

THURSDAY, 16 FEBRUARY 2017

REPORT OF THE PORTFOLIO HOLDER FOR ENVIRONMENT AND CULTURE

RELEASE OF SECTION 106 MONIES

PURPOSE

To request that Members approve the release of section 106 agreement monies as a contribution towards the refurbishment of Broad Meadow Local Nature Reserve (LNR) footbridge, Phase 2 of the Warwickshire Moor Local Nature Reserve boardwalk and works to the Castle Grounds.

RECOMMENDATIONS

Members are requested to approve the release of the Section 106 agreement monies to the allocated areas as and when they are available through the terms of each individual Section 106 agreement. Existing budgets within the Approved Capital Programme will be increased to reflect the additional funding available.

EXECUTIVE SUMMARY

Section 106 agreements are in place in respect of several planning applications in the vicinity of both Broad Meadow, Warwickshire Moor and the Castle Grounds, when negotiated these agreements specified that the monies from them can only be used for works on these sites as below:-

Planning Application Ref	Amount	Description
Broad Meadow		
0133/2014 Halford Court, Halford St	£5,035	Public open space contribution towards improving the facilities within existing public open space at Broad Meadow
0458/2014 92 Lichfield Street	£2,000	Public open space contribution towards improving pedestrian access to the Broad Meadow Local Nature Reserve.
0444/2015 The White House 93 Lichfield Street	£1,500	Public open space contribution towards the improvement of bins, seating, pathways, accessibility improvements and habitat enhancements to the Broad Meadow Local Nature Reserve.
0042/2016 0179/2019 112 Lichfield Street	£1,000 £500	Public open space contribution towards the improvement of bins, seating, pathways, accessibility improvements and habitat enhancements to the Broad Meadow Local Nature Reserve.
Total Broad Meadow	£10,035	
Warwickshire Moor		

0111/2016 Land adj Kettlebrook Road	£4,500	Public open space contribution for Warwickshire Moor for the provision of the new boardwalk extension Project B
0166/2013 Land off Whitley Avenue, Amington	£14,250	To provide a boardwalk at Warwickshire Moor so that it can be used for the purpose of public enjoyment and recreation.
0275/2015- resubmission 0443/2016 Bonehill Road	£7,000	Public open space contribution towards providing Phase 2 of the new boardwalk extension project at Warwickshire Moor LNR
Total Warwickshire Moor	£25,750	
Castle Grounds		
0051/2016 Land to the rear of Dominos Pizza, 45 Victoria Road.	£3,000	Public Open Space Contribution to be paid solely for the purpose of improvements to include new paving and re-landscaping the existing Wisteria and Rose gardens within the Castle Grounds.
Total Castle Grounds	£3,000	
Total Section 106 Contributions	£38,785	

Works are currently under way to refurbish the old vehicular access onto Broad Meadow from Oxbridge Way, creating a new pedestrian access to the LNR, the Section 106 funding will be additional to the existing capital funding available. The cost of the works are currently anticipated to be in the region of £45,000.

Over the summer months the wooden boardwalk at Warwickshire Moor was replaced with one constructed of recycled plastic and is now fully accessible to wheel chair users, the Council bid for external funding to complete an extension to this to create a circular loop across the moor, unfortunately this was unsuccessful and we are now pooling smaller funding bids and completing the works in phases. The Section 106 funding from the various developments will be put towards the cost of implementing Phase 2 of the works which will provide an additional 235m of boardwalk, which will complete 75% of the proposed loop.

Last summer new paths were laid to both the Wisteria walkway and the Rose garden in the castle grounds, the section 106 monies will be used to part fund the cost of these works.

A future report on the Community Infrastructure Levy / s106 will consider the governance arrangements for the release of monies from other developments.

OPTIONS CONSIDERED

The section 106 contributions for these developments are site and project specific therefore there are no other options to consider.

RESOURCE IMPLICATIONS

The release of £38,785 of Section 106 monies detailed above will be added to the existing Approved Capital Programme.

Future maintenance of these assets will be met from within existing budgets.

LEGAL/RISK IMPLICATIONS BACKGROUND

As these section 106 contributions are site specific and can only be used for the described projects should the works not take place then the developer can request that their contributions be returned.

REPORT AUTHOR

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