



GREATER CAMBRIDGE
SHARED PLANNING

Investment in community facilities and infrastructure secured by the Greater Cambridge Shared Planning Service

An overview of Section 106 funding in Greater Cambridge, 2020-2021



Cherry Hinton Hall play area



Melbourn play area and new development under construction

| Foreword

Greater Cambridge is one of the fastest growing areas in the country with high demand for both employment and housing development.

In order to ensure that the new developments permitted don't overstretch existing services and infrastructure, the Greater Cambridge Shared Planning service uses planning conditions and legal obligations (known as S106 agreements) to secure either facilities on site - where developments are large - or contributions towards new off-site facilities for smaller schemes. Planning permissions across the Greater Cambridge area therefore contribute to a range of new infrastructure such as roads, schools, affordable homes and new community buildings - as well as helping to fund play areas and open green spaces.

This document has been created in order to illustrate the types and scale of infrastructure funding we received and to showcase some of the projects that S106 funding delivered in

Greater Cambridge in 2020-2021. It provides an overview of how infrastructure is secured for new developments and sets out the S106 agreements that were either agreed, paid for or delivered, during 2020-2021, from planning permission granted by the Councils.

You can read more detail on developer contributions in Greater Cambridge during 2020-2021 in our full Infrastructure Funding Statement on both councils' websites.

➤ [South Cambridgeshire District Council](#)

➤ [Cambridge City Council](#)



Councillor Katie Thornburrow
Executive Councillor for Planning Policy, Cambridge City Council



Councillor Dr. Tumi Hawkins
Lead Cabinet Member for Planning, South Cambridgeshire District Council

How are new services and infrastructure agreed and funded as part of the planning process?

When planning applications are granted, investment in infrastructure is secured through the use of planning obligations, also known as Section 106 (or S106) agreements. Developers are required to meet the specific needs set out in these S106 agreements. The infrastructure provided can include new libraries, schools, health or community facilities, play areas or sports pitches, or improvements to road networks, paths or cycleways.

The delivery of these obligations for new or improved infrastructure or services is key in ensuring that any growth in Greater Cambridge is sustainable and that new and existing communities' needs will be catered for.

How do developments contribute to new infrastructure?

The contribution may be spent on infrastructure being provided within the development site or on off-site infrastructure already planned such as school extensions and new cycleways. It may be a payment of money to a local authority or a third party, such as the NHS, to carry out specific projects. Or it may be an agreement for the infrastructure work to be carried out by the developer themselves. For example, money could be given to Councils to improve local roads, or the developer might provide new transport infrastructure as part of their own development.

How is the infrastructure funding required from developers decided?

The planning obligations for each development are assessed on a case by case basis by the planning officer looking at the size of the proposed development and how it is likely to impact existing infrastructure. Developers can negotiate on the officer's initial assessment before the S106 agreement is finalised.

Planning officers will consult with key infrastructure providers. You can see some examples below.

- Officers across Cambridge City and South Cambridgeshire District Councils about the provision of affordable housing, or contributions towards open space and play space, or community development and sports facilities.
- Cambridgeshire County Council in relation to contributions towards nurseries, schools, libraries, roads, cycleways and footpaths and waste recycling centres.
- Cambridgeshire and Peterborough Clinical Commissioning Group about contributions to primary healthcare services including new or expanded GP practices.
- Parish Councils in South Cambridgeshire, which typically secure contributions towards children's play equipment, community orchards, sports facilities and village halls.

Infrastructure secured and delivered in Greater Cambridge in 2020-2021

The following pages set out the monetary and non-monetary contributions secured or delivered towards services and infrastructure in Greater Cambridge during the year from 1 April 2020 to 31 March 2021, through planning applications approved.

In 2020-2021, around £3.2 million has been secured for future investment through new S106 agreements by Cambridge City Council and South Cambridgeshire District Council, with £3.5 million received during 2020-2021 to fulfil existing agreements as triggers were met.

