



AGENDA ITEM NO. 5

Greater Bedminster Community Partnership

30 March 2015

Report of: Neighbourhood Officer

Title: Section 106 Recommendations

Officer presenting the report: Dan Judges, Neighbourhood Officer

Contact Telephone Number: 0117 3525070

Recommendations:

- 1. The Greater Bedminster Community Partnership is requested to support and agree the S106 Recommendations from the Environment Sub Group.**

1 Background

The Environment Sub Group (ESG) was re-established on 3 September 2014 after a long pause, due to officers leaving and the restructure of the Neighbourhood Management Service.

The initial aim of the ESG was to reform, develop a prioritisation process and help support proposals from Parks/Friends of Groups to draw down the s106 funding to improve Parks/Gardens and Open spaces across the GBCP area.

A huge amount of work has been undertaken by the ESG, since its reforming, and associated groups to develop proposals that are in keeping with the priorities established at the 16 October 2014 GBCP meeting.

2 Context

The agreed ESG priorities, ratified at the 16 October 2014 GBCP meeting are enclosed as **Appendix 1**.

12 proposals were received before the deadline date, the requests for funding totalled **£354,743**, against an actual budget of **£261,059.89**

Following the deadline and the turn of the New Year, the ESG met 3 times to discuss and debate the merits of all the proposals, given that there was a funding gap of **£93,683.11** – there were hard decisions that needed to be made.

Discussions were also held with Parks and the Planning Obligations Manager to ascertain the potential legal limitations to which s106 can be used on the proposals.

3 projects came under scrutiny and these are highlighted in the Planning Obligations Managers report in **Appendix 2**

- Note:
Hebron Burial Ground submitted a letter, highlighting concerns they had with the process and the way the ESG had handled a recent meeting, the Chair has responded via letter and although Hebron wanted to withdraw from the process, the ESG wanted to try and secure funding to help move this project forward.

Details of the letters can be shared.

3. Recommendations

In light of the report from the Planning Obligations Manager, the table in **Appendix 3** details the re-drafted Recommendations from the ESG.

4. Next Steps

If the recommendations are agreed, the ESG will work with BCC officers to develop a programme and schedule of works and bring this back to the Neighbourhood Partnership for information.

Appendix 1

Criteria for funding s106 proposals

- **Distance** – does the funding request help fill any gap in provision, in keeping with the national and local designation (i.e. 450m or 10min walk for play areas as specified in the Area Green Spaces Plans 2008)?
- **Quality** – does the funding request help raise the quality of the Park/Open space (as specified in the Area Green Spaces Plan 2008)?
- **Accessibility** – does the funding request help improve the access to the Park/Open space?
- **Health** – does the funding request contribute or encourage the use of the Park/Open space in tackling health inequalities?
- **Biodiversity** – does the funding request increase, sustain and enhance the biodiversity of the Park/Open space?
- **Value for money** – does the funding request provide best value, is there match funding secured, how much volunteer time will be use?
- **Sustainability** – does the funding request identify the ongoing maintenance required for the project and has this been agreed with the relevant department at BCC?
- **Need** – does the funding request identify an actual need, is the request from an established group, does it help deliver against the AGPS/Parks Improvement Plan or a Development Plan?
- **Benefits** – does the funding request consider or identify co-operative working, is the request helping to deliver a strategic approach to a particular problem?

Appendix 2

Note on use of Section 106 monies secured for Parks and Open Space improvements

Background

In order to secure planning obligations (Section 106 monies) there must be a rationale and justification for the obligation. In the case of contributions to Parks and Open Space improvements the justification was as follows:

The Parks and Green Space Strategy (2008) identified that across the city, there was a deficit in one or both of the following:

- The quantity of open space (as set against the adopted quantity standard)
- The quality of open space (as set against the adopted quality standard)

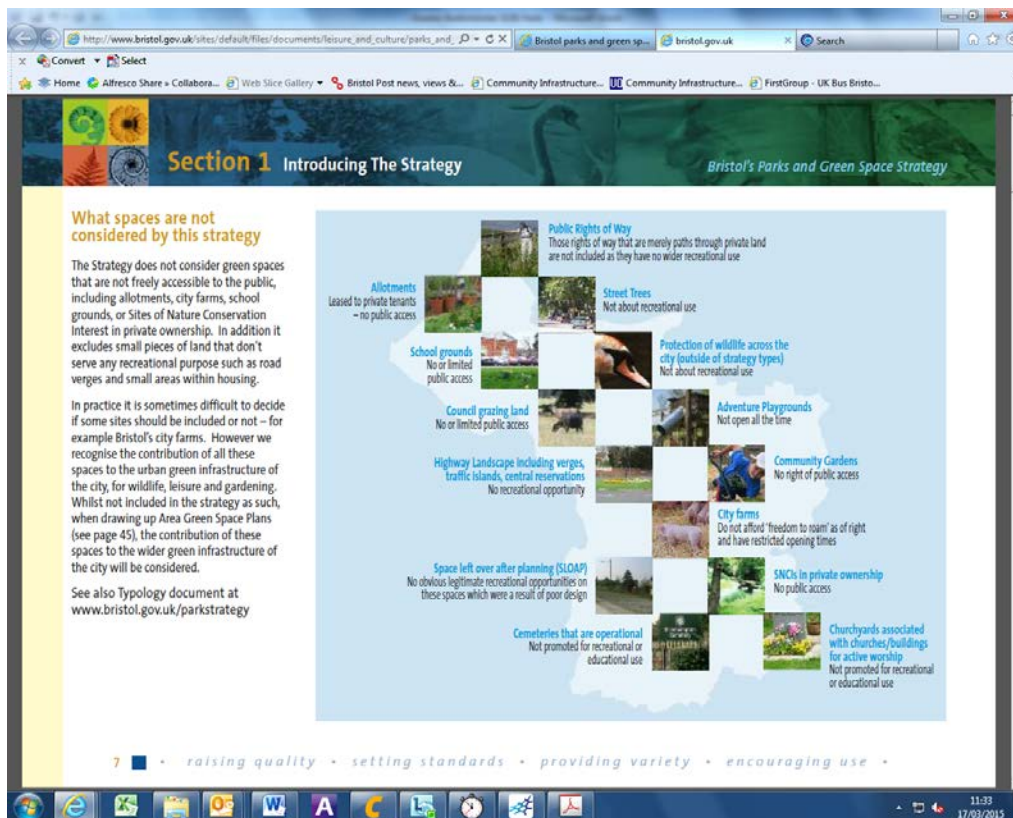
Therefore, it was reasonable to secure obligations to either improve existing Parks and Green Spaces, or to create new Parks and Green Spaces, in order to mitigate the impact of new development, which would otherwise result in the worsening of already substandard facilities. Existing Parks and Green Spaces covered by the Strategy can be found on pdf's available at the following web link:

<http://www.bristol.gov.uk/page/leisure-and-culture/bristol-parks-and-green-space-strategy>

The Strategy also sets out what spaces are not covered by it, and these are shown in the following screenshot. It would not be appropriate to spend Section 106 monies on these areas. Therefore, in making decisions on the spend of Section 106 monies for Parks and Open Space improvements, the following tests must be considered and satisfied.

- Does the spend result in improvements to existing Parks and Green Spaces identified in the Strategy?
- Does the spend result in the provision of new Parks and Green Spaces that would form part of the Parks portfolio and be covered by the Strategy?

If the answer to either of these questions is “no” then the spend would not be eligible to come from Section 106 monies as it would not be contributing towards improving either the quantity or quality of Parks and Green Spaces identified in the Strategy?



Greater Bedminster Neighbourhood Partnership Proposed Schemes

The partnership proposes the following schemes to be fully or partly funded through Section 106 monies:

- Church Road Pocket Park - this comprises highway landscape and would not form a new Park or Green Space in accordance with the Strategy and therefore it would not be eligible for Section 106 funding
- Mill Square - this comprises highway landscape and would not form a new Park or Green Space in accordance with the Strategy and therefore it would not be eligible for Section 106 funding
- Dean Street - this comprises highway landscape and would not form a new Park or Green Space in accordance with the Strategy and therefore it would not be eligible for Section 106 funding
- Hebron Burial Ground Study - where studies are undertaken they can be funded from Section 106 monies but only retrospectively if the study results in physical improvements taking place, as of itself a study does not mitigate the impact of development.
- Bartletts Bridge / Greenway - this comprises highway landscape and would not form a new Park or Green Space in accordance with the Strategy and therefore it would not be eligible for Section 106 funding

Whilst the above schemes comprise environmental improvements, they unfortunately do not provide new Parks and Green Spaces in accordance with the Strategy and therefore they would not qualify for Section 106 spend (with the exception of Hebron Burial Ground, which would be subject to the above caveat). However, the schemes could be funded via the local component of CIL, as this is not restricted in the same way as Section 106 monies.

Jim Cliffe (Planning Obligations Manager) 17 March 2015

Appendix 3

BUDGET AVAILABLE	£261,059.89
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Location/Name	Brief summary	Original Funding request	Sub Group Recommendations	Notes
Windmill Hill City Farm	Creation of a garden and floral meadows across GBCP area and beyond	£14,869	£6,500.00	Funding due to creation of new garden space
Railway Green (MACA)	Improvements to street scene on and around the bridge at Bartlett's Road	£19,710	(£16,900.00 originally allocated through s106 now will go to CIL) 0	Viewed as street scene improvements with East Street projects - part of the Lets Walk Bedminster project – will need to be funded through CIL
Mill Lane (East Street)	Street Scene improvements	£17,500	(£4,368.00 £4,366.00	Allocation totalling £13,100 – funded through CIL
Dean Street (East Street)	Outdoor Gallery	£4,026.94	£4,366.00 originally allocated through s106 – now will go to CIL)	
Church Road (East Street)	Pocket Park	£8,638.55	£0	
Southville Centre	Community Garden	£53,844	£0	Not eligible for s106 funds due to public access issues - possibility of utilising CIL
Dame Emily Park	Multi Use Games Area/Paths and entrance improvements	£129,649	£101,559.89	Biggest allocation due to overall state of the park, has attracted Barclays for Sport monies for the MUGA and needs some TLC
Hebron Burial Ground	Master plan	£43,500	(£3,500.00 originally allocated through s106 – now will got to CIL) £0	To fund wildlife and habitat survey and development of wildlife management plan plus work days and consultation – funded through CIL
South Street Park	Lighting	£15,000	£0	Withdrawn due to funding being found elsewhere
Greville Smyth	Pavilion	£30,000	£8,000.00	Subject to Business Plan being developed by the end of April and agreed by BCC
LiMP	Fencing and Gates	£11,505.50	£11,500.00	Will hold monies for 18 months and if no match funding secured, then allocation will be returned to the pot
Gores Marsh	Disabled Play Equipment	£6,500	£0	Held over to next round and will be 1st priority
	Total	£354,743	£127,559.89	

Decision already made
Total s106 Remaining

Ashton Vale play facilities
 £100,000.00
£33,500