



SHEFFIELD CITY COUNCIL Central Community Assembly Report

Report of: Central Community Assembly Manager

Date: 28th March 2013

Subject: Central Assembly Section 106 Allocations 2013

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Summary:

This report seeks Members' views on allocations of S106 funds which have not already been agreed, some of which have been received by the Council and some of which are still pending.

Reasons for Recommendations:

Assemblies currently have an agreed role in allocating S106 agreements to suitable sites in the Assembly area. All the proposed sites have been discussed with Parks and Planning colleagues, have tried to take into account current and future site developments, and are also mindful of the views of local groups.

Recommendations:

That the Central Community Assembly:

(1) Confirms that it is in agreement with the proposed allocation of Open Space S106 funds to sites as set out in Section 4 of this report.

(2) Regard having been had to the Sheffield City Strategy and to the relevant Secretary of State's guidance, confirms its belief that the allocation of Section 106 funds as envisaged in this report is likely to achieve the promotion and improvement of the social and environmental well-being of residents of the

Central Community Assembly Area.

Background Papers: None

Category of Report: OPEN

Statutory and Council Policy Checklist

Financial Implications
YES Cleared by: Liz Orme
Legal Implications
YES Cleared by: Andrew Bullock
Equality of Opportunity Implications
NO Cleared by:
Tackling Health Inequalities Implications
YES
Human rights Implications
NO
Environmental and Sustainability implications
YES
Economic impact
NO
Community safety implications
YES
Human resources implications
NO
Property implications
NO
Area(s) affected
Central Community Assembly area of Sheffield
Relevant Scrutiny Committee if decision called in
Safer and Stronger Communities
Is the item a matter which is reserved for approval by the City Council?
NO
Press release
NO

1. Summary

This report seeks Members' views on allocations of S106 funds which have not already been agreed, some of which have been received by the Council and some of which are still pending.

2. What does this mean for people within the Central Community Assembly Area?

Section 106 funds allocated to play, sport, and informal open space projects aim to improve the quality of life for residents of new residential developments, and also have a spin-off benefit for other residents of Sheffield who live nearby or use the facilities. Funds have to be allocated near the development which has generated them.

3. Outcomes and Sustainability

Section 106 Funding contributes to environmental improvements in the Central Assembly area, which is one of the priorities in the Assembly Plan. Play and sports improvements also contribute to the priorities of Things for Young People to Do and Health.

Projects funded by S106 contributions can help to fulfil the key ambitions as indicated in the Sheffield City Strategy 2010-2020 (Sheffield 2020 – Where People Shape the Future) –

- **Distinctive;**
- **Successful;**
- **Inclusive**
- **Vibrant;**
- **Sustainable;**

The proposals on use of the funding also support the City Council's priorities, values and outcomes as set out in the Corporate Plan 'Standing Up For Sheffield'. In particular:

Priorities

- Supporting and protecting communities

Values

- Spend public money wisely
- Long term view
- Enable individuals and communities

Outcomes

- Better Health and Wellbeing
- Safe and Secure Communities
- An Environmentally Responsible City

4. Full Proposal

4.1 Residential developments of over 5 dwellings attract a sum per dwelling from the developer to the Council, known as a Section 106 contribution. The purpose of this payment is to offset the impact of the development by improving play, sport or informal recreation facilities to the benefit of the residents of the development. For this reason, S106 monies should usually be spent within a 1km radius of the development site.

4.2 Community Assemblies have been given the function of nominating monies paid under S106 agreements to specific sites in their areas, based on the local knowledge of Councillors and the advice given by Parks and Planning officers. The Central Assembly last considered S106 allocations in January 2012.

4.3 There can be a considerable time lapse between the granting of a Planning Application and the receipt of S106 monies, and in some cases the development may never occur and the funds may never appear.

4.4 The table below summarises the details of a site where **payment has been received but a site has not yet been allocated**. Members are asked to agree a suitable site allocation.

Ref	Development Site	Proposed Project Site	Value	Status
655	Land at: Filey Lane Sheffield	Broomhall Masterplan There are a number of small sites in Broomhall which are generating small amounts of S106. In order to make best use of these sums, SCC staff have been asked to develop a Masterplan for the Broomhall area, which will improve green routes within and to/from the area, and set out a development plan for sites which have not yet been improved.	£3,640	Awaiting CA site allocation
948	Land at: 80 Malinda Street Sheffield	Crookes Valley Park/ Ponderosa/Philladelphia With support from the Assembly, a Masterplan for the Three Parks above has been produced, to guide investment. It was agreed at a previous Assembly Meeting that local S106 funds will be allocated to the Three Parks collectively, with detailed allocation decided by a project group including local Friends Groups and other relevant projects e.g. Sheffield Homes /	£5,225	Awaiting CA site allocation

		Living with Nature.		
1038	Land at: 118 Ecclesall Road Sheffield	General Cemetery The General Cemetery is a Grade I Listed landscape, with exciting development plans to improve the site and bring the Non Conformist Chapel back into use, and an active Trust helping to manage the site.	£3,900	Awaiting CA site allocation

4.5 The table below lists the sites where a Planning Application has been granted and a sum of S106 identified. The payment has not yet been received as the developments have not yet started, and a **site has not yet been agreed**. Members are asked to agree the proposed site allocations in this table.

Ref	Development Site	Proposed Project Site	Value	Status
834	Site of: 60 Priestly Street Sheffield	Lowfield or Duchess Road Open Space	£19,050	Awaiting CA site allocation
933	Site of: 9-13 Ashgate Road Sheffield	Botanical Gardens	£11,800	Awaiting CA site allocation
1039	Land at: 32 Wilkinson Street Sheffield	Broomhall Masterplan	£3,610	Awaiting CA site allocation
1040	Land at: Boston Street St. Mary's Gate Sheffield	General Cemetery	£33,735	Awaiting CA site allocation
1075	Site of: Walkley Centre South Road	Ruskin Park	£2,708	Awaiting CA site allocation

5. Financial Implications

There are no additional financial implications at this stage.

6. Legal Implications

Section 106 agreements are made within a strict legal framework. There are no additional legal implications arising from this report.

7. Equality of Opportunity Implications

There are no specific Equality of Opportunity implications.

8. Human Resource Implications

There are no additional human resource implications.

9. Environmental and Sustainability Implications

All schemes funded through S106 are designed to enhance the environment for the residents of new developments, and to provide sustainable sport, play or informal open space provision.

10. Mitigation of Risk

The risks relating to the implementation of the S106 allocations have been considered by the Central Community Assembly Team on advice from the Environmental Planning Team. These risks will be regularly reviewed and monitored by the relevant officers and reported to the Community Assembly.

The main risk is that some of these developments will not take place, especially in the current economic climate, so the sums of S106 will not be received.

11. Alternative Options

In most cases, the open space or project nearest to a residential development is the obvious site to be allocated. In some cases, two alternative sites have been proposed for an agreement, to take into account the unknown timescales for receiving funding.

12. Reasons for Recommendations

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