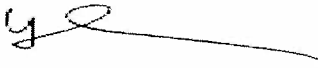


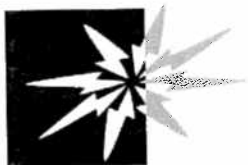
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| Report for: | Cabinet | Item number | To be added by the Committee Section |
| Title: | New River Village, Section 106 commitment of funds | | |
| Report authorised by: | Lyn Garner, Director of Place & Sustainability  | | |
| Lead Officer: | Michael Kelleher, Team Leader (Housing, Design and Major Projects), 020 8489 4754, michael.kelleher@haringey.gov.uk | | |
| Ward(s) affected: Hornsey, Alexandra, Noel Park | | Report for Key/Non Key Decision: Key | |

1. Describe the issue under consideration

- 1.1 This report seeks approval for the allocation of planning obligation funds in and round the Heartland Regeneration Area **for education purposes; access and playing field improvements and Hornsey High Street improvements**. It is proposed to fund these improvements from the remaining funds (amounting to £1,000,000) secured through s106 of the Town and Country Planning Act 1990 in respect of the New River Village development.
- 1.2 The funds are already held by the Council and must be committed by 1 April 2012.
- 1.3 The suite of proposals set out in this report represents a mix of new local improvements, (£0.5m) and the substitution of s106 money for existing local improvements, (£0.5m) which the Council is already committed to funding through the Capital Programme.

2. Cabinet Member Introduction

- 2.1 The proposed schemes will invest in important community facilities, a new east/west Green Link and reinforcing links between the site and Hornsey High Street. In making these spend recommendations for £1m, Cabinet is also asked



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to bear in mind the additional £9m of S106 which will be available to spend as and when the Clarendon Square and Coronation Sidings schemes are triggered.

Recommendations

3.1 It is recommended that Cabinet:

- a. Notes this report to agree the allocation of £1m S106 in and around the Heartlands Regeneration area as set out in 3.1b below and Map 1 – and the future allocation of some further £9m for the local area and wider Council priorities from the S106 Agreements at Coronation Sidings and Clarendon Square as set out in Section 9 ;
- b. Approves the commitment of the unallocated New River Village Social Infrastructure Fund of £1,000,000 on the following schemes in accordance with s106 agreement and summarised at paragraphs 5.2-7:

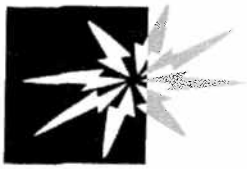
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|--|----------|
| Alexandra Park Club (Existing spend) | £250,000 |
| Heartlands High School (Existing send) | £250,000 |
| East/West Green Link (New) | £220,000 |
| Hornsey Churchyard Historic Park & Gardens (New) | £60,000 |
| Hornsey Street Lighting (New) | £120,000 |
| Estate Improvements (New) | £100,000 |

Total **£1,000,000**

- c. Approves the relevant amendments to the current 2011/12 capital programme and the 2012/13 proposed capital programme..

4. Background information

- 4.1 In 2002 and 2004, the Council secured a s106 developer contribution of £4.7m from the proposed New River Village development, (620 homes, open space and leisure, community and commercial floor space) and the “in kind” provision of a new public river side park and the renovation of a listed pump house. All the funds have been received. £3.7m has been spent and the park and listed building renovation completed. £1m remains to be allocated by April 2012.
 - **Appendix 1** sets out how the existing £3.7m has been spent to date
 - **Map 1** shows the location of the New River Village, Clarendon Square and Coronation Sidings Sites and proposals for the spending of the remaining £1m New River Village Social Infrastructure Fund
 - **Map 2** shows the locations of where the first “four fifths” of the New River Village S106 Fund - £3.7m - have been spent.
- 4.2 Of the £4.7m - £3m was designated for ‘Social Infrastructure’. The S.106 Agreements provide for the “social infrastructure” contributions to be committed before 1st April 2012 for either “Affordable Housing, the provision of a new school and/or the costs of acquiring access to Hornsey High Road”. In the event



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that the Council does not require the contribution for these purposes then, after notifying the original covenanting parties, the contribution may be expended on "other works of social infrastructure". The proposed spending headings part comply with the original definitions for "social infrastructure" (education) and partly relate to other relevant local infrastructure needs.

