

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 4 November 2014	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Release of £3,082,784.40 S106 monies from development in and around the Aylesbury (including site 7) towards the new health centre, library and open space in the Aylesbury Amersham site (site 18)	
<b>Ward(s) or groups affected:</b>		East Walworth, Faraday, South Bermondsey, Grange and Peckham wards	
<b>From:</b>		Director of Regeneration	

## RECOMMENDATION

1. To authorise release of £3,082,784.40 of section 106 funding broken down as:
  - £1,037,206.40 (received) for the Aylesbury Infrastructure Tariff from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332.
  - £482,687 (from the Aylesbury Infrastructure Tariff), £160,802 (Health) to be paid in 2015 from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332
  - £1,402,089 from 28 developments in the Aylesbury health centre catchment area

towards the new health centre, library and open space in the Aylesbury Amersham Site (site 18).

## BACKGROUND INFORMATION

2. Planning obligations are used to mitigate against 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. Built in 1960/1970s, the Aylesbury Estate is situated to the east of Walworth Road and extends along the north of Burgess Park.
4. With the support of local residents the council decided to regenerate the Estate and in 2010 the Aylesbury Area Action Plan (AAP) was adopted. We are now in the process of transforming the Aylesbury into a stronger and more vibrant community, living in high quality homes and whose residents enjoy great streets, parks and open spaces, excellent public transport and a wide range of facilities.
5. The first new homes were completed in 2012 and the council has now appointed Notting Hill Housing Trust as its Development Partner to take forward the continued regeneration of the area over the next 20 years across four phases. This will include nearly 4,000 new high quality homes, of which 50% will be affordable, great new streets and squares, as well as new community and retail facilities.
6. For health provisions the Aylesbury falls into the Borough and Walworth neighbourhood, and the redevelopment of the estate offers an opportunity to bring together primary and community services, ensure that there is capacity to provide for an expanded population, and provide appropriate facilities for the future provision of

an expanded range of services being offered in community settings to the people in that part of the neighbourhood.

7. The existing facilities affected by the regeneration proposals consist of the Aylesbury Medical Centre, which is a GP practice, and the Aylesbury Health Centre which provides community health services. These are in separate parts of Taplow House. It is proposed that in the future there is a single health facility accommodating both sets of services with the flexibility to respond to the changing demands on health care provision.

## **KEY ISSUES FOR CONSIDERATION**

### **Policy implications**

8. GP Medical Centre, the Aylesbury Medical Centre has its main practice in Taplow House, which will be re-provided as part of the Plot 18 regeneration programme (known as the Amersham Site). This practice has a total list of 21,000 patients of which 13,000 are seen regularly at the Aylesbury. This new Health Centre will be located on the site referred to in the AAAP as the Amersham Site. In line with the AAAP, this site will also include, among others, a Library and Public Open Space.
9. The developments on the Aylesbury and on the site of the Heygate estate will generate an increase in population of circa 15,000 and an expansion in this practice would accommodate an additional 7000 patients.
10. The practice catchment area stretches across the whole of north Southwark, and as a reflection of this their patients are spread widely across that area. There are slightly higher concentrations of patients in the following wards: Faraday, East Walworth, Newington, South Bermondsey, Grange, Livesey, Peckham and parts of Chaucer.
11. The proposed new facilities would be approximately 1100m<sup>2</sup>. This is slightly larger than their existing accommodation in order to accommodate the additional population.
12. Community health centre, the Aylesbury Health Centre accommodates a range of community health services. It is a base for local child health services, with health visitors and midwifery teams operating across north Southwark, and there are also a number of child health clinics run at the centre. These include health visitor baby clinics, child development checks, ante-natal clinics and classes and speech and language therapy. Parents can attend from anywhere in the borough, but for some services this centre will mainly serve the north and north-west of the borough.
13. There are some adult services provided as well, with clinics run by the District Nursing Team – eg leg ulcers. Teams from Guys and St Thomas' NHS Foundation trust also provide, among other, Adult Audiology and Heart Failure Clinics. There is also a Benefits Advice service there. It is intended that the health centre part of this development have a total area, of approx 1000m<sup>2</sup>.

### **Non-health provision**

14. New Early Years provision (approximately 500m<sup>2</sup>) to replace the existing Aylesbury Early Years Centre (AEYC), currently located in Taplow House. This provision will offer 72 places for children 0-5 years and is larger than the AEYC, which is registered for 53 childcare places, and will contribute to meeting the needs of the projected increased population for the area.
15. The Library facility will incorporate a Stay & Play space and the Creation Trust office, and is larger library to replace the East Street Library which will close, once this is

opened. The proposed library is larger than East Street Library (approx 50m<sup>2</sup>). The new provision will include 300m<sup>2</sup> library, with training and meeting rooms and ancillary staff areas.

- Stay and play multi-purpose space, 150m<sup>2</sup>, mornings group activities for parents/guardians and their young children, afternoons homework clubs and other library-related activities / events. Managed by the library with its own revenue stream.

