real time information on public transport routes. Other smarter choice measures aimed at shifting peoples travel behaviour towards more sustainable options are set out in the Department for Transport's Smarter Choices strategy. These measures include the use of school, workplace and individualised travel planning, improvements to public transport and marketing services such as travel awareness campaigns, setting up websites for car sharing schemes, support for car clubs and encouragement of teleworking. It is considered appropriate that the development schemes that give rise to significant increases in trip rates should be required to contribute to these strategic improvements. In view of the scale of many of the improvements, contributions from a number of developments may need to be pooled in order to implement the improvements.
- 3.1.12** In addition to improvements to transport infrastructure, travel plans are an effective way of promoting and co-ordinating travel by means other than the private car among employees of non-residential developments. Travel plans aim to reduce car usage, increase the use of public transport, walking and cycling and deliver sustainable transport objectives.

Methodology for Calculating Financial Contributions and Their Application to Development Proposals

Development-specific improvements

3.1.13 These depend on the nature and scale of the development scheme proposed and will vary from site to site. Most planning applications are accompanied by a transport assessment which is used to assess the application and decide if specific on-site and off-site measures are required to make it acceptable. These could range from provision of new road and public transport infrastructure provision for the Areas of Major Change developments, pedestrian and cyclist access to the site, local on-street parking controls as well as improvements to the physical highway network. Other local transport-related issues may arise from the public consultation carried out on the planning application and these will need to be assessed by planning and transport officers in the context of the site proposals.

3.1.14 Development-specific improvements are directly related to the development proposal and are required in order to address immediate impact. They are therefore an integral part of the development scheme. The developer is normally required to implement development-specific improvements as part of the development scheme. Alternatively, the developer may choose to contribute a sum of money to the local highways authority to implement the work on the developer's behalf, for example, the provision of a signalised pedestrian crossing. Where a developer decides to implement improvements in this way, they will be required either to develop a costed-up scheme in consultation with

the local highways authority or commission the local highway authority to design and implement the scheme.

Strategic transport improvements

3.1.15 Contributions will be required from all developments within the areas defined in the Area Corridor Transport Plans (and any subsequent technical guidance that may replace them in the future), which generate in excess of 50 additional person trips to and from the site on a daily basis. Trip rates for the most common types of development are provided in the Area Transport Plans. Where a development does not fall directly within a use class set out in the Area Corridor Transport Plans, levels of trip generation will need to be treated more flexibly and be agreed between the applicant and the Council. This is currently the case in terms of developments which can be defined as essential public infrastructure with a local need i.e. clinical development at Addenbrooke's Hospital and certain educational uses.

3.1.16 The mechanism by which contributions to strategic improvements are calculated is set out in detail in the Area Transport Plans (and in any future technical guidance that may replace them). Briefly, contributions are calculated by dividing the total cost of the development-related transport schemes proposed in that area of the city by the total number of new trips that are estimated to be generated by the developments in each area. The individual Area Transport Plans (and any subsequent technical guidance that may replace them in the future) should be referred to for the details of the calculations of contributions.

3.1.17 Contributions based on this formula will be calculated from the total transport impact that a new development is predicted to have. This is represented by the total number of trips (by all modes of travel) that will be generated by such developments. In most cases, the existing trip generation from the site should be subtracted from this figure to give the net increase in trips generated. This figure should then be multiplied by the contribution per trip to give a gross contribution.

Smarter Choices

3.1.18 The Department for Transport's "Smarter Choices – Changing the way we travel" recommends that the following types of 'soft measures' are considered for developments that are shown to have a significant impact on the transport network:

- Workplace and school travel plans;
- Personalised travel planning, travel awareness campaigns, and public transport;
- Information and marketing;
- Car clubs and car sharing schemes;
- Teleworking, teleconferencing and home shopping.

For further guidance on travel planning, reference should be made to Department for Transport's "Making Residential Travel Plans Work: Guidelines for new development" and "Good Practice Guidelines: Delivering Travel Plans through the Planning system".

Framework for Expenditure of Contributions

Development – specific improvements

3.1.19 Where a developer has made a financial contribution to the local highway authority to implement an item of transport infrastructure directly related to a specific development, the timing of implementation will be clearly specified in the Section 106 agreement relating to the development. Implementation is likely to be related to the implementation of the development.

3.1.20 Each Area Transport Plan (and subsequent technical guidance that replaces them in the future) includes a list of schemes to which contributions for strategic transport improvements will be allocated. The programme of schemes and their prioritisation will be kept under review by the County Council and City Council. Schemes will be prioritised according to their impact on reducing use of the private car within the relevant areas and reviewed on a periodic basis, taking into account any additional guidance adopted by the City Council or County Council such as the Cambridge Walking and Cycling Strategy.

3.1.21 In view of the large-scale nature of the strategic transport improvements, a longer-term programme is envisaged for their delivery. As some of the larger projects identified may require contributions from a number of developments in order to fully implement them, in most cases an expenditure period of 10 years will be specified in planning obligations in order that sufficient funds can be built up to fund projects.

3.2 Open Space and Recreation

Policy Framework and Establishing the Impact of New Developments

Outdoor and Indoor Sports Facilities, Informal Open Space, provision for Children and Teenagers and Allotments

3.2.1 Open space is an essential part of our natural resource base and is needed to provide for the outdoor recreation needs of its residents as well as making a significant contribution to the setting, character, amenity and biodiversity of the City. It can include commons, recreation grounds, Historic Parks and Gardens, sites with nature conservation designation, outdoor sports facilities, provision for children and teenagers, semi-natural green spaces, allotments, urban spaces, cemeteries, green corridors and country parks. Such spaces are important for providing recreational opportunities, wildlife habitat and cycling, equestrian and pedestrian access as well as for their environmental significance. Many open spaces fulfil more than one function. For example, allotment provision will also enhance amenity and biodiversity and natural green spaces are valuable for children's play. Open space provision could also be used for the storage/recycling of water to benefit flood protection and encourage sustainable drainage systems. However, open space used in this way must be designed to be enjoyed and used by the public if it is to contribute towards meeting the standards.

3.2.2 Over the years there has been some gradual erosion of open spaces within Cambridge. With the increasing pressure for development in the City, it is particularly important that its green spaces are protected and enhanced and that new public open spaces are created. Even in areas that contain existing areas of open space, there may be issues in relation to the quantity, size and quality of the open space and the size of the population within their catchments. There may still be a need for further provision of or improvements to public open space within those areas. New residential development and, in some cases, non-residential development, unless it provides sufficient open space as an integral element, can exacerbate the pressure on existing open spaces in Cambridge. The City Council will normally expect all appropriate development to contribute to meeting the additional demand for open space it creates, either on site, or through a commuted payment to provide new open space or improve existing open space provision in the vicinity of the development or in relation to some categories of open space provision, such as outdoor sports facilities, to contribute towards provision that may provide recreational use for residents/other users across a wider area of the city or across the city as a whole.

3.2.3 PPG 17: Sports and Recreation recognises the importance of open spaces, sport and recreation provision and the contribution that they make to the quality of life. It states that Local Plans should include policies requiring recreational facilities to be provided as an integral part of major new developments. Open Space Standards should be set locally and based on assessments of needs and opportunities. PPG17 also attaches great importance to the retention of recreational and open

space in urban areas, because demand is concentrated there.

3.2.4 The key policies in the Cambridge Local Plan 2006 are:

- 3/7 (Creating Successful Places) – seeks the provision of clearly distinct public and private spaces.
- 3/8 (Open Space and Recreation Provision Through New Development) – seeks provision of public open space and sports facilities from residential developments in accordance with the City Council's adopted standards as set out in Appendix A of the Local Plan and the Open Space and Recreation Strategy 2006. Seeks provision of open space from non-residential developments where appropriate.
- 4/2 (Protection of Open Space) – seeks to resist development that would be harmful to the character of or lead to the loss of open space of environmental and/or recreational importance unless the open space uses can be satisfactorily be replaced elsewhere and the site is not important for environmental reasons.
- 5/13 (Community Facilities in the Areas of Major Change) – seeks to ensure provision of appropriate community facilities (including indoor sports provision) in conjunction with development within the Areas of Major Change.
- 5/14 (Provision of Community Facilities Through New Development) – seeks to ensure that new developments that lead to an increased demand for community facilities provide or contribute to the provision of appropriate community facilities (includes indoor sports provision).
- 6/2 (New Leisure Facilities) – where sports facilities are provided through educational development community use may be sought through planning obligations.

- 9/3 (Development in the Urban Extensions) – sets out the strategy for infrastructure provision within the Urban Extensions, with reference to the use of planning obligations as a mechanism to ensure provision of and contributions towards key categories of infrastructure provision, including open space and recreation facilities.
- 9/5 (Southern Fringe), 9/6 (Northern Fringe), 9/8 (Land between Huntingdon Road and Histon Road) and 9/9 (Station Area) – set out the principles for developments within each of the Areas of Major Change, including development – specific open space and recreation objectives and infrastructure requirements.

Reference should also be made to open space policies contained within the Cambridge East Area Action Plan (2008) and the North West Cambridge Area Action Plan (2009).

Categories of Open Space Provision

3.2.5 The City Council's standards for the provision of open space and recreation facilities are set out in Appendix A of the Cambridge Local Plan 2006 and are based on five types of provision:

- Outdoor Sports Facilities – includes playing pitches, courts and greens.
- Indoor Sports Provision – formal provision such as sports halls and swimming pools.
- Provision for Children and Teenagers – equipped children's play areas and outdoor youth provision.
- Informal Open Space Provision – informal provision including recreation grounds, parks and natural green spaces.
- Allotments (applies to the Urban Extensions only).

