

## **IMPROVING PLACES SELECT COMMISSION**

**Venue: Town Hall, Moorgate  
Street, ROTHERHAM.  
S60 2TH**

**Date: Wednesday, 16th October, 2013**

**Time: 1.30 p.m.**

### **A G E N D A**

1. To determine whether the following items should be considered under the categories suggested in accordance with Part 1 of Schedule 12A (as amended March 2006) of the Local Government Act 1972.
2. To determine any item(s) the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Apologies for absence
4. Declarations of Interest
5. Questions from members of the public and the press
6. Communications
7. Minutes of the previous meeting of the Improving Places Select Commission held on 4th September 2013 (Pages 1 - 5)
8. Planning Obligations (Section 106 Agreements) - updated accounts information (report attached) (Pages 6 - 12)
9. School Place Planning (report attached) (Pages 13 - 20)
10. Developer Contributions for Open Spaces (report attached) (Pages 21 - 24)
11. Rotherham Community Infrastructure Levy - Viability and Infrastructure Study (presentation attached) (Pages 25 - 52)
12. SYPTE and Utilisation of Section 106 Funding from Rotherham (report attached) (Pages 53 - 57)

13. Date and time of the next meeting - Wednesday 27 November 2013 at 1.30 pm

**Improving Places Select Commission: membership: -**

Councillors Andrews, Astbury, Atkin, Dodson, Ellis, Falvey (Chairman), Foden, Gilding, Godfrey, Gosling, N. Hamilton, Jepson, Johnston, Pickering, Read, Roche, P. A. Russell, Sims (Vice-Chairman), Swift, Vines, Wallis and Whysall.

Co-opted members: - Mr. P. Copnell, Mr. T. Roche and Mr. B. Walker.

**IMPROVING PLACES SELECT COMMISSION**  
**4th September, 2013**

Present:- Councillor Falvey (in the Chair); The Mayor (Councillor Foden); Councillors Andrews, Astbury, Atkin, Dodson, Ellis, Gilding, Godfrey, Gosling, N. Hamilton, Jepson, Read, Roche, P. A. Russell, Vines, Wallis and Whysall; together with co-opted members Mrs. P. Copnell and Mr. B. Walker.

Apologies for absence were received from Councillors Johnston, Pickering, Sims and Swift.

**13.       DECLARATIONS OF INTEREST**

There were no declarations of interest made at this meeting.

**14.       QUESTIONS FROM MEMBERS OF THE PUBLIC AND THE PRESS**

There were no questions from members of the public or the press.

**15.       COMMUNICATIONS**

There were no items to report.

**16.       MINUTES OF THE PREVIOUS MEETING OF THE IMPROVING PLACES SELECT COMMISSION HELD ON 24TH JULY, 2013**

Resolved:- That the minutes of the previous meeting of the Improving Places Select Commission, held on 24th July, 2013, be approved as a correct record for signature by the Chairman, subject to the inclusion of the following additional wording to minute No. 11 (Revision of RMBC's Council Housing Allocations Policy):-

“Members discussed the implications of the proposed mandatory requirement for all new tenants of Council housing to sign a direct debit or standing order form to pay their rent.”

**17.       HIGHWAY MAINTENANCE CARRIAGEWAY DEFECT REPAIRS - MULTIHOG**

Further to Minute No. 61 of the meeting of the Improving Places Select Commission held on 16th April, 2013, consideration was given to a report presented by the Principal Engineer (Streetpride) describing the provisional outcome of the trials of the new method of repairing highway defects (potholes) using the maintenance milling machine (Multihog).

The Select Commission's discussion of this issue included the following salient issues:-

: highway repairs carried out by statutory undertakers;

- : the code of practice for highway repairs has been amended to reflect the new way of working (to the satisfaction of lawyers and insurers);
- : extension of the target for completion of the patching repair of highways – from five days to ten days;
- : the target of dealing with highway safety defects within 48 hours;
- : the costs of highway repairs, comparing the use of the milling machine with previous methods of maintenance; certain larger-scale repairs were unsuitable for the milling machine;
- : the use of different materials for different types of highway repairs (ranging from small potholes to much larger areas of highway);
- : the trial method of highway repairs was suspended during the worst of the Winter weather; instead, the milling machine was able to be used for Winter maintenance and snow clearing;
- : the future availability of the 'Multihog' milling machines for hire;
- : the use of the milling machine in all Wards of the Borough during the trial period and the notification provided for Elected Members;
- : the Council's robust method of highways inspection, enabling the repudiation of insurance claims;
- : the arrangements for the temporary storage of materials removed from the highway, after the use of the milling machine, which are later delivered to a recycling company;
- : the prioritisation of specific highways for repair, within the annual maintenance programme; the use of highway condition surveys (by machine) and inspectors walking the highway and carrying out visual inspections; the surface treatment of highways.

Resolved:- (1) That the report be received and its contents noted.

(2) That a further report be submitted to a future meeting of the Improving Places Select Commission explaining (i) the prioritisation of specific highways for repair, within the annual maintenance programme; (ii) the detail of the various methods of highway surface repairs, ranging from safety defects and small patching works to surface dressing and large-scale highway repairs.

## **18. VULNERABLE TENANTS GARDENING SCHEME**

Consideration was given to a report presented by the Director of Housing and Neighbourhood Services concerning the Council's provision of a

partial gardening scheme to some vulnerable tenants throughout the Borough area (ie: tenants who have a disability and tenants aged 65 years and over and none of whom have relatives to help them with gardening). The gardening service, previously delivered by Morrison Facility Services, was insufficient and impacted on the contractor's core work of delivering estate-based caretaking services. On Monday 3<sup>rd</sup> June 2013, the service transferred to Age UK (Rotherham), enabling the provision of an enhanced gardening service to existing customers and ensuring the service has the potential to expand in line with demand. In turn, Morrison Facility Services are able to focus on the core caretaking services.

The report and Members' subsequent discussion of this matter included the following salient issues:-

: a basic gardening service was provided (eg: mowing the lawn and trimming hedges);

: before the transfer to Age UK (Rotherham), the scheme was at full capacity with 185 tenants receiving the service (two or three cuts per year) and there were eighteen tenants on the waiting list; tenants were charged between £10 and £20 per visit;

: Age UK (Rotherham) was issued with a small grant agreement and service specification, to ensure that monies were spent accordingly and that the gardening work was undertaken in line with this Council's local offers to customers;

: the report outlined the costs of the scheme, the method of charging tenants for the work and the take-up of the gardening scheme by tenants after the transfer to Age UK (Rotherham);

: arrangements for gardening and grounds maintenance in aged persons' sheltered accommodation schemes (Members noted that the responsibility for keeping gardens tidy remains with the tenant);

: the overall capacity of Age UK (Rotherham) to expand the gardening scheme to assist vulnerable tenants and to tenants of private sector housing landlords;

: Age UK (Rotherham) utilises its own workforce for the gardening work;

: the extent to which the existence of the gardening service is promoted to tenants effectively.

Resolved:- (1) That the report be received and its contents noted.

(2) That the transfer of the gardening scheme to Age UK (Rotherham), the expansion of the scheme and the provision of an enhanced service to appropriate Council housing tenants, which have enabled caretaking staff

to focus on core responsibilities, be noted.

#### 19. EXCLUSION OF THE PRESS AND PUBLIC

Resolved:- That, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 as amended (information relating to the financial/business affairs of any person (including the Council)).

#### 20. SUPPORTING THE LOCAL ECONOMY

Consideration was given to a report presented by the Senior Category Manager, Procurement outlining the work currently being undertaken by the Borough Council in support of the local economy. The Select Commission noted that this activity continues to be a Council priority.

At the Supporting the Local Economy Clinic, held on 9th September, 2010 and attended by Councillors Wyatt, McNeely and Whelbourn, the Borough Council's representatives and colleagues from the Local Strategic Partnership agreed to define "local" as being the Sheffield City Region, in order to accord with the Local Enterprise Partnership's proposals.

