



Agenda Item

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Ward (s) affected	Ashtead wards, Dorking South and North, Leatherhead North and South	Key Decision	YES
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Subject	DEVELOPER CONTRIBUTIONS: EXPENDITURE PLANS FOR ASHTEAD, DORKING AND LEATHERHEAD
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RECOMMENDATIONS

That agreement be given to progress projects identified in this report and funded from developer contributions as follows:

Ashtead

That the priority projects would be enhancements to the passage from the Woodfield Lane car park to The Street at a cost of £10,000 and the restoration of the village pond at a cost of £40,000..

Dorking

That priority should be given to the resurfacing of West Street with the phasing of a project agreed with the County Council and reflecting available funds.

That a sum of £10,000 would be allocated for the promotion of Dorking under the leadership of the Town Centre Manager.

That Waitrose be requested to agree to allocate funds for works of art and craft to a project on the Denbies Roundabout to act as a legacy to the 2012 Olympic Games or, if this is not accepted, allocate funds from the Curtis Road development. Funds would be provided up to a limit of 50% of total costs to a maximum of £10,000.

Leatherhead

That work should continue to be progressed to enhance the pedestrian zone in Leatherhead Town Centre and authority be given to expenditure of up to £20,000 on design fees.

EXECUTIVE SUMMARY

The Council receives contributions from developers for public infrastructure and environmental enhancement projects. The County Council also receives contributions and is working with this Council to coordinate expenditure, particularly in Ashted, Dorking and Leatherhead.

The report summarises the work that is being undertaken in partnership with the County Council to progress public realm projects in consultation with local Members and bodies.

Members are asked to agree the priorities for project development. In Ashted the suggested priority would be the passageway from the Woodfield Lane car park to The Street and improvements to the village pond. In Dorking this will be West Street, promotional work to improve the economic performance of Dorking and an arts project for the Denbies roundabout. In Leatherhead, work will continue on the enhancement of the town centre pedestrian zone.

These are project that would be funded from currently available funds.

*** CORPORATE PRIORITIES****Environment**

Improve the quality of the built environment through the enhancement of the physical environment in Ashted, Dorking and Leatherhead.

Supporting the business community in Dorking through the allocation of funds for the promotion of the town.

Value for Money

The projects would be funded from developer contributions and not the capital programme. Joint working with Surrey County Council will enable funds to be used together with this Council's developer contributions for greatest benefit.

The Executive has the authority to determine the Recommendations

As set out in the Part 3 of the Council's Constitution.

1.0 BACKGROUND

- 1.1 Developer contributions are sums of money provided following the issuing of a planning permission. These contributions are designed to support infrastructure or improvements considered to be necessary to make a development acceptable in planning terms. The terms under which the funding is provided will vary depending on the type of contribution and any specific terms agreed with the developer. Some will be provide as part of a legal agreement (Section 106 agreement) and others will be provided as a tariff or Planning Infrastructure Contribution (PIC).
- 1.2 At a previous meeting the Executive agreed that the use of the funding for projects under £10,000 could be approved under officer delegated powers. It was also agreed that an annual report would be prepared to update Members on developer-funded projects. Officers have also been working closely with their counterparts in the County Council to ensure that opportunities for jointly funded projects are taken and that there is better liaison on matters such as public realm projects.
- 1.3 This report focuses particularly on the built up centres of Ashted, Dorking and Leatherhead. These are places where the sums of money are most significant, where most of the officer work is being focused and where the input of Members would be helpful. The report refers to funding earmarked for environmental enhancements or highways.

Ashted

- 1.4 A meeting of officers and local Members in September looked at the full range of developer contributions available for projects in the village. This included funding for education, libraries and community facilities, each of which is being considered and coordinated by local a local member in liaison with the relevant bodies.
- 1.5 In so far as funding for highway schemes is concerned, £250,000 is available for local projects and an additional £30,000 for improvements to the functioning of the area surrounding the level crossing. An allocation of a further £20,000 is available for specific road safety measures associate with a housing development on Leatherhead Road.
- 1.6 A small amount of funding has been set aside to look at the feasibility of a pedestrian crossing on the A24 in the vicinity of West Ashted school. This work has been commissioned and a report will be produced shortly. Another small sum will be used to consider the feasibility of works to improve traffic management in the area surrounding the railway crossing. The outcome of these reports and any work that might result will be provided to a future meeting of the Local Committee for decision, as this would involve spending Highways funds (that have been collected from developer contributions).
- 1.7 Ashted Members have also asked for an assessment of the footway on the east side of Woodfield Lane from the Peace Memorial Hall to Roman Catholic Church. The path is narrow in places and the gradients are a challenge to people in wheelchairs or other ambulant disabled persons. There may be little that can be

done to resolve the problems but an inspection will be undertaken.