3.2.6 Relevant adopted technical guidance that supports the Local Plan is set out below:

- Open Space and Recreation Strategy 2006 – sets out the vision for open space and recreation provision in Cambridge, guidance on type of different provision required in different developments and schemes for enhancing existing open space.
- Guidance for Interpretation and Implementation of the Open Space Standards – this was originally adopted by the Planning Committee in January 2000 and has been updated on a number of occasions. The latest update has been produced in conjunction with this Supplementary Planning Document. The Guidance is based on the requirements in Policy 3/8 of the Cambridge Local Plan 2006 and the Council's open space standards and is designed to ensure a consistent approach to the provision of open space as part of new developments, either on site or through a contribution made towards the provision or improvement of open space elsewhere.
- Cambridge Sports Strategy 2009 – 2013 – set out the vision for the provision of diverse high quality sports services which are accessible to all Cambridge citizens and which make a major contribution to a healthy thriving community
- Green Infrastructure Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006). Adopted as technical guidance by the City Council following Strategy Scrutiny Committee on 10 July 2006) – sets out a Sub-Regional strategy for the creation of new green infrastructure and the enhancement of existing landscapes over the next 20 years. It also provides guidance for any open space strategies prepared for the Urban Extensions. The Strategy was informed by the Strategic Open Space Study (Cambridgeshire County Council March 2004) and it includes a schedule of Sub-Regional green infrastructure projects.
- A Major Sports Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006) – sets out a vision for the creation of a network of high quality community and specialist sports facilities within the Cambridge Sub-Region that will enhance quality of life of existing and new communities (includes major sub-regional sports facilities and specialist sports facilities provision). Whilst not adopted as technical guidance by the City Council, the Strategy was endorsed by the City Council at Strategy Scrutiny Committee in June 2006 and by Community Services Scrutiny Committee in November 2006. It is relevant to the Urban Extension developments and to East Cambridge, in particular. However, its wider implementation would need to be through the introduction of a Sub-Regional tariff/standard charge or potentially the Community Infrastructure Levy. As yet, there are no adopted/finalised systems in place for applying these suggested/proposed mechanisms for delivery of major and specialist sports infrastructure.
- Nature Conservation Strategy (Cambridge City Council) – adopted as technical guidance in September 2006 – describes the present nature conservation situation within the city, sets out a vision for biodiversity and actions for the enhancement of nature conservation and biodiversity.

Methodology for Calculating Financial Contributions and their Application to Development Proposals

3.2.7 The Guidance for Interpretation and Implementation of the Open Space Standards sets out the methodology by which the City Council's open space standards are applied to new development and, where relevant, how contributions in lieu of on-site provision through a planning obligation are calculated.

Residential development

3.2.8 The open space standards are applicable to all residential units created as a result of development regardless of whether

they result from new-build or conversions. Where the proposal relates to the conversion of existing units to create additional units or the redevelopment of an existing residential site, the open space standard will be applied to the number of additional bedrooms created through conversion or redevelopment. The standards do not apply to existing residential units that are being extended but where no additional units are being created. The number of people is taken to be the same as the number of bedrooms, except for one bedroom units which will be assumed to have 1.5 people and bedsits which will be assumed to be 1 person units. Table 1, which is taken from Appendix A of the Cambridge Local Plan 2006, sets out the open space standards for residential developments.

Table 1 : Open Space Standards

Type of Open Space	Standard
Outdoor Sports Facilities	1.2 hectares per 1,000 people
Indoor Sports Facilities	1 sports hall for 13,000 people 1 swimming pool for 50,000 people
Provision for Children and Teenagers	0.3 hectares per 1,000 people
Informal Open Space	1.8 hectares per 1000 people)
Allotments	0.4 hectares per 1,000 people (Urban Extensions only)

3.2.9 Certain types of residential development will not always need to meet the full standard as shown in Table 2 below. Open space requirements for other specialist housing not specifically referred to in Table 2 will be considered on its own merits.

Table 2: Application of the Standards

	Private Residential/Housing Association	Retirement housing +	Non-family student housing	Family student housing
Outdoor sports facilities	Full provision	Full provision	Full provision *	Full provision *
Provision for children and teenagers	Full provision #	No provision	No provision	Full provision **
Informal open space	Full provision	Full provision	Full provision **	Full provision **
Indoor sports provision	Full provision	Full provision	Full provision *	Full provision *
Allotments	Urban Extensions only	Urban Extensions only	No provision	No provision

Provision for children and teenagers will not be sought for those parts of developments consisting of one bedroom units.

+ Retirement housing is any accommodation in Class C3 where there is an age restriction of over 55. The standards do not apply to nursing homes within Class C2.

* Full Provision will not be sought if the accommodation is directly linked to a College by a Section 106 agreement and it can be shown that adequate provision of outdoor or indoor sports facilities is made by that College. Although such provision will not meet the definition of public space, it is accepted that if adequate provision is made by the College, students will be unlikely to use public sports facilities.

** Full provision will not be sought if the development is on a College campus and it can be shown that adequate appropriate open space is provided by the College such that students are unlikely to make significant use of other informal open space.

Application of Standards to Non-residential development

3.2.10 Paragraph 3.26 of the Cambridge Local Plan 2006 states that: *"Where appropriate, other non-residential development, including major centres of employment, may require the provision of open space. This will be dealt with through masterplanning or design briefs."* In addition, paragraph 5.5 of the Open Space and Recreation Strategy 2006 states that: *"retail, employment development and community facilities, such as health centres should include open space to meet the needs of users of the services and employees. This should be particularly considered at Addenbrooke's Hospital, University development and large employment sites."* However, as there are no adopted standards for open space provision applicable to non-residential developments, each case needs to be considered on a site by site basis and such provision is only likely to be sought in respect of large-scale non-residential developments, including those within the Urban Extensions.

On-Site Provision – where appropriate

3.2.11 The following section provides guidance on circumstances where on-site provision of open space may be appropriate, by category.

- Outdoor and Indoor Sports Facilities – in most cases within the built up areas of the city it will not be possible or practical for residential developments to meet the standards for provision of outdoor sports facilities and indoor sports on site. Consequently, within the built up areas of the city, these standards are generally likely to be met in the form of commuted payments towards the

provision of new open space or improvements to existing open space/facilities within these categories. However on-site provision is appropriate for the large-scale developments within the Urban Extensions. The Open Space and Recreation Strategy 2006 gives further guidance on specific requirements for outdoor and indoor sports facilities within these areas.

- Informal Open Space – it is likely that it will not be possible/practical to provide some types of informal open space, such as urban parks and larger areas of natural greenspaces, on site as part of developments, other than within the Urban Extensions. However, on site informal open space in the form of informal playspace should be provided as part of housing developments of more than 25 units and informal activity areas as part of housing developments of more than 10 units.
- Provision for Children and Teenagers – toddler play areas should be provided on site as part of housing developments of more than 25 units, local play areas should be provided as part of larger housing developments comprising more than 100 units, neighbourhood play areas as part of the developments within the Urban Extensions and youth provision as part of larger housing developments and within the Urban Extensions (taking into account that 1 bed units and bedsits will not normally be required to provide play areas).
- Allotments – these should be provided on site as part of the developments within the Urban Extensions.

Maintenance of On-Site provision

3.2.12 It should be noted that in respect of any open space provided on site as part of a development, arrangements will need to be made for its maintenance and management. This will normally involve the payment of a commuted sum to the City Council based on the cost of maintenance and management for a period of 12 years, following its adoption. The basis of calculation of costs of maintenance of the various categories of open space is set out in Appendix B.

Basis for Calculation of Costs of Provision

3.2.13 Contributions to the provision or improvement of open space are calculated using the number of persons likely to inhabit a development and the costs basis for provision as set out in Appendix B, which includes costs of maintenance for a 12 year period. A contribution is worked out for each type of open space where full provision is not made within the development. Full details of the methodology for collecting payments can be found in the Guidance for the Interpretation and Implementation of Open Space Standards. A summary of the costs is provided below:

Table 3: Summary of Open Space Costs

Category of Open Space	Cost/person	Cost for 20 x 2 bed houses (40 people)
Outdoor Sports Facilities	£238*	£9,520
Indoor Sports Facilities	£269*	£10,760
Provision for Children and Teenagers	£316*	£12,640
Informal Open Space	£242*	£9,680
Allotments (Urban Extensions only)#	£52*	£2,080
Total excluding allotments	£1,117	£44,680

It is anticipated that allotment provision, where required, will normally be made on site as part of the development. However, if, in exceptional circumstances, off-site provision is agreed, the formula referred to above will be used to calculate the appropriate financial contribution requirement.

*** Cost/person figures have been reviewed and updated in line with BCIS All in Tender indexation.**

Updated cost/person figures can be found in Annex 2.

Framework for Expenditure of Contributions

3.2.14 In ensuring that Section 106 contributions are being effectively used to meet the open space needs of new residents and mitigate the additional pressure they put upon the city's framework of open spaces and recreational facilities, account has been taken of the Improve Your Neighbourhood Programme. Further information regarding the selection of projects is provided in Appendix A.

3.2.15 The framework for expenditure of planning obligation contributions for public open space is proposed as follows:

- Outdoor and Indoor Sports Facilities are considered to be citywide resources and expenditure on these types of facilities will normally be on a citywide basis.
- Expenditure on Informal Open Space will normally be area-based i.e. North, South, East or West/Central, other than where a facility is located close to an area/ward boundary, in which case funding may be drawn from more than one relevant area of the city. Some areas of informal open space such as the central parks and commons are used by residents across the city and therefore expenditure in relation to these types of projects will be on a citywide basis.
- Expenditure on Provision for Children and Teenagers will vary depending on the specific type of facility in question. The catchment areas for the various types of play area provision are as follows: Toddler Play Areas – 60 metres, Local Play Areas – 240 metres, Neighbourhood Play Areas – 600 metres. Again, there may be some instances where play area projects are

centrally located and therefore have a wider, citywide function, in which cases the expenditure will be on a citywide basis. Youth provision may have a wider catchment area as older children can travel independently to use facilities and their aspirations are very different from those of younger children. It is envisaged that most expenditure in relation to youth facilities would be normally area-based. However, some youth provision may have a citywide function e.g. Climbing Boulders, BMX facilities and in those instances expenditure will be on a citywide basis.

- Allotment provision is only applicable for the developments within the Urban Extensions. Consequently, in the exceptional circumstances that such provision cannot be secured on site as part of the development, expenditure of any commuted monies for provision of allotments will need to be elsewhere within the area of the specific Urban Extension that generates the requirement, or close to it, to ensure that the facilities are accessible to the future population within that area.

