



AGENDA ITEM NO.7

Greater Bedminster Community Partnership

23rd January 2012

Report of: Nick Christo, Area Co-ordinator, Neighbourhoods & Richard Fletcher, Neighbourhood Engagement Team Manager, Environment & Leisure

Title: S106 Priority Spend – Former Mail Marketing Site

Contact Telephone Number: 07585 909030 / 0117 922 3896

Recommendations:

The Committee is asked to support the following green space investment projects for S106 spending linked to the Former Mail Marketing Site. These are given in priority order:

MACA Community Garden
South Street Park
Luckwell Park / Sturden Road
Windmill Hill City Farm
Greville Smythe Park
Gores Marsh Park

Further, the Committee is asked to either:

- a) Allocate a specific amount of S106 to each project at its next meeting on March 26th 2012
- b) Allocate now a maximum amount of S106 amount to each project. This will take into account that all costs provided are outline and that revenue costs are not calculated.

Summary

At the meeting on 24th March, the Greater Bedminster Community Partnership agreed to accept responsibility for decisions over local Section 106 (S106) spend. **Appendix A** includes an up to date status of the current S106 available within the GBCP area.

Deciding how to spend S106 monies will require engagement with the wider community and the GBCP will need to decide how to do this. There are already groups within the GBCP area, for example the Planning Group and Friends of Groups that can help feed into

the process of deciding how to spend S106 monies locally.

There was a community meeting on 20th July where residents and park users were briefed about the prioritisation process needed in order to spend the S106 monies within the Partnership Area. The Neighbourhood Forums that took place on 27th & 28th June and 1st & 5th October both had Environment led topic tables where we sourced ideas and concerns related to local parks.

At the Greater Bedminster Community Partnership meeting on 25th October 2011, the process to allocate and spend S106 monies was agreed. This was to be done in a similar way in which the Better Bedminster Community Chest money is allocated – a group of Partnership volunteers meet up, consider the options and priorities and then feed their recommendations to the GBCP board for ratification by the Partnership's Councillors.

Context:

- It was decided at the 25th October 2011 GBCP meeting that the first allocation of S106 money would come from the Former Mail Marketing site as this was the only S106 contribution with an expiry date – April 2013. It was also agreed that the S106 contribution for Parks associated with this development was to be spent on the parks priorities for the area.
- The Proposal Form which was agreed to be used at the Greater Bedminster Community Partnership on 25th October 2011 would enable local groups to submit their ideas and proposals for Parks improvements within the Partnership area. These ideas and proposals would be prioritised at a meeting in January to form a set of priorities. In turn, the S106 money acquired from the development from the Former Mail Marketing Site would be used to help deliver against the priority ideas / proposals.
- Some of the projects proposed, or components of these projects, are not eligible for money from S106. Eligibility would require further negotiated agreement on access, function and maintenance.
- Officers from the Council's Park or Landscapes teams have not commented in this report to draft capital costs provided. This is advisable before allocating specific S106 sums to preferred projects. The costs provided in this report should be considered as outline only.
- Officers from the Council's Parks team have not provided advice to the Committee on the probable revenue impact of each project. This is advisable before allocating specific S106 sums to preferred projects.
- Parks officers have not contributed to all outline capital costs provided and have not provided advice on the ongoing maintenance costs for each project. This will be provided when Section 106 sums are allocated to projects

Proposal

- i. The Parks meeting that took place on 5th January 2012 enabled attendees to prioritise where they would like to see investment made using the S106 contribution

from the Former Mail Marketing Site. In total, 16 residents / park users attended the meeting on 5th January.

- ii. Each attendee had an opportunity to read through the 6 proposals submitted which outlined the ideas / proposals for a specific park and make notes. There was then a general discussion where we went through each proposal and the group had an opportunity to ask questions about the proposal and seek clarity from the applicant / user group. After this discussion that covered all 6 proposals, attendees were given 5 sticky dots to enable them to prioritise which proposal / idea they thought best fit the criteria and felt that would benefit from the S106 monies from the Former Mail Marketing Site. The attendee could not vote / prioritise their own scheme. **Appendix B** shows a copy of the results.
- iii. Further information about all the applications can be found at <https://www.bristol.gov.uk/CommitteeMeetingFinder> or from the Area Coordinator.
- iv. With regard to the MACA proposal, Section 106 money cannot be spent on joining BTCV or paying for insurance.
- v. With regard to the MACA proposal, the site would have to act as public open space after receiving S106 monies. This would require further agreement on access and function - with public access needing to be guaranteed for a 15-year period - and maintenance - with maintenance guaranteed for a 15-year period. Because access to the back of residents' properties will be opened up there is greater risk to the security of these properties and views from these residents should be sought.
- vi. With regard to the proposal at South Street Park, the allocation of S106 money to that part of the scheme which acts as public open space is clearly acceptable. For that part of the site that is used as school playing fields a binding agreement would need to be reached with the school to allow the public access to the site and use of the facilities.
- vii. Also with regard to the proposal at South Street Park, the Planning approval wording for the Acta site states the need for public access (to the garden). If this is not currently being discharged then it would need to be so subsequent to any investment through S106. Further, maintenance would need to be guaranteed for a 15-year period.