5. Proposed Spending Schemes and Assessment

- 5.1 The basis of the spend recommendations at paragraph 3.1 are set out in the Financial Considerations Section 6 and the Policy Assessment (justification for the proposed spend) Section 9. Paragraphs 5.2 – 7 explain in more detail the 6 proposals.

Alexandra Park Club

- 5.2 This project is associated with the development of Heartlands High School, and the need to provide the school with adequate playing field facilities. It involves works to the pitches and club changing rooms in Alexandra Park. The project is structured in 2 phases, with the Phase 1 planned to be funded by £300k of previously approved Council capital resources. Phase 2 will involve a bid to the Football Foundation with match funding being provided from the BSF programme. Phase 1 will be contractually committed by the end of November and works are expected to be complete by the end of January 2012. If the S106 funding which is the subject of this report is applied to this project, then the Council can choose to re-allocate the equivalent amount of its own capital budget to another priority project.

Green Link

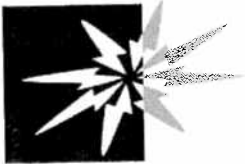
- 5.3 Officers met with Thames Water in October 2011 to discuss proposals for an improved Green Link scheme to provide better access for walkers and cyclists from the east of the railway line to Alexandra Palace. Thames Water supports this scheme and will work with the Council to develop proposals further. The scheme will open up the reservoirs; provide better recreational potential (including fishing) and improved paths and cycle ways.

Hornsey Churchyard Historic Park & Gardens

- 5.4 The Council has liaised with local residents in preparing a proposal for a conservation improvement scheme to the Historic Park and Gardens. This scheme will provide a combination of both conservation and contemporary lighting and will help reduce the fear of crime and encourage a sense of place in the Historic Park and Gardens. It will compliment the High Street improvements discussed below and the proposed scheme negotiated with Network Rail as part of the Coronation Sidings development.

Estate Improvements

- 5.5 A sum of money is allocated to undertake a range of estate improvements to the Campsbourne Estate that might include security, lighting and public realm improvements and soft landscaping. These improvements will be subject to



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statutory consultation in accordance with s20 of the Landlord and Tenant Act 1985, as amended by the Commonhold and Leasehold Reform Act 2002.

Street Lighting Hornsey

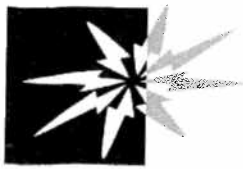
- 5.6 The Council's Street Lighting Team has identified the High Street, Hornsey as a key area for improved street lighting. A conservation led lighting programme along the High Street will reduce the fear of crime, be more sympathetic to the conservation corridor and re-invigorate the sense of place and destination demanded by local shop keepers and businesses. The lighting replacement programme would run from New River Village to Middle Lane at the far end of the high street. The lighting columns will be similar to those in Crouch End and Muswell Hill and will comply with the Council's white light policy. This package of lighting improvements will compliment the Churchyard Historic Park and Gardens and the Coronation Sidings development.

Heartlands High School

- 5.7 Heartlands High School is part of the BSF programme which has funded the refurbishment of all Haringey's secondary schools, and supported the land acquisition and construction of this new Secondary School, at a total cost of £39m. £1m from the New River Village Section 106 has already been used to provide part of the supporting funding package for this project. The project reached practical completion in July 2011 with total expenditure estimated at £2.7m in the current financial year. If an additional S106 contribution is made to the Heartlands Project, then the Council will be able re-allocate an equivalent amount of the corporate funding support currently planned for the remainder of the BSF programme to other high priority projects.