Reference was made to the YORbuild employment and YORfuture scheme, concerning the provision of apprenticeships (Minute No. 71 of the meeting of the Cabinet held on 3<sup>rd</sup> October, 2012, refers).

The Select Commission's discussion of this matter included the following salient issues:-

: advice provided by the Council to local suppliers (for example, instruction on how to submit tenders electronically);

: the Rotherham 'Master Vendor' scheme, dealing with the allocation of agency staff;

: the Council policy of issuing longer term contracts (up to three years), thus providing more financial security to local providers;

: the use of efficient methods of invoicing and payment of invoices (eg: e-invoicing and procurement cards), in order to improve the cash flow of local businesses; the Council is a member of the Government's Prompt Payment Scheme;

: the use of Fairtrade goods;

: compliance with United Kingdom and European Union legislative requirements concerning procurement, including the provisions of the Public Services (Social Value) Act 2012;

: the procurement bench-marking of local authorities in the Yorkshire and Humber region.

Resolved:- (1) That the report be received and its contents noted.

(2) That the Council's work undertaken in supporting the local economy and the outcomes achieved to date be noted.

(3) That a scrutiny review be undertaken of the Council's arrangements for the procurement of goods and services from the local economy and the review group shall comprise the Chairman of the Improving Places Select Commission and Councillors Atkin, Jepson and Wallis, together with Councillor Beck of the Self Regulation Select Commission.

**ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS**

<b>1.</b>	<b>Meeting:</b>	<b>Improving Places Select Commission</b>
<b>2.</b>	<b>Date:</b>	<b>Wednesday 16 October 2013</b>
<b>3.</b>	<b>Title:</b>	<b>Planning Obligations Report – updated s106 accounts information</b>
<b>4.</b>	<b>Directorate:</b>	<b>Environment and Development Services</b>

**5. Summary**

Further to Minute No. 39 of the meeting of the Improving Places Select Commission held on 28<sup>th</sup> November, 2012, and minute 46 of the meeting of 20<sup>th</sup> February it was resolved that a further report detailing progress of S106 agreements be submitted.

**6. Recommendations**

- The contents of the report be noted
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## 7. Proposals and Details

### Introduction

Planning Obligations (s106 agreements) are used following the granting of planning permission (normally major developments) to secure community infrastructure to meet the needs of residents in new developments and/or to mitigate the impact of new developments upon existing community facilities. They can also be used to restrict the development or use of the land in a specified way or require specific operations or activities to be carried out on the land.

Benefits will be secured either in kind or via financial contributions depending on what is required. The main areas to benefit are generally: Affordable Housing; Primary and Secondary Education; Urban Green Space; Highways Improvements; Public Transport etc. This list is not exhaustive and any other relevant and necessary matter may be included within a Planning Obligation that can not be secured through the normal planning process but is required in order for the development to be deemed acceptable in planning terms which would otherwise be refused.

Each development is judged on its own merits; however there are certain requirements that apply to most major applications e.g. Affordable Housing / Education Provision. The detail depends on the type, scale and location of the development and results from negotiation with developers and services who provide infrastructure across the Borough as part of the planning process

The use of planning obligations is governed by the fundamental principle that planning permissions cannot be bought or sold.

In order to ensure that the correct process is followed a corporate s106 policy is in place governing the procedure from planning application to grant of permission, invoicing and collection and spend of the contribution. The monies collected must be expended on the project required as mitigation for the development to comply with the legal agreement.

To ensure a coordinated approach to s106 across the authority a corporate group meets on a regular basis to monitor, update and review s106 policy and process and discuss any individual issues which have implications across the various directorates. In order that the group can also deal with Community Infrastructure Levy in the future it has been renamed the "Corporate Infrastructure Delivery Group"

### Update

Two previous reports on s106 have been brought to this commission, in November 2012 a report regarding the process and procedures was discussed followed by a report in February 2013 detailing the comprehensive list of monies received by the authority over the previous 5 years and braking down the list into monies received by individual services and the projects s106 monies had been spent on over the same period

This report provides an update of s106 agreements entered into, monies collected and monies expended against the s106 account in the period from 31 March 2012 to date.

Table 1

<b>Planning Permissions issued during the period 1<sup>st</sup> April 2012 to 1<sup>st</sup> September 2013 (which are subject to S106 Agreement with a financial contribution)</b>					
<b>Planning Ref</b>	<b>Date signed</b>	<b>Site address</b>	<b>Type of Contribution &amp; trigger point details</b>	<b>Financial contribution required</b>	<b>Recipient Service</b>
RB2006/1856	28/05/2012	The Former Croda Site Carlisle Street, Kilnhurst	Travel Agreement - 3rd Anniversary - 3 year after 1 <sup>st</sup> payment	£39,000.00	SYPTE
			Ecological Contribution - index linked - Commencement	£5,114.00	Leisure and Green spaces
			Education Contribution - index linked 25% occupation	£195,194.00	Education
			Education Contribution - index linked 50% occupation	£195,194.00	Education
			Travel Agreement Initial Payment - index linked – Upon completion of Agreement	£10,228.00	SYPTE
			Travel Agreement - "1st Payment" – Upon 50 <sup>th</sup> completion	£85,000.00	SYPTE
			Travel Agreement - 2nd Anniversary - 2 year after 1 <sup>st</sup> payment	£50,000.00	SYPTE
			Travel Agreement - 4th Anniversary - 4 year after 1 <sup>st</sup> payment	£30,000.00	SYPTE
			Travel Agreement - 1st Anniversary – 1 year after 1 <sup>st</sup> payment	£62,000.00	SYPTE
RB2011/1503	05/07/2012	Land at Field View, Brinsworth	Education Contribution - Index Linked from date of permission granted - as of 31/03/13 – prior to 25% occupation	£96,500.00	Education
			Education Contribution - Index Linked from date of permission granted – prior to 50% occupation	£96,500.00	Education
			Infrastructure Sum (Footpath & Car Park) – prior to 65 units occupied	£70,000.00	Highways
			Library Contribution - index linked from the date of permission granted – prior to occupation of 50 <sup>th</sup> unit	£70,000.00	Leisure and Green Spaces
RB2012/0037	16/08/2012	Land at Express Parks Waterfront off	Education Contribution – prior to 50% occupation	£86,654.00	Education

		Manvers Way, Manvers	Off-site Play Area Contribution – prior to 50% occupation	£40,000.00	Leisure and Green Spaces
RB2011/1244	24/10/2012	Land at Laughton Road Sawn Moor Road, Thurcroft	Library Contribution Index linked – prior to commencement	£10,000.00	Libraries
			Public Open Space Contribution - Index linked - 2nd payment – prior to 182 units occupied	£26,668.00	Leisure and Green Spaces
			Public Art Contribution - Index Linked – prior to 124 units occupied	£37,300.00	Leisure and Green Spaces
			Public Open Space Contribution - Index linked - 1st payment – prior to commencement	£26,668.00	Leisure and Green Spaces
			Flood Detention Basin Maintenance Bond (Expiration 30 years from date of receipt) – before transfer to RMBC of POS and basin	£34,500.00	Leisure and Green Spaces
			Public Open Space Contribution - Index linked - 3rd payment – prior to 280 units occupied	£26,666.00	Leisure and Green Spaces
RB2012/1049	02/11/2012	Land at Bawtry Road, Wickersley	Education Contribution provision of classrooms at Wickersley Comprehensive School – within 28days of commencement	£20,077.00	Education
RB2012/0842	19/11/2012	Land at Manvers Way, Manvers	Education contribution - Index linked – prior to 50% site completion	£86,654.00	Education
			Affordable Housing Contribution - 50% of 3 open market value houses - EH confirmed expecting stated amount by email 03/06/12 – prior to 50% site completion	£67,500.00	Neighbourhoods
RB2012/1548	17/01/2013	Land off Monksbridge Road, Dinnington	Bus Stop Contribution – prior to commencement	£6,000.00	SYPTTE via RMBC
RB2012/1778	27/03/2013	land off Denham Road, Wath	Education Contribution – prior to commencement	£42,156.00	Education
RB2012/0607	26/04/2013	land Hall Croft, Lindum Drive, Wickerlsey	Education Contribution (50%) – prior to 10 units completed	£20,077.20	Education
			Education Contribution (50%) – completion of last unit	£20,077.20	Education

