

Committee: Cabinet

Date: 09 December 2013

Agenda item:

Wards: Figges Marsh/ Lavender Fields / Ravensbury

Subject: Allocation of S.106 monies to Mitcham Town Centre

Lead officer: James McGinlay

Lead member: Andrew Judge

Contact officer: Richard Lancaster (Mitcham Town Centre request) Ross Mitchell (One Mitcham Business Support), Tim Catley (S.106 Monitoring)

Recommendations:

- A. That members agree that the requested S106 contributions as detailed be allocated to the Mitcham Town Centre project in accordance with the S.106 Spend Parameters set out in paragraph 1.2.

1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1. Member Authority is sought to allocate the Section 106 contributions detailed in Table 1 towards business enhancement and public realm / transport improvement activities in Mitcham Town Centre as part of the wider Rediscover Mitcham and One Mitcham initiatives.

1.2. **Table 1**

Reference	Development Address (Funder)	Amount	S.106 Spend Parameters
383/9	Roan Industrial Estate, Mortimer Road, Mitcham, CR4 3HS	£87,751.59	Initiatives in pursuit of the Councils Economic Development Strategy and/or to facilitate the acquisition, development, improvement of land or premises for employment or business purposes
205/6	Tooting & Mitcham Football Ground	£5,000	the provision or procurement of improvements to all or any of the following, public transport services, infrastructure including street furniture, traffic measures, parking control, facilities for pedestrians and cyclists within the ward and Figges Marsh and the Mitcham Urban Village Boundary as defined by the LBM UDP
514/6	Part of Former Segas site, 49 Western Road,	£65,000.00	First instalment. a) works to improve the Miles Road/Church Rd Junction; b) design administrative and physical

	Mitcham		works to alter or extend parking management schemes in the vicinity of the site; c) monitoring the travel plan required by condition; d) sustainable transport measures in the vicinity of the site as defined in the agreement
514/7	Part of Former Segas site, 49 Western Road, Mitcham	£36,000	Second installment. a) works to improve the Miles Road/Church Rd Junction; b) design administrative and physical works to alter or extend parking management schemes in the vicinity of the site; c) monitoring the travel plan required by condition; d) sustainable transport measures in the vicinity of the site as defined in the agreement
476/5	Land of the North West side of Batsworth Road	£7,000	Sustainable Transport initiatives, meaning initiatives and measures to improve public and community transport initiatives for pedestrians and or cyclists (including (but not limited) to the provision of traffic calming and or traffic reduction measures and or access facilities for people with disabilities and or improved walk links
435A/15	Former Rowan School Site, Rowan Road	£15,000	Towards the costs of Mitcham Town Centre Regeneration including development of its role as an Energy Action Area
435A/8	Former Rowan School Site, Rowan Road	£45,687.50	Towards the provision of sustainable transport initiatives in the vicinity of the site including the monitoring of Green Travel Plans
435A/9	Former Rowan School Site, Rowan Road	£45,687.50	Towards the provision of sustainable transport initiatives in the vicinity of the site including the monitoring of Green Travel Plans
	GRAND TOTAL	£307,126.59	

2 DETAILS

General S.106 Considerations

- 2.1. S.106 of the Town & Country Planning Act 1990 (as amended) permits Local Planning Authorities to enter into agreements with applicants for planning

permission to regulate the use and development of land. This may involve the payment of a financial contribution for off site works.

2.2. The Community Infrastructure Regulations 2010 require that a planning obligation must be

- Necessary to make the development acceptable in planning terms
- Directly related to the proposed development
- Fairly and reasonably related in scale and kind to the proposed development

2.3. It is Council practice that allocation of £50,000 or more S.106 funding to any specific scheme is authorised by decision of Cabinet.

Allocation of monies towards Mitcham Town Centre

2.4. It is proposed to allocate the funds included in Table 1 (for reference 383/9. 205/6, 514/6, 514/7, 476/5, 435A/15, 435A/8 and 435A/9) for business and public realm accessibility enhancements in Mitcham Town Centre. These funds will be spent in the context of the wider Rediscover Mitcham public realm scheme and One Mitcham business enhancement scheme which together represent a £6m investment in regenerating Mitcham

2.5. The key aspects of the wider scheme for which agreements 205/6, 514/6, 514/7, 476/5, 435A/15, 435A/8 and 435A/9 will contribute are

- The enhancement of multi modal access into the Fair Green including pedestrian crossing improvements at key locations, enhanced cycling facilities, short term parking provision, improved signage
 - The creation of a number of 'public realm' enhancements such as improved street furniture, public toilet, water feature, seating and lighting
- A new bus street through the current pedestrian area in London Road and the consequent increase in pedestrian footfall
- A range of business support activities included shop front enhancements, improved market facilities, business mentoring and special events

For agreement 383/9 the specific S106 monies would be spent on business improvement activities to consolidate the benefits of the wider scheme.