6. Comments of the Chief Financial Officer and Financial Implications

- 6.1 The proposed expenditure within this report can be met from available S106 receipts and will enable some existing capital resources to be re-directed to other priorities.
- 6.2 The final third (£1m) of the Social Infrastructure element (£3m) of the total £4.7m fund remains unspent because the Council has been waiting for the conclusion of key planning applications for 'Clarendon Square', 'Hornsey Railway Coronation Sidings' and 'Hornsey Depot' in order to develop a more comprehensive spending plan for the area. Clarendon and Coronation schemes have taken much longer to come to fruition because of the recession and have only recently been to Planning Committee, (September 2011) and the Hornsey Depot site may not now come forward until after April 2012. It has been important to understand what could be fairly negotiated on these other key schemes before allocating the remaining New River Village funds. There is now not enough time to wait for the details of the Hornsey Depot scheme. It is therefore time to allocate the remaining New River Village £1m funds.
- 6.3 The proposed new and existing projects set out in paragraph 3.1 meet the broad policy aims of the UDP (2006) policy AC1 Heartlands/Wood Green Area of

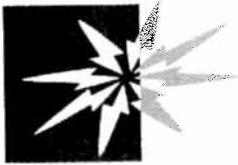


Change (page 34) and the development principles of the agreed Regeneration Framework (2005) (page 18/19).

- a. **Access and Community Facilities** - The proposed Campsbourne Estate improvements scheme is derived from the last on site meeting between officers and local councillors. If agreed, some further local consultation should take place immediately to support the spending plans.
 - b. **Access and Reinforcing Links across the Railway and to Wood Green and Hornsey** - The Hornsey Street Lighting proposal would improve access, safety, maintenance and urban design aims. The scheme would increase luminosity in the street.
 - c. **Access, Links and Community Facilities** - The proposed allocation to the Hornsey Churchyard is derived from being contacted by the local friends group and the local MP.
 - d. **Access, Links and Community Facilities** - The proposed new "Green Link" has been developed as a result of discussions with Thames Water and a long standing aim to support an additional access route from the Penstock Path to Alexandra Palace Park and improve recreation use of the reservoir
 - e. **Access, Links and Community Facilities** - The proposed existing spend projects at Heartlands School and improvements to Alexandra Park Playing Fields for local residents and the school are close to the formal S106 Social Infrastructure purpose and support the heading of important community facilities
- 6.4 If approved further liaison with stakeholders and local councillors will take place on details and implementation.
- 6.5 Where the s106 is proposed to substitute funding already planned, Cabinet will consider ensuring subsequent consultation on the replacement funds through the Annual Capital Programme process. It is important that s106 funds for major schemes support both local improvements and priority needs across the Borough.

7. Head of Legal Services and Legal Implications

- 7.1 The S.106 Agreement provides for the "social infrastructure" contributions to be committed before 1st April 2012 for "Affordable Housing, the provision of a new school, or the costs of acquiring access of access to Hornsey High Road". In the event that the Council does not require the contribution for these purposes then, after notifying the original covenanting parties, the contribution may be expended on "other works of social infrastructure". The proposed works (set out at paragraphs 3.1, 5.2-7 and Map 1) partly fall under originally agreed social infrastructure headings (Heartlands School) and partly under "other works of social infrastructure" relating in size and scale and location to the original



development site and scheme. Subject to notification to the original covenanting parties, the £1 million pounds may be lawfully committed for these purposes.

8. Equalities and Community Cohesion Comments

- 8.1 Equality Implications were considered during the planning application and S106 negotiation and decision for the Former Hornsey Waterworks (New River Village) in 2002/04.

9. Policy Assessment and Implications

- 9.1 Policy aims of the UDP (2006) policy AC1 Heartlands/Wood Green Area of Change (page 34) and the development principles of the agreed Heartlands Development Framework (2005) (page 18/19) set the context for the development in and around the Heartlands Regeneration Area and of the proposed spending proposals.