RB2012/1409	18/06/2013	Bradgate Quarry, Fenton Road, Kimberworth	Education Contribution (50%) – prior to commencement	£105,390.00	Education
			Education Contribution (50%) – prior to occupation	£105,390.00	Education
			Outdoor Gym Contribution – prior to occupation	£35,000.00	Leisure and Green Spaces
RB2013/0606	26/07/2013	Land off Monksbridge Road, Dinnington	Bus Stop Contribution (Max amount) - index linked – prior to commencement	£6,000.00	SYPTTE
RB2013/0098	29/07/2013	land at Former Brampton Centre Brampton Road, Wath-upon-Dearne	Transport Contribution – prior to commencement	£12,000.00	Highways
			Affordable housing contribution – prior to commencement	£65,000.00	Neighbourhoods
			Education contribution – prior to commencement	£50,000.00	Education
			Public Open Space contribution – prior to commencement	£20,000.00	Leisure and Green Spaces
			<b>Total</b>	<b>£1,954,507.40</b>	

The information in **Table 1** shows only new agreements that have a financial element attached to them, it is important to note that the monies will only be paid to the Council IF the planning permission is implemented and will only be due once the relevant trigger point has been reached, requiring the contribution to be paid. In addition to financial requirements s106 agreements have been used to commit developers to the provision of a further 354 residential units.

The process followed, from a grant of planning permission, is that this s106 contributions list is constantly monitored and updated; noting when a development is commenced and a trigger point is reached in order that the relevant invoice can be raised. The developer is required, through the terms of the s106 agreement, to inform the Council once a trigger point has been reached.

In summary the S106s listed in Table 1 relate to applications granted between 1<sup>st</sup> April 2012 and 1<sup>st</sup> September 2013 and require contributions totalling £1,954,507.40 for infrastructure relating to Education, Public Transport and Highways, Culture and Leisure and Affordable Housing provision.

**Table 2**  
**S106 Monies spent/committed in the period 1 April 2012 to 1 September 2013**

Application	Description	Area	Amount
RB2004/0428	OS/Play facilities/Sculpture Trail - committed	Laughton Common	17,340.30
RB2008/0553	Barrier at Alexander Park - spent	Swallownest	19,825.00
RB2004/1346	Wheels to work/ Cycle ways - committed	Dinnington	67,105.87

RB2010/0675	Highways Safety Feature - spent	Town Centre RCAT	20,000.00
RB2011/1136	Highways – work completed	Waverley	£853,492.19
		<b>Total expended</b>	<b>£977,763.36</b>

**Table 3**

<b>S106 Income received 1 April 2012 to 1 September 2013</b>			
<b>Application</b>	<b>Description</b>	<b>Area</b>	<b>Amount</b>
RB2004/1991	Public Open Space	Bramley	11,555.00
RB2006/2210	Footpath/Cycleway	Templeborough	5,825.00
	Bus Service Contribution		24,500.00
RB2002/1657	Education Contribution	Bramley Grange Primary	50,000.00
RB2001/1136	Highways Contribution	Waverley	853,492.19
RB2002/1304	Landscaping and street lighting	Broom	12,500.00
RB2008/0524	Bus Service	Manvers	90,909.00
	Bus Service		81,818.00
	Education Places		178,000.00
	Education Places		124,000.00
	Bus Service		67,794.41
	Education Places		65,000.00
RB2008/0553	Play Area Contribution	Swallownest	70,000.00
	Play Area Maintenance Contribution		10,000.00
	Sculpture Park Contribution		35,000.00
	Barriers to Park		19,825.00
RB2008/1403	Bus Stop Contribution	Brampton Bierlow	11,004.58
RB2008/1404	Education Places	Rawmarsh	159,570.00
	Bus Service		10,000.00
RB2012/1778	Education Contribution	Wath-Upon-Dearne	42,156.00
RB2010/0675	Safety Feature	Town Centre	20,000.00
RB2011/1244	Public Open Space	Thurcroft	26,668.00
	Library Contribution		10,000.00
RB2006/1856	Ecological Contribution	Kilnhurst	5,114.00
	Travel Agreement		10,000.00
		<b>Total Income</b>	<b>1,994,731.18</b>

These payments have been received into the s106 account as a development has either commenced, requiring payment or a trigger point reached.

The total balance of the s106 account (i.e. monies collected but not yet spend) previously reported in February 2013 was £1,404,835. The current balance of the account is £1,384,361.

Spending from this account is monitored as part of the corporate procedure and any monies approached the deadline (usually 5 years from receipt) for spending are highlighted to the recipient service.

The accounts are constantly monitored and updated and further information will be provided to this Commission at Financial year end.

### 8. Finance

A corporate procedure is in place to ensure sound financial governance of the s106 process

### 9. Risks and Uncertainties

Risk has been reduced by the adoption of the corporate s106 procedure

### 10. Policy and Performance Agenda Implications

The work is part of Planning Services role of ensuring infrastructure is in place to support new development.

### 11. Background Papers and Consultation.

Legislation: Section 106 of the Town and Country Planning Act 1990 & Section 12 (1) of the Planning and Compensation Act 1991

Guidance: Circular 05/2005

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<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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<b>1.</b>	<b>Meeting:</b>	<b>Improving Places Committee</b>
<b>2.</b>	<b>Date:</b>	<b>Wednesday 16<sup>th</sup> October 2013</b>
<b>3.</b>	<b>Title:</b>	<b>School Place Planning</b>
<b>4.</b>	<b>Directorate:</b>	<b>Children and Young People's Services</b>

**5. Summary**

Pupil numbers are increasing within the Borough and creating a shortage of places available in certain areas. There is increasing pressure on school places due to the numbers of pupils and it is necessary to increase the number of school places available to meet demand. This report outlines the recent and future projects being undertaken to increase place availability within the Borough.

**6. Recommendation:**

**It is recommended that the content of the report be accepted as an overview of the current position and future direction of travel.**

## 7. Proposals and Details

Pupil numbers are increasing in the Borough and there is increasing pressure on school places particularly in Key Stage 1 and it is necessary to increase the number of primary school places available in certain areas of the Borough.

The information below provides details of work carried out to date and planned to provide additional school places.

### **Recently Completed Consultations to increase Published Admission Numbers (PAN) include:**

Expansion of Thornhill Primary (30 – 45) – 4 additional classrooms

Expansion of Flanderwell Primary (30 – 45) – 4 additional classrooms and SEN unit

Expansion of Aston Hall J & I (30 – 45) - 4 additional classrooms

Expansion of Herringthorpe Infant and Junior schools (70 – 90) – 5 additional classrooms (2 Infant and 3 Junior)

Increase in Admission numbers at:

Treeton Primary School (37 – 45) by addition of additional classrooms

Catcliffe Primary School (25 – 30) by addition of additional classrooms

Sunnyside Infant and Junior Schools (80 – 90)

Bramley Grange Primary School (40 – 45)

Kilnhurst Primary School (28 – 30)

Total number of eventual permanent through school places created = 665

### **September 2013 Admissions – Potential Pressure Points and Action:**

#### **Central (South and East)**

Admissions for 2012/13 and 2013/14 have been to present capacity and this trend looks to be continued. There are also steadily increasing numbers with new arrivals to the borough. Birth statistics show an increase of 58 births for entry in 2014/15.

