

Report of the Head of Planning and Local Development and the Head of Finance

Town and Country Planning Act Section 106 – Project update

1 Purpose of report

1.1 The purpose of this report is to:

- provide an update on the councils Town and Country Planning Act Section 106 (S106) projects attached in appendix 1
- seek approval for the S106 project list attached in appendix 2 and
- seek approval for delegated powers to be given to the Head of Planning and Local Development in consultation with the Chairman and Vice Chairman of Resources Committee, to agree spend or allocate funding in line with the S106 project list is appendix 2.

2 Executive summary

2.1 S106 developer contributions are collected as part of the contribution a development makes to mitigate its impact on its location. The council, as planning authority, has a duty to ensure the money collected is properly allocated for the purpose it had been obtained.

2.2 These S106 monies are held in trust on the council's balance sheet and are outside of all current budgets and not included in the medium term financial plan. The council currently holds £514,000 in the S106 pot and has committed £492,652 of this as identified in appendix 1.

2.3 This report provides an update on the projects that have/are being undertaken (appendix 1) and identifies the projects that S106 monies should be sought for or allocated to (appendix 2).

3 Appendices

Appendix 1 – S106 project update – June 2015

Appendix 2 - S106 project list – June 2015

Proposed action:

The Committee is invited to RESOLVE to:

4.1 NOTE the project update in appendix 1.

4.2 APPROVE the S106 project list identified in appendix 2.

4.3 APPROVE that delegated powers to be given to the Head of Planning and Local Development in consultation with the Chairman and Vice Chairman of Resources Committee, to agree spend or allocate funding in line with the S106 project list is appendix 2.

5. Background

- 5.1 The July 2013 Resources Committee approved five spending categories to which the general unspecified S106 monies the council held at that time would be allocated they were:
- 1) Wellingborough Park and Open Space Improvements
 - 2) Sports Changing Facilities and Playing Pitch Improvements
 - 3) Town Centre Improvements
 - 4) Rural Projects
 - 5) Affordable Housing Projects
- 5.2 Specific projects were identified by ward councillors, Parish Councils and officers responsible for managing parks and open spaces, sports and play, town centre regeneration and affordable housing services. Projects were identified to ensure they contribute to the mitigation of the impact of a number of developments completed throughout the borough over a number of years. If these funds had not been allocated in the time specified in the S106 agreement, they would have to be returned to the developer who made the contribution.
- 5.3 Section 106 monies are held in trust, and are outside the council's revenue and capital budgets and therefore are not included in the council's medium term financial plan. This, however, does not prevent S106 contributions being spent on projects identified in the medium term financial strategy, capital programme or revenue budget.

6 Discussion

- 6.1 The reports taken to Resources Committee on 30 October 2013, 5 February 2014, 19 March 2014 and 25 June 2014 on S106 monies allocated the money the council held to specific projects. The current position on each of these projects is reported through the capital programme and is identified in appendix 1.
- 6.2 This report provides a list of projects that S106 monies will be sought for or allocated to. This list is essential as through recent changes to the Town and Country Planning Act planning authorities have to identify specific items, projects or schemes and can only pool five contributions for each item, project or scheme
- 6.3 In addition to this approval is sought for delegated powers to be given to the Head of Planning and Local Development in consultation with the Chairman and Vice Chairman of Resources Committee, to agree spend or allocate funding in line with the S106 project list is appendix 2.
- 6.4 The rural projects in appendix 2 have been identified by the Parish Council and some further work is needed on these to identify the Parish Councils priority and some costs for these projects.

7 Legal powers

- 7.1 Section 106 of the **Town & Country Planning Act**, in conjunction with Department of Environment Circular 5/05, allows for Local Planning Authorities and persons interested in land to agree contributions, arrangements and restrictions as Planning Agreements or Planning Obligations. Applicants can offer such agreements unilaterally or negotiate and agree them as support for their application to make it accord with local planning requirements, but without some of the rigorous controls of Planning Conditions under s 70(1).
- 7.2 It can also relate to monies paid by developers to Local Planning Authorities in order to offset the costs of the external effects of development. A Section 106 agreement is part of the granting of planning permission.
- 7.3 Section 106 arrangements are currently being reviewed with it being changed and supplemented by a Community Infrastructure levy (CIL).
- 7.4 Section 1 of the **Localism Act 2011** gives the Council a general power of competence. The general power gives local authorities the same power to act that an individual generally has, including the power to do things for a commercial purpose subject to certain constraints set out in sections 2-4 of the Act.

8 Financial and value for money implications

- 8.1 No further costs will be incurred by the council if we follow this proposed action as the S106 monies have been received and are waiting to be spent on appropriate schemes. These projects should not incur any additional revenue costs to the Council.
- 8.2 Should these S106 monies remain unspent or uncommitted after the prescribed time limit, they would need to be returned to the developers.

