

Item No. 7.	Classification: Open	Date: 4 September 2017	Meeting Name: Planning Committee
Report title:		Release of £128,358.50 from S106 agreements to deliver improvements to the park on the Manor Estate	
Ward(s) or groups affected:		South Bermondsey	
From:		Chief Executive	

RECOMMENDATION

1. To authorise the release of £128,358.50 of Section 106 funding, from the below developments, to deliver improvements to the park on Manor Estate, as set out in paragraph 9.

Permission Ref	Account No	Address	Amount
07/AP/1304	334	Falcon Works, 262-302 Lynton Road, London, SE1 5DE	£14,110.00
12/AP/1485	629	16-20 Roseberry Street , London SE16 3LZ	£8,630.86
12/AP/3860	713	Estate Office, Avondale Square, London, SE1 5PD	£35,269.06
12/AP/4049	676	27-29 Blue Anchor Lane, London, SE16 3UL	£34,816.77
13/AP/1864	716	525-539 Old Kent Road, London, SE1 5XQ	£35,531.81
TOTAL			£128,358.50

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. A programme of works on the Manor Estate has supported healthier lifestyles and helped build communities, by providing new play opportunities and sports facilities, community gardens and food growing projects. Fencing and lighting projects have created safer environments and problem spaces prone to anti-social behaviour have been transformed with innovative ideas and designs.
4. Many of these ideas have been proposed by local residents through our Community infrastructure projects list (CIPL) and Cleaner Greener Safer (CGS) application processes. In June 2017, this project was suggested as an addition to the community infrastructure project list (CIPL), the old project bank, as was. Funding this by available

S106 will allow CIPL funding for other community projects.

5. The programme wishes to continue this work by revitalising the dilapidated play area on the Manor estate which fulfils the ambitions of the Southwark Play Strategy.
6. The Southwark Play Strategy, summarised below, sets out Southwark Council's commitment to support and develop play opportunities for children and young people in policy development, planning and service delivery.
7. The Play Strategy aims to promote the creation and maintenance of stimulating and challenging play environments that enable children and young people to develop their physical and social abilities.
8. Play opportunities are supported and enhanced by being integrated within the structure of the whole outdoor environment. The strategy promotes engagement with local children and young people to ensure that the right type of facilities are provided to meet their specific needs. It is important that such play facilities are accessible and are of a suitable quality and quantity to encourage children and young people to utilise them.
9. Draft proposals are depicted in Appendix 1, but they include resurfacing and seating, with a picnic table; planting, trees and turfing; new play equipment. The new play equipment is proposed to be a swing line (a junior version of a 'zip-line', suitable for 0-12 years), climbing trees, a cantilever swing, climbing frame and a slide.

Principles of the Play Strategy

10. The council has adopted six principles that will govern the development of play activities. These are:
 1. **Offered for its own sake** - there does not always need to be an obvious end product or outcome.
 2. **Child-centred** - children and young people are empowered to make choices about their engagement in play.
 3. **Designed around children and young peoples expressed need** – children and young people should be actively involved in consultation and service design.
 4. **Provided in stimulating environments** - play opportunities need to be challenging within the parameters of acceptable risk.
 5. **Inclusive** - all children's needs should be respected and inequalities should be challenged.
 6. **Facilitated and supported by adults** - adult intervention should be targeted at **extending** a child's opportunity to benefit from play, for example, through balancing risk with the developmental benefit and well-being for the child.
11. The cost of development and implementation of a new playground for the Manor Estate is estimated at approximately £170,000.00.
12. An application for funding was made by the tenants and residents association to begin

addressing the issues at the play area as part of the 2016-17 Cleaner Greener Safer (CGS) programme.

13. Bermondsey and Rotherhithe Community Council awarded £29,000 CGS funding to the project on 27 January 2016.
14. A further £16,000 of CGS funding was awarded on 20 February 2017.