Current proposals to cater for the increase in pupil population in the Central and surrounding area are shown below:

#### **Herringthorpe Infant and Junior Schools (70 – 90)**

Construction commenced Easter 2013 to be completed for August 2013 for Infant classes and October 2013 for Junior classes. The estimated cost is £1 million to provide 5 additional teaching and learning areas.



**Listerdale J & I School (30 to 45 = 105 eventual through School places)**

Statutory consultation has commenced on proposals to expand the school on a permanent basis by the provision of 4 additional classrooms at a cost of approximately £800K in total and will be completed at the latest by August 2014 subject to approval.

**Broom Valley Community Primary School (Temporary increase from 60 to 75)**

Approval granted by the Cabinet Member for Children, Young People and Family Services following positive negotiations with the governing body on proposals to temporarily increase the admission number from 60 to 75 in FS2 and Y1 from September 2013 and subsequent FS2 year groups thereafter until 31<sup>st</sup> August 2016. In the first instance 2 temporary classrooms will be located on site at an estimated cost of £150K. Should the school be expanded on a permanent basis beyond this period a consultation will need to be undertaken to make a prescribed alteration to the school. An additional 4 permanent classrooms will cost approximately £800K.

**Targeted basic need funding**

The CYPS Capital Projects Team have submitted a funding bid to DfE to provide funding for the provision of a new Centrally based Primary School. Under new DfE guidance there is an Academy / Free School presumption in relation to the control of the new school. Confirmation was received from DfE in August 2013 that RMBC had been successful in relation to this bid. Work is ongoing with the DfE and Elected Members to appoint a sponsor and move the project forward for a September 2015 opening.

**Rawmarsh Learning Community**

There is the usual pressure on FS2 places at Rawmarsh Ashwood but in this Learning Community overall there is sufficient space at present, although this is diminishing year on year. House building is located in the Monkwood catchment area. Rawmarsh Ashwood site is too confined to expand at its current location.

**Monkwood Primary School / Thorogate J & I (105 eventual through School places)**

Monkwood Primary has two empty classrooms following amalgamation and there is a Section 106 Education contribution agreement in place for the local area. Expansion would require 4 additional classrooms in total. The installation of the classrooms will need to be timed to utilise the S106 funding agreement. The School already has an admission number of 60 and School Organisation and the Capital Projects Team will need to undertake further analysis of whether to further expand this already large School or to focus an approach towards the Governing Body at Thorogate J & I in relation to a proposal to expand that School given that its current admission number is 30.

CYPS School Organisation and Asset Management Service are also considering other alternatives at this present time.

### **Wath Learning Community**

There is substantial house building in the area and Section 106 education contributions agreements in place, which will help fund the expansions set out below:

#### **Wath C of E Primary (30 to 45 = 105 eventual through School places)**

consultation to make a prescribed alteration to the school is currently in progress. The permanent expansion to provide an additional 4 classrooms will cost approximately £1M and will be completed at the latest by August 2014. Funding for the project will be from basic need funding and Section 106 funding.

#### **Brampton the Ellis Junior School (70 to 80 to 90 = 80 eventual through School places) – *Linked Proposal to Cortonwood Infant School***

The 2 feeder infant schools (Ellis and Cortonwood) have a combined admission number of 80 which is greater than that of the Junior School – currently 70. Positive negotiations have been completed with the school's Governing Body to address this and to increase the admission number of the Junior School to 80 then 90, which would require additional accommodation. The estimated cost of expanding Ellis Junior School is £400k and funding will be from a combination of basic need funding and Section 106 funding subject to trigger points being reached.

A full consultation will be undertaken commencing September 2013 to make a prescribed alteration to the school with a final completion date of August 2017.

#### **Brampton Cortonwood Infant School (40 to 50 = 30 eventual through School places) – *Linked Proposal to Ellis Junior School***

Positive negotiations with the Governing Body have been completed to expand the School from an admission number of 40 to 50 at an estimated cost of £250K to provide additional teaching and learning space. This expansion has a completion date of August 2017. Funding for the project will be from a combination of Basic Need Funding and Section 106 funding, subject to trigger points being reached. A full consultation will be undertaken commencing September 2013 to make a prescribed alteration to the School.

#### **West Melton J & I**

Initial positive discussions have taken place with the Headteacher in relation to a longer term expansion of the School. This expansion will be timed to utilise recently agreed Section 106 funding agreements for education and as the demand for places increases in line with development sites. An additional classroom has been installed at the school to increase the current NET Capacity.

### **Wickersley/Bramley Learning Community**

The measures that have been put in place in 2012/13, expansion of Flanderwell, Sunnyside and Bramley Grange to create an additional 30 places per year group have alleviated pressure in this area. The proposed expansion of Listerdale which sits in the Wickersley Learning Community is also expected to have a positive

impact on the supply of School places in this and the surrounding area. The Learning Community will remain on a watching brief.

### **Wickersley School and Sports College**

Initial positive discussions have taken place with the Headteacher in relation to a future increase in admission number at the school and installation of additional classrooms to accommodate the increasing future demand for places at the school from within the catchment area. A targeted basic need funding bid has been submitted to DfE in relation to this expansion. Confirmation was received from DfE in August 2013 that RMBC had been successful in relation to this bid. Work has commenced with the schools Headteacher and Governing Body in relation to the expansion.

### **Aston Learning Community**

The expansion of Aston Hall J and I from September 2013 in all KS1 classes has created an additional 15 places per year group. Treeton C of E primary has a larger application number than admission number for 2013/14 admissions. The school cannot be expanded further than its current Published Admission Number (PAN) of 45, however there is sufficient space in surrounding schools. The birth rate hits its peak with this year's intake.

The distance from Treeton C of E Primary School to the nearest Primary Schools is as follows:

Aughton Primary = 2.3 KM

Catcliffe Primary = 1.5 KM

Brinsworth Howarth Primary = 2 KM

Waverley Estate (proposed new schools) = 1.42 KM to the central point between the school sites

### **Brinsworth Learning Community**

#### **Brinsworth Howarth J & I (30 to 45 = 105 eventual through School places on a temporary basis until the First Waverley Primary School is constructed)**

Numbers are rising in this area and there will be additional pressure with the onset of the Waverley development. Following successful negotiations with the Governing Body the Cabinet Member for Children, Young People and Family Services has approved a proposal to expand Brinsworth Howarth from an admission number of 30 to 45, on a temporary basis. The school will require a further 4 temporary teaching and learning spaces to accommodate the additional pupils. The estimated cost is £350K.

There is a significant Section 106 agreement in place to create new primary school provision on the Waverley Estate. The trigger point for the release of the funding for the school is dictated by the occupation of dwellings on the estate. There is a DfE Academy / Free School presumption for the new schools. A deed of variation to the original Section 106 agreement is currently being drafted for legal consideration. A report has been submitted to the Cabinet Member for Children,

Young People and Family Services outlining the details of the variation from the original agreement.

**Wales and Thurcroft Learning Community**

Indications from admissions data shows that the number of school places is very near to capacity. The number of births is also rising for admission to schools in 2014/15 onwards.

**Wales Primary School (30 to 45 = 105 eventual through School places)**

Negotiations have taken place with the Governing Body of the school regarding the possible expansion from 30 to 45 in FS2 and subsequent year groups thereafter from 2014 onwards, on a temporary basis initially. A full consultation will need to be undertaken to make a prescribed alteration to the school on a permanent basis.

**Thurcroft Infant School (60 to 75 = 45 eventual through School places)**

Projections indicate that applications for places will be greater than the admission number in 2014. To expand the School from its current admission number of 60 to 75 will require 1 additional classroom. Negotiations have been undertaken with the Headteacher with regard to an expansion of the school. A full consultation will need to be undertaken to make a prescribed alteration to the school on a permanent basis commencing September 2013.

**Other Learning Communities**

Other learning communities such as Dinnington, Swinton, Wingfield and Maltby remain on a watching brief at present.