9 Risk analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Do nothing - S106 monies remain unspent and returned to developers.	Contributions returned to developer Poor use of resources Loss of reputation	Low	Resources Committee agree projects which utilise S106 contributions correctly. S106 monitoring group continue to review agreed projects and ensure they are progressed in line with a project plan.

			Regular monitoring report to this committee outlining progress.
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10 Implications for resources

- 10.1 Officers' time would be required to manage any projects and oversee any improvements works. Legitimate costs incurred by the council in delivering projects will be met out of S106 monies if they are specified in the S106 agreement.

11 Implications for stronger and safer communities

- 11.1 Any improvements to facilities will stimulate social pride and reduce the impact of anti-social behaviour around the borough as well as promote value in the area, and therefore encourage social cohesion.

12 Implications for equalities

- 12.1 None directly arising from this report, however an Equalities Impact Assessment (EqIA) will be completed on each project as they progress.

13 Author and contact officer

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14 Consultees

John Campbell, Chief Executive
 Julie Thomas, Head of Planning and Local Development
 Liz Elliot, Head of Finance
 Bridget Lawrence, Head of Resources
 Samantha Knowles, Principal Accountancy Manager
 S106 Monitoring Group

15 Background papers

None

S106 Project Update

Appendix One

Location	Proposed Project	Budget	Actual Cost	Comments
Olympic Way Shops	Resurfacing and improvements to car park	£14,248.00	£14,248.00	Completed
Wboro Rugby Club	Flood lighting	£6,358.00	£6,358.00	Completed
Swanspool Gardens	Improvements to tennis courts	£10,000.00	£7,652.00	Completed
Redwell Hedgerow	Repairs to hedgerow	£3,840.00	£3,840.00	Completed
Croyland Gardens	Installation of picnic tables and bat boxes	£3,053.00	£2,564.00	Completed
Bassetts Park	New play equipment	£7,140.00	£7,140.00	Completed
Croyland Park	Footpath improvements	£23,000.00	£23,000.00	Completed
Stanwell Way	New play equipment	£6,810.00	£6,810.00	Completed
Irchester	Skate Park Improvements	£30,587.00	£30,857.00	Completed in 2014 - now looking for additional funding sources to expand the facility.
Wilby	Play equipment	£8,950.00	£8,950.00	Completed
Finedon	Tree work	£31,113.00	£5,950.00	Completed
	Play equipment			Parish Council working on a suitable plan with Norse
Allotments	Improvements to fencing and access	£13,398.00	£13,398.00	Breezehill - completed. Brook Farm - due to complete this summer. Swanspool - due to complete this summer. Ladywell - due to complete this summer.
Castle Fields	Improvements to changing facilities etc	£267,745.00		Awaiting results of the BCW Open Space report to support final designs.
	Bulb beds along stream	£1,000.00		
Queensway	Improvements to changing facilities and footpath repair.	£16,222.00		Awaiting results of the BCW Open Space report to identify deficiencies.
Eastfield Park	Improvements to changing facilities and footpath repair.	£26,200.00		Norse scheduled to carry out work 15/16.
	Bus shelter improvements	£1,262.00		
Bassetts Park	Skate park facilities	£19,976.00		Skate park facilities - additional funding required. Application process requires support from community group. Original group is restructuring and plans to hold a community event to encourage support. Norse scheduled to carry out work 15/16
	Wild Flowers	£1,000.00		
	Toilet block repairs	£750.00		