- Creation Trust office, 50m<sup>2</sup>, re-providing the office space currently occupied by the creation trust, which is located on the proposed site.

16. Public Open Space, high quality design of a minimum 1,500m<sup>2</sup> acting as major focal point/ node E/W between the Aylesbury conservation area and Surrey Square and N/S along Thurlow Street.

## **COMMUNITY IMPACT STATEMENT**

17. The new Health and other community provisions set out above, will be delivered under the Development Partnership Agreement (DPA) with the council developer Partner Nottinghill Housing Trust. these provisions are in line with the AAAP.
18. An Equalities Impact Assessment was carried out as part of the AAAP. While this did not assess all of the groups with protected characteristics identified under the 2010 Equalities Act, the outcomes of that assessment are still valid and are not altered by this contract. The overwhelming impact on local people will be positive from this contract. The realisation of the regeneration vision for the area will bring quality new affordable homes, improved community facilities, including those set out above, and an improved public realm environment.
19. The DPA itself will deliver significant benefits for local residents in terms of economic benefits to the area, to include a commitment to maximising the use of local supply chains and labour, in addition to offering training and employment opportunities (such as apprenticeships); the council has also secured the partner's commitment to London Living Wage.
20. The DPA will also deliver dedicated staff for supporting community well-being over the next 20 years
21. In addition, a legacy for long term community benefit will also be provided through the ringfenced income stream from the ground rents on the private and shared ownership residential units within the development.

## **CONSULTATION**

22. The community provision, and progress on the detailed brief requirements, features regularly on the agenda of the Resident steering Group, which meets monthly.
23. The chair and vice chair of the Borough, Bankside and Walworth community council has been consulted.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Legal Services**

24. Members of the Planning Committee are requested to authorise the release of Section 106 funds totalling £3,183,010.40 from the Section 106 Agreements listed in

this report towards the new health centre, library and open spaces in the Aylesbury (site 8).

25. The Section 106 monies must be spent in accordance with :
- i. the terms of the specific Section 106 Agreements;
  - ii. the tests set out in Regulation 122 (2) a-c of the Community Infrastructure Regulations 2010 (as amended) which provide they must be:
    - (i) necessary to make the development acceptable in planning terms;
    - (j) directly related to the development; and
    - (iii) fairly and reasonably related in scale and kind to the development.
26. The Section 106 Agreements listed in this report have been reviewed to ensure that the contributions which have been identified are being spent in accordance with the tests set out above and have been found to be compliant.
27. The decision to consider and approve Section 106 expenditure of strategic importance exceeding the sum of £100,000 is reserved to Members of the Planning Committee in accordance with Part 3F of the Council's Constitution, paragraph 2, under the heading 'Matters Reserved for Planning Committee'. Subject to taking account of the above considerations, Members are advised to approve the expenditure which would be consistent with the terms of the relevant Section 106 Agreements and the legal tests outlined above.

### **S106 Manager**

28. The £1,037,206.40 from 1-27 and 28-59 Wolverton, Sedan Way (site 7) a/n 701 12/AP/2332 has been received and was secure as a contribution toward the Aylesbury Infrastructure Tariff, which noted the health centre as a potential beneficiary of the contribution. Therefore the proposed allocation to the health centre will be acceptable and would provide some direct mitigation from the impacts of that development. This allocation will be split 50% to the Community Health Facility and 50% to Public Open Space and Library
29. £482,687 for the Aylesbury Infrastructure Tariff and the £160,802 for health are due to be paid upon completion of the site 7 development, in 2015/2016, and once received it will be available to this project. As noted in paragraph 22, this was always envisaged to go to this project and is acceptable mitigation. Again, this allocation will be split 50% to the Community Health Facility and 50% to Public Open Space and Library
30. The £1,402,089 from 28 developments listed below are all in the Aylesbury health centre catchment area, have all been received, are unallocated and would provide some direct mitigation from the impacts of those developments.

<b>Health contributions (banked)</b>	<b>A/N No.</b>	<b>Application No.</b>	<b>Address</b>	<b>Amount available</b>
S106/128 079	377	08/AP/0564	45 PENTON PLACE, LONDON, SE17 3JU	8,109
S106/128 052	408	06/AP/1116	BLOCKS A, B, C & D 27 GREEN WALK, LONDON, SE1 4TX	31,535

