

**EXECUTIVE****15 MAY 2003****SECTION 106 FUNDING FOR ENVIRONMENTAL IMPROVEMENTS IN STOUGHTON****SUMMARY**

This report requests Members' agreement for a programme of environmental improvements and other community projects in the Stoughton area. Funding for these works will be met from the Section 106 legal obligation accompanying the planning permission for the development of Queen Elizabeth Park, Stoughton.

**1. BACKGROUND**

- 1.1. At a special meeting of the Planning Committee on 1 October 2001, outline planning permission was granted for the redevelopment of the Queen Elizabeth Barracks and 8 Map and Chart Depot. The proposal comprised 525 houses (including 35% affordable and key worker housing) and other supporting uses, including 'community facilities'. The developers, Laing Homes Ltd and Linden Homes Surrey Ltd, entered into a Section 106 legal Obligation with the Council which included amongst other contributions, funding of £300,000 towards the provision of environmental improvements, predominantly in Stoughton. A public consultation exercise was carried out before Christmas to involve the local community in selecting projects from this source of funding.
- 1.2. The legal obligation states that the developer will pay to the Council the sum of £300,000 towards the provision of environmental improvements in the Borough of Guildford at the sole discretion of the Council but predominantly in the Stoughton Ward. This sum is to be applied "following consultation with and taking account of any observations made by the developer."
- 1.3. The obligation also identified provision of 'community meeting accommodation'. A further report to the Planning Committee on 26 November 2002 concerned the detailed planning permission for the central core area of the development within which the community accommodation is to be located. This application included the construction of a community facility in a separate building of 390 sq metres. The developers agreed to build the 'shell', but not the fitting out of this building. A local community action group, the Stoughton Community Centre Committee, is now progressing this project and seeking funding to complete the interior fitting out and furnishing of the building.

**2. MAIN CONSIDERATIONS**

- 2.1. As a result of the public consultation exercise and discussions with local Ward Members, a prioritised list of projects has been selected by the local community for implementation from the funding. However, the first two projects selected, the Community Centre Fund and the Community Action Fund, are not considered to fall precisely within the description of 'environmental improvements', and the Executive is requested to consider their inclusion. The projects, in order of preference with suggested funding allocations are listed in the table below:

<b>Community Centre Fund</b>	Contribution towards the fitting out of the new community hall – to also act as match funding for bids made for other external funding sources	£20,000
<b>Community Action Fund</b>	To provide an initial ‘Community Pot’ towards small scale local projects, schemes and initiatives – method of distribution will need to be clearly identified, managed and monitored	£20,000
<b>Worplesdon Road – section south from junction with Stoughton Road to approximately the junction with Ardmore Way</b>	Main route from Stoughton to and from town centre, dominated by traffic and parking. Greening this important approach would visually improve the environment, reduce traffic impact and also help filter traffic noise and pollution levels. Tree and shrub planting would be supplemented by enhanced street furniture and paving.	£130,000
<b>Worplesdon Road shopping parade – to north of junction with Stoughton Road</b>	Planting, new street furniture and better surfacing to improve the shopping environment. Possibility of improving crossing of the road to improve access also included	£80,000
<b>Wooden Bridge (A3 footbridge)</b>	Main link to town centre for pedestrians and cyclists. Location identified in the ‘Fear of Crime’ survey. Works to include lighting and improving the areas on the approaches to the bridge	£50,000

2.2. Although the first two projects cannot be classified as environmental improvements, they will provide benefit to the local community, therefore meeting the aspirations of the obligation. The developers have been consulted on the above proposals and have given their agreement.

### 3. CONCLUSION

3.1. The use of the legal obligation funds towards the programme of projects identified in paragraph 2.1 above requires the Executive’s approval as it could be considered to depart from the normally accepted definition of ‘environmental improvements’. However, local public opinion has proved to be in favour of using the funds for these purposes and it is therefore proposed, subject to the Executive’s agreement, to vary the wording of the legal obligation to meet this aspiration.

### 4. FINANCIAL IMPLICATIONS

4.1. The proposed programme of projects would be met from the £300,000 developer contribution included in the Section 106 legal obligation for the Queen Elizabeth Park development. Costs of administering the ‘Community Action Fund’ would be met from existing Environmental Planning Group staffing and revenue budgets.

**5. ENVIRONMENTAL IMPLICATIONS**

- 5.1. The proposed projects align with the Council's Core Values and Strategic Priorities, particularly in relation to environmental improvements and support for the local community.

**6. LEGAL IMPLICATIONS**

- 6.1 The Section 106 legal obligation will require variation to enable part of the contribution for 'environmental improvements' to be spent in part on community based projects, as described in this report.

**7. DECISION**

- 7.1. To agree the list of projects included in the table in paragraph 2.1 above for funding from the Queen Elizabeth Park Section 106 legal obligation moneys for environmental improvements.
- 7.2. To authorise the Clerk and Solicitor to make any necessary variations to the wording of the Section 106 legal Obligation, to enable moneys to be allocated towards the Community Centre Fund and the Community Action Fund, as described in this report.
- 7.3. To authorise the Director of Environmental and Planning Services, subject to the receipt of any necessary consents, to implement the projects as agreed.

Reason for Decision:

To enable progression of the environmental and community based projects identified from the funding provided under the Section 106 Obligation for the Queen Elizabeth Park development in Stoughton.

Background Papers:

Report to special meeting of the Planning Committee 1 October 2001  
Report to Planning Committee 26 November 2002 (application ref: 02P 1632)

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