

Item No. 6.	Classification: Open	Date: 24 May 2017	Meeting Name: Planning Committee
Report title:		Mint Street - To release £231,648.92 from section 106 agreements to deliver improved facilities at Mint Street adventure playground and park	
Ward(s) or groups affected:		Project: Cathedrals Funds: Cathedrals	
From:		Chief Executive	

RECOMMENDATION

1. That planning committee authorise the release of £231,648.92 of section 106 funding from the below developments to deliver improved facilities at Mint Street adventure playground, as set out in paragraphs 10 – 12 of the report.

Permission Ref	Account No	Address	Amount
11/AP/2012	681	Brandon House, 180 Borough High Street, London SE1 1LW	£179,167.64
12/AP/1066	654	44 - 50 and 52 - 58 Lancaster Street London SE1	£13,755.73
13/AP/0943	683	10 - 13 Rushworth Street, London SE1 0RB	£11,108.79
13/AP/0966	690	169 - 173 Blackfriars Road, London SE1 8ER	£27,616.76
TOTAL			£231,648.92

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. 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.
4. The adventure playground was opened in the 1970s 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.

5. 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.



6. 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.
7. 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.
8. 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.
9. 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.
10. 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
- 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.

11. 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.

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

- A new, safe and secure entrance
- Secure access to the MUGA from the adventure play area
- A new adventure playground
- Facilities for footballers and cyclists.



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

KEY ISSUES FOR CONSIDERATION

Community impact statement

14. This project will support the council's commitment to meet the needs of Southwark's diverse community.
15. 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.
16. All works will be designed to be fully accessible to all, without prejudice or discrimination.
17. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
18. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

19. Extensive public consultation on this project has been undertaken and a user group established to inform the design process.
20. 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.

Resource implications

21. All costs arising from implementing the recommendations above will be met from the section 106 agreements attached to the planning permissions for the development sites.
22. The project will be managed by the regeneration team which has an extensive experience of project delivery in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

23. The project will help deliver our Fairer Future Principles in making our borough a greener borough to live in.
24. The proposals meet the following promises:

Promise 1: Value for money
Promise 6: A greener borough
Promise 9: Revitalised neighbourhood

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
11/AP/2012	681	PCSD	£173,145.00	£6,022.64
12/AP/1066	654	PPOS	£12,150.00	£1,605.73
13/AP/0943	683	PCSD	£11,011.50	£97.29
13/AP/0966	690	PPOS	£27,541.00	£75.76
Totals			£223,847.50	£7,801.42
TOTAL				£231,648.92

25. The above mentioned developments secured £231,648.92 combined in contributions towards public open space and children's play equipment. All £231,648.92 is currently unallocated and available.
26. 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

27. This report seeks authority from the planning committee to release £231,648.92 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.
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 CAP17/008

29. This report requests the planning committee to approve the release of £231,648.92 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 £2m, funded by capital receipts towards the upgrade and improvement of Mint Street adventure playground. This release of section 106 contributions would allow £231,648.92 of capital receipts to be off-set and does not represent additional funding.
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. The contribution of £2m from council's capital receipts is also noted.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of section 106 legal agreements	Planning Division 160 Tooley Street London SE1	Jack Ricketts 020 7525 5464

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Bruce Glockling, Head of Regeneration – Capital Works and Development	
Report Author	Laura Wannop, Project Manager	
Version	Final	
Dated	11 May 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		15 May 2017