

Item No. 8.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		Surrey Docks Farm: To release £214,834.71 from the S106 agreements associated with the below developments, to deliver additional community facilities at the Surrey Docks Farm	
Ward(s) or groups affected:		Project: Surrey Docks Ward Funds: Surrey Docks Ward	
From:		Director of Planning	

RECOMMENDATION

1. To authorise the release of £214,834.71 of Section 106 funding, from the below developments, to deliver to deliver additional community facilities at the Surrey Docks Farm, as set out in paragraph 9.

Permission Ref	Account No	Address	Amount
08/AP/1563	400	Land at Downtown Road and Salter Road, Rotherhithe. London SE16 6NP	£214,834.71
TOTAL			£214,834.71

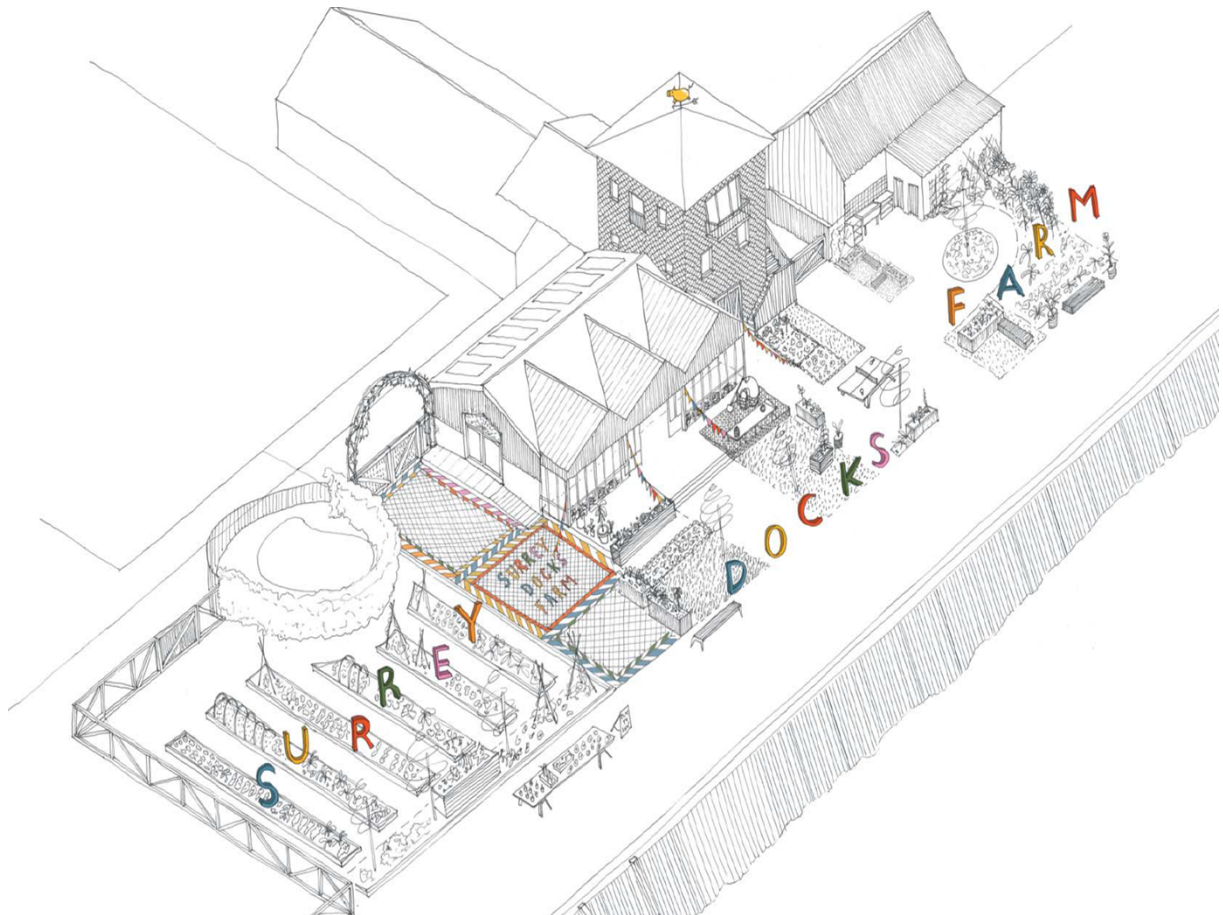
2. The above mentioned development secured £338,583.00 in contributions '*towards improvements to the environment and community facilities in Rotherhithe*'.
3. The proposed allocation accords with the above mentioned agreement and would provide appropriate mitigation for the impacts of the specific and future developments.

BACKGROUND INFORMATION

4. 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.
5. Founded in 1975, Surrey Docks Farm is well established and currently receives 50,000 visitors annually. As the only city farm in Southwark it attracts considerable local affection and support. Last year on its 40th birthday it received a Lifetime Achievement civic award from Southwark Council.
6. As a lively, active city farm, occupying a 2.2 acre site on the south bank of the river Thames at Rotherhithe, the farm is set up to provide opportunities for city dwellers to learn about and engage with all aspects of a working farm. Its gates are open seven days a week, it is free and everyone is welcome. Animals reared on the farm include a herd of goats, sheep, cattle, pigs, ducks, geese, chickens, turkeys, bees and donkeys. There are a variety of green and horticultural areas - the orchard, herb garden, dye

garden, vegetable plots and the wildlife area. Fresh food, farm produce and animal feed are on sale to the public from the farm shop. Other facilities include a bee workshop, a cafe and a working blacksmith's forge.

7. The farm aims to provide ongoing education projects throughout the year for local people, families, children, young people and schools, to enable hands-on, practical experience of farming, food production, animal care, horticulture, craft making, cooking, nutrition, healthy eating and outdoor activities, including foraging the Thames foreshore. Projects include youth clubs, adult workshops and holiday projects. The farm runs a programme for schools, a mobile farm for education visits and events, and a range of training programmes for adults with learning disabilities.
8. The farm encourages community involvement and progression through volunteering, work experience, team work, training and apprenticeships. The farm relies on the hard work and dedication of over 100 volunteers and offers work placements to over 60 young people each year. In addition to this there are two apprenticeships and several training schemes providing accreditation for young volunteers. The farm is keen to promote its unique environment as a community resource that can be developed and tailored to meet the needs and interests of all sectors of the community.



KEY ISSUES FOR CONSIDERATION

9. On 30 November 2015, the charity received planning permission (reference 15/AP/3533) to extend and refurbish the existing farm buildings, in order to provide an upgraded and flexible range of educational and community facilities for the farm. The plans provide for the creation of a new front entrance to the farm from the Thames Path with public seating with a kitchen garden. The plans also bring the tower, which

was burnt-out in an arson attack seven years ago, back into use as a farm kitchen, a crafts studio and office space for the charity. The River Room will be enhanced to provide additional space for year round classes and events plus a high quality venue with an orangery looking out over the Thames to Canary Wharf.

10. The cost for the delivery of the scheme set out in the planning application is £800,000. The charity is actively fundraising to secure the funds and this report seeks to commit £214,834.71 from the community facilities contribution associated with the 'Downtown' development.

9. The project will provide new high quality community facilities which will directly benefit the residents of Surrey Docks ward and the wider Southwark community. Locally, a 75% population increase is forecast over the coming two decades and this project will enable an increase in the farm's capacity to provide for this growing population. The project will enhance the farm's unique setting - by presenting an entirely new front entrance for the farm on the Thames Path, attracting many new visitors who currently pass by. The project will provide new activity spaces, lettable rooms and outdoor areas all year round. It will enable the farm to be used in the evenings as well as the daytime, seven days a week, by the addition of adjustable gates and fencing which will secure the rest of the farm site and its animals by night.



Landscape Plan

Key:

- | | |
|----------------------------|--|
| 1. River Room | 7. Thames Path |
| 2. River Room Extension | 8. Security gate and fence (see next page) |
| 3. Terrace | 9. New main entrance |
| 4. Tower GF - Farm Kitchen | 10. Forge |
| 5. Kitchen Garden | 11. Toilet and storage block |
| 6. River Room | 12. Allotments |

Community impact statement

12. This project will support the council's commitment to meet the needs of Southwark's diverse community.
13. The proposed works have been designed to enhance the attractiveness of the area as a place in which people choose to visit. By improving the opportunities and facilities on offer, the council is improving the environment and social sustainability of the community council area, providing high quality community facilities which local residents and visitors can use and promoting the potential for interaction.
14. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
15. The proposal has no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

17. Ward councillors have been closely involved in the development of the plans for the farm. They have supported the inclusion of the project on the CIPL list and have been actively supporting the fundraising plans for the project. The most recent Mayor, Councillor Kath Whittam of Rotherhithe ward, nominated the farm as the Mayor's charity.

Resource implications

18. The project will be managed by Surrey Docks Farm charity with support from the regeneration team.

Policy implications

17. The project will help deliver our Fairer Future Promises in making our Borough a greener borough to live in.
18. The proposal(s) meet the following Fairer Future Promise:
 - Promise 1: Value for money.
 - Promise 6: A greener borough.
 - Promise 8: Education, employment and training.
 - Promise 9: Revitalised neighbourhoods.
 - Promise 10: Age friendly borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

19. The request is for the Planning Committee to approve the release of £214,834.71 in relation to the improvement for the community facilities at the Surrey Docks farm. The monies relate to a financial payment made under the terms of a planning obligations

agreement dated the 26 May 2010 in relation to the Downtown Road development by Barratts.

20. The relevant section 106 Agreement has been checked and it is confirmed that a payment of £338,583 was made as a contribution towards environment and community facilities in Rotherhithe. Some of these monies were specifically reserved for improvements at the Redriff Primary School but a balance remains available.
21. The decision to consider and approve the expenditure of section 106 monies exceeding £100,000 is reserved to planning committee in accordance with Part 3F of the Constitution. The proposal has been discussed with ward Councillors and no adverse impacts are considered likely to arise from the additional facilities. Accordingly Members may approve the release if they consider this to be appropriate.

Strategic Director of Finance and Governance

22. This report requests the planning committee to approve the release of £214,837.71 section 106 funds from legal agreement listed at paragraph 1 of this report, towards the delivery of improvement works to the community facilities at Surrey Docks Farm.
23. The director of planning confirms the section 106 funds 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.
24. The strategic director of finance and governance confirms that the council has received the related section 106 funds, and they are available for the purposes outlined at paragraph 9 of this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

AUDIT TRAIL

Lead Officer	Jon Abbott, Head of Regeneration North	
Report Author	Dan Taylor, Programme Manager	
Version	Final	
Dated	14 July 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	No	No
Date final report sent to Constitutional Team		7 September 2017