

Item No. 6.	Classification: Open	Date: 8 February 2017	Meeting Name: Planning Committee
Report title:		To release £282,591 of section 106 funds from various developments towards improved facilities at Mint Street adventure playground and park	
Ward(s) or groups affected:		Cathedrals	
From:		Head of Regeneration – Capital Works and Development	

RECOMMENDATION

1. That planning committee agree that funds totalling £282,591 be released from the legal agreements (listed in paragraph 16) associated with developments in the north of the borough, to deliver improved facilities at Mint Street adventure playground.

BACKGROUND INFORMATION

2. Mint Street adventure playground is an extremely popular facility in Cathedrals ward, a dense urban area, deficient in open space but with an increasing family population.
3. The adventure playground was opened in the 1970's following a campaign by local people to reuse land behind the Evelina Children's Hospital as a playground. The adventure playground was operated by a voluntary sector organisation from its inception through to 1996. At this point they pulled out and the site has since been managed by the Southwark Council's play service.
4. The adventure play building has reached the end of its useful life, providing the opportunity to upgrade the site and facilities, integrating it more successfully with the adjacent park and providing facilities better able to supply the community's needs.



5. In 2006 Bankside Open Spaces Trust (BOST) carried out consultation for a multi use development on the adventure playground site (including adventure play), which did not go ahead. There is an active community group using the adventure playground with a website giving details of activities here: www.mintstreet.org.uk.
6. Mint Street Park is situated in the space occupied previously by the Evelina Children's Hospital (1869 - 1976) and before that the debtors enclave, the Mint. It is the largest of a series of pocket open spaces in the Bankside area and was designated in the 2007 Southwark Plan as borough open land.
7. The park was subject to a comprehensive redesign by BOST in partnership with Southwark Council, in 2001, which was commended by the ODPM (Office of the Deputy Prime Minister). BOST and Southwark Council have since been involved in the ongoing maintenance and implementation of a series of improvements at the park including; MUGA facilities, installation of an outdoor gym, improvements to the adventure play building, children's play facilities, adventure playground equipment and improved lighting. These have been funded through a variety of sources including Cleaner Greener Safer, Playbuilder funding and section 106.
8. Continuing development in the area has put increased pressure on open spaces in the Borough and Bankside area. Mint Street Park has become a hub for community activity and as such is heavily used by residents and office workers alike. Increased usage of Mint Street Park has brought with it various issues that require attention, including increasing prevalence of street drinkers, and a number of serious incidents of crime. It is expected that local demand on this open space will grow further as future development in Bankside comes to fruition.
9. The key objectives for the building are:
 - To maximise the outdoor area available for play and provide a compact building plan to minimize the building footprint
 - Good visual and physical links between indoor and outdoor spaces
 - A clearly identifiable, safe entrance point and safe evening access to the site
 - Child friendly spaces that are good to play in, plus intrinsically safe and easy for play workers and parents to supervise unobtrusively.
 - Respect for the existing buildings and park, remaining below the height of existing street and park trees.
 - Form and elevations that make positive contributions to the street, the park and the boundaries between areas.
 - Better links between the two adventure play areas
 - A robust, sustainable building.
10. The building works will provide:
 - An accessible entrance
 - Two accessible activity rooms on two levels
 - Children's kitchen and art space
 - Outdoor growing space at first floor level
 - A child- oriented climbing facility
 - New accessible toilet facilities
 - New staff facilities
 - Heating and ventilation with low energy costs
 - A low maintenance, sustainable building with BREEAM "Very good" rating.

11. Landscaping works (subject to a future planning application) will provide:

- A new, safe and secure entrance
- Secure access to the MUGA (Multi Use Games Area) from the adventure play area
- A new adventure playground
- Facilities for footballers and cyclists.



12. Planning permission has been obtained for the new building and will be applied for the landscape elements.

13. This report deals with a request for additional funding of £282,591 from the legal agreements listed in Table 1 at paragraph 16.

14. Planning obligations are used to address the impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions. These contributions can cover a range of facilities and services including affordable homes, new open space, funding of school places, streetscape improvements and the provision of employment training schemes.

KEY ISSUES FOR CONSIDERATION

15. In order to match available section 106 funding to potential projects, a mapping exercise was carried out to understand the distribution of unspent section 106 monies by “purpose” (parks and public open spaces/children’s play/sport development).