Table 4 : Approach to Open Space Expenditure

Type of open space	Approach to expenditure
Outdoor sports facilities	Normally on a citywide basis unless a pressing need for improvement for outdoor sports facilities within the locality of the development site is identified
Indoor sports facilities	Normally on a citywide basis unless a pressing need for improvement for indoor sports facilities within the locality of the development site is identified
Provision for Children and teenagers	Toddler Play Areas – within 60 metres Local Play Areas – within 240 metres Neighbourhood Play Areas – within 600 metres Youth provision – normally on an area basis All: or on facilities that would benefit residents across the city
Informal Open Space	Normally on an area basis or on facilities which will benefit residents from across the city
Allotments (Urban Extensions only)	Within the specific Urban Extension that generates the requirement

3.2.16 It will be important to be able to demonstrate that any contribution for open space received in connection with a particular new development will be used to mitigate the impact of that development.

3.2.17 The City Council will seek to identify opportunities where new public open space, sports and recreational facilities can be provided in order to mitigate the impact of new development in the city, such as within the Urban Extensions. As some of the larger projects identified may require contributions from a number of developments to allow them to be implemented in full, in some cases an expenditure period of 10 years will be specified in planning obligations in order that sufficient funds can be built up to fund projects.

3.3 Community Facilities

Policy Framework and Establishing the Impact of new Development

3.3.1 Community facilities are those which help meet the varied needs of the residents of Cambridge for health, educational and public services as well as social, cultural and religious activities. Education and library provision will be dealt with in Annex 1 to this Supplementary Planning Document and, as such, any monies collected towards community facilities will not be used for the provision of education or library facilities. For the purposes of the Cambridge Local Plan 2006, community facilities are defined as uses falling within Class D1 (non-residential institutions) of the Use Classes Order, with the exception of university teaching accommodation. In addition, the following sub-categories of Class C2 (residential institutions) are considered to be community facilities: hospitals, residential schools, colleges or training centres. University teaching accommodation, language schools and tutorial colleges are specifically excluded, as these do not cater for a primarily local market.

3.3.2 Core uses within Class D1 which form the basis of community facilities include premises used for:

- The provision of traditional and complementary medical or health services, except for the use of premises ancillary to the home of the consultant;
- The provision of education;
- A crèche, day nursery or playgroup;
- Place of worship or religious instruction;

- A museum or other building to display works of art for public viewing (also see the Public Art Supplementary Planning Document);
- A community centre, public hall or meeting place;
- A public library.

3.3.3 In addition, other community facilities that fall outside the D1 or C2 use classes include facilities for the emergency services, public toilets and court buildings.

3.3.4 Provision for education and life-long learning is discussed in Annex 1 of this Supplementary Planning Document. As such, to avoid double-counting, monies towards community facilities will not be spent on provision of education and life-long learning facilities. Community facilities are delivered by a wide range of stakeholders including the City and County Councils, voluntary groups, religious organisations and groups, primary care trusts and hospital trusts and other bodies.

3.3.5 In order to develop a robust process for determining areas of deficiencies in community facilities where additional population will add to existing pressures, a number of projects and studies have taken place. These include:

- Mapping community facilities in the city in 2001;
- Mapping youth facilities and services in the city;
- Completion of a report on "Community Facilities in Cambridge: A Study of Future Provision and Planning" by Marilyn Taylor Associates in 2003;
- A detailed audit of city community centres in 2004;
- Workshops to identify practical measures to improve the management of community facilities in 2004;

- A study of the needs of minority faith groups in 2004;
- Providing Social and Community Infrastructure Through the Planning Process – a Policy and Practice Review (Marilyn Taylor February 2007);
- Building Communities that are Healthy and Well in Cambridgeshire (Cambridge City and South Cambridgeshire Health Improvement Partnership, July 2008);
- Facilities for Faith Communities in New Development in the Cambridge Sub-Region (Three Dragons for Cambridgeshire Horizons, November 2008).

Other relevant guidance is as follows:

- An Arts and Culture Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons 2006) – endorsed by the City Council's Strategy Scrutiny Committee in June 2006 and by Community Services Scrutiny Committee in November 2006;
- Balanced and Mixed Communities: A Good Practice Guide (Cambridgeshire Horizons 2006) – endorsed by the City Council's Strategy Scrutiny Committee in July

2006 – this document explores examples of mixed, balanced and socially inclusive communities elsewhere, structured around a series of themes and identifying key issues;

- Learning from the Past – Building community in new towns, growth areas and new communities (Keystone Development Trust, November 2009).

3.3.6 In addition to the above, the City Council has reviewed its Community Development Strategy and is in the process of confirming its future strategies on sports and the arts. Furthermore, in 2008, the Council adopted a Cultural Services Framework linking its work on sport, recreation, the arts and community development.

3.3.7 The projects and studies referred to above demonstrate that the provision of, access to and condition of community facilities is sporadic across the city. In addition, population increases arising from new developments will increase demand on existing community facilities in the city. Even small developments are incrementally contributing to demand on existing community facilities.

3.3.8 Currently, community facilities needs fall into the following general areas:

<p>New or enhanced community facilities</p>	<p>Demands arising from significant new development or incremental growth which could include the need for:</p> <ul style="list-style-type: none"> ■ new facilities; ■ refurbishment or redevelopment of existing facilities to meet new or additional needs; ■ provision of mobile or itinerant facilities where development or refurbishment is not possible or constrained e.g. youth bus; ■ incentives to assist with the rationalisation of existing community facilities.
<p>Programmes</p>	<p>Sustained services to meet the needs of particular groups which include:</p> <ul style="list-style-type: none"> ■ children and young people; ■ families; ■ older people; ■ people with disabilities; ■ minority ethnic groups
<p>Projects</p>	<p>Time-limited pieces of work on specific issues and/or needs. Examples could be:</p> <ul style="list-style-type: none"> ■ community arts projects; ■ community safety and health projects; ■ training and development for community organisations.

N.B. Sustainability is a key objective in all of the above.

3.3.9 The key policies in the Cambridge Local Plan 2006 are:

- 5/13 (Community Facilities in the Areas of Major Change) – requires that development within these areas are provided with all appropriate community facilities, including places of worship or religious instruction, premises and sites for the emergency and health services and other facilities for general community use such as community centres and sports halls, in accordance with an agreed phasing plan. Land may be required for citywide/Sub-Regional community facilities in these areas.
- 5/14 (Provision of Community Facilities Through New Development) – requires that new developments which lead to an increased demand for community

- facilities should provide or contribute to the provision of appropriate community facilities to meet the needs of residents, employees and visitors.
- 9/3 (Development in the Urban Extensions) – sets out the strategy for infrastructure provision within the Urban Extensions, with reference to the use of planning obligations as a mechanism to ensure provision of and contributions towards key categories of infrastructure provision, including community facilities.
- 9/5 (Southern Fringe), 9/6 (Northern Fringe), 9/8 (Land between Huntingdon Road and Histon Road) and 9/9 (Station Area) – set out the principles for developments within each of the Areas of Major Change, including general infrastructure requirements.

Reference should also be made to community facility policies contained within the Cambridge East Area Action Plan (2008) and the North West Cambridge Area Action Plan (2009).

Methodology for Calculating Financial Contributions and their Application to Development Proposals

3.3.10 In view of the incremental impact that can be made on community facilities by all residential development, all new dwelling units are required to mitigate their impact, either through some form of on-site provision for large-scale developments or through use of financial contributions towards off-site provision for smaller developments.

On-site provision – where appropriate

3.3.11 For residential developments comprising 100 units or more, early discussions, at pre-application stage, should take place with the City Council's Head of Community Development in order to assess:

- a) The likely impact of the development on existing community facilities in the area;
- b) The particular needs of the development in the context of local community facilities needs;
- c) The feasibility of providing some form of community facilities provision on site as part of the development or off-site in conjunction with other developments within the same area.

Depending on the scale of the development, on site-provision could range from a new dedicated community

centre for the developments within the Areas of Major Change to a community house/flat or community rooms or café for other large developments. Where dedicated new community centre provision is sought, the planning obligations requirements will include provision of free serviced land and the capital cost of the new facility and its fitting out, if not built by the developer. In addition, particularly for the developments within the Areas of Major Change, it is likely that initial pump-priming contributions will also be required for at least the first five years of operation of a new facility.

3.3.12 It will not normally be practical or feasible for residential developments comprising less than 100 units to provide on-site community facilities, given the potential land-take and long-term revenue funding implications.

Primary healthcare provision

3.3.13 Over recent years, all GP practices within Cambridge have experienced steady growth in their list sizes as a result of the considerable amount of infill development within the city. As a result, many GP practices are at capacity, with a number struggling to accept additional patients and seriously considering closing their lists to new patients. The projected growth of the city over the next ten years will further increase pressure upon existing facilities, particularly where the impact of large-scale developments is concerned. For this reason, for residential developments, early discussions, preferably at pre-application stage, should take place with the Primary Care Trust, in order to assess the impact of the development on existing GP facilities within the local area.

3.3.14 In some instances, where there is insufficient capacity within existing GP facilities to accommodate the additional demand for GP facilities arising from the proposed new development, the impact will need to be mitigated. For large-scale developments, such as those within the Areas of Major Change, this may necessitate the incorporation of dedicated new healthcare facilities or significant expansion of existing facilities as part of the development. In other instances, whilst the provision of dedicated new facilities or significant expansion may not be required, financial contributions may be required towards the provision of improvements of existing GP facilities to allow small-scale expansion. Such requirements will need to be assessed on a site by site basis, having regard to the level of capacity within existing GP facilities within the catchment area in which the proposed new development is located. In those instances, such as within the Areas of Major Change, where new dedicated healthcare provision is required, the planning obligations requirements will include the provision of free serviced land and the capital cost of the new facility and its fitting out. It is also likely that initial pump-priming contributions may be required for the first few years of operation of the facility.

3.3.15 Planning obligations may also be sought to cover the cost of any interim arrangements that may need to be put in place, such as temporary portakabins, to meet additional demand for GP facilities generated by the early new population within these areas, prior to opening of the new permanent facilities.