- Further roll out of fully / part funded shop front improvements
- Upgrading the design of the Orange Café to provide windows
- Supporting the installation of a fixed market canopy (already part funded through the Mayors Outer London Fund)
- A programme of events to attract footfall into the town centre
- Further roll out of shop front improvements
- Upgrading the design of the Orange Café to provide windows

- Supporting the installation of a fixed market canopy (already part funded through the Mayors Outer London Fund)

Therefore it is considered that the proposed scheme satisfies the S106 parameters for the contribution.

- 2.6. The proposed works will take place in Mitcham Town Centre which is 0.6 miles from the site in agreement 383/9.
- 2.7. Mitcham Town Centre is 0.5 miles from the site in agreement 514/6, 514/7
- 2.8. Mitcham Town Centre is 1.2 miles from the site in agreement 205/6
- 2.9. Mitcham Town Centre is 1.2 miles from the site in agreement in 476\5
- 2.10. Mitcham Town Centre is 1.5 miles from the site in agreements 435A\15, 8 & 9
- 2.11. In each case the town centre is the nearest key shopping / leisure and amenity area to the development sites. The town centre is within walking distance of each site. As the works will benefit the site directly through the creation of improved local facilities to the benefit of residents living at the development and should of-set the loss of employment land in Mitcham by increasing the attractiveness of Mitcham Town Centre to new or expanded businesses
- 2.12. The funds noted under reference 383/9, £87,751.59 will be ring fenced to the provision of measures in Mitcham town centre for business development and improvement activities in order to accord with the terms of the S.106 agreement.
- 2.13. The funds in agreements 205/6, 514/6, 476/5, 435A/15, 435A/8 and 435A/9 will be ring fenced for transport and accessibility improvements within the boundaries of the Rediscover Mitcham public realm scheme.
- 2.14. Given the range of issues associated with delivering a successful scheme in the area and the strong focus on quality, based on budget availability there is an imperative to work collectively and to pool funding.
- 2.15. The following table summarises the expected outcomes of this project in sustainable communities terms:

Table 2		
Outcome	Relevant Proposal	Impact
Access for All	Any provision of shop and transport improvements will ensure maximum accessibility where this is relevant	Proposals will retain or increase existing levels of accessibility
Community and Partnerships	Working with local businesses and the local community to identify specific improvement opportunities for transport and business improvements	Project will engage with range of businesses and stakeholders and build partnerships focusing on

		developing and maintaining better business facilities
Environment	Upgrade to shop fronts and public realm	The overall environmental quality of the area will be enhanced with visual benefits due to improved shop fronts and a generally upgraded public realm
Equality	Overall amenity enhancements	General benefits will be across all people accessing the area, however disabled persons and other people with mobility barriers may particularly benefit from better local shopping and accessibility opportunities
Health Lifestyle	Encouraging walking to local destination	Encouraging use of active modes overall improvement in local facilities

3 ALTERNATIVE OPTIONS

- 3.1. Cabinet could decide not to approve the allocation of the S.106 funds towards the projects, however this would result in a lost opportunity to spend the S.106 funds in accordance with the S.106 agreement from which it was secured and the council may miss out on realising the substantial community benefits offered by the proposal

4 CONSULTATION UNDERTAKEN OR PROPOSED

Mitcham Town Centre

- 4.1. A significant amount of consultation has taken place in Mitcham to establish key priorities for local people and to identify specific improvements. Over the 2 consultation held in 2012 and 2013, approximately 2500 responded. These consultations demonstrated strong support for the councils strategy of focusing on retail revival to encourage more activity in the town centre

5 TIMETABLE

Mitcham Town Centre

- 5.1. Phase 1 of the wider Rediscover Mitcham works have been approved and are due for implementation in January to August 2014.
- 5.2. It would be intended to carry out the business improvements works in agreement 383/9 funded by this bid if successful during this phase of works
- 5.3. Wider works within agreements 205/6, 514/6, 514/7 476/5, 435A/15, 435A/8 and 435A/9 would be implemented between September 2014 and December 2015

6 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 6.1. The S.106 funds referred to in this report have been received by London Borough of Merton and are available to be spent in the manner agreed by Cabinet, subject to any restrictions contained in the agreements
- 6.2. In terms of the wider Rediscover Mitcham project the overall funding requirement for the project is estimated at approx.£ 6m. The funding contributions are as follows

Table 3		
Amount	Funding sources	Status
£858k	Transport for London LIP	Agreed
£1.5m	Merton Capital	Agreed
£2.9m	TfL Major Schemes	Development funding agreed
£370k	S106 for transport improvements	Partly agreed
£500k	Mayor's Outer London fund	Agreed

7 LEGAL AND STATUTORY IMPLICATIONS

- 7.1. As stated in the body of the report.

8 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 8.1. The planning applications were considered in the light of the Human Rights Act. S.106 contributions are secured and allocated towards community benefits such as school improvement projects, open spaces, sustainable transport and community safety. As a consequence, equalities and community cohesion implications are taken into account

9 CRIME AND DISORDER IMPLICATIONS

- 9.1. This report is for information. Specific schemes may have relevant implications

10 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

- 10.1. For a minority of contributions there are deadlines for which they have to be spent. The risk is minimised by undertaking the monitoring of these contributions

**11 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE
PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT**

None.

12 BACKGROUND PAPERS

12.1.1 None.

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