



Greater Bedminster Community Partnership
27 June 2016

Report of: Andrew McLean
Title: Section 106 & CIL report

Recommendation:

- 1. S106 (parks and green spaces) allocation recommendations:** The Neighbourhood Committee (NC) is asked to approve the allocation recommendations of the Environment Sub Group.
- 2. Future S106 (parks and green spaces) & CIL allocation timetable:** The Neighbourhood Committee (NC) is asked to approve the allocation recommendations of the Environment Sub Group.

For information:

- 3. Current S106 & CIL resources**

Background

At the March 2016 meeting of the Community Partnership it was agreed that the Partnership would agree how best to manage current and future devolved Section 106 (parks and green spaces) and Community Infrastructure Levy funds.

It was agreed that a sum of £20,000 to £30,000 would be set aside for any immediate priorities within local parks and open green spaces. A process was agreed and publicised. A number of groups applied to the Partnership for the allocation of Section 106 funds to carry out specific improvements in different parks and open spaces across the local area.

1. S106 allocation recommendations

The GBCP Neighbourhood Committee is asked to approve the following recommendations from the Partnership sub group:

Park/open space	Improvement	Cost
Gores Marsh Park	Accessible play equipment – specifically a special Kidabout roundabout.	£10,200
Windmill Hill City Farm	Replacement of the wooden fence with a metal palisade fence (matched to other fencing at the farm) to improve safety and security at the site.	£7,680 This is an estimate – BCC is in the process of providing a new quote
South Street Park	Seating for ACTA garden 2 bins: 1 for ACTA garden & 1 for the children's play area Railway sleeper bench for Bark Park Base for sleeper bench installed by Parks Dept Older children's play equipment	£9,768
Total		£27,648

2. Future S106 (parks and green spaces) & CIL allocation timetable

At present GBCP has **£89,845.80** (S106) unallocated and available to improve the parks and open spaces across the Partnership area. If the Partnership approves the recommendations in item 1 of this report this amount will be £62,197.80. Further, the Partnership has access to **£67,946.04** of CIL resources. This figure reflects an allocated amount of £33,500 from the total showing on the final page of this report.

The GBCP is asked to consider the following recommendations:

- A future timetable should reflect recent investments in parks and open spaces – see **appendix 1** for more details
- The Partnership should use the previously agreed CIL & S106 improvement forms. For S106 resources, the Environment sub group will continue to be the body that makes the recommendations to the Board and Neighbourhood Committee. For CIL resources this will involve a new appraisal panel, consisting of Board members, and GBCP members' representatives.
- A future timetable needs to reflect the capacity of key delivery agents such as the Bristol City Council Parks Department. Currently the department has a programme of works across Bristol; any significant number of new S106/CIL projects would become part of this citywide programme of work.

3. Current S106 & CIL

Devolved Section 106 monies held as at 31 March 2016

Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution	Update as of February 2016
Allocated funds - Parks					
06/00923 / Myrtle Street, Bedminster / ZCD...604	Richard Fletcher (Parks Operations Manager)	£7,181.91	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Myrtle Street	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds
08/02425 / East Street Baptist Church, East Street, Bedminster/ ZCD...798	Richard Fletcher (Parks Operations Manager)	£6,434.87	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the former East Street Baptist Church	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds
06/05456 / 100 to 110 North Street, Bedminster / ZCD...892	Richard Fletcher (Parks Operations Manager)	£21,535.14	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 100 to 110 North Street	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds
06/02765 / Former Plough Inn, 29 Bedminster Down Rd, Bedminster / ZCD...741	Richard Fletcher (Parks Operations Manager)	£13,688.60	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the former Plough Inn (Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds
10/05226 / 200 to 202 West Street, Bedminster / ZCD...978	Richard Fletcher (Parks Operations Manager)	£3,300.00	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 200 to 202 West Street	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds

11/05202 / Former White Horse PH, 166 West St, Bedminster / ZCD...A85	Richard Fletcher (Parks Operations Manager)	£6,068.70	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 166 West Street	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds
12/01836 / St. Francis Road, Southville / SB79	Richard Fletcher (Parks Operations Manager)	£7,587.09	No Limit	The provision of improvements to Parks and Open Spaces within one mile of St. Francis Road	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds
12/03634 / Coronation Road & West End Junction Southville / SB84	Richard Fletcher (Parks Operations Manager)	£7,355.69	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the Coronation Road / West End junction	Funding applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds.
06/01644 / Former Megabowl Site, Brunel Way, Ashton / ZCD...A41	Richard Fletcher (Parks Operations Manager)	£156,360.80	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the former Megabowl Site	£28,407.89 applied to Dame Emily Park. Funding Form completed and awaiting drawdown of funds £100,000 allocated to the development of play facilities in Ashton Vale

Unallocated funds – Parks

Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution	Update as of March 2016
06/01644 / Former Megabowl Site, Brunel Way, Ashton / ZCD...A41	Richard Fletcher (Parks Operations Manager)	£27,952.91	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the former Megabowl Site	Available for improvements within one mile of the former Megabowl site

05/01192 / 64 to 70 West Street, Bedminster / ZCD...981	Richard Fletcher (Parks Operations Manager)	£6,274.41	5 Jul 14	The provision of children's play space and / or equipment within Bedminster Ward	Available
06/04512 / Tregarth Road Prefab Site, Ashton Vale / ZCD...A11	Richard Fletcher (Parks Operations Manager)	£25,294.65	4 Oct 16	The provision of improvements to Parks and Open Spaces within one mile of Tregarth Road	Available
10/00152 / 3 to 7 Cannon Street, Bedminster / ...SC29	Richard Fletcher (Parks Operations Manager)	£8,541.02	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Cannon Street	Available
05/01047 / Robinsons Building, East Street, Bedminster / ...SB56	Richard Fletcher (Parks Operations Manager)	£141,364.93	23 Apr 19	The provision of open space at the land at the end of St John's Street and Church Lane known as St John's Park	Available funds specifically for St Johns Park
08/03578 / Former Mercedes Garage, Marsh Road, Ashton Gate / ...SC04	Richard Fletcher (Parks Operations Manager)	£13,730.38	11 Jun 20	The provision of measures to improve and create recreational open spaces within one mile of Marsh Road	Available for improvements within one mile of Marsh Road
12/03814 / 6 to 10 Stillhouse Lane, Bedminster / ...SC15	Richard Fletcher (Parks Operations Manager)	£8,052.43	20 Oct 20	The provision of improvements to Parks and Open Spaces within one mile of Stillhouse Lane	Available for improvements within one mile of Stillhouse lane
13/04143 / Land to rear of 144 to 152 York Road, Bedminster / ...SB48	Richard Ennion (Horticultural Services Manager)	£3,856.17	No Limit	The provision and maintenance of Tree Planting either on-street or in public open space as the Council shall determine within a one mile radius of 144 to 152 York Road.	Available to support tree planting

13/02550 / Parish Rooms, St. Francis Road, Southville / ...SB37	Richard Ennion (Horticultural Services Manager)	£2,295.00	No Limit	The provision and maintenance of Tree Planting either on street or in public open space as the Council shall determine within a one-mile radius of St. Francis Road	Available to support tree planting
14/00307 / Former Granby House Clinic, St. Johns Road, Bedminster / ...SB89	Richard Ennion (Horticultural Services Manager)	£10,455.48	No Limit	The provision and maintenance of Tree Planting either on-street or in public open space as the Council shall determine within a one-mile radius of St. Johns Road	Available to support tree planting
09/03824 / Land adjacent to Ashton Avenue Pumping Station, Clift House Road, Southville / ZCD...965	Richard Ennion (Horticultural Services Manager)	£10,171.04	No Limit	The design and implementation of a tree planting and landscaping scheme in the immediate vicinity of the Pumping Station Land	Specifically for tree planting near to the Pumping station land
Total		£257,988.42 (general £89,845.80, Tree planting £26,777.69, St Johns Park £141,364.93)			

Allocated funds – Transport					
Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution	Update as of March 2016
06/04513 / Ashton Vale Prefabs (Site 4) / ZCD...805	Adam Crowther / David Bunting	£11,027.30	20 Jan 14	The provision of security and street lighting improvements for the development	Funding committed and scheme designed for implementation in 2014
04/02916 / Merrywood Road, Southville / ZCD...536	Shaun Taylor	£1,189.30	No Limit	Towards the cost of upgrading the crossing points at the junction of Merrywood Road and North Street to facilitate the safe and convenient movement of pedestrians	Works complete, so money needs to be transferred to Maintenance, who carried out the works