Other potential community facilities requirements applicable to large-scale developments

3.3.16 For large-scale developments, including those within the Areas of Major Change, there may be additional community facilities requirements that will need to be addressed as part of the development, depending on the scale and impact of the proposed development. These will be assessed on a site by site basis, through the masterplanning process for the individual developments. These could include all or some of the following:

- Faith provision;
- Dedicated youth facilities;
- Itinerant facilities such as youth buses;
- Financial contributions towards the provision of youth workers or community development workers for a limited period;
- Arts and cultural facilities.

Financial contributions towards off-site provision

3.3.17 In situations where it has been agreed that on site-provision of community facilities is not practical/feasible and for most residential developments comprising less than 100 units, financial contributions will be sought towards the improvement or provision of community facilities (other than primary healthcare provision), as follows:

<p>Improvement or provision of community facilities (other than primary healthcare facilities)</p>	<p>£1,256* per 1 or 2 bedroomed dwelling unit £1,882* per 3 bedroomed dwelling unit or larger</p> <p>* Cost figures have been reviewed and updated in line with BCIS All in Tender indexation.</p> <p>Updated costs can be found in Annex 2.</p>
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3.3.18 In the case of residential developments, where the Primary Care Trust has indicated that there is insufficient capacity within existing GP facilities within the area to meet the additional demand generated by the development but where the development is too small or it is otherwise not practical/feasible to require provision of new dedicated facilities as part of the development, financial contributions will be dealt with on a case by case basis.

Categories of residential exemptions

3.3.19 Exceptions to the application of these requirements will be:

Community facilities, other than primary healthcare facilities

- Developments for nursing homes within Class C2;
- Developments for student accommodation; and
- Developments of "total" affordable housing schemes which are developed by Registered Social Landlords where it is demonstrated that future residents of the scheme are already living elsewhere in Cambridge. ("Total" affordable housing schemes are those which are not developed as a result of the requirements of Policies 5/5).

Primary healthcare facilities

- Developments for student accommodation where it can be demonstrated that sufficient on-site primary healthcare provision is available to cater for the level of demand/increased demand.

Framework for Expenditure of Contributions

3.3.20 Normally, expenditure of community facilities contributions will be in relation to identified projects within the area of the city in which the development is located in order to mitigate the impact of new residents from these developments on local community facilities. However, in some cases, it may be appropriate to use contributions for the improvement of facilities that are centrally located and/or which serve residents on a citywide basis, including new developments. Contributions will mainly be targeted towards the improvement of community infrastructure such as buildings and equipment to enable them to more effectively meet the demands put upon them by a growing residential population in the city.

3.3.21 Improvements to community facilities (other than primary healthcare facilities) are currently identified as projects, which will help to meet the additional demands being placed upon community facilities by new development in the city. These projects are identified by the Head of Community Development and included in an annual Capital Plan. This Capital Plan is reviewed and agreed by Community Services Committee. If there is a particular project or options for development that relate to a specific part of the City, these proposals would be taken to the relevant Area Committee. As many of the projects will be delivered in partnership with community groups and the voluntary sector, detailed assessments/project appraisals will be carried out on proposals for funding individual projects by the Community Services Department before determining the extent of planning obligation contribution to be provided. Additional projects may be considered for funding

with the permission of the relevant Executive Councillor and the Chair of the relevant Area Committee or Community Services Scrutiny Committee.

- 3.3.22** In cases where financial contributions are sought towards improvement of or provision of primary healthcare facilities, the Primary Care Trust will indicate to what project the contributions will be allocated as part of its consultation response on the individual planning application.
- 3.3.23** As some larger projects may require contributions from a number of developments in order to generate sufficient funding, in some cases an expenditure period of 10 years will be specified in planning obligations in order to allow sufficient funds to be built up to fund the projects.

3.4 Waste

Policy Framework and Establishing the Impact of New Development

- 3.4.1** Waste reduction and recycling strategies are an essential part of waste management. Over the next few years, the Government will be putting greater limits on the amount of waste that can be sent to landfill and will also be placing greater fines on those Councils that go over their landfill allowance. To this end, the City Council introduced alternate week collections in October 2005 in order to shift the focus away from the outdated approach of landfilling and towards the more sustainable approach of recycling.
- 3.4.2** Over the last five years, the amount of household waste collected per person per year has decreased from 414kg in 2004/05 to 363kg in 2008/09. Of this waste, 17% of the total tonnage of household waste collected in 2008/09 was recycled and 24% was composted. This combined figure of 41% of waste recycled and composted is an increase on the 29.5% combined total in 2004/05. This compares favourably to the national average of 37.6% of waste recycled or composted in 2008/09.
- 3.4.3** As development pressures increase within the city, it is going to become increasingly difficult to address the additional waste management needs generated by the growing population. Consequently, there needs to be an emphasis on developments addressing their own waste implications and having the necessary recycling provision in place to serve the needs of occupiers.

3.4.4 In addition, given the number of large-scale developments proposed within the Cambridge Sub-Region, including those within the Areas of Major Change, there will be significantly increased demand for additional local recycling centre facilities and household waste and major waste recycling facilities.

3.4.5 A key policy in the East of England Plan is set out below:

- WM6 (Waste Management in Development) – Development should be designed and constructed to minimise the creation of waste, make maximum use of recycled materials and facilitate the collection, separation, sorting, recycling and recovery of waste arising from the development and surrounding areas, where appropriate.

3.4.6 The following policies from the Cambridge Local Plan 2006 are also relevant:

- 3/7 (Creating Successful Places) – Developments should take into account provision for the adequate management and maintenance of the development.
- 3/12 (The Design of New Buildings) – requires that new buildings should be designed to successfully integrate refuse and recycling facilities.

Methodology for Calculating Financial Contributions and Their Application to the Development Proposal

Household waste and recycling receptacles

3.4.7 Financial contributions will be required in respect of all residential developments for the provision of household waste and recycling receptacles on a per dwelling basis. As the type of waste and recycling containers provided by the City Council vary, depending on whether the residential development proposed comprises houses or flats, two different formulae will be applicable.

Framework for Expenditure of Contributions

3.4.8 Financial contributions for the provision of household waste and recycling receptacles will be used to fund the required number of receptacles generated directly by the needs of the development.

Houses	£75* per house based on 3 x standard bins
Flats	£150* per flat (based on provision of large communal Eurobins which are litre for litre more expensive than small bins)

*** Contribution amounts have been reviewed and updated.**

Updated contribution amounts can be found in Annex 2.

N.B. Bulk delivery of receptacles to a developer's site, where bins can be stored and released to residents as and when they move into properties, is preferable.

Mini Recycling Centres

- 3.4.9** For large-scale developments, including those within the Areas of Major Change, consideration will be given to the need to incorporate additional mini recycling centres within the development site, based on the likely level of additional demand generated by the development and the available capacity of any existing local recycling centres in the vicinity. However, it is likely that developments comprising 1,000 or more residential units will be expected to incorporate new underground 7 unit mini recycling centres within the development site. Requirements for developments comprising between 200 – 1,000 residential units will need to be assessed on a site by site basis but consideration will be given to the potential for incorporation of smaller underground mini recycling centre facilities, related to the scale of the development.

Household Waste and Major Waste Recycling Facilities

- 3.4.10** Adequate provision for strategic and/or local waste management facilities will be required. Such requirements will need to be considered in relation to the developments within the Urban Extensions and will be considered as part of the relevant masterplanning processes. Regard will also need to be had to the Cambridgeshire and Peterborough Waste Local Plan 2003 and the current Waste and Minerals Local Development Framework process. Further advice on waste facilities can be obtained from Cambridgeshire County Council as the Waste Planning Authority for Cambridge.

3.5 Other Potential Development-Specific Planning Obligation Requirements

- 3.5.1** The introduction to this Strategy makes clear that the general planning obligations requirements covered within Section 3 of the document may not represent all possible planning obligations requirements that may be applicable to any individual development. The precise circumstances of each development will be different and there may therefore be additional development-specific requirements, such as mitigation measures or restrictions on occupation of development that may be needed to address the impact of individual developments. Such requirements, by reason of their nature, will need to be assessed on a site by site basis. The list below sets out some additional potential planning obligations requirements that may be applicable, depending on the individual circumstances and constraints of the development site and the nature of the proposed development. This list is not exhaustive. The relevant policy references from the Cambridge Local Plan 2006 are given in each case.

- Public realm and community safety improvements (3/7);
- Nature conservation mitigation measures (4/3, 4/6);
- Watercourse mitigation measures (4/3);
- Species protection and habitat protection measures (4/6, 4/8);
- Impacts on the historic environment (4/9, 4/10, 4/11, 4/12);
- Pollution/air quality mitigation measures (4/13, 4/14);

- Primary care facilities (5/12, 5/13, 5/14);
- Controls over occupation of employment developments (7/2, 7/4);
- Restrictions on occupation of student accommodation (7/10);
- Restrictions on expansions of language schools (7/11).

3.5.2 In some instances, specific mitigation measures will be required to be carried out by the developer. In other cases, it may be appropriate for financial contributions to be sought to provide for some form of alternative compensation in relation to loss or damage to a specific feature or to mitigate the impact of a development. Such financial contribution requirements will need to be assessed on a case by case basis, having regard to the scale and nature of the development and the extent of the impact in each case. Depending on the specific circumstances, such requirements may be addressed either by imposition of a condition or by completion of a Section 106 agreement as appropriate.

4. Planning Obligations Strategy/Requirements for the Areas of Major Change

- 4.1 This section provides a general explanation about the Areas of Major Change and sets out how detailed guidance for these areas has or will be provided in Area Action Plans or other documents. However, where area based guidance has yet to be produced, this Supplementary Planning Document will be used as a starting point for negotiations. It is important that there is an overarching planning obligations framework in place that sets out some of the key principles that will inform the negotiations on these proposed developments.
- 4.2 The Areas of Major Change developments comprise:
- Cambridge East;
 - Southern Fringe;
 - Northern Fringe East;
 - North West Cambridge;
 - Huntingdon Road/Histon Road;
 - Station Area
- 4.3 These areas will see significant development during the period of the Cambridge Local Plan 2006 providing much needed housing and associated community facilities, as well as land for employment, medical and higher education expansion. Such a scale of development and change needs to be carefully planned for and managed.
- 4.4 Because of the scale and complexity of the Areas of Major Change developments, although the site-specific policies for each Area of Major Change set out in Policies 9/5, 9/6, 9/8 and 9/9 of the Cambridge Local Plan 2006 provide the broad framework for development, more detailed policy/guidance will need to be prepared for each of these sites. The form of this policy/guidance will vary from site to site depending on a variety of factors such as the time at which the land comes forward for development and the extent to which the site crosses the boundary with South Cambridgeshire. This policy/guidance might include Masterplans, Area Development Frameworks and Local Development Documents such as Area Action Plans and Supplementary Planning Documents, as appropriate to the site in question. The following detailed guidance has either already been produced or is currently being progressed and contains information on infrastructure requirements on an area-specific basis.
- Station Area Development Framework 2004;
 - Southern Fringe Area Development Framework technical guidance 2006;
 - Adopted North West Cambridge Area Action Plan, 2009;
 - Adopted Cambridge East Area Action Plan, 2008.