Given the size of the Bassingthorpe Farm development there will be significant education provision requirements. This will be met by the provision of a new Bassingthorpe primary school (Academy / Free School presumption applies) and expansion of Greasbrough Primary School subject to successful negotiations with the Governing Body. An expansion to Wingfield School will be necessary for Secondary provision.

**SEN Provision**

Pre statutory consultation has commenced on proposals to expand Newman Special School to create an additional 30 permanent places and 2 assessment places.

Pre statutory consultation has commenced in relation to the Governing Bodies request at Thorogate Primary School to close the current EBD unit on the site. Alternative provision will be established elsewhere following consultation.

**New Arrivals to the Borough during Academic Year**

2007/08: 347 of which 220 admitted to school

2008/09:	375 of which 250 admitted to school
2009/10:	475 of which 287 admitted to school
2010/11:	445 of which 334 admitted to school
2011/12:	463 of which 303 admitted to school
2012/13:	data unavailable at this current time

It should be noted that the discrepancy between the number of new arrivals figure and the admitted to school figure shows the mobility rate of the families involved. Between the application being received and the admission date, the families have moved out of the area. Admissions Officers work closely with the Education Welfare Service to track the whereabouts of the children either in Borough or extra district.

### **Number of Schools full or over subscribed in FS2**

53 Schools were full or over subscribed in FS2 for the academic year 2012/13

42 Schools were full or oversubscribed in FS2 for the academic year 2013/14

There are currently 98 Primary aged Schools, 16 Secondary aged Schools and 6 Special Schools in the Borough.

## **8. Finance**

The capital cost of the building projects is currently met from 'Basic Need' funding allocated to the Authority from the DfE. Basic needs funding is provided for the provision of sufficient school places.

Section 106 agreements are also in place for some current and future developments and this funding requested for the provision of school places will be utilised to contribute to the provision of school places in future projects where applicable. Section 106 agreements are contracted to be activated at set points eg at 50% completion of a development etc.

Where Schools are expanded there is also often a need to request assistance from Schools' Forum to provide interim financial support to bridge the gap between 1<sup>st</sup> September to 31<sup>st</sup> March. This is because funding is allocated to schools following the October census day and additional pupils are not on roll to trigger funding for the following financial year.

## **9. Risks and Uncertainties**

There are always risks and uncertainties when school place provision is considered since future pupil numbers are based on estimations. Over provision at one school could influence pupil numbers at other schools. Local Authorities are obliged, however, to provide sufficient places, promote diversity and increase parental preference.

## 10. Policy and Performance Agenda Implications

The major theme supported by the forward planning and provision of school places is 'to ensure that everyone has access to skills, knowledge and information to enable them to play their part in society'. The expansion of schools would enable more parents to access their first preference school for their child and, therefore, increase that performance indicator.

## 11. Background Papers and Consultation

Reports to Cabinet and the Cabinet Member for Children, Young People and Family Services in relation to:

Annual Admissions Consultations, proposals to temporarily increase admission numbers and make prescribed alterations to schools.

## 12 Contact Names

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**ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS**

<b>1.</b>	<b>Meeting:</b>	<b>Improving Places Select Commission</b>
<b>2.</b>	<b>Date:</b>	<b>Wednesday 16<sup>th</sup> October 2013</b>
<b>3.</b>	<b>Title:</b>	<b>Developer Contributions for Open Spaces</b>
<b>4.</b>	<b>Directorate:</b>	<b>Environment and Development Services</b>

**5. Summary**

An outline of current and planned development of new policy governing developer contributions for open spaces using Community Infrastructure Levy and/or Section 106 agreements.

**6. Recommendations**

**6.1 That members note progress towards the introduction of new policy requiring developers to make financial contributions towards the provision and improvement of open space and ancillary facilities.**

## 7. Proposals and Details

As part of their continuing review of the way Section 106 contributions are used in Rotherham, the Improving Places Select Commission have requested details of the way future use of Section 106 contributions and the Community Infrastructure Levy (CIL) can be maximised for the benefit of open spaces.

### Policy background

Currently, there is no formal policy regarding use of S106 contributions for open space and play. However, the adopted Green Space Strategy (2010) recommended that planning policy should be introduced to help achieve proposed standards of green space provision through developer contributions, in line with the following principles:-

- New green spaces should only be required where there would otherwise be a gap in provision as defined by proposed accessibility standards
- Where new houses are already served by existing green spaces, then there should be a financial contribution, determined by the number of residential units being developed, to enhance existing green spaces in accordance with proposed quality standards.
- Contributions should also include a commuted sum equivalent to the cost of maintaining new green space or enhancements to existing green space for an agreed period.

Subsequently, draft open space policy (SP38) has been prepared and published as part of the consultation on the Draft Local Plan Sites and Policies document, including the following:-

All residential development proposals will be expected to make a contribution to green space in line with the following approach:

- a. Additional green spaces should be provided in new development at a rate of 24m<sup>2</sup> per resident only where there would otherwise be a gap in provision as defined by the accessibility standards of all new homes being within 280m of a Local Green Space and 840m of a Neighbourhood or Borough Green Space (which are further defined within the policy, in accordance with the recommendations of the Green Spaces Strategy).
- b. Composition of new green space should consider the Borough-wide standards for playing pitches and play spaces:
  - i. Taking account of the Rotherham Playing Pitch Strategy recommendations (subject to periodic review) for provision of mini-soccer, junior & senior football, cricket, and rugby union & league pitches
  - ii. Being within 15 minutes walking time of an equipped play area (which includes a variety of experiences for different age groups) and 5 minutes of an unequipped play area
- c. Provision of allotment land of 0.175ha (equivalent to 7 plots each of 250m<sup>2</sup>) per 1000 people
- d. Where new homes are already served by existing Green Spaces, then there should be a financial contribution, determined by the number of residential units being developed, to enhance existing Green Space based on an assessment of need within the local area.



- e. New Green Space and enhancements to existing Green Spaces will be accompanied by either
- i. provision for maintenance by a landscape management company or similar, to standards agreed with the Local Authority for a period of not less than fifty years, or
  - ii. a financial contribution by way of a commuted sum equivalent to the cost of maintaining new Green Space or enhancements to existing Green Space for a period of thirty years. In the case of new allotments, a not-for-profit management body should be established.

Consultation on these policies ended in July 2013 and at the time of writing, comments were being considered by Planning Policy team to determine where draft policies may need to be amended.

#### Community Infrastructure Levy (CIL)

The Council is also working towards introduction of CIL as a new way of securing financial contributions from developers towards the cost of providing associated infrastructure. As part of this, consideration has been given to the possible roles of CIL and S106 in the enhancement of existing open space and ancillary facilities (such as play areas) and new provision where required, and their maintenance. A preferred approach is set out below.

<b>Requirement</b>	<b>When required</b>	<b>How secured</b>	<b>Rationale</b>
New open space and ancillary facilities	Either <ul style="list-style-type: none"> <li>• Larger developments where there would otherwise be a gap in provision (see 7a above), or</li> <li>• Developments on existing open space, where replacement is needed</li> </ul>	Either <ul style="list-style-type: none"> <li>• Normally as part of development or</li> <li>• If this cannot be achieved, then through a S106 payment to fund new off-site provision</li> </ul>	Such provision should relate specifically to the new development, and is most easily provided directly by the developer. It would therefore be unreasonable to use general CIL funds to pay for this.
Maintenance of new open space and ancillary facilities	Wherever new open space is required	Either <ul style="list-style-type: none"> <li>• Developer makes own arrangements, or</li> <li>• through a S106 commuted sum payment to allow LA to adopt</li> </ul>	As above.
Enhancement of existing open spaces and ancillary facilities in locality of development, and associated maintenance	Where new open space is not required (i.e. on smaller developments, and where there is adequate access to existing open spaces).	CIL	Such enhancement is not necessarily related to a specific development, and may be funded from a number of sources. CIL is therefore appropriate.
Enhancement of strategic open spaces (e.g.	All developments	CIL	Such sites serve the whole borough, and therefore all

Country Parks) and associated maintenance			developments should make contributions. They may be funded from a number of sources. CIL is therefore appropriate.
Allotments	All developments	CIL, except for largest developments where new site might need to be provided as part of development, or through S106	Growth in demand from most developments too small to justify new site. CIL could be used to bring disused plots on existing sites back into use, and to enhance facilities.