Wellingborough Projects

Location	Proposed Project	Estimated Cost
Castle Fields	Play park improvements	£15,000.00
	North side bridge (Brook Street East)	£20,000.00
	East side bridge (Chester Road)	£20,000.00
	Planting and landscape provision	£1,000.00
Eastfield Park	Play park improvements (including toddler area)	£15,000.00
	Child/Adult Fitness equipment	£11,250
Bassetts Park	Fence Repairs	Costs to be investigated
	Play equipment repairs and improvements (broken swing etc)	£10,000.00
	New and more cohesive toddler play park area	Costs to be investigated
Croyland Gardens	Repair to wooden sculptures	£500.00
	Service bridge repairs	£9,000.00
	New bridge	£25,000.00
	Zoo heritage trail - additional wooden sculptures	£5,000.00
	3 no. dual litter/recycling bins including installation	£2,000.00
Oakway School	Football facility - changing facilities	£26,000.00
Embankment	Cycle paths: Embankment to Summer Leys	£85,000 (contribution only)
	Embankment to new Chester House Farm site	Costs to be investigated
Redwell Leisure Centre	Resurfacing/Fencing/Landscaping	£60,000
	3G Pitch: 60x40m inclusive of lighting and fencing	£320,000
Doddington Road /Butterfields	Bulb beds along banking to Swanspool Gardens	£20,000.00
	Colour Festival Mix	£28psq metre
Croyland Road/open space	Child/Adult Fitness equipment	£11,250
	Horseback Rider	£1,709
	Space Walker	£1,856
	Rower	£1,947
	Agility Bench	£1,668
	Leg Press	£2,040
	Safety tiles	£500
	Litter bins	
Arthur Street/Dale End	Repair Steps from Harvey Rd to Dale End	£372
Kingfisher Close/Eastfield Park	Supply and Replace 4 sets Goal posts ,Anti vandal	£3105.6 £10147 £12,225 management
	Steel Goal postsc/w 457 deep sockets	
	Refurbishment of Skateboard ramp	
Swinburn Road/Queensway open space	Fitness Equipment	£7,170
	Horseback rider	£1,709
	Space Walker	£1,856
	Rower	£1,947
	Safety tiles	£300
	Bulbs along banking near Sainsburys	£28psq metre
Eastfield Road	Removal and replacement of damaged trees	£26,772.00
Public Realm improvements	High Street North	£2.547m
	Sheep Street/London Road	£1.373m
	Springhill	£716,000
	Buckwell End	£737,000
	West Street	£1.19m
	Oxford Street/High St Junction	£543,000
	Alma Street	£782,000
	Midland Road/Victoria Road	£462,000
	Rock Street	£356,000
Salem Lane	£438,000	

Location	Proposed Project	Estimated Cost
Cycle route Improvements (bringing up to adoptable standard)	Bassetts Close	£6,000.00
	Castle Fields	£11,000.00
	Croyland Park to Kingsway	£16,000.00
	Doddington to Croyland	£15,000.00
	Hardwick Rd (Hatton Park)	£25,000.00
	Hardwick Road, Queensway	£30,000.00
	Park & Sywell Rd	
	Kingsway to Wilby	£30,000.00
	Northampton Rd to Moreton Avenue	£11,000.00
	Sinclair Drive to Hardwick & Sywell Road	£48,000.00
	Wordsworth to Northampton Rd	

Rural Projects

Location	Proposed Project	Estimated Cost
Bozeat	Funding for youth club and activities	£3,500.00
	Town Well refurbishment	
	Community centre building (Church Hall/Pavillion)	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	Protect/improve children and young people facilities/amenities	
	Improve quality of village halls and community centres	
	New open space, youth activity areas, childrens play areas	
	Cycle routes:	
	Bozeat to Easton Maudit-Grendon-Wollaston	
	Bozeat to Poddington	
	Bozeat to Wollaston (not using A509)	
	Pocket Park at Glebe Field	
	Wildlife conservation	
	Funding for eduction classes	
	Funding for local policing	
	Electronic speed signs	
	Funding for improved public transport	
	Village green improvements	
	Additional litter bins	
	Notice boards	
Website for village areas of interest and local walks		
Additional seating and play facilities in parts of the village		
Earls Barton	Sports and leisure facility	£68,000.00
	Grange sports field	
	Community/village hall	
	Extend Earls Barton FC/CC site or relocate to new site (2 x mini football pitches, 4 x junior pitches, 2 x senior pitches, 1 x cricket pitch)	
	Protect/improve children and young people facilities/amenities	
	Allotments	
Finedon	Pavement repairs	£0.00
	Public Transport on Sunday	
	Facilities for 15-18 year olds	
	New Scout hut	
	Affordable housing bungalows x 6	
	Outdoor bowls	
	Fitness facilities for adults and youths	
	Improve quality of village halls and community centres areas)	
	Protect/improve children and young people facilities/amenities	
	Better shop facilities	
	Repairs to pavements etc	
	street lighting (Wellingborough Road)	
Great Doddington	Replacement of play equipment	£89,000.00
	Replacement of street lamps - ongoing from 2015	£56,960.00
Grendon	Protect/improve children and young people facilities/amenities	£40,000.00
	Replacement of street lights	£15,000.00
	Improvements to Village hall	
	Formal facilities within informal open spaces (eg planting and seating areas)	