- 4.5 Planning obligations requirements will be a key element to be addressed in such site specific-guidance given that a substantial amount of dedicated new infrastructure provision will be necessary to serve and mitigate the impact of each of these large-scale areas of development and that the majority of this infrastructure and any necessary improvements to existing infrastructure will need to be secured through use of planning obligations. Paragraph 10.11 of the Cambridge Local Plan 2006 states that the City Council will: *"identify through further planning guidance agreed for the Areas of Major Change and larger allocations, any additional infrastructure that they will be required to provide or contribute towards. In doing so, account will be taken of Government guidance, the Regional Spatial Strategy, the Structure Plan, any joint Sub-Regional strategy for developer contributions and any other relevant documents including the Annual Monitoring Report."*
- 4.6 In addition, given the scale of the developments within the Areas of Major Change, much of the new infrastructure provision will be related solely to the direct impact of the developments being proposed and will therefore serve the increased demand for additional infrastructure provision generated directly by the new populations within these areas. As such, it is envisaged that the new infrastructure provision generated by these large-scale developments will normally need to be included as part of the developments, to be incorporated on-site within the development areas. For the developments within the Urban Extensions, only in the most exceptional circumstances is off-site provision likely to be considered acceptable for key elements of new infrastructure provision to serve the new developments.
- 4.7 Such new on-site infrastructure provision is likely to include all or some of the following, depending on the individual development:
- Transport infrastructure, including new roads and improvements to/linkages into the existing road network high quality public transport systems cycling and pedestrian routes;
 - Countryside access and Rights of Way provision;
 - Affordable housing;
 - Open Space and recreation facilities associated with the Urban Extensions;
 - Primary, secondary, pre-school and higher education provision;
 - Life-long learning facilities including libraries;
 - Community facilities such as community centres and youth provision;
 - Social Services provision;
 - Emergency services provision;
 - Primary healthcare provision;
 - Waste facilities, including local recycling centres, Major Waste Management Facilities and/or Household Waste Recycling Facilities;
 - Public realm improvements;
 - Faith provision;
 - Arts and cultural facilities;
 - Public art.
- 4.8 This list is not exhaustive and there may be other additional development-specific infrastructure requirements.
- 4.9 Because of the complexity of the process of assessing the needs arising from and the impacts of developments of this scale, detailed assessments of infrastructure requirements for each development will need to be undertaken, involving all appropriate stakeholders and service providers, including relevant departments within Cambridge City Council, Cambridgeshire County Council and South Cambridgeshire District

Council and other stakeholders including the Primary Care Trust, Cambridge University Hospitals NHS Foundation Trust, Police, Fire Authority, faith, community and voluntary groups. In some instances, there may be opportunities for dual use and co-location of facilities.

- 4.10** Given the likely complexity and time-consuming nature of the process referred to above, the level of detail in relation to planning obligations requirements that may be incorporated into the development-specific policy/guidance documents will vary, according to the individual development.
- 4.11** For those Urban Extensions developments such as Southern Fringe and North West and Northern Fringe East where the overall quantum of development within the area will comprise a number of separate developments that may come forward at different times, it will also be necessary to consider infrastructure needs and mitigation of impact in relation to the cumulative impact of the individual developments that make up the whole Urban Extension area. In such instances, the costs of infrastructure provision generated by the cumulative impact of a number of individual developments will need to be addressed by all the developments affected. In such cases, a methodology for sharing out the infrastructure costs between relevant developments will also need to be agreed, for example using the number of residential units proposed or trip rates generated as a basis for attributing costs between individual developments, as appropriate.

- 4.12** Because of the scale of these developments and the extent of new dedicated infrastructure provision that will be required to serve the needs of the new population, it is likely that initial "pump-priming" revenue support funding of some facilities will be required for the first few years (with the specific period sought depending on the nature of the infrastructure to be provided). Such requirements may potentially apply to some types of community facilities, primary healthcare and public transport provision, depending on the circumstances of the individual development.

5. Monitoring and Review of Planning Obligations and Expenditure of Contributions

Monitoring/Administration of Planning Obligations

- 5.1 In view of the significance of planning obligations to the development control process, it is important that the negotiation of planning obligations and expenditure of any contributions received from developers are carefully and efficiently monitored in a public and accountable way. In addition, because of the large number of Section 106 agreements and Unilateral Undertakings that are completed each year within the Cambridge City Council area, the ongoing administrative and monitoring workload (which are separate to legal costs) associated with the ever-increasing number of planning obligations also increases year by year. Sufficient dedicated resources therefore need to be secured to effectively manage this considerable and growing workload. The City Council's Section 106 database currently holds records of more than 688 active (i.e. with ongoing administration and monitoring requirements) Section 106 agreements/Unilateral Undertakings. During the period 1 January 2004 to 31 December 2009, a total of 619 Section 106 Agreements/Unilateral undertakings were completed. Up until now, the City Council has been accommodating this workload using existing non-dedicated resources. However, this is no longer viable, given the considerable workload now generated by planning obligations administration/monitoring requirements
- and the planned scale of development scheduled to take place within the city over the next 10 years.
- 5.2 It is therefore intended, as part of this Strategy, to introduce charges for administration/monitoring of Section 106 agreements/Unilateral Undertakings in accordance with the rates set out below. The contributions paid for administration/monitoring will be used to cover the costs associated primarily but not exclusively with the following areas of work:
- The ongoing employment of a dedicated full-time monitoring officer;
 - Any enhancements/improvements to the Council's existing Section 106 database or replacement of the database that may be necessary to accommodate the increasing workload and complexity of Section 106 monitoring requirements;
 - Processing of financial contribution payments;
 - Daily updating of the Council's Section 106 database;
 - Administration of Unilateral Undertakings;
 - Carrying out of individual site monitoring checks to assess whether permissions have been implemented;
 - Monitoring of other triggers associated with payment of financial contributions or provision of on-site/off-site infrastructure and carrying out of required works;

- Monitoring of conditions that secure planning obligations;
- Scanning in of Section 106 agreements/Unilateral Undertakings and linking to Section 106 database;
- Correspondence associated with payment of financial contributions;
- Compiling of annual planning obligations monitoring reports on receipts and expenditure;
- Provision of information to the Council's Members Planning Obligation Steering Group as required.

5.3 The principle of imposing such a requirement is supported by recent studies including the CLG Planning Obligations: Practice Guidance (2006) and many other local authorities already impose charges for these purposes.

Monitoring Charges

5.4 Different types of planning obligations will have different levels of administration and monitoring implications. Charges will be imposed on a per clause basis. Those individual clauses that relate to the provision of financial contributions only will involve less administration and subsequent monitoring than clauses that relate to specific infrastructure provision that may incorporate a number of triggers and may have a series of follow-up monitoring

implications, such as the provision of highways improvements or public art as part of a development. A different charge will therefore be levied according to the type of clause entailed.

5.5 The large-scale developments within the Areas of Major Change will generate complex Section 106 agreements and conditions, containing clauses that are likely cover new infrastructure provision, the phasing of development and contain a series of triggers for each clause that will need to be monitored. During the period of implementation of these developments which are likely to be lengthy, the administration/monitoring implications will be intense and are likely to require full-time dedicated resources in order for them to be managed effectively. It is therefore considered that the administration/monitoring implications associated with the Section 106 agreements and permissions for the Area of Major Change developments will need to be addressed on a development-specific or Area of Major Change-specific basis, taking into account the projected timescale for completion of the development and the number and complexity of the planning obligations entailed. Such requirements will therefore need to be agreed as part of the Section 106 negotiation process on a development-specific basis.

Type of planning obligation	Monitoring Charge
Financial contribution clause	£150* * Monitoring Fees updated in 2022
Infrastructure provision clause or condition	£300*
Areas of Major Change developments	Strategy to be considered on a development-specific basis but likely to include a requirement for funding of development-specific or Area of Major Change -specific, dedicated monitoring officer(s) throughout the period of implementation of development

Review of planning obligations and expenditure of contributions

- 5.6 In order to ensure that information on planning obligations receipts and expenditure is available and that the system is fully accountable, the following measures are an integral part of the Council's processes:
- Reports on planning applications presented to Planning Committees/Area Committees for decision will clearly identify the key aspects of any planning obligations recommended by the planning officer;
 - A copy of each planning obligation will be placed on the public planning register in association with the planning decision notice to which it relates.
 - Compilation of an annual monitoring report to Environment Scrutiny Committee providing details of Section 106 receipts and expenditure and Section 106-funded project progress updates for the previous year. The report will also review the Planning Obligation Strategy and make recommendations for any suggested improvements.
 - Compilation of annual monitoring reports on Section 106 receipts and expenditure which will be posted on the Council's website.