9.2 Overall the policy framework:

- seeks to bring forward the development of homes, jobs and related community facilities
- in doing this the framework seeks to improve access and links along both sides the Railway Line and over it - in order to
- reinforce links between the Heartlands development sites and Hornsey High Street and Wood Green and to maintain their strengths.

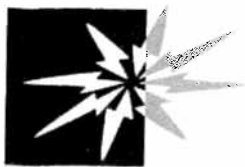
9.3 UDP Policy AC1

- Support the development of new homes and jobs
- Support new businesses, particularly creative businesses
- Improve and support associated new community facilities
- Reinforce links to Wood Green Centre and Hornsey High Street
- Create new public open space and improved links over the railway lines
- Promote walking and cycling and public transport
- Maintain rail operations

9.4 Development Framework

- In addition to supporting AC1, the Framework proposes landmark developments at Station Road (Heartlands School), Clarendon Square/Mayes Rd
- Improved pedestrian and general access to and along New River; through Penstock Path; along Clarendon Square; to Wood Green Common/Shopping/Turnpike Lane; between New River Village and Hornsey Depot; through the Campsbourne Estate and the Chocolate Factory
- Develop open space and improvements through Clarendon Square, along New River Park; at Wood Green Common/Avenue Gardens and along the Railway Green Corridor

9.5 S106 Allocations from the Minded to Grant Planning Applications at "Clarendon" and "Coronation Sidings"



Coronation Sidings – 1.2m value

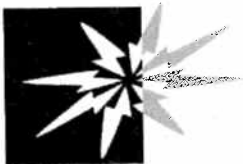
- Access to west and south of Railway Line
- Links between east and west
- Transport – east and west
- Environmental Improvements to west of Railway
- Master Planning for Heartlands Area
- Jobs and Skills – Borough wide based on need
- Walking/Cycling and Highways and Lighting (435k)
Hampden/Whiteman/Hornsey Lane
- Station/Transport (£100k) - Hornsey
- Penstock Path (£40k)
- Environment (£400k) – Turnpike Tunnel, Planting, Removal of Hoarding
- Master planning for the Heartlands Regeneration Area (£80k)
- Jobs, Skills and Apprenticeships (£200) – Council wide

Clarendon Square - £7.95m value

- Access to east of Railway Line
- Links between east and west
- Transport - east and west
- Environmental Improvements to the east of Railway
- Open space - east and west
- Health – east
- Community Facilities General – east/west
- Jobs and Skills – Borough wide based on need
- School places – Borough wide based on need
- Transport (£1m) – bus service, cycling, walking and highways
- Environment/Open Space (£0.5m) – off site east and west
- Education/Schools (£5.25m)
- Health (£0.5m)
- Community Facilities (£0.5m)
- Jobs, Skills and Apprenticeships (£0.2m) – Council wide

9.6 Assessment

- The two new approvals, (Clarendon and Coronation) would significantly support jobs/skills and enterprise and access/transport to the east and the south.
- There will be more development opportunities in the east to support further access improvement from Heartlands to Wood Green. A successful Hornsey Depot scheme, if progressed, would improve the strength of Hornsey High Street.
- All the proposals (including NRV) continue to support community facilities/open space – both on the east and west sides of the railway lines - this should continue
- Using the remaining NRV funds to support key community facilities, a bespoke east/west Green Link and to reinforce links and improvements to Hornsey High Street which is west of the Railway Line - is recommended and are in broad conformity with area planning policy as set out above at paragraphs 9.1-4.



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10 Appendices

- Appendix 1. – New River Village s106 £3.7 previous spend details
- Map 1 – New River Village £1m proposed spend, key sites and Heartlands Framework Area
- Map 2 – New River Village s106 £3.7m existing/previous spend

11 Local Government (Access to Information) Act 1985

10.1 New River Village Section 106 Agreement, November 2002