KEY ISSUES FOR CONSIDERATION

Community impact statement

15. This project will support the council's commitment to meet the needs of Southwark's diverse community. Providing an upgraded, modern and safe playground will encourage children to embrace an active lifestyle and combat obesity, whilst showing the council's understanding of the value of play in developing life skills.
16. The proposed works have been designed to enhance the attractiveness of the area, a place in which people choose to live and work. By implementing these playground improvements, the council is improving the environment and social sustainability of the community council area, providing high quality public places which local residents and workers can use and which promotes the potential for interaction.
17. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
18. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
19. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

20. This play area was brought to the attention of the Cleaner Greener Safer (CGS) team initially through an application by the Tenants and Residents Association for funds in the 2014-15 funding round. The application was refused on the grounds of cost.
21. A second application was made for funding from the 2016-17 programme was successful in securing funding to undertake design, consultation and seed funding for the works.
22. Regular and on-going consultation is underway for the project. This includes but is not limited to:
 - Ward councillors
 - The tenants and resident's association
 - Local residents
 - Schools.
23. There will be three stages of consultation: on the aspirations for the play area; initial design proposal; and on final designs. There will be particular emphasis on ensuring that any proposal addresses the needs of those with mobility, sight or other issues ensuring that accessibility is at the heart of the refurbishment of the playground.

24. The proposal would also be subject to final internal consultation with the relevant housing officer, housing and grounds maintenance staff, and the council's arboriculture officer.

Resource implications

25. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.
26. The project will be managed by the CGS team, which has extensive experience of delivering projects in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

27. The project will help deliver our Fairer Future Promises in making our borough a greener borough to live in.
28. The proposal(s) meet the following Fairer Future Promise:
- Promise 1: Value for money.
 - Promise 6: A greener borough.
 - Promise 7: Safer communities.
 - Promise 9: Revitalised neighbourhoods.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
07/AP/1304	334	CDEV	£14,110.00	N/A
12/AP/1485	629	CDEV	£4,171.00	£90.79
		LPI	£4,276.00	£93.07
12/AP/3860	713	PPOS	£20,383.00	£833.81
		PRI	£13,500.00	£552.25
12/AP/4049	676	CDEV	£6,286.02	N/A
		PRI	£28,530.75	N/A
13/AP/1864	716	CDEV	£6,689.41	N/A
		PRI	£28,842.40	N/A
Totals			£126,788.58	£1,569.92
TOTAL				£128,358.50

29. The above mentioned developments secured £499,583.88, combined, in contributions towards community development, local playground, public realm and parks and public open space improvements. All £128,358.50 is currently unallocated and available.
30. 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

31. The report seeks the release of an amount of £128,358.50 towards improvements to

the park within the Manor Estate. All the section 106 Agreements listed at paragraph 1 of this report, have been checked to ensure that the contributions identified are being spent in accordance with the terms of the relevant agreement and also in accordance with Regulation 122, Community Infrastructure Levy Regulations.

32. The decision to consider and approve expenditure of section 106 monies exceeding £100,000 is reserved to a Planning Committee in accordance with paragraph 9, Part 3F of the council constitution. Members are advised that the expenditure would be in accordance with the terms of the relevant agreements and consistent with the legal tests relating to the validity and expenditure of section 106 contributions.

Strategic Director of Finance and Governance CAP17/37

33. This report requests the planning committee to approve the release of £128,358.50 section 106 funds from the legal agreements listed at paragraph 1 of this report, towards improvement works to the park on Manor Estate.
34. The director of planning has confirmed the section 106 funds required to deliver this project are available, and the proposed allocation accords with the terms of the relevant section 106 agreements.
35. The strategic director of finance and governance notes the council has received the related s106 funds and they are available for the improvement works outlined at paragraph 9 of this report.
36. The s106 allocation of £128,368.50 represents an increase in council’s capital expenditure programme and will be reflected in the capital budget monitoring report to Cabinet.
37. Staffing and any other costs associated with this recommendation are to be contained within existing departmental budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464
Bermondsey and Rotherhithe Community Council meeting held on Wednesday 27 January 2016 minutes agreement form item 11	Environment and Leisure / Highways 160 Tooley Street	Michelle Normanly 020 7525 0862
Link: http://moderngov.southwarksites.com/ieListDocuments.aspx?CId=349&MId=5302&Ver=4		

APPENDICIES

No.	Title
Appendix 1	Design proposals

AUDIT TRAIL

Lead Officer	Matt Hill, Head of Highways		
Report Author	Craig Dove, Project Manager, Highways		
Version	Final		
Dated	20 June 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	
Cabinet Member	N/A	N/A	
Date final report sent to Constitutional Team			21 August 2017