1.8 Discussion also took place on the use of £50,000 available for environmental improvement projects. Local members agreed to look further at a shortlist of potential projects:

- Some investment in Craddocks Parade to upgrade street furniture. A schedule of work has been completed but not costed. The total cost is likely to be below £10,000.
- The restoration of the village pond. This is an attractive focal point within the community and it is in need of attention to dredge the pond, add some seating and manage the marginal vegetation. A specialist contractor has assessed the site and provided an assessment of what is required to improve the water conditions for wildlife and stabilise the embankments. The budget cost provided is £40,000.
- A request has been made by the traders in Barnett Wood Lane to provide some investment in the environment associated with parade of shops. A meeting had been requested with them but there are no firm proposals as yet.

1.9 Other smaller projects under £10,000 could include:

- Painting the post and rail on the west side of Woodfield Lane.
- Enhancing the passage from the Woodfield Lane car park to The Street, including lighting and signing.

1.10 To take forward the ideas for Ashtead, the following is suggested as the priorities taking into account the views expressed by local members:

- Lighting improvements to the passage from The Street to the Woodfield Lane car park. A request has been made to Skanska for a cost but it is likely to exceed £10,000.
- Undertake the restoration of the pond at a cost of £40,000.
- Investment in Craddocks Parade could be the subject of a bid to the Repairs and Renewals budget.
- Works to the parade of shops at Barnett Wood Lane would await discussions with the traders and, if appropriate, a project here would be supported by future developer contributions

1.11 In addition, a sum of approximately £1,500 has been paid to the Ashtead Peace memorial Hall, in line with delegated authority, giving them the ability to spend money on improvements to the Hall from tariff funds allocated to community projects.

Dorking

1.12 A summary of the funds that could be made available for schemes in the town is as follows:

£75,000 (MVDC: Land at Curtis Road, S106, possibly rising to £150,000, with a further £54,000 possible)

£10,000 (SCC: from the Waitrose development and available for highway works in West Street)

£25,000 (MVDC: Waitrose: for environmental improvements in the vicinity of the development)

£10,000 (MVDC: Waitrose for works of art and craft in the vicinity of the development)

£31,532 (SCC PIC funds for highway works)

£52,000 (SCC S106 contributions)

1.13 A range of projects have been suggested in Dorking but a priority for local Members and organisations consulted is the resurfacing of footways in West Street. This project could also include, if the funds allow, the realignment of kerbs to provide a small increase in the width of footways where this would not impact on deliveries to businesses.

1.14 A maximum sum of £158,500 could be made available from current funds for a West Street enhancement project. This sum is made up of the following payments:

£65,000 (from the redevelopment of land at Curtis Road)

£10,000 (payments to SCC from Waitrose specifically for West Street)

£31,532 (SCC PIC contributions for Dorking)

£52,000 (SCC S106 contributions).

This could rise further if and when additional payments become available from the Curtis Road development. A further sum of £75,000 could be included in the budget for West Street.

1.15 The local preference would be to resurface in York stone paving slabs to match those laid in parts of High Street. This would be an appropriate treatment for an important street in the Dorking Conservation Area. However, there is probably not sufficient funding to undertake a complete scheme for West Street in York stone. Another factor is that there may be difficulties, where basements are present, in obtaining sufficient depth to lay the stone of adequate thickness on an appropriate sub base. Investigations need to take place to determine if the preferred choice of York stone is practical and a budget cost would need to be necessary before decisions can be made about the location and length of resurfacing that could take place.

1.16 An alternative is to re-lay the surfaces in bituminous macadam, although this is not a choice of material that is favoured in the consultations that have been undertaken so far. When further work has been completed, informed choices can be made and discussions can take place with businesses and others in West Street itself. The decision to be taken at this stage is to agree the principle of focusing available developer contributions in West Street so that preliminary investigations, costings and consultations can take place.

1.17 The terms of the Section 106 agreement arising from development on Curtis Road required that some of the funding should be allocated to support the work of economic development in Dorking. These funds would be used by the Dorking Town Centre manager and for promotions initiatives such as web site improvements.

A sum of £10,000 is suggested for this purpose.