Cambridge City Council, through the use of S106 legal agreements:

- secured over £2.1m of contributions
- secured 382 new affordable homes
- received over £1.8m as triggers in agreements were met

South Cambridgeshire District Council, through the use of S106 legal agreements:

- secured over £1.1m of contributions
- secured 284 new affordable homes
- received over £1.7m as triggers in agreements were met

Additional substantial funding was secured through the S106 agreements by Cambridgeshire County Council towards county matters such as highways and schools.

In 2020-2021, the County Council secured £15,039,555 from developments in Cambridge and £13,740,332 from developments in South Cambridgeshire.

What type of service or infrastructure are usually funded?

The list below shows some of the most common types of infrastructure which are funded through S106 agreements. You can read a number of short case studies showing how contributions are being delivered across Greater Cambridge on the following pages.

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Clay Farm affordable housing

| Affordable housing

It is essential that new developments deliver homes to meet the needs of a wide variety of households so that within Greater Cambridge we can create mixed and balanced communities.

The Councils require a mix of housing on-site within new developments, including a variety of types of affordable housing. S106 agreements are used to secure the provision of affordable housing on-site, or in some cases secure financial contributions towards the provision of affordable housing on an alternative site.

In 2020-2021, 100 new affordable homes were completed across 10 developments in Cambridge and 314 new affordable homes were completed across 19 developments in South Cambridgeshire. S106 agreements signed in 2020-2021 secured the future delivery of 142 affordable homes in five developments in Cambridge and 44 affordable homes in five developments in South Cambridgeshire. An obligation to provide a further 480 affordable homes on the cross-boundary new development north of Cherry Hinton was also secured.

Clay Farm

Clay Farm is a mixed use development on the southern edge of Cambridge. The first homes were completed in 2012-2013. The new homes have been delivered by a variety of housebuilders, including Cambridge City Council. The majority of the homes have now been completed, with 1,223 market homes and 913 affordable homes completed by March 2021. In 2020-2021, 33 affordable homes were completed.

Land west of Grace Crescent, Hardwick

This site is a new development of 98 homes on the south western edge of Hardwick that includes 39 affordable homes. The first homes were completed in 2019-2020. The new homes have been delivered by Hill Residential, and South Cambridgeshire District Council's New Build team has taken on the affordable homes. 50 market homes and 32 affordable homes have been completed so far. The affordable homes provided are a mixture of affordable rent and shared ownership, and the shared ownership homes have been part-funded through the use of S106 contributions received in lieu of affordable housing on other developments.



Cherry Hinton Hall play area

Children's play spaces

In 2020-2021 new play spaces were secured at the new development north of Cherry Hinton and contributions were also secured or received for a range of other sites across Greater Cambridge, with an additional **£111,623** secured and **£180,538** received for off-site improvements.

A number of projects were also completed, including improvements at Holbrook Road, Cherry Hinton Hall, Trumpington Meadows, and a new play area opened at Robinson Gardens in Bassingbourn-cum-Kneesworth.

Cherry Hinton Hall play area

A new, redeveloped play area at Cherry Hinton Hall opened in spring 2021 after consultation with the local community in autumn 2020. £90,000 was secured to provide the new play area which provides a wide range of imaginative play opportunities for children aged 0 to 14 to swing, climb and balance, spin and slide, including a pirate ship, zip wire and woodland trail.



Cherry Hinton Hall play area





Green buffer in Melbourn

| Open spaces

Informal open spaces are used by people of all ages for unstructured recreation such as walking, relaxing, or as a focal point. They range from planted areas and meeting places to wilder, more natural spaces, including some green linkages.

On-site informal open space provision was secured as part of a wide range of sites gaining planning permission during 2020-2021, including at the new development north of Cherry Hinton and at villages such as Fowlmere, Over and Waterbeach. £37,663 in contributions were also secured and £1,320,638 was received from contributions to off-site improvements, including at Great Eastern Street in Cambridge, Dovecote Field in Foxton, and Homefield Park and Manor Park field in Histon.

Nightingale Avenue Recreation Ground

£10,000 of funding was secured towards footway improvements at Nightingale Avenue Recreation Ground to enable better access to the community garden. The project was completed in February 2021.