6. Practical Points for Preparing and Completing Planning Obligations

- 6.1** The completion of planning obligations is often seen as a lengthy and time-consuming process which delays the implementation of developments. The City Council is keen to ensure that planning obligations are completed as quickly and effectively as possible to ensure that target times for determining planning applications are met. For Major applications, the target time for determination is 13 weeks, and for Minor applications, 8 weeks. In order to meet these targets, the City Council has recently reviewed its procedures for dealing with planning obligations and guidance on this can be found on the Council's website www.cambridge.gov.uk.
- 6.2** In each case, the applicant will be informed of the time period within which it is intended to complete the planning obligation and determine the application and advised that the case will be reviewed if not completed within the specified time period and that planning permission may be refused.
- 6.3** In order to enable the completion of planning obligations to take place quickly and effectively, the following points should be borne in mind:
- Use of conditions including Grampian-type conditions or Unilateral Undertakings rather than Section 106 agreements where possible.
 - Use of standard clauses where possible.
 - Heads of Terms or draft Section 106 agreements or Unilateral Undertakings should be submitted with planning applications/as soon as possible following registration of planning applications. The applicant should notify the planning case officer of the solicitor they intend to use for the completion of the planning obligation as soon as possible and request their solicitor to complete and submit an undertaking to pay legal costs as the applicant will be required to cover the City Council's legal costs relating to the planning obligation or the cost of external solicitors if the Council decides it is appropriate to use these in the case.
 - As all parties with an interest in the application site may need to be party to any planning obligation relating to it, applicants should inform and involve landlords and anyone else with an interest in the land (for example, a bank with a charge) at an early stage. If such parties are not involved until the first draft of the planning obligation is produced, this can slow the process down considerably.
 - Where contributions to the City Council and County Council towards physical or social infrastructure are required through a planning obligation, they will be index-linked.
- Generally contributions will be linked to current Royal Institute of Chartered Surveyors (RICS) Building Construction Information Service (BCIS), but other indexes may be used upon agreement with the Council, if it can be demonstrated they are most closely aligned to the type of works.

7. References

- 7.1 The following documents were used in compiling the Planning Obligation Strategy:
- Circular 05/2005
 - PPG17 (Sports and Recreation)
 - Planning Obligations: Practice Guidance (CLG) 2006
 - Valuing Planning Obligations in England (Sheffield University and Halcrow Group on behalf of CLG) 2006
 - Model Legal Agreement prepared by the Law Society, CLG 2006
 - Securing Community Benefits Through the Planning Process, Value for Money Self-Assessment Guide, Corporate Awareness Checklist, Route Map to Improved Planning Obligations (Audit Commission) 2006
 - UK Sustainable Development Strategy, 2005
 - Community Infrastructure Levy: Detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy, Consultation (July 2009)
 - Cambridgeshire and Peterborough Structure Plan 2003
 - East of England Plan, May 2008
 - Cambridge Local Plan 2006
 - Cambridge Planning Obligation Strategy SPG 2004
 - Cambridgeshire Local Transport Plan 2006 – 2011
 - Department for Transport Circular 02/2007: Planning and the Strategic Road Network
 - Cambridgeshire County Council Long Term Transport Strategy 2006 – 2021
 - Cambridgeshire County Council Highway Network Management Policies and Standards, 2004
 - Southern Corridor Area Transport Plan 2002 (under review)
 - Eastern Corridor Area Transport Plan 2002 (under review)
 - Northern Corridor Area transport Plan 2003 (under review)
 - Western Corridor Area Transport Plan 2003 (under review)
 - Department for Transport Smarter Choices – Changing the way we travel, 2005
 - Department for Transport, Making Residential Travel Plans Work: Guidelines for new development, 2005
 - Department for Transport Good Practice Guidelines: Delivering Travel Plans through the Planning System, 2009
 - Cambridge Walking and Cycling Strategy 2002
 - Protection and Funding of Routes for Expansion of the City Cycle network Guidelines, July 2004
 - Open Space and Recreation Strategy 2006
 - Guidance for Interpretation and Implementation of the Open Space Standards 2006
 - Cambridge Sports Strategy 2009 to 2013
 - Green Infrastructure Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons) 2006
 - A Major Sports Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons) 2006
 - An Arts and Culture Strategy for the Cambridge Sub-Region (Cambridgeshire Horizons) 2006
 - Nature Conservation Strategy 2006
 - Balanced and Mixed Communities – Good Practice Guidance – Cambridgeshire Horizons 2006

- Community Facilities in Cambridge: A Study of Future Provision and Planning: Marilyn Taylor Associates, 2003
- Providing Social and Community Infrastructure through the Planning Process – A Policy and Practice Review, Marilyn Taylor Associates, 2007
- Building Communities that are Healthy and Well in Cambridgeshire, Cambridge City and South Cambridgeshire Health Improvement Partnership, July 2008
- Facilities for Faith Communities in New Development in the Cambridge Sub-Region, Three Dragons for Cambridgeshire Horizons, November 2008
- Learning from the Past – Building community in new towns, growth areas and new communities, Keystone Development Trust, November 2009
- Cambridgeshire and Peterborough Waste Local Plan, 2003
- Station Area Development Framework, 2004
- Southern Fringe Area Development Framework, 2004
- Adopted North West Cambridge Area Action Plan, 2009
- Adopted Cambridge East Area Action Plan, 2008

Appendix A

Methodology for Selecting and Applying Planning Obligation Contributions to Potential Projects

A1.0 Introduction

A1.1 In accordance with the provisions of the Planning Obligation Strategy, developers can, in certain agreed circumstances, make financial contributions to the City or County Councils for the provision or improvement of infrastructure rather than directly providing such infrastructure as part of new development on site.

A2.0 Purpose

A2.1 The Planning Obligation Strategy sets out where possible, details of the potential projects towards which the City or County Council may allocate contributions received. The main purpose of this appendix is to provide more information on how the lists of projects are compiled and how contributions from individual development sites are allocated to specific projects on the lists.

A3.0 Key elements of monitoring planning obligation contributions

A3.1 Where financial contributions are made by developers in lieu of providing infrastructure on site, they are usually submitted to the City Council upon implementation of development schemes

(with the exception of education, life-long learning and transport contributions which are submitted to the County Council). This means that the timing of submission of contributions is dependent on the developer's timescale for starting work on site and bringing forward development.

A3.2 The level of contributions submitted can vary greatly from a few thousand pounds to hundreds of thousands of pounds. In many cases, contributions from individual developments, particularly those from developments comprising less than 10 residential units, will need to be pooled to pay for the cost of projects.

A3.3 In order to register and keep track of planning obligation contributions submitted to the Council, the Council has developed a Section 106 database specifically to monitor the submission and use of planning obligation contributions. When a contribution is received from a particular development site, it is allocated to a specific cost centre set up for the relevant planning application, the details of which are then entered on to the Section 106 database. When contributions are spent or transferred, for example, to the Active Communities team to pay for an open space project, this expenditure is recorded on the database so that the use of contributions from receipt to expenditure can be clearly traced. When the contributions received from a particular development have been spent, the developer is notified of the projects, which the contributions have been used to fund.

A4.0 How the list of potential projects are compiled and agreed

A4.1 The manner in which projects are identified for potential funding from planning obligation contributions varies depending on the type of infrastructure in question. Reasons for variations are that some projects are delivered solely by the City Council on land it has control over, some in partnership with other organisations and groups, and some by the County Council or other external organisations such as the Primary Care Trust or Cambridge University Hospitals NHS Foundation Trust. The variations therefore reflect the particular circumstances surrounding delivery of projects. Notwithstanding this, the following general criteria are borne in mind when considering projects suitable for funding from planning obligation contributions:

- Projects must primarily provide or improve facilities to cater for increased usage and needs arising from residents of new developments;

- Provision of a range of projects of different types and sizes across the city so that funding arising from development sites can be used locally where possible;
- Planning obligation funding for projects should not replace or substitute existing Council funding/Central Government funding or other more appropriate funding resources.

A4.2 Where possible, lists of potential projects for funding are included in the Planning Obligation Strategy or associated documents such as the Area Corridor Transport Plans in order that, when the documents are adopted by the City Council as Supplementary Planning Documents or technical guidance, they include a clear and agreed framework for the expenditure of contributions. The lists of potential projects are reviewed and updated periodically, depending on the type of projects.

Infrastructure	Selection of Projects
Transport	Strategic transport projects Strategic transport improvement schemes towards which Area Transport Plan contributions are identified by City & County Council transport officers and subject to consultation. The list of schemes are set out in each of the four Area Transport Plans. Schemes are selected on the basis that they all have the ability to significantly improve the 'people-moving' capacity of the area or the safety of users. Schemes are either contained within the Local Transport Plan or consistent with its core objectives.



Infrastructure	Selection of Projects
<p>Open Space and Recreation</p>	<p>Improve Your Neighbourhood (IYN) is a annual programme developed by the City Council to encourage and coordinate delivery of suggestions for new recreation and open space projects in the City. If approved, projects then form part of the Council's Open Space and Recreation programme, which uses planning obligation contributions to fund improvements.</p> <p>Individuals, groups, councillors and council officers can submit IYN ideas in a number of ways:</p> <ul style="list-style-type: none"> ■ Filling in a form in the Customer Service Centre or local community facilities; ■ Filling in a form via the IYN page on the Council website; ■ Telephoning the Customer Service Centre. <p>Ideas can be submitted at any time of the year and are assessed each Autumn before consideration by Area Committees. A working group made up of sections across the Council makes an initial assessment of a project's viability. These assessments form the basis for recommendations made to each relevant Area Committee and eventually via scrutiny to the Executive Councillor for Arts & Recreation. Even at this point, the proposals are still only ideas, and their inclusion on the Open Space & Recreation Programme means that further work in consulting stakeholders, including local residents, and assessing viability and costs can be undertaken. After this more extensive analysis, the scheme may then be brought forward as a project appraisal for scrutiny and financial commitment.</p> <p>A schedule for the remaining open space and recreation programme will be prepared by March the following year. This will indicate when work will be undertaken to consider and potentially move projects forward.</p> <p>Officers attend Area Committees in the spring cycle to discuss lists of potential IYN schemes with ward councillors and local people.</p>



A5.0 How are financial contributions from a particular development site allocated to projects on the lists?

A5.1 The allocation of contributions arising from new developments to specific projects is managed by the City Council's Planning Investigations and Obligations Manager who liaises with officers from other departments in the City Council and

County Council and external stakeholders as appropriate.

A5.2 The information set out below highlights the key ways in which decisions are made on the allocation of contributions to projects identified for potential funding from planning obligations listed in the Planning Obligation Strategy and associated documents.