Unallocated funds – Transport

Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution	Update as of February 2016
98/02234 / Trafalgar House, Winterstoke Road, Ashton / ZCD...077	Gareth Vaughan-Williams (Highway Services Manager)	£2,887.03	No Limit	The provision of transport measures in the vicinity of Trafalgar House	Available Winterstoke Road contributions are as a result of an underspend on a historic S106 scheme. Some £41K has now accrued in total over time These monies could be pooled together and reallocated to a new priority (subject to approval by Bristol City Council). It may be prudent to assess the impact of South Bristol Link on Winterstoke Road before choosing what these monies should be spent on
98/03650 / Sainsburys, Winterstoke Road, Ashton / ZCD...215	Gareth Vaughan-Williams (Highway Services Manager)	£14,474.82	20 Sep 07	The improvement of transport conditions on the public highway in the vicinity of Sainsburys, works to include improvement to public transport and walking and cycling in the area.	
95/01815 / Former Winterstoke Road Bus Station, Ashton / ZCD...108	Gareth Vaughan-Williams (Highway Services Manager)	£23,915.60	No Limit	Transportation measures to improve conditions in the area of impact of the Development	
15/00291 / Bower Ashton Campus, Kennel Lodge Road, Ashton / ...SC20	Gareth Vaughan-Williams (Highway Services Manager)	£20,000.00	No Limit	The improvement of pedestrian facilities with 0.5 kilometres of Bower Ashton Campus	Available This contribution is to be used to table the Blackmoors Lane roundabout
05/01047 / Robinsons Building, East Street, Bedminster / ZCD...538	Gareth Vaughan-Williams (Highway Services Manager)	£1,147.41	16 May 12	The provision of a yellow box at the junction of St. John's Street and East Street.	Available Current proposal cannot be implemented due to road safety grounds

05/01047 / Robinson Building, East Street, Bedminster / ZCD...909	Nick Pates	£11,536.31	8 Jun 15	A contribution towards improvements to and signage of cycle routes to serve the area in the vicinity of the Robinson Building	Available
06/01644 / Megabowl, Brunel Way, Ashton / ZCD...628	Gareth Vaughan-Williams (Highway Services Manager)	£85,846.82	No Limit	Upgrading the proposed signals at the junction of the Ashton Gate Underpass to Brunel Way to provide a surface level pedestrian crossing of Ashton Gate Underpass and the North and Southbound carriageways to Brunel Way	Available Developer has been contacted by Jim Cliffe to ascertain whether the contribution could be spent on alternative local priorities in Bower Ashton
98/02307 / South Liberty Lane, Ashton / ZCD...145	Gareth Vaughan-Williams (Highway Services Manager)	£9,963.61	No Limit	Traffic measures designed to solve the problem of 'through traffic' using residential roads in the vicinity of the property.	Available

Greater Bedminster Neighbourhood Partnership

CIL monies held - 31 March 2016

Monies to be spent on measures to support the development of the Neighbourhood Partnership's area, by funding:

a) the provision, improvement, replacement, operation or maintenance of infrastructure; or

b) anything else that is concerned with addressing the demands that development places on an area

Date Received	Application	Site Address	Amount
09/09/14	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (1)	£6,766.07
01/12/14	14/00307	Granby House, St. Johns Road, Bedminster (1)	£1,888.60
07/01/15	14/00831	49 Mansfield Street, Bedminster	£349.16

15/01/15	14/00407	39 Langley Crescent, Ashton	£896.69
04/02/15	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (2)	£21,121.07
22/04/15	14/00307	Granby House, St. Johns Road, Bedminster (2)	£1,888.59
10/08/15	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (3)	£31,681.60
01/10/15	13/03706	119 Smyth Road, Ashton	£559.52
15/10/15	14/00307	Granby House, St. Johns Road, Bedminster (3)	£2,832.89
18/11/15	15/04395	4 Dampier Road, Ashton	£47.20
06/01/16	13/04874	St. Lukes Hall, William Street, Bedminster (1)	£1,733.06
05/02/16	14/00751	Ashton Gate Stadium, Ashton Road, Ashton (4)	£31,681.60

Total £101,446.04
(£33,500 committed but yet to be
withdrawn from the account)