Consultation

Internal

Jim Cliffe - Planning Obligations Manager

The planning obligations manager has advised that in order to be safe from challenge, he considers that Parks and Open Spaces Section 106 money should be spent on locations that are either:

- A) Already part of the Parks portfolio and can be guaranteed to remain so, or
- B) Able to become public open space (part of the Parks portfolio) and be maintained as such for the long term, with any associated safeguards necessary to preserve public access in place.

Keith Chant - GIS and Resource Officer (Parks)

Richard Fletcher - Neighbourhood Engagement Manager (E&L)

Risk Assessment

- i. The main risks of not agreeing the priorities for green space investment are as follows:
 - The S106 contribution from the former Mail Marketing Site, West Street, Bedminster expires in April 2013. Delays in targeting this income to projects will increase the difficulty of delivering successful projects on-time.
- ii. The main risks of agreeing the priorities for green space investment are as follows:
 - Some of the projects proposed, or components of these projects, are not eligible for money from S106. Eligibility would require further negotiated agreement on access, function and maintenance:
 - Windmill Hill City Farm is not currently recognised as public open space and managed within the Parks portfolio. SPD4 (Planning Obligations) has not sought planning contributions for city farms (as well as some other types of green space).
 - The MACA community garden site is not currently recognised as public open space and managed within the Parks portfolio. The site belongs to the Council. To qualify, agreement would need to be sought from the departmental landowner alongside consultation with local residents.
 - At South Street Park, a Legal Agreement would need to be in place to ensure that public access is granted and maintained for 15 years for the purposes of park recreation on the land that currently forms the school playing field, this being owned by the trust School.

Legal and Resource Implications

Legal has not been sought.

Financial No advice sought

Revenue Not yet known

Capital Not yet known. Outline costs provided by community organisations.

Financial advice given by: N/A

Personnel None

Appendices: **Appendix A** – current S106 available within the GBCP area
Appendix B - The results from meeting held on 5th Jan 2012.

ACCESS TO INFORMATION

Background Papers:

None

Greater Bedminster Neighbourhood Partnership				
Devolved Section 106 monies held as at 31 December 2011				
Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution
Parks				
06/00923 / Myrtle Street, Bedminster / ZCD...604	Colleen Bevan (Parks Services Manager)	£7,181.91	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Myrtle Street
08/02425 / East Street Baptist Church, East Street, Bedminster/ ZCD...798	Colleen Bevan (Parks Services 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
06/05456 / 100 to 110 North Street, Bedminster / ZCD...892	Colleen Bevan (Parks Services Manager)	£21,535.14	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 100 to 110 North Street
04/03999 / Former Mail Marketing Site, West Street, Bedminster / ZCD...705	Colleen Bevan (Parks Services Manager)	£169,168.99	1 Apr 13	The provision of open space in the vicinity of the former Mail Marketing Site
06/02765 / Former Plough Inn, 29 Bedminster Down Rd, Bedminster / ZCD...741	Colleen Bevan (Parks Services Manager)	£3,686.09	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the former Plough Inn
10/05226 / 200 to 202 West Street, Bedminster / ZCD...978	Colleen Bevan (Parks Services Manager)	£3,300.00	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 200 to 202 West Street
09/03824 / Land adjacent to Ashton Avenue Pumping Station, Clift House Road, Southville / ZCD...965	Colleen Bevan (Parks Services Manager)	£10,003.84	No Limit	The design and implementation of a tree planting and landscaping scheme in the immediate vicinity of the Pumping Station Land
05/01192 / 64 to 70 West Street, Bedminster / ZCD...981	Colleen Bevan (Parks Services Manager)	£6,179.91	5 Jul 14	The provision of children's play space and / or equipment within Bedminster Ward
06/04512 / Tregarth Road Prefab Site, Ashton Vale / ZCD...A11	Colleen Bevan (Parks Services Manager)	£25,294.65	4 Oct 16	The provision of improvements to Parks and Open Spaces within one mile of Tregarth Road
Transport				
04/03999 / Former Mail Marketing Site, West Street, Bedminster / ZCD...803	Geoff Mills (Public Transport Manager)	£21,237.24	16 Jan 14	The provision of a new bus shelter outside the development including the installation of a Real Time Passenger Information System
06/04513 / Ashton Vale Prefabs (Site 4) / ZCD...806	Geoff Mills (Public Transport Manager)	£43,384.06	20 Jan 14	Bus stop improvements at Langley Crescent for bus services 24 and 25 to include creating a lay-by and raised kerbs
06/04507 / Prefab Site, Ashton Drive and Langley Cres, Ashton Vale / ZCD...869	Geoff Mills (Public Transport Manager)	£21,535.38	13 Jan 15	The provision of improvements to Public Transport and the Highway Network to bus corridors serving the development
06/04653 / Prefab Site, Swiss Drive, Ashton Vale / ZCD...919	Geoff Mills (Public Transport Manager)	£19,951.30	29 Jun 15	The provision of improvements to Public Transport and the highway network on local bus corridors serving the area
98/03650 / Sainsburys, Winterstoke Road, Ashton / ZCD...215	Terry Bullock (Traffic Manager)	£14,236.87	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.