Land to the East of New Road, Melbourn

When planning permission was granted for 199 dwellings and a care home in 2014, a strategic green buffer along the southern boundary and part of the western boundary was secured to create a sensitive green edge to the village, but also to provide informal open space with pathways and seating. The strategic landscaping area has now been delivered along the southern edge of the site, with a footpath for residents. There is also a play area and other pockets of open space which have been constructed on-site.

| Sports facilities

Outdoor space for sport was secured at the Wellcome Trust Genome Campus development and at the new development north of Cherry Hinton in 2020-2021. Contributions were also secured or received for a range of indoor and outdoor sports projects, with £737,394 secured and £735,156 received.

Examples in Cambridge include improvement of outdoor sports pitches and artificial cricket nets at North Cambridge Academy, and improvement to the athletics facilities at Wilberforce Road Athletics Track. Significant contributions were also received towards improvement of facilities at Abbey Pool.

In South Cambridgeshire just over £20,000 of funding was secured towards Willingham Road Sports Pavilion in Over, and nearly £160,000 was received towards the cost of building a new multipurpose pavilion on the site of Cambridge City Football Club (in the Parish of Sawston).

Completed projects in 2020-2021 include the New Nightingale Recreation Ground pavilion in Cambridge, improvements to Chesterton Recreation Ground pavilion and the transfer of land for a new recreation ground in Orwell.



Chesterton Recreation Ground pavilion

Construction is underway for a new extension at Chesterton Recreation Ground Pavilion almost doubling its size and expanding kitchen and storage facilities and refreshing shower and changing facilities. Contributions from the development of Cambridge City Football Ground totalling £70,550 are directly funding the improvements.



Hauxton sports pavilion

When redevelopment of the former Bayer Cropscience site at Hauxton was approved in 2010, the S106 agreement required the transfer of 1.5 hectares of land to the Parish Council for use as a new sports ground along with sums of money for its upkeep and for temporary toilet and changing facilities. The construction of phase 1 of a new Sports Pavilion on the sports ground land was completed in September 2020, paid for by the Premier League, the FA Facilities Fund and Amey. A further £50,000 from S106 funds has been secured during 2020-2021 towards phase 2 of the Sports Pavilion. This will include a club room, kitchen and public toilets.



Trumpington Meadows allotment

| Allotments and orchards

Allotments and community orchards are important and valued forms of green space and the Greater Cambridge Shared Planning service seeks to secure them where possible in new housing developments.

Allotments provide fresh local fruit and vegetables as well as invaluable exercise and encourage a healthier lifestyle. Allotments were secured at the new development north of Cherry Hinton and the Wellcome Trust Genome Campus at Hinxton through planning permissions approved in 2020-2021. Contributions were secured or received for a range of sites, including at Trumpington Meadows.

Orchards provide a range of benefits, including biodiversity, landscape enhancement, fruit for local communities and are a catalyst for the community to come together. On-site community orchards have been provided at sites in Melbourn and Great Abington.

Allotments at Land North of Cherry Hinton

Outline planning permission was granted for the new development north of Cherry Hinton in May 2020. The S106 agreement secured over one hectare of land on-site, for approximately 90 allotments, with one parcel to be completed no later than when the 600th home is occupied and the second parcel no later than when the

1,000th home is occupied. A planning condition also secures the requirement for an Allotment Management Strategy.

New allotments at Trumpington Meadows

The Trumpington Meadows allotments opened in March 2019, and are located at the northern end of the country park. Additional funding for maintenance has also been secured. There are 63 plots available for residents of the Trumpington Meadows development, who can apply to the City Council for an allotment. They have been so popular that there is already a waiting list.

As part of the public art strategy for the Trumpington Meadows site, which received developer funding, a feasting table was designed to be at the centre of the allotment.



Trumpington Meadows allotment



Cottenham Village Hall

| Community facilities

Indoor community facilities, including village halls, community halls, church halls and other publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities.

In 2020-2021, a number of new facilities were secured on-site for new developments. These include a new accessible and sustainable community facility at Campkin Road in Arbury; a new highly sustainable community centre at The Meadows, also in Arbury; and both temporary and permanent new facilities as part of the Wellcome Genome Campus development in Hinxton.