Consequently, it is proposed that green space contributions as identified above will be identified on the *Reg 123 List* which will identify Rotherham's priorities for spending of CIL monies. Corresponding amendments will be made to draft open space policy subject to confirmation of CIL arrangements.

### 8. Finance

A "preliminary draft" CIL schedule has been prepared indicating projected spend on green space infrastructure over the Local Plan period, and taking into account evidence of actual costs of enhancing green spaces and facilities over recent years, and also the financial contribution that may be expected to be made from other sources.

Reliable monitoring arrangements will continue to be developed with Financial Services to ensure that expenditure from such contributions is auditable, and is in accordance with associated S106 agreements or CIL policy as applicable.

### 9. Risks and Uncertainties

Policy relating to open space and CIL have yet to be finalised following consultation. The availability of funding from other sources is subject to change.

### 10. Policy and Performance Agenda

**Sustainability:** It is expected that new policy for open space contributions will help to ensure the sustainability of existing and new provision at a time of diminishing Council budgets.

**Corporate Priorities:** The proposal seeks to safeguard future open space provision which contributes to the following Corporate Plan outcomes:-

- More people are physically active and have a healthy way of life
- People enjoy parks, green spaces, sports, leisure and cultural activities

### 11. Background Papers and Consultation

Policy development is being undertaken in conjunction with the Planning Policy team.

**Contact Name :** Phil Gill, Leisure and Green Spaces Manager  
 Tel: 822430, E-mail: [philip.gill@rotherham.gov.uk](mailto:philip.gill@rotherham.gov.uk)

# Rotherham Community Infrastructure Levy Viability & Infrastructure Study

Improving Places Board  
24 July 2013

[david.edwards@rotherham.gov.uk](mailto:david.edwards@rotherham.gov.uk)

01709 823824

# What is CIL?

- Raise financial contributions to help pay for infrastructure needed as result of development.
- Payable on 'most buildings that people normally use'.
- Levied on net additional floorspace created.
- (Any new build that replaces existing floorspace that has been in recent use on the same site will be exempt from CIL, even if the new floorspace belongs to a higher-value use than the old.)
- As charging authority, Rotherham must produce draft charging schedule – sets our rates by development type / geographic area. Rates tested at examination.

# Study Scope

- To provide economic viability evidence to inform CIL charge for Rotherham Borough
- CIL Rate Setting Process must:
  - “strike what appears to the charging authority to be an **appropriate balance between the desirability of funding infrastructure** and the potential effects of the imposition of the charge on the **economic viability of development across its area**”

# Study objectives

- To enable us to decide:
  - The **viability assumptions** which reflect development currently taking place and sensitivity testing possible future changes;
  - The **infrastructure funding gap** to inform the CIL and initial consideration of a CIL Regs 123.
  - Proposed **CIL charge** to support the delivery of strategic infrastructure to enable growth to take place.

# Study Approach

- Assess economic geography of Rotherham ... informs CIL charge zones.
- Consider impact of policies e.g. affordable housing, zero carbon and landscape management on viability assessment.
- Review 'infrastructure funding gap' figure ... consider effect of minimum threshold size of development on capturing s106 contributions to fund infrastructure delivery.

# Key Inputs – from planners

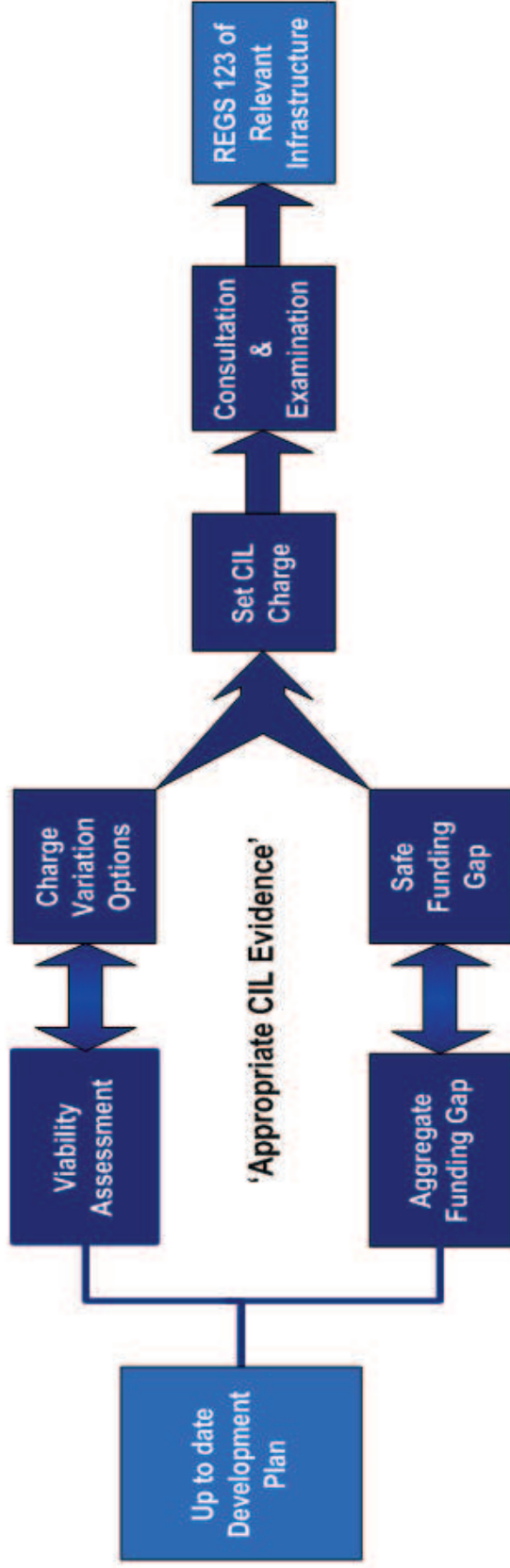
- Affordable Housing Policy Level of 25% should be included
- Ensure all neighbourhoods affected by new development receive some neighbourhood funding
- Other Core Strategy policy requirements intentionally worded to allow degree of flexibility on viability
- Bassingthorpe Farm is critical to Plan delivery .. viability assessment should take account of higher on-site infrastructure needs



# Key Inputs – from infrastructure providers

- Guidance required as to which mechanism (CIL or S106) would best support the delivery of critical infrastructure. In some instances it was still possible to use either.
- Particularly clarity needed on how best to support the delivery of Bassingthorpe Farm & ensure essential infrastructure both on site and off site was provided in a timely way.