Greater Bedminster Neighbourhood Partnership				
Devolved Section 106 monies held as at 31 December 2011				
Permission / Site / S106 Code	Contact Officer	Current Contribution Value	Date to be Spent / Committed by	Purpose of Contribution
06/04513 / Ashton Vale Prefabs (Site 4) / ZCD...805	Terry Bullock (Traffic Manager)	£10,846.01	20 Jan 14	The provision of security and street lighting improvements for the development
06/04513 / Ashton Vale Prefabs (Site 4) / ZCD...807	Terry Bullock (Traffic Manager)	£10,846.01	20 Jan 14	The provision of dropped kerb and tactile paving at the junctions of Risdale Road/Langley Crescent, Risdale Road/Ashton Drive, Risdale Road/ Risdale Road and Tregarth Road/ Tregarth Road
98/02234 / Trafalgar House, Winterstoke Road, Ashton / ZCD...077	Terry Bullock (Traffic Manager)	£2,839.57	No Limit	The provision of transport measures in the vicinity of Trafalgar House
98/02307 / South Liberty Lane, Ashton / ZCD...145	Terry Bullock (Traffic Manager)	£12,736.86	No Limit	Traffic measures designed to solve the problem of 'through traffic' using residential roads in the vicinity of the property.
06/03372 / 128 North Street, Bedminster / ZCD... 474	Geoff Mills (Public Transport Manager)	£4,570.08	No Limit	The provision of public transport improvements in the North Street area of Bedminster / Southville
05/01047 / Robinsons Building, East Street, Bedminster / ZCD...538	Terry Bullock (Traffic Manager)	£1,128.54	16 May 12	The provision of a yellow box at the junction of St. John's Street and East Street.
05/01047 / Robinson Building, East Street, Bedminster / ZCD...909	Terry Bullock (Traffic Manager)	£11,346.67	8 Jun 15	A contribution towards improvements to and signage of cycle routes to serve the area in the vicinity of the Robinson Building
04/02916 / Merrywood Road, Southville / ZCD...536	Terry Bullock (Traffic Manager)	£1,169.75	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
95/01815 / Former Winterstoke Road Bus Station, Ashton / ZCD...108	Terry Bullock (Traffic Manager)	£23,522.45	No Limit	Transportation measures to improve conditions in the area of impact of the Development
06/01644 / Megabowl, Brunel Way, Ashton / ZCD...628	Terry Bullock (Traffic Manager)	£84,435.58	No Limit	Upgrading the proposed signals at the junction of the Ashton Gate Underpass to Brunel Way to provide a surface level pedestrian crossing
06/04512 / Tregarth Road Prefab Site, Ashton Vale / ZCD...A14	Terry Bullock (Traffic Manager)	£7,359.14	4 Oct 16	The provision of kerb buildouts at the junction of Risdale Road and South Liberty Lane, and dropped kerbs and tactile paving at the junction of
06/04512 / Tregarth Road Prefab Site, Ashton Vale / ZCD...A13	Geoff Mills (Public Transport Manager)	£22,643.51	4 Oct 16	The provision of improvements to Public Transport and the Highway Network to bus corridors serving the development
Other				
05/01047 / Robinson Building, East Street, Bedminster / ZCD...908	Peter Anderson (Crime Reduction Manager)	£2,269.33	8 Jun 15	A contribution towards the CCTV project operated by Safer Bristol in the vicinity of the Robinson Building

Appendix (7) B

Prioritisation results from 5th January Parks Meeting.

MACA Community Garden

Priority 1 – 6 where 1 is the highest – X = 1 vote					
1	2	3	4	5	6
XXXXXXXXXX	X	XXX	X		

South Street Park

Priority 1 – 6 where 1 is the highest – X = 1 vote					
1	2	3	4	5	6
XXX	XXXX	XXXXX			

Luckwell Park / Sturden Road

Priority 1 – 6 where 1 is the highest – X = 1 vote					
1	2	3	4	5	6
XX	XXXXXXXXXXX	X	X	X	

Windmill Hill City Farm

Priority 1 – 6 where 1 is the highest – X = 1 vote					
1	2	3	4	5	6
XX	XXX	XXX	XXX	XXX	

Greville Smythe Park

Priority 1 – 6 where 1 is the highest – X = 1 vote					
1	2	3	4	5	6
	X	X	XXXXXXXXXX	XX	

Gores Marsh Park

Priority 1 – 6 where 1 is the highest – X = 1 vote					
1	2	3	4	5	6
		XXX	XX	XXXXXXX	