In 2020-2021 £544,896 was secured and £498,068 was received which will help to fund improvements to the fabric of village halls, community centres, sports pavilions and scout huts across Greater Cambridge, as well as funding accessibility improvements and new equipment. Examples include contributions to the creation of new or extended facilities at Babraham, Cottenham and Swavesey.

S106 contributions have helped to fund several community projects in 2020-2021 from, for example, an additional meeting space to an accessible toilet. Funding for Nightingale Community Garden in Cambridge supported

the creation of an experimental green roof for the garden hut where new habitats for insects and particularly bees have been created and a variety of new and existing plant species have been planted.

Cottenham Village Hall

In previous years over £550,000 of S106 contributions were secured, which have helped to pay for a new village hall in Cottenham which opened in spring 2021. The new two storey Village Hall, which replaced an existing one storey building, offers a range of spaces for activities, events and meetings including a large first floor balcony room with views across the village's recreation ground.

Community development at Land North of Cherry Hinton

The new development north of Cherry Hinton has secured funding to support a range of community development projects, including a new multi-use community facility, plus: the co-ordination of support for new families; community development, child and family workers and equipment; the delivery of events and activities and support for the establishment of community groups; mental health support and increased health visitor capacity; and the delivery of healthy new town initiatives.



Biodiversity and Green Infrastructure

Green infrastructure is a term used to describe the network of large and small green spaces that together enrich the environmental qualities of our areas. It can include features such as public green spaces, wildlife habitats, rights of way, bridleways, commons and greens, nature reserves, waterways and bodies of water, and historic landscapes and monuments.

The planning process can help to secure new green infrastructure on larger sites, or enable contributions from smaller sites to improve existing green infrastructure nearby (where justified).

During 2020-2021 green infrastructure was secured on the new development north of Cherry Hinton, and contributions were secured towards the River Great Ouse improvement project at Over and improvements to Fowlmere Round Moat.

Green Infrastructure at land north of Cherry Hinton

On and off-site S106 contributions have been secured for green infrastructure at this development. On-site provision includes a range of measures to enhance biodiversity, including improvements to the stream, native planting and hedgerows.

In addition, £121,500 has been secured towards off-site improvements to biodiversity at Fulbourn Fen to offset the ecological impact of the development. This contribution must be paid to the City Council before the first dwelling is occupied.

Public realm

A well-designed public realm aims to achieve an environment that is attractive, distinctive, accessible and inclusive. Public realm areas where people congregate or move through should be both inviting and functional.

This will require high quality finishes, places for sitting or being active, as well as being safe and permeable spaces.

Planning obligations were secured for improvements to urban public spaces within the new development north of Cherry Hinton, including improvements to Coldham's Lane junction in Cambridge, and payments were received to fund a new tree and tree pit and its ongoing maintenance at Mitcham's Corner. Romsey town square public realm improvements were also completed during 2020-2021.



Public art

Developments can provide opportunities to incorporate public art to contribute to the character and quality of the area. Whilst public art tends to be delivered and managed as part of the planning permission by condition, there are occasions when it is secured through S106 agreements. There are also ongoing projects which are funded through previously collected financial contributions.

During 2020-2021, the developer of the new development north of Cherry Hinton has committed to preparing a site-wide public art strategy along with a maximum budget for public art of £480,000. Payment was also received towards funding a performance arts space and facilities within a new Babraham Village Hub.

A number of the public art projects that have been funded through planning obligations also reached the delivery stage in 2020-2021, including 'To the River' celebrating and promoting the story of the River Cam and its

role in shaping Cambridge, the Women+ at Work 100th anniversary of votes for women commemoration, and the Cambridge Rules sculpture on Parker's Piece.

Cambridge Rules sculpture

In 2018, 165 years after a group of students from Cambridge University first nailed their rules of the game of football to a tree, a sculpture to celebrate the 'Cambridge Rules' was unveiled. One single large stone was cut into nine equal pieces. Each cut face was engraved with the laws of the game in numerous languages and fonts. Four of the pieces remain as a permanent marker on Parker's Piece. The other five have been sent as 'tokens of exchange' to five other countries in locations with both historical and contemporary football stories. The project is a good example of a public art project supported by S106 funding, with the final payment of £11,500 made during 2020-2021.



