

Item No. 11.	Classification: Open	Date: 8 October 2013	Meeting Name: Planning Committee
Report title:		Release of £282,203.77 S106 monies from the Elmington redevelopment 11/AP/4309 towards improvements to the southern entrance of Burgess Park	
Ward(s) or groups affected:		Camberwell Green and Faraday wards	
From:		Head of Public Realm	

RECOMMENDATIONS

1. To seek authorisation to use £282,203.77 monies from the S106 Agreement from the Elmington estate, site bounded by Edmund St, Southampton Way and Notley Street, 11/AP/4309 a/n 620 for the improvements works to the southern entrance of Burgess Park.

BACKGROUND INFORMATION

2. The council is committed to continuing the delivery of further improvements to Burgess Park following the successful revitalisation works which were completed in June 2012.
3. As part of the revitalisation project, a long term vision plan identified the need to improve the entrance at the junction of Southampton way. These works include:
 - a) The removal of New Church Road
 - b) New entrance structures using a kit of parts similar to the new Old Kent Road and Camberwell Road entrances
 - c) Further tree planting
 - d) Improvement to biodiversity at New Church Road nature area
 - e) Natural play equipment
 - f) Drainage improvements to informal sports pitches adjacent New Church Road.

Camberwell regeneration

4. This project is an important part of the wider regeneration of Camberwell. There is a major initiative to drive forward improvements to Camberwell focussing on the town centre, providing streetscape and public realm improvements. There are approved proposals for significant investment in the community facilities by relocating the existing library from rented accommodation to a new purpose built property adjacent to Camberwell Green. The Elmington housing estate to the north east of the town centre is also currently benefiting from major investment to refurbish homes and deliver 279 new homes from this year.

5. This initiative will improve the quality of the green links to and between Camberwell town centre, a regenerated Elmington estate, Burgess Park and onwards to a regenerated Aylesbury and Walworth. This provides an opportunity to support access to both green space and the town centre to those within improved housing and those new to the area supporting further local use of Camberwell town centre.

Revitalisation of Burgess Park

6. In March 2009, the council was awarded £2 million for the redevelopment of Burgess Park as part of the Mayor of London's Major Parks Scheme. This followed a capital wide competition to identify parks that would benefit from improvement to make them more attractive and safer for local communities. In addition, the Aylesbury New Deal for Communities Partnership and the council supplemented this by a further £6 million to enable the phased revitalisation of Burgess Park.
7. A comprehensive consultation resulted in the production of a long term vision for the Park. The vision includes the desire to improve the southern entrance to Burgess Park to make it welcoming for users and more accessible in term of connecting to existing routes outside of the park. A key driver for this is it being one of the main access routes into the park from and to Camberwell.
8. The long term vision identifies the following proposals for the southern entrance:
 - a) The remnant road layout of New Church Road to be converted to a footpath that can accommodate both pedestrian and cycle use.
 - b) The Wild Area to the south of New Church Road has been recognised as an important habitat and as such this should be incorporated into the park and made more accessible.
 - c) Additional tree planting to create a strong visual boundary to the park and increase the overall tree coverage in this area.
 - d) Consideration for natural play to be provided in Rust Square for the local residents of the area, and the large expanses of hard paving will be converted to soft landscape.
 - e) Improvements to the drainage of the informal sports pitches adjacent New Church Road.

KEY ISSUES FOR CONSIDERATION

Policy implications

9. Improving Burgess Park complies with strategic policy 11 contained in the Core Strategy, to improve, protect and maintain a network of open spaces and green corridors that will make places attractive, provide sport and leisure opportunities for a growing population and improve and protect habitats for a variety of wildlife.
10. Improving Burgess Park complies with strategic objective 2F contained in the Core Strategy, to conserve, protect and enhance historic and natural places, including heritage assets and the wider historic environment, open spaces and biodiversity.