A5.3 Where possible, financial contributions from development sites are allocated to

Infrastructure	Selection of Projects
Community Facilities (other than primary healthcare facilities)	<p>Improvements to community facilities (other than primary healthcare facilities) are currently identified as projects which will help to meet the additional demands being placed upon community facilities by new development in the city. These projects are identified by the Head of Community Development and included in an annual Capital Plan. This Capital Plan is reviewed and agreed by Community Services Committee. If there is a particular project or options for development that relate to a specific part of the City, these proposals would be taken to the relevant Area Committee. As many of the projects will be delivered in partnership with community groups and the voluntary sector, detailed assessments/project appraisals will be carried out on proposals for funding individual projects by the Community Services Department before determining the extent of planning obligation contribution to be provided. Additional projects may be considered for funding with the permission of the relevant Executive Councillor and the Chair of the relevant Area Committee or Community Services Scrutiny Committee.</p> <p>The following criteria was used in selecting these projects:</p> <ul style="list-style-type: none"> ■ Projects must provide or improve community facilities to cater for increased usage and needs arising from residents of new developments; ■ Provision of a range of projects of different types and sizes across the city so that funding arising from development sites can be used locally where possible; ■ Projects should be capable of delivery in the next 2-3 years if possible; ■ Planning obligation funding for projects should not replace or substitute existing Council funding.
Primary health care facilities	Expenditure will be in relation to projects identified in the consultation response on individual planning applications by the Primary Care Trust.
Waste	Contributions will be spent on the provision of waste and recycling receptacles for the specific development to which the contributions relate.

specific projects upon their submission to the City Council/County Council. Where this is not possible, the financial contributions will be held by the Council's Planning Investigations and Obligations Manager and will remain unspent until an appropriate project to which it can be allocated has been implemented or completed. Financial contributions will not normally be allocated to projects until there is certainty that the specific project will proceed to completion.

Open Space and Recreation

A5.4 Where financial contributions are accepted in lieu of provision on site, they are normally categorised into the following categories. The list of potential projects for the improvement or provision of open space and recreation facilities is similarly categorised.

- Outdoor Sports Facilities
- Indoor Sports Facilities
- Provision for Children and Teenagers
- Informal Open Space
- Allotments

A5.5 The framework for allocation of planning contributions from a particular development site is set out in the Planning Obligation Strategy and can be summarised as (see opposite page).

A5.6 When contributions towards open space and recreation are received from a particular application, the contributions are allocated on the basis set out above. If there are no projects within the specified distance towards which contributions can be allocated, consideration will be given to whether there are suitable schemes that will benefit residents across the city to which the contributions can be allocated.

A5.7 Once sufficient funding is in place for a project, the Active Communities Section will, if appropriate, carry out consultation with local residents and following that draw up the details of the scheme & arrange for its implementation. This may involve submission of a planning application if one is required for the infrastructure. With major projects, in particular Outdoor and Indoor Sports Facilities projects, the Head of Active Communities will advise on priorities for implementing projects.

Community Facilities

A5.8 The types of community facility projects for potential funding represent the improvement or provision of a range of community facilities across the city. In many cases, these projects will be brought forward in partnership with the voluntary sector and local community groups. Additionally, in many cases, planning obligation contributions are only one of a number of grant sources needed in order to bring forward community development projects. Given the complexity involved in delivering such projects, potential projects on the list are evaluated in detail before a decision is made to commit planning obligation funding towards them.

A5.9 Where an organisation promoting such a project wishes to apply for funding from the planning obligation contributions, they need to complete & submit a grant application to the Head of Community Development. The application requires information to be provided on the following:

- How the proposal addresses the impact of new development in the city;
- Size of catchments of target users;
- How the project contributes to the achievement community development objectives;
- How the grant will be used;
- Project costs and timescale for delivery;
- Viability and risk; and
- Management issues.

A5.10 The Head of Community Development evaluates applications and where appropriate presents a report to the City Council's Community Services Scrutiny Committee/Executive Councillor/relevant Area Committee as appropriate for approval to allocate grant funding.

Category of recreation & open space contribution	Approach to expenditure
Outdoor Sports Facilities	Outdoor Sports Facilities are considered to be citywide facilities. Therefore contributions submitted towards Outdoor Sports Facilities will be allocated to projects that will benefit residents across the city unless a pressing need for improvement of formal open space facilities within the locality of the development site is identified.
Indoor Sports Facilities	Indoor Sports Facilities are considered to be citywide facilities. Therefore contributions submitted towards Indoor Sports Facilities will be allocated to projects that will benefit residents across the city unless a pressing need for improvement of formal open space facilities within the locality of the development site is identified.
Informal Open Space	It is expected that these facilities are normally located within a reasonable walking/cycling distance from development and therefore contributions will be spent on projects located on a geographical area of the city basis where possible or on schemes which will benefit residents across the city, for example on the commons and central parks that are used by a wider city population.
Provision for Children and Teenagers	Expenditure on Provision for Children and Teenagers will vary depending on the specific type of facility in question. The catchment areas for the various types of play area provision are as follows: Toddler Play Areas – 60 metres, Local Play Areas – 240 metres, Neighbourhood Play Areas – 600 metres. Again, there may be some instances where play area projects are centrally located and therefore have a wider, citywide function, in which cases, the expenditure will be on a citywide basis. Youth provision may have a wider catchment area as older children can travel independently to use facilities and their aspirations are very different from those of younger children. It is envisaged that most expenditure in relation to youth facilities would be normally area-based. However, some youth provision may have a citywide function e.g. Climbing Boulders, BMX facilities and in those instances expenditure will be on a citywide basis. Allotment provision is only applicable for the developments within the Urban Extensions. Consequently, in the exceptional circumstances that such provision cannot be secured on site as part of the development, expenditure of any commuted monies for provision of allotments will need to be elsewhere within the specific Urban Extension that generates the requirement to ensure that the facilities are accessible to the future population within that area.
Allotments (Urban Extensions only)	Within the Urban Extension area in which the financial contribution requirement is generated. However, it is anticipated that financial contributions will be appropriate only in exceptional circumstances.

A5.11 Where possible, contributions received from a new development will be allocated to a community facilities project that is likely to benefit residents of the development. Some of the projects identified on the list will benefit residents across the city, and where appropriate a proportion of contributions from development sites may be allocated towards these.

A5.12 Where necessary, the Head of Community Development will carry out consultation as appropriate to the particular project. In some cases a planning application may need to be submitted for specific proposals.

A5.13 For Primary Healthcare Facilities contributions, expenditure will be the responsibility of the Primary Care Trust. The Trust will indicate how contributions are to be allocated in its consultation response to individual planning applications and will be responsible for providing regular progress reports to the Council in relation to expenditure.

Transport

Strategic Transport

A5.14 This relates to contributions made towards the implementation of the four Area Transport Plans. Contributions from specific development sites will be allocated to projects within the particular Corridor Plan within which the development site is located.

A5.15 Contributions submitted towards the Area Transport Plan projects are reviewed in conjunction with County Council officers quarterly. In allocating contributions towards projects in each of the Area Transport Plans, officers are mindful of the following:

- To ensure that a broad range of schemes are given money;
- To ensure priority is given to schemes which need money to go ahead or are at a stage where they can go ahead very quickly;
- To ensure that some money is re-paid to schemes that have already been implemented in advance of receiving Area Transport Plan contributions.

A6.0 How is the Use of Planning Obligations Contributions Monitored?

A6.1 Overall responsibility for managing and monitoring the use of planning obligation contributions rests with the Planning Investigations and Obligations Manager. Reports on the management, administration and monitoring of planning obligation contributions are presented to the Environment Scrutiny Committee annually. Quarterly figures of receipts and expenditure and sums committed to various projects will be published for public access on the Section 106 webpage.

A6.2 A Member Planning Obligation Steering Group exists for consultation on planning obligations matters. In addition, it is intended to develop the Website further to provide more public information on the use of planning obligation contributions.

A6.3 On the basis that the standard charges for administration and monitoring of planning obligations set out in the Strategy are implemented, it is intended to continue to employ within the Planning Investigations and Obligations team, a dedicated planning obligations monitoring officer who will take primary responsibility for the administration and monitoring of planning obligations in the future.

Appendix B

Basis for Calculation of Costs of Open Space Provision

B1.0 Outdoor & Indoor Sports Facilities

Overall standard 1.2 ha/000.
This is made up of provision for individual sports, as set out in the Open Space and Recreation Strategy 2006, summarised below.

Grass Pitches for football, cricket and rugby

Made up of:
Football: 1 adult pitch/1,026 people

Cricket: 1 Field/11,580 people
Rugby: 1 Pitch/12,580 people

Artificial Turf Pitches

Principal use – hockey
1 pitch/25,170 people

Tennis Courts

3 courts (0.18 ha)/3,000 people

Bowling Greens

1 Green/11,000 people
Indoor Sports
1 Sports Hall for 13,000 people
(4 court hall)
1 Swimming Pool for 50,000 people

Table B1: Costs of Provision of Outdoor & Indoor Sports Provision

Sport	Cost of pitch	Catchment population	Cost/person
Football	£80,000	1,026	£77.97
Cricket	£35,000	11,580	£3.02
Rugby	£80,000	12,580	£6.36
ATP	£585,000	25,170	£23.24
Tennis	£65,500	1,000	£65.50
Bowling	£100,000	11,000	£9.09
Total Outdoor			£185.18
Sports Hall	£2,750,000	13,000	£211.54
Swimming Pool	£2,850,000	50,000	£57.00
Total Indoor			£268.54

Source: Sport England Website 1st Quarter 2010 www.sportengland.org
Cricket & Bowling supplied by Active Communities and the England Cricket Board.

External works (car parks, roads, paths, services connections etc) are included at an average rate of 15% addition to the cost of the works, and fees at 5%

Pavilion/changing rooms not included. This would add significantly to cost. Difficult to justify because currently projects on which money will be spent do not include pavilions. It would still be possible to spend money on pavilions directly linked with sports provision.