Marleigh Primary Academy under construction

Education

On major sites land is secured for new education sites, and contributions are sought to address education needs for early years, primary and secondary education. These section 106 agreements are with the County Council as Local Education Authority.



Artist's impression of academy

Marleigh Primary Academy

Planning approval was granted for the Marleigh Primary Academy and nursery in November 2020. The new primary school will accommodate approximately 420 children who will be able to walk and cycle from their new homes in the Marleigh development (north of Newmarket Road) in Cambridge. Transfer of the land for the school and payment for its construction was included in the S106 agreement attached to the planning permission for the overall Marleigh development in 2016. Work to build the school has begun and it is planned to open in September 2022.

Highways and public transport

Contributions and S106 obligations are used by the County Council to support public transport, deliver new cycling and walking routes, provide new roads and help manage parking across Greater Cambridge, whilst also requiring support for and delivery of improved travel planning on larger sites.



Dutch-style roundabout, Cambridge

The new Dutch-style roundabout at the junction of Queen Edith's Way, Fendon Road and Mowbray Road which opened in Cambridge in July 2020 is the first of its kind in the UK. The roundabout has a range of features to improve cyclist safety, including an outer ring in a contrasting red surface to give cyclists equal priority with pedestrians over oncoming vehicles, and parallel crossings for pedestrians and cyclists. The funding of the project was complemented by £250,000 of local funding from S106 contributions.



Wellcome Genome Campus

The expansion of the Wellcome Genome Campus was approved in December 2020 and includes up to 150,000 m² of new employment space and up to 1,500 new homes as well as a range of supporting community and other uses. Significant contributions to improvements to transport infrastructure, both on-site and in the surrounding area, were required through the S106 agreement to mitigate the impact of the increased number of people living or working on the site. These include:

- improvements to several road junctions
- improvements that encourage the use of public transport, for example at Whittlesford Park Station and along the A1307
- cycling and pedestrian infrastructure improvements, for example along the A505, and funds for off-site cycleways
- reducing trips to and from the site through the creation and implementation of individual and site-wide travel plans and the employment of a Travel Plan Manager



| Libraries

Sawston Library

A new Sawston Library was opened in August 2020. The new building forms part of the new Sawston Community Hub and will also house other services including the relocated Children's Centre, multipurpose spaces, and an outdoor play area on the Sawston Village College site.

A fire burnt down the previous library (based in the Morris Wing of Sawston Village College) in 2012 and a temporary library had been on the site since. A S106 contribution of £16,637 to the County Council from development on land north of Babraham Road has helped to bring the new library into being.



| Healthcare

Arbury

The new residents of two affordable housing sites in Arbury, at Buchan Street and the Meadows, will need to access GP and other healthcare services locally.

S106 contributions were secured by the Greater Cambridge Shared Planning service on behalf of the Cambridgeshire and Peterborough Clinical Commissioning Group from these two developments during 2020-2021 which will go towards the provision of additional health facilities at, and/or improvements or extension of facilities at, one or more of the sites at Nuffield Road Medical Centre, York Street Surgery and/or East Barnwell Health Centre. Payments have also been secured for Nuffield Road Medical Centre and/or Arbury Road Surgery from development at 68-70A Campkin Road.



GREATER CAMBRIDGE
SHARED PLANNING

| How do I find out more?

Both Councils have published formal Infrastructure Funding Statements on their websites which provide detailed information on developer funding secured and received:

▶ **[South Cambridgeshire District Council](#)**

▶ **[Cambridge City Council](#)**

Cambridgeshire County Council is also required to publish its own formal Infrastructure Funding Statement. You can view this on the [County Council's website](#).

Or find out more about planning applications, the Local Plan, and the Planning Service on the dedicated [Greater Cambridge Shared Planning website](#).

www.greatercambridgeplanning.org