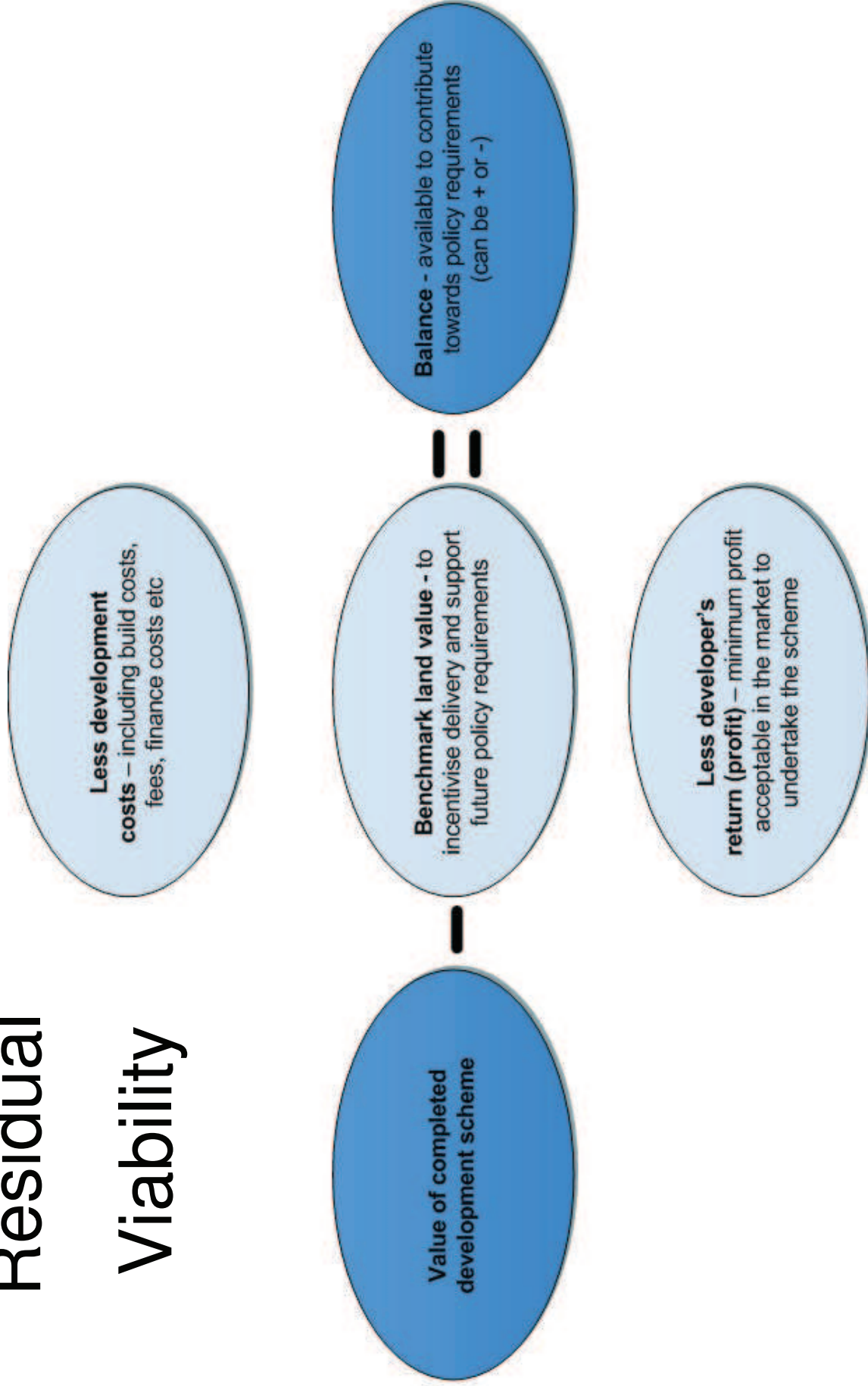
# Evidence to inform CIL charging Schedule



# Appraisal

- Used simple Residual Approach for both residential & commercial development.
- i.e.
  - Value of Development minus Development Costs (including policy costs).
  - Compare the ‘residual’ against a ‘threshold land value’ benchmark to determine the balance available to support CIL’.

# Residual Viability



## Appraisal (cont./)

- Area based approach – broad test of viability across the Borough but with sampling an appropriate range of sites, in particular strategic sites.
- For residential – assessed implications of affordable housing and other requirements.

# Appraisal Assumptions

- Proportion of net site area that is developable for housing (i.e. not required, for e.g. open space, infrastructure etc);
- Density of development;
- Level of affordable housing & the mix of shared ownership, affordable rented and social rented;
- Average size of houses;
- Build cost per sq.m;
- Sales value per sq.m;
- Sales rates
- Threshold land value per net hectare;
- Typical S106 / S278 costs;
- Costs for site opening costs (for Bassingthorpe Farm)
- Professional fees;
- Costs of sales and marketing; and
- Finances costs.

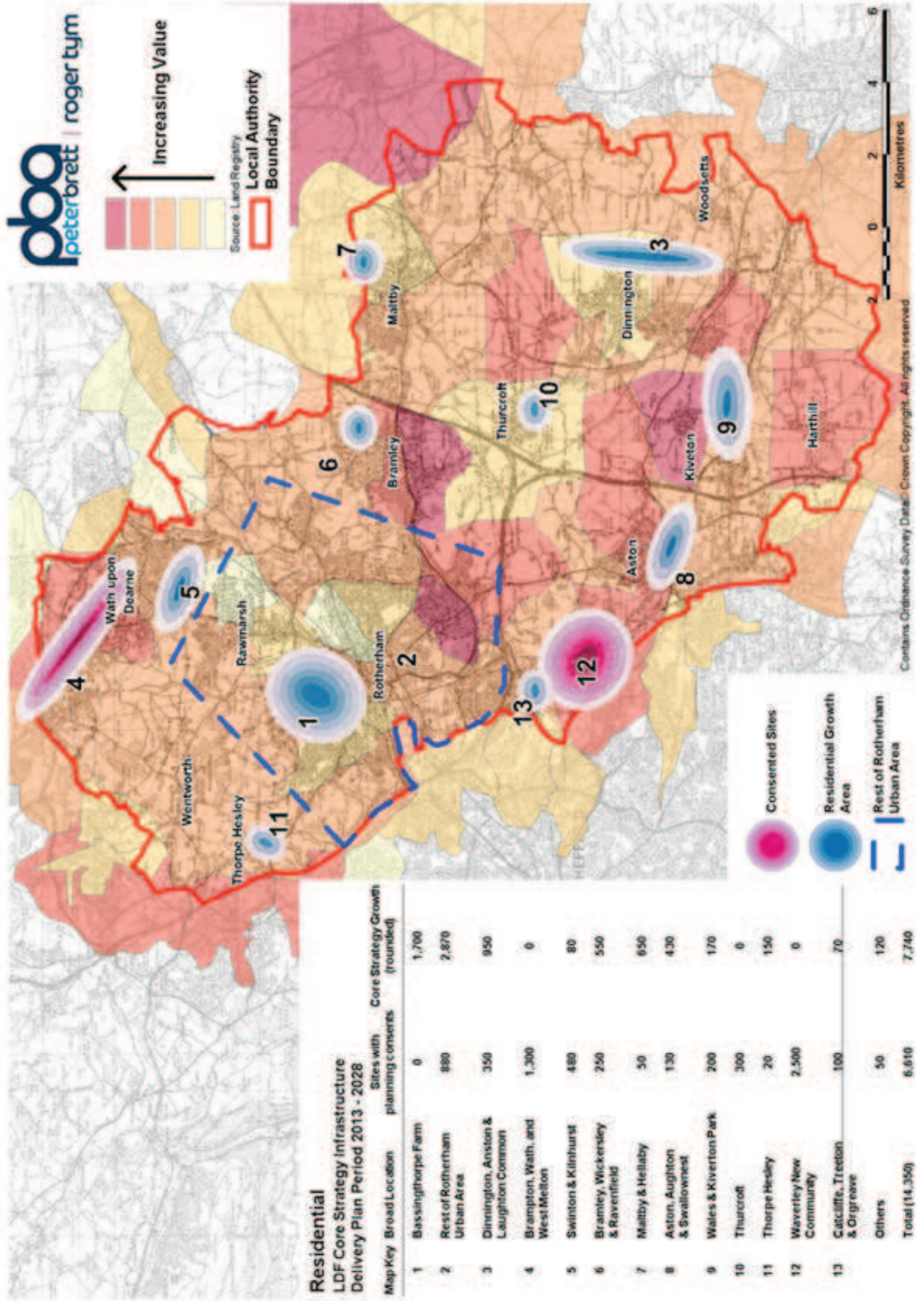
# Steps to Setting Charge Zones

1. Look at current new residential house prices.
2. Mapped these house prices and overlaid the proposed planned growth.
3. Talked to agents, developers and officers. Together with Land Registry data ... allowed sense testing emerging assessment and refine the CIL charge zones.
4. Tested this approach through formal development appraisals.

