PL075/2627a) S106 – consideration for planning application 26/03725/OUT

Correspondence from James Fisher, s106 Officer Greater Cambridge Shared Planning

28 October 2026

I am writing in relation to planning application 26/03725/OUT which proposes 23 dwellings on land off The Moor.

A development of this scale is required to contribute towards local infrastructure through a section 106 agreement. However, Government guidance states that contributions can only be secured where it can be explained how they would be spent.

I have provided a table below setting out the type of contributions that planning policy would require and the value. Please could the Parish Council consider how it might use contributions.

As a provider of accessible outdoor sports facilities, we will ask the same of Melbourn Village College.

Type	Value	Project
Outdoor Sports	£137k	
Children's Play	£77k	
Allotments and Orchards	£10k	
Green Infrastructure (strategic)	£26k	Stockbridge Meadows/River Mel restoration/RPSB Fowlmere?
Indoor meeting space	£37k	

Please note that in addition to the above the Council would look to secure around £13k for swimming and £10k for indoor sports infrastructure (for use at Melbourn Sports Centre including the Melbourn Squash Club).

The District Council needs as much information as possible explaining how it would propose using the contributions. Where possible this should be supplemented with supporting information, for example whether this project is identified as part of any emerging Neighbourhood Plan or if you have any costings. If there is evidence to support the demand for the infrastructure then this too would be helpful (i.e. there is a waiting list for allotments etc).

Finally, please note that the Council does, from time to time, secure contributions for burial provision but this is exclusively where (a) there is a demonstrable need that cannot be met currently or (b) where there is no demand because the Parish Council has forward funded a new cemetery and where there is an existing debt. I know that Melbourn benefits from the New Road cemetery but I am unclear on whether any money was borrowed to fund this.

ACTION: Committee to complete the table above with suggested projects for recommendation and consideration to Full Council.