11. Improving Burgess Park complies with strategic objective 1C contained in the Core Strategy, to encourage the community to be healthy and active by promoting good access to open space and nature and encouraging healthy lifestyles.
12. Burgess Park is designated as Metropolitan Open Land (MOL) and is therefore protected from development.
13. The London Plan places heavy emphasis on improving the quality of, and access to, open space (Policy 7.18) and play space (Policy 3.6) in the higher density environment of Inner London.
14. Where possible, materials specified in the scheme will be obtained from sustainable sources. The scheme will seek to ensure minimal ongoing use of resources such as water, energy and chemicals.
15. Where possible, high quality recycled materials should be used. Consultants should investigate recycling waste materials from other council sources such as from the Elmington Estate Regeneration project.
16. Consideration will be given to the whole-of-life costs associated with the improvement works and the implications for future maintenance.
17. The investment will contribute to the council's Fairer Future Promises including encouraging healthy lifestyles by transforming Burgess Park.
18. The project forms part of the long term vision for Burgess Park and is one of the main aims of phase 3 of the revitalisation of Burgess Park.

Community impact statement

19. The park is important to vast numbers of people and this entrance will improve the experience of existing users and will also attract new users. The entrance is a key for access to nature, recreation, play and sport. The existing entrance retains an air of dereliction and neglect and encourages anti social behaviour and is far from a welcoming entrance into the park.

Consultation

20. During 2011/12 Southwark Council undertook a comprehensive consultation exercise to establish community support for the revitalisation project. The long term vision, which includes the refurbishment of this entrance, was part of the overall improvement the community wanted to see made to Burgess Park.
21. The project has been developed from significant consultation during the development of the long term vision for the park with the following organisations:
 - Friends of Burgess Park
 - Local Schools
 - Burgess Park Steering group attended by representatives from local groups surrounding the park.

22. The chair and vice-chair of the Camberwell and Borough, Bankside and Walworth Community Councils have been consulted and no responses have been received.

S106 Manager

23. The redevelopment of the Elmington estate, site bounded by Edmund St, Southampton Way and Notley Street secured £2,065,762 in contributions. The development has started and just under half of this has been triggered. All the triggered contributions have been paid including £282,203.77 towards local parks, open space and play.
24. Burgess Park is only a matter of metres from the development, will be placed under greater pressure from the new residents and the proposed allocation, will provide some direct mitigation to from the development.

Strategic Director of Finance and Corporate Services

25. This report is requesting the planning committee to authorise the release of £282,203 of S106 funds secured via the legal agreement detailed in paragraph 1 towards the improvement works to the southern entrance of Burgess Park.
26. It is noted that the proposed use of the S106 funds are in line with the provisions of the specified S106 agreement and the relevant funds have been received by the council.
27. Any staffing and other costs connected with this recommendation to be contained within existing departmental budgets.

Director of Legal Services

28. The report explains how the required contributions provided for in the section 106 agreement have been triggered by the commencement of development works.
29. It is confirmed that the agreement contains such provisions referring to the use of the monies for the improvement of local parks. The proposal set out in this report is therefore a lawful use of the funds.

Resource implications

30. The maintenance of the refurbished entrance will be undertaken within existing resources.
31. The park is open access for all and is therefore inclusive of all local groups and residents. The newly refurbished entrance to the park will make it easier to access for all by making it more DDA compliant, making it safer and more accessible.
32. The specification of the materials used in the project will pay due regard to the BRE Document – Green Specification Guide, 4th Edition which considers the environmental performance of materials and components

33. The design will include use of materials from reclaimed sources wherever possible.
34. Where possible, materials arising from works on site will be re-used within the scheme, reducing the requirement for the use of new materials for this scheme. Materials used in the improvement will be, where practical, sourced from sustainable suppliers.

BACKGROUND PAPERS

Background Papers	Held at	Contact
None		

AUDIT TRAIL

Lead Officer	John Wade, Burgess Park Director		
Report Author	Ruth Miller, Burgess Park project manager		
Version	Final		
Dated	30 September 2013		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Legal Services	Yes	Yes	
S106 Manager	Yes	Yes	
Strategic Director of Finance and Corporate Strategy	Yes	Yes	
Cabinet Member	No	No	
Date final report sent to Constitutional Team			30 September 2013