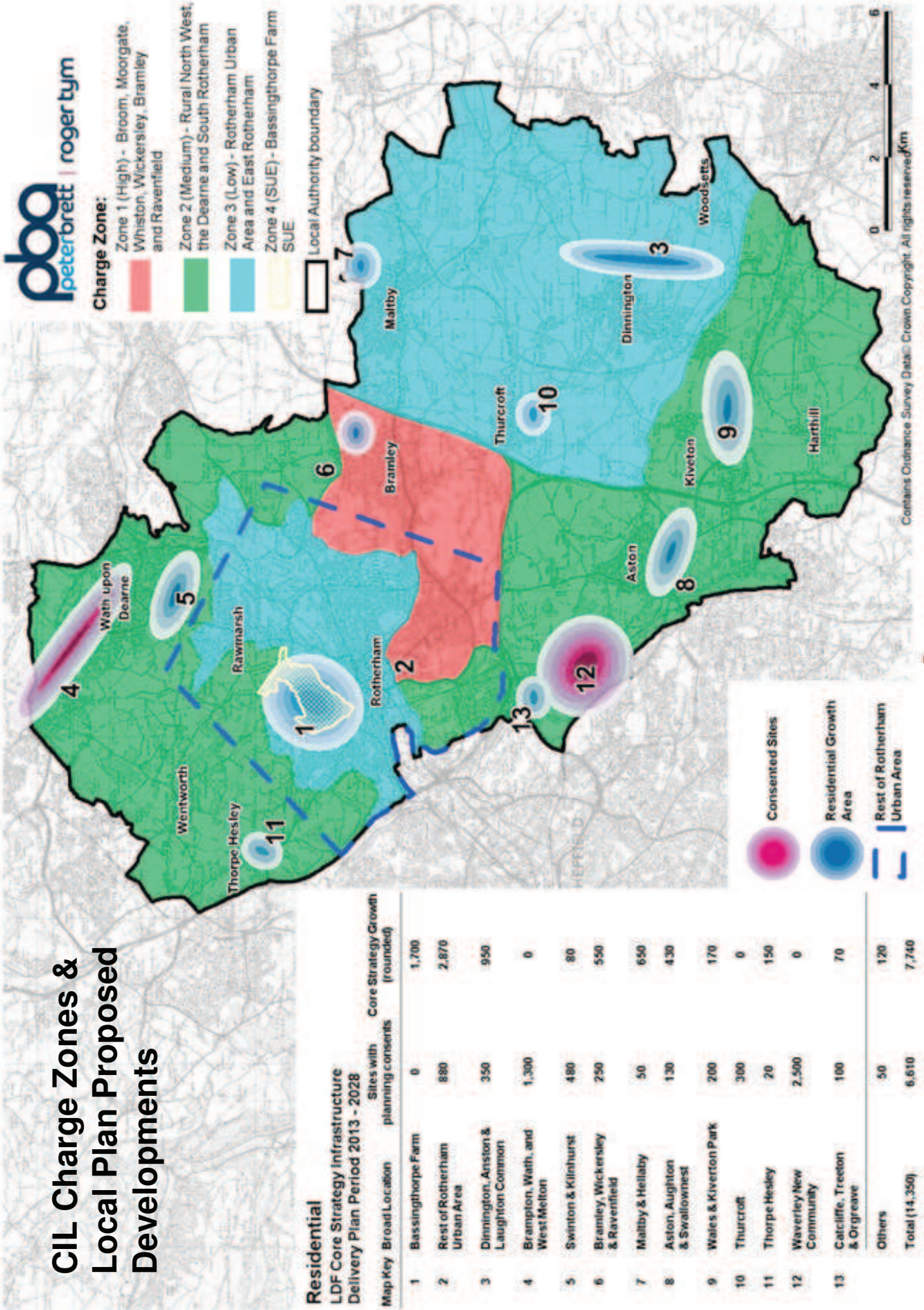




Figure 5.7 Planned Growth and Sales Value Heat Map for Rotherham



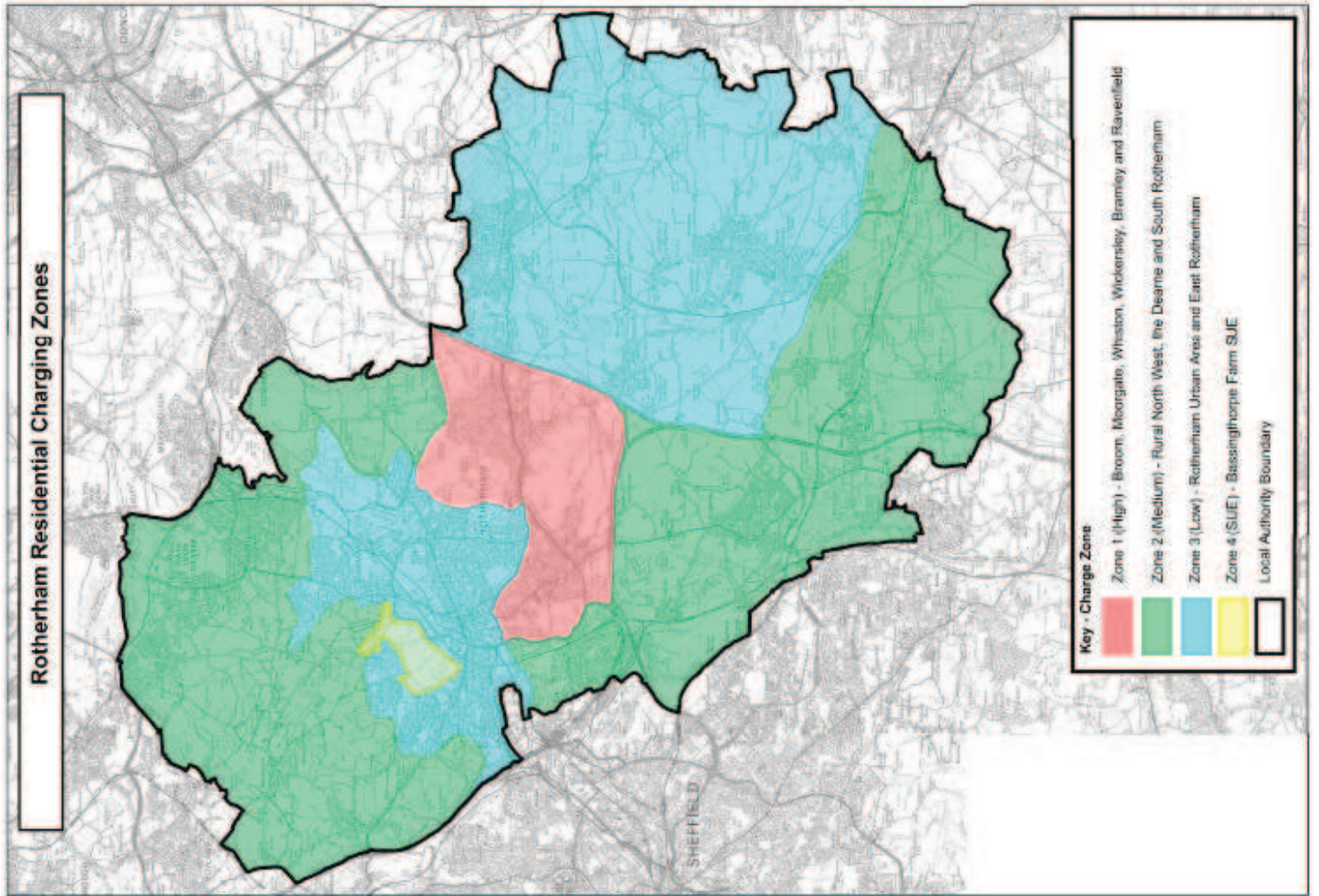
# CIL Charge Zones & Local Plan Proposed Developments