Table B2: Cost for Maintenance of Outdoor Provision

Sport	Cost of 12 year maintenance of pitch/court	Catchment population	Cost / person
Football	£19,800	1,026	£19.30
Cricket	£98,400	11,580	£8.50
Rugby	£19,800	12,580	£1.57
ATP	£130,000	25,170	£5.16
Tennis	£8,400	1,000	£8.40
Bowling	£114,000	11,000	£10.36
Total Maintenance			£53.29

Source: City Council's Active Communities Team

Indoor – not appropriate to seek maintenance

Total Cost Outdoor Sports per person:
Provision £185.18, Maintenance £53.29, **Total Cost: £ 238.47**

Total Cost Indoor Sports per person:
£268.54

B2.0 Provision for Children & Teenagers

Standards: 0.3 ha/000 people

NEAP plus suite of activities on 0.3 ha site

Table B3: Cost of provision and maintenance

Facility	Provision	12 year maintenance
NEAP	£134,400	£66,000
Basketball Half Court	£25,000	£7,200
Youth Shelter	£10,000	£3,600
Bench	£1,000	£1,440
Kickabout area	£3,000	£9,240
Total	£173,400	£87,480
Total external works, contingency, fees	£228,890	

Source: Provision of NEAP: Landscape Partnership June 2006, rest: City Council's Active Communities Team. Provision includes addition of 15% to cover external works and 12% to cover contingency/preliminary costs and 5% to cover fees.

Total Cost for Children & Teenagers:

Provision: £228,890, Maintenance: £87,480,

Total Cost: £316,370,

Total Cost: per person £316.37

B3.0 Informal Open Space

Covers recreation grounds, parks and natural greenspaces.

Table B4: Example Costings for 0.8 ha site (serving 444 people)

Facility	Provision	12 year maintenance
Grassland/pasture 3500 m ²	£2,450	£1,260
Mown Grass 2000 m ²	£1,000	£2,400
Shrub 500 m ²	£2,000	£1,800
Woodland/Aquatic 2000 m ²	£10,000	£19,200
20 Park trees	£3,000	£480
Hedgerow 300m	£3,000	£2,520
Pond	£5,000	£4
5 Benches	£5,000	£2,100
Paths cyclist & pedestrian 300m	£9,000	£10,800
Footpath 600m	£9,000	£3,600
Interpretation Board	£1,500	£1,200
3 Bins	£1,050	£1,260
Total	£52,000	£46,624
Inc Contingency & fees	£60,840	

Source: The Landscape Partnership (Draft Landscape and Open Space Strategy for Cambridge Southern Fringe, June 2006) and amended by Active Communities. Includes 12% to cover contingency/preliminary costs and 5% to cover fees.

Total Cost 0.8 hectare site:

Provision: £60,840, Maintenance £46,624,
Total £107,464

Total Cost for Informal Open Space per person:
£242

B4.0 Allotments

Standard: 0.4 ha/000, urban extensions only. Normally to be provided on-site, but if commuted payments sought use figure £52.06/person.

Table B5

Facility	Provision	Maintenance/annum	12 year Maintenance
Hard standing/ Water supply	£20,000	£800	£9,600
280m Fencing (1.8 m high)	£11,000	£500	£6,000
Total	£31,000		£15,600
Including Contingency/ preliminary costs 12%, fees 5%	£5,456		

Source: The Landscape Partnership (costings given for approximately 0.2 hectare) with updated information from Active Communities.

Total Cost 0.4 ha site: £52,056

Total Cost per person: £52.06*

* Cost per person figures have been reviewed and updated in line with BCIS All in Tender indexation.

Updated costs can be found in Annex 2.

Annex 1

Education Section from 2004 Planning Obligations Strategy

Policy framework and establishing the impact of new developments

3.3.1 Policy CS9 of the 1996 Cambridge Local Plan states that where residential development creates extra demand for school places but there is insufficient capacity to meet it, that developers will be expected to contribute to meeting this additional demand. Additionally Policy CS2 requires residential development, where relevant, to provide for appropriate community facilities to meet the needs of future residents. Community facilities to which this policy relates include educational and caring facilities.

3.3.2 Within Cambridge, there are forty state schools, a significant number of private schools, facilities for pre-school childcare, in addition to libraries and other facilities which facilitate life-long learning.

3.3.3 Additional house building taking place within the city as well as a recent increase in the childbirth rate particularly among women over 30, has increased the demand for school places and for pre-school provision. On average every 100 new dwellings is likely to generate 25 pre-school aged children, 25 primary school aged children and 20 secondary school aged children (source: County Council Education Department).

Methodology for calculating contributions and their application to development proposals

3.3.4 The additional pressure new residential developments will place on educational facilities is assessed by the County Council. With respect to school places, the capacity of educational establishments is calculated in relation to the permanent accommodation available in light of modernisations and rationalisations that are in progress. The additional space requirements of children with special needs are also taken into account. The capacity in the local area is compared with the commitments for space derived from pupils coming from existing residential areas and previously approved housing developments. If a shortfall in accommodation is anticipated, then an appropriate contribution is sought from the developer to fund the shortfall in places.

3.3.5 With pre-school facilities, demand significantly exceeds current provision on a citywide basis, and this situation can be exacerbated by new residential development across the city. Additionally new residential development can increase demand on libraries and other facilities which facilitate life-long learning, particularly in regard to equipment and space available.

3.3.6 In view of the number of smaller residential developments currently taking place in the city and their incremental impact on the capacity of educational facilities, the following methodology will be applied in calculating contributions towards mitigating their impact.

3.3.7 Primary school and secondary school provision
 – planning applications for residential development of four or more dwelling units will be assessed in terms of their impact on the capacity of primary and secondary schools in the local area. Where it is considered that there is insufficient capacity to meet the demand for school places arising from the development, a contribution will be required towards the creation of additional school places as set out below:

Primary education contribution where no capacity	£1350 per dwelling unit
Secondary education contribution where no capacity	£1520 per dwelling unit

3.3.8 Pre-school facilities
 – in view of the lack of capacity of pre-school facilities in the city, planning applications for residential development of four or more dwelling units will be assessed in terms of their impact on the capacity of pre-school facilities. Where it

is considered that there is insufficient capacity to meet the likely demand arising from the development, a contribution will be required towards the creation or improvement of pre-school facilities as set out below:

Pre-school contribution	£810 per dwelling unit
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3.3.9 Libraries and life-long learning facilities
 – In view of the pressure put on life-long learning facilities by new residential development both locally and on a citywide basis, it is proposed that planning applications for residential developments of four or more dwelling units will be assessed in terms of their impact on the capacity of libraries and life-long learning facilities in the area. Where it is considered that there is insufficient capacity to meet the likely demand arising from new development a contribution towards improvements will be sought as follows:

Life-long learning contribution	£160 per dwelling unit
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3.3.10 Residential developments which will not be required to contribute to primary, secondary and pre-school provision are:

- Developments comprising one-bedroomed dwellings or flats;
- Developments for sheltered or elderly housing;
- Developments for student accommodation;
- Developments for other specialist housing where it can be demonstrated that the accommodation will not be occupied by children;
- Developments of 'total' affordable housing schemes which are developed by Registered Social Landlords where it

is demonstrated that future residents of the scheme are already living elsewhere in Cambridge. ('Total' affordable housing schemes are those which are not developed as a result of the requirements of Local Plan policy H07).

- 3.3.11** Residential developments which will not be required to contribute to life-long learning provision are:
- developments for student accommodation; and
 - developments of 'total' affordable housing schemes which are developed by Registered Social Landlords where it is demonstrated that future residents of the scheme are already living elsewhere in Cambridge. ('Total' affordable housing schemes are those which are not developed as a result of the requirements of Local Plan policy H07).

Framework for expenditure of contributions

- 3.3.12** Contributions for educational improvements are used by the County Council to help fund improvements to create new school places and pre-school places where needed, as well as improvements to life-long learning facilities such as libraries. In identifying the need for contributions to these facilities, the County Council will identify how the contributions are to be spent in mitigating the impact of new development.

Planning Obligations Strategy

**Supplementary
Planning Document**

Annex 2: April 2023 Updated costs

Planning Obligations Strategy Supplementary Planning Document: 2023/24 Indexation

The Planning Obligations Strategy Supplementary Planning Document (SPD) provides the framework for the negotiation and use of planning obligation monies across the city. Its main purpose is to provide the mechanisms to secure:

- provision of new infrastructure or improvements to existing infrastructure
- measures to mitigate the adverse impacts of development
- measures to address the needs identified to accommodate the projected growth of Cambridge and, where appropriate, the surrounding area.

The SPD was adopted at Environment Scrutiny Committee on 16 March 2010. To ensure the City Council can continue to deliver the same provision of infrastructure the contributions contained in the 2010 SPD are updated to reflect changes in indexation¹.

Section 106 contributions for 2023/24²:

	1 bed studio	1 bed dwelling	2 bed dwelling	3 bed dwelling	4+ bed dwelling
Outdoor sports facilities	£435	£653	£870	£1,305	£1,740
Indoor sports facilities	£492	£737	£983	£1,475	£1,967
Provision for Children and Teenagers	£0	£0	£1,155	£1,733	£2,310
Informal Open Space	£442	£663	£885	£1,327	£1,769
Community Facilities ³	£2,296	£2,296	£2,296	£3,440	£3,440
Total per dwelling	£3,665	£4,349	£6,189	£9,279	£11,226

Waste and Recycling receptacles:

Financial contributions for the provision of household waste and recycling receptacles will be used to fund the required number of receptacles generated directly by the needs of the development. These rates replace those contained in the SPD⁴.

Houses	£90 per house based on 3 x standard bins
Flats / apartments	£160 per flat based on large communal bins

Section 106 monitoring and administration fees:

Following approval in July 2022 by the Executive Councillor for Planning Policy and Infrastructure the following fees will be required towards the monitoring and administration of the section 106 agreement. These rates replace those contained in the SPD⁵.

- A fee of £2,200 is recommended per standard residential development comprising affordable housing, open space and / or financial contributions.
- A fee of £500 for each obligation where the Council is required to confirm compliance or give approval.
- A fee of £700 for agreements with no payment of contributions, long term monitoring requirement or solicitor enquiries.
- A fee of £250 per each deed of variation or supplemental agreement.

¹ BCIS All in Tender Price Index was 209 at March 2010 and at March 2023 is 382

² Para 3.2.8 on page 25 defines the persons / per bedroom standards and Table 3 on page 28 details the costs / per person.

³ Para 3.3.17 on page 35.

⁴ Para 3.4.8 on page 38.

⁵ Para 5.4 on page 45.