Location	Proposed Project	Estimated Cost
	Shop/Post Office	
	Path alongside A509 from Wollaston to Wellingborough	
	Part time maintenance staff for village	
Irchester	Extension to the skate park	£90,000.00
	Bus Shelters	£22,000.00
	Planters	£5,000.00
	Multi-use games area on extended sports field/multi-pitch football site	
	Climbing walls and outdoor games at Irchester Recreation Ground (eg table tennis, mini golf, chess)	
	Outdoor games at Austin Close	
	Improvements to Austin Close/Bradshaw Way	
	New cycle paths/footpaths	
	Cycle paths - Irchester - Wollaston, Gypsy Lane - W'boro, Irchester - Rushden,	
	Cycle route and footbridge through Irchester Country Park to Chester Farm	
	Provisions for children and youth (eg skate park)	
	Provision for parks and gardens	
	Provision for natural/semi-natural space	
	Improve quality of village halls and community centres	
	Improvement to village hall car park surfacing	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	Protect/improve children and young people facilities/amenities	
	Doctor's surgery	
	Dentist	
	Extension to Library to make a heritage centre	
Lt Harrowden	Children and youth provision	£0.00
	Improve roads, paths, road signs, road names, street signs and parking	
	Improvements to bus timetable and routes	
	Traffic calming measures	
	Improvement to A509	
	Cycle route to Great Harrowden	
	Acquire land for cricket/football	
	Provision of semi-natural green space at Belgrove Park	
	Provision of equipment for Village Hall to provide indoor sports	
	Multi-use games area on Hardwick Road	
	Children's formal equipped play area in Belgrove Pocket Park (including toddler play area)	
	Improve quality of village halls and community centres	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	Provision of natural and semi-natural open space	
	Protect/improve children and young people facilities/amenities	
	Plant hedge-grow and screening for park	
	Fencing at front of park	
	Promote adult education classes and activities for all age groups	
	Improve street cleaning and road gritting	
	Greater police presence	
	Reduce litter	
	Improve signposts and footpaths	
Wilby	Childrens formal equipped play area at Wilby playing field	£0.00
	Multi-use games area at Wilby playing field	
	Facilities for children and young people	
	Protect/improve children and young people facilities/amenities	
	Green space	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	New school & community hall, Wilby Primary School	
Easton Maudit	Improve quality of village halls and community centres	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	Protect/improve children and young people facilities/amenities	
	Traffic calming measures on the blind bend at Easton Maudit	
Ecton	Protect/improve children and young people facilities/amenities	
	Youth activity areas	

Location	Proposed Project	Estimated Cost
	Serviceable footpath between Ecton and Earls Barton	
	Safer crossing on A4500 between Worlds End and Bus stop on opposite side of road	
Great Harrowden	Formal facilities within informal open spaces (eg planting and seating areas)	
	Village/community hall	
	Facilities for children and young people	
Hardwick	Clerk confirmed that there are no community projects	
Isham	Provision of natural and semi-natural open space	
	Parks and gardens	
	Sites for amenity provision	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	Protect/improve children and young people facilities/amenities	
Little Harrowden	Acquire land for cricket/football	
	Provision of semi-natural green space at Belgrove Park	
	Provision of equipment for Village Hall to provide indoor sports	
	Multi-use games area on Hardwick Road	
	Children's formal equipped play area in Belgrove Pocket Park (including toddler play area)	
	Provisions for children and youth	
	Improve quality of village halls and community centres	
	Formal facilities within informal open spaces (eg planting and seating areas)	
	Provision of natural and semi-natural open space	
	Protect/improve children and young people facilities/amenities	
	Plant hedge-grow and screening for park	
	Fencing at front of park	
	Promote adult education classes and activities for all age groups	
	Improve roads, paths, road signs, road names, street signs and parking	
	Improve street cleaning and road gritting	
	Improvements to bus timetable and routes	
	Traffic calming measures	
	Greater police presence	
	Reduce litter	
	Improve signposts and footpaths	
	Cycle route to Great Harrowden	
	Improvement to A509	
Mears Ashby	Childrens formal equipped play area on existing field for 0-18 years	
	Youth club	
	Broadband for Village hall	
	Play park	
	More frequent buses (including direct bus to Wellingborough)	
	Litter bins	
	Speed reduction schemes	
	Cycle path and footpath to Earls Barton and Sywell Country Park	
	Footpath from crossroads to Washbrook Lane	
	Improve and extend footpaths	
Orlingbury	Formal facilities within informal open spaces (eg planting and seating areas)	
	Provision for natural/semi-natural space	
	Children and youth facilities	
	Parks and gardens	
Sywell	Improve quality of village halls and community centres	
	Provisions for children and youth facilities	
Wollaston	Cycle Route between Irchester and Wollaston	
	Summer Leys Local Nature Reserve	
	Cycle Route between Little Irchester and Summer Leys	
	Refurbishment of the village hall and oasis	
	community woodland	
	expansion of Wollaston and Strixton recreation ground	
	public realm improvements	
	affordable housing	

Location	Proposed Project	Estimated Cost
	primary school expansion	
	parking improvements on Newton Road and cycle parking facilities	
	Outdoor gym equipment	