- 1.18 Because of the highway works associated with the consented Waitrose store, there are opportunities to achieve some enhancements to the public realm in South Street and Junction Road adjacent to the new store. The development will deliver enhancements and infrastructure improvements required to accommodate the new store, such as a widened footway and a controlled pedestrian crossing. In addition, the Section 106 agreement provides for £25,000 of environmental improvements in the South Street area. Discussions are currently in hand to agree the details of the scheme and the sum of £25,000 may be used to extend the treatments such as paving. Decisions will be made when the discussions are further forward.
- 1.19 £10,000 is available for works of art and craft in the vicinity of the new Waitrose store. Councillor Caroline Salmon would like to commission a project for the Denbies roundabout which would be a permanent legacy of the Olympic Road Race. The cost of this project could range from £7,000 to £15,000. With the agreement of Waitrose, the funds for art and craft could be allocated to the Vice Chairman's project on the basis of a 50% contribution up to a maximum of £10,000. If agreement to use the Waitrose funds is not forthcoming, Members could decide to use funds from the Curtis Road development instead, diverting £10,000 currently earmarked for West Street. The remainder of the cost would be met from donations or grants.

Leatherhead

- 1.20 Officers have been discussing with the Leatherhead community the future arrangements for High Street and Church Street. The Executive had previously agreed that £259,600 be allocated for works to the town centre, together with money for works of art and craft amounting to £50,000. Some funds have been spent on immediate improvements and work is progressing on changes to the on-street parking arrangements and the entrance into the pedestrian zone. An advisory group of local representatives has been meeting to discuss progress and any issues that need to be resolved.
- 1.21 Some principles have been established following a public consultation and discussions with the Advisory Group. The next stage will be some detailed design work and it will be necessary to use some of the funds available to employ consultancy advice. Members are asked to agree to use up to £20,000 of the available funds to undertake the detailed design work.
- 1.22 Discussions have taken place with numerous parish and community groups about spending developer contributions outside these 3 main areas (Dorking, Ashted and Leatherhead). As referred to in para 1.2 the Executive agreed that sums could be passed on directly to other suitably constituted organisations, so that they can take forward initiatives. So far one payment has been made to the Ashted Peace Memorial Hall, to spend the small amount of community facilities funding that had been raised. This will be used for a new door on the Hall, and was approved by the ward members, portfolio holder and corporate head of service.

1.23 Elsewhere, discussion have taken place with Ockley and Newdigate Parish Councils, and it is anticipated that funding requests for a series of small projects will come forward shortly. In Bookham, discussions have taken place and proposals are expected to provide for a range of improvements to the village centre. In Fetcham suggestions regarding a new bench and planting trees in the grove areas to improve the streetscene and prevent careless parking are being discussed. This is relatively small scale in terms of amounts of investment, but the enthusiasm with which the communities have approached is very encouraging. They are prepared to get involved to see that this money is spent locally on projects that local people determine.

2.0 OPTIONS

2.1 Option 1 would be to accept the priorities set out in the report and summary section.

2.2 Option 2 would allow Members to change the priorities for any of the three centres mentioned in the report, selecting other projects to replace those recommended in the report.

3.0 CORPORATE IMPLICATIONS

Legal Implications - This section should be completed for all reports and Legal Services should see a draft report as soon as possible.

Financial Implications - This section should be completed for all reports and Financial Services should see a draft report as soon as possible.

Potential considerations include:-

- Revenue and capital implications for current and subsequent years
- Linkage to delivery of the Council's Medium Term Financial Strategy
- Budgetary provision
- External funding opportunities
- Financial risks
- Future growth
- Savings and future efficiencies
- Financial evaluation, analysis and comparison of all the options

Risk Implications - This section should be completed for all reports and the Performance and Risk Management Officer should see a draft report as soon as possible.

Equalities Implications - This section should be completed for all reports and the Equalities Officer in the Policy Team should see a draft report as soon as possible.

Employment Issues - Please complete this section if there are any employment issues and HR should see the report as soon as possible.

Sustainability Issues - Please complete this section if there are any sustainability issues and the Sustainability Manager should see a draft report as soon as possible.

Consultation - If Consultation has been undertaken, please include details here.
E.g. Scrutiny and Audit Committee, partners, stakeholders, residents etc.

BACKGROUND PAPERS

To comply with Access to Information legislation, all Part 1 (public) reports must list any background papers e.g. documents, correspondence, reports etc which were relied on to a "material extent" in the preparation of the report. Previously published material (including any previous Part 1 Committee reports) need not be listed. Documents such as minutes and reports containing exempt or confidential information need not be included in any list of background paper, but if they are, then the relevant exempt paragraph will need to be quoted

If no background papers were referred to during the preparation of the report, then this should be stated.

For information, the public and press have a right to inspect any item included in this list for a period of 4 years after the date of the meeting.