16. A list of two projects is shown in Table 1 below with an identified section 106 budget. Full details of the developments through which the section 106 funding arises from are provided in Appendix 1.

Table 1

Project Proposal	Planning application number	Agreement No.	Funding available £
Parks & Public Open Spaces	13/AP/0966	690	£27,617
Publ O/Space, Childrens Play, Sport Devt	12/AP/2062	662	£254,974
			£282,591

Proposed programme: Implementation during 2016-17 and 2017-18

Policy implications

17. Delivering a new adventure play facility in Mint Street Park supports the principles of a number of Southwark policies in the Council Plan 2014-18, these policies include but are not limited to the following:
- Promise 1: Value for Money
 - Promise 5: Nurseries and Childcare
 - Promise 6: A Greener Borough
 - Promise 9: Revitalised Neighbourhoods.

Community impact statement

18. By implementing the proposed improvements to Mint Street adventure playground the council is improving the environment and social sustainability of the community council area, providing a high quality public place both indoor (community centre) and outdoor (public realm) which local residents and workers can use, and which promotes the potential for interaction.

Resource implications

19. The regeneration (capital works and development) team, within the chief executive's department, have been responsible for leading the project through the pre planning and design process and have now secured planning consent. Costs incurred have been and will continue to be contained within the team's revenue budget.

Equal opportunities

20. This programme of projects has been designed to be fully accessible to all, without prejudice or discrimination.

Consultation

21. Extensive public consultation on this project has been undertaken and a user group established to inform the design process.
22. All ward councillors have been consulted on spend within the Cathedrals ward. The chair and vice chair of Borough, Bankside and Walworth Community Council have also been consulted.

Sustainable development implications

23. This project will be delivered in line with the sustainable design and construction SPD, which requires sustainable procurement of materials and the use of environmental technologies.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Reference	Account No.	Purpose	Principle amount	Indexation / Interest
13/AP/0966	690	PPOS	£27,541	£75.76
12/AP/2062	662	PCSD	£254,974	N/A

24. The above mentioned developments secured £282,591 combined in contributions towards improved facilities at Mint Street adventure playground and park. All £282,591 is currently unallocated and available.
25. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

26. This report seeks authority from the planning committee to release £282,591 towards proposed improvements to the Mint Street adventure playground. The monies were paid to the council as part of the planning obligations assessed in relation to particular development projects as summarised in Appendix 1.
27. The two agreements which are specified in Table 1 at paragraph 23 relate to the Guys Hospital development (which is contributing the significant majority of the funds) along Great Maze Pond and also the site at 169-173 Blackfriars Road which is the mixed use development along Pocock Street.
28. Whenever section 106 monies are spent, it is essential that this is in accordance with the tests set out in regulation 122, Community Infrastructure Levy Regulations 2010 (as amended) and also in accordance with the terms of the particular section 106 agreement. The relevant agreements have been checked and it is confirmed that the payments were made for the creation of new or the maintenance of existing public open spaces within the vicinity of the site. Members are therefore advised that they are able to approve the proposed expenditure if they consider this to be appropriate.

Strategic Director of Finance and Governance

29. This report requests the planning committee to approve the release of £282,591 from legal agreements listed in the body of this report, towards improvements of the

facilities at Mint Street adventure playground

30. On 18 March 2014, the cabinet agreed a budget of £2million, funded by capital receipts towards the upgrade and improvement of Mint Street adventure playground. This section 106 contribution of £282,591 is additional funding for this project.
31. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
32. The strategic director of finance and governance notes the council has received the related section 106 funds and that they are available for the project outlined in this report. Contribution of £2m from council's capital receipts is also noted.
33. The allocation of funding for this project represents an increase in council's capital expenditure and will be reflected as a budget variation in the next capital monitoring report to cabinet.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Section 106 SPD	Planning policy 160 Tooley Street	Neil Loubser 020 7525 5451
Section 106 legal agreements	Planning policy 160 Tooley Street	Neil Loubser 020 7525 5451

APPENDICES

No.	Title
Appendix 1	Summary of developments

AUDIT TRAIL

Lead Officer	Bruce Glockling, Head of Regeneration – Capital Works and Development	
Report Author	Laura Wannop, Project Manager	
Version	Final	
Dated	27 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Section 106 Manager	Yes	Yes
Cabinet Member	N/A	N/A
Date final report sent to Constitutional Team		27 January 2017