Health contributions (banked)	A/N No.	Application No.	Address	Amount available
S106/133 141	446	08/AP/2411	LAND ADJOINING TOWNSEND STREET, BECKWAY STREET, COMUS PLACE AND CONGREVE STREET, LONDON SE17 1TQ	29,797
S106/133 130	448	08/AP/2440	BRANDON STREET, LARCOM STREET AND CHARLESTON STREET, LONDON, SE17 1NL	17,301
S106/136 663	491	09/AP/2388	LAND AT ROYAL ROAD, LONDON, SE17 3NR ( FORMER BRAGANZA OLD PEOPLE HOME)	92,274
S106/063 086	562	11/AP/0138	430-432 OLD KENT ROAD, LONDON, SE1 5AG	65,625
S106/142 026	565	11/AP/0217	20-30 WILDS RENTS, LONDON, SE1 4QG	37,940
S106/631 47	567	11/AP/1180	434-452 OLD KENT ROAD, LONDON, SE1 5AG	87,158
S106/122 837	328	06/AP/2272	LARNACA WORKS, GRANGE WALK, LONDON, SE1 3EW	81,090
S106/132 462	423	08/AP/1744	41-47 BLUE ANCHOR LANE & 9-13 BOMBAY STREET LONDON, SE16 3UL	20,181
S106/137 696	498	10/AP/0614	LYNTON ROAD NEIGHBOURHOOD OFFICE, 8 LYNTON ROAD, LONDON, SE1 5QR	13,457
S106/140 503	511	10/AP/1860	70 ABBEY STREET, LONDON, SE1 3NJ	22,107
S106/140 627	521	10/AP/2725	FORMER WHITSTABLE DAY NURSERY, STEVENS STREET, LONDON, SE1 3BX	24,030
S106/140 706	531	10/AP/2824	63 ALSCOT ROAD, SE1 3AW	22,107
S106/140 716	535	10/AP/3010	BERMONDSEY SPA SITE C5, GRANGE WALK, LONDON, SE1 3EL (SITE BOUNDED BY SPA ROAD NECKINGER & GRANGE WALK)	145,111
S106/Temp 0015	543	06/AP/1293	LAND AT 170-176 GRANGE ROAD, LONDON, SE1 3BN	29,733
S106/140 579	572	11/AP/1390	LAND AT 177-184 GRANGE ROAD, LONDON, SE1 3AA	38,965
S106/632 37	595	11/AP/3251	LAND AT 34-42 GRANGE ROAD, LONDON, SE1	42,041
S106/633 58	627	12/AP/1423	19 SPA ROAD, LONDON, SE16 3SA	44,850
	656	12/AP/3255	6 WILLOW WALK, LONDON SE1	23,707
S106/122 657	330	06/AP/2183	LAND AT 69-91(ODD) CAMBERWELL STATION ROAD AND 90-106 (EVEN) AND 108A WARNER ROAD , LONDON, SE5 9JZ	71,200
S106/125 992	385	07/AP/2075	182-186 WARHAM STREET LONDON SE5	10,812
S106/135 193	437	09/AP/0717	316-322 CAMBERWELL NEW ROAD LONDON SE5	32,008
S106/632 76	620	11/AP/4309	SITE BOUNDED BY EDMUND STREET, SOUTHAMPTON WAY AND NOTLEY STREET, LONDON SE5	286,085

Health contributions (banked)	A/N No.	Application No.	Address	Amount available
s106/63468	679	13/AP/0561	LAND EAST OF CROWN STREET BETWEEN WYNDHAM ROAD AND BETHWIN ROAD INCLUDING THE FORMER CROWN STREET DEPOT AND THE BETHWIN ROAD ADVENTURE PLAYGROUND CROWN STREET CAMBERWELL SE5 OUR	77,894
S106/132102	414	08/AP/3078	LAND AT JUNCTION OF CHESTERFIELD WAY & CULMORE ROAD, LONDON, SE15 2LL	20,185
S106/140717	548	10/AP/3173	25-35 CHESTERFIELD WAY, LONDON, SE15 2AW	13,330
COMB/0001	614	10/AP/1966	GARAGE AND NURSERY SITE, LINDLEY ESTATE, PECKHAM PARK ROAD, LONDON, SE15	13,457

### Strategic Director of Finance and Corporate Resources

31. This report requests approval from the Planning Committee to the release of £3,082,784.40 S106 monies from development in and around the Aylesbury (including site 7) towards the new health centre, library and open space in the Aylesbury Amersham Site (site 18).
32. It is noted that £2,439,295.40 of S106 funds have been received by the council and is available towards the project. The remaining S106 funds of £643,389 are expected upon completion of the site 7 development in 2015/16. It is noted that is also available towards the projects listed in the report.
33. Close monitoring of the S106 accounts will be required to ensure all relevant sums are received before payments made towards the projects.
34. Any staffing and other costs connected with this recommendation to be contained within existing revenue budgets.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106	160 Tooley Street	Zayd Al-Jawad 020 7525 7309 020 7525 5564

## AUDIT TRAIL

<b>Lead Officer</b>	Jane Seymour, Development Partnership Broker Aylesbury Team.	
<b>Report Author</b>	Zayd Al-Jawad, S106 & CIL Manager	
<b>Version</b>	Final	
<b>Dated</b>	19 September 2014	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
Section 106 manager	Yes	Yes
<b>Cabinet member</b>	No	No
<b>Date final report sent to Constitutional team</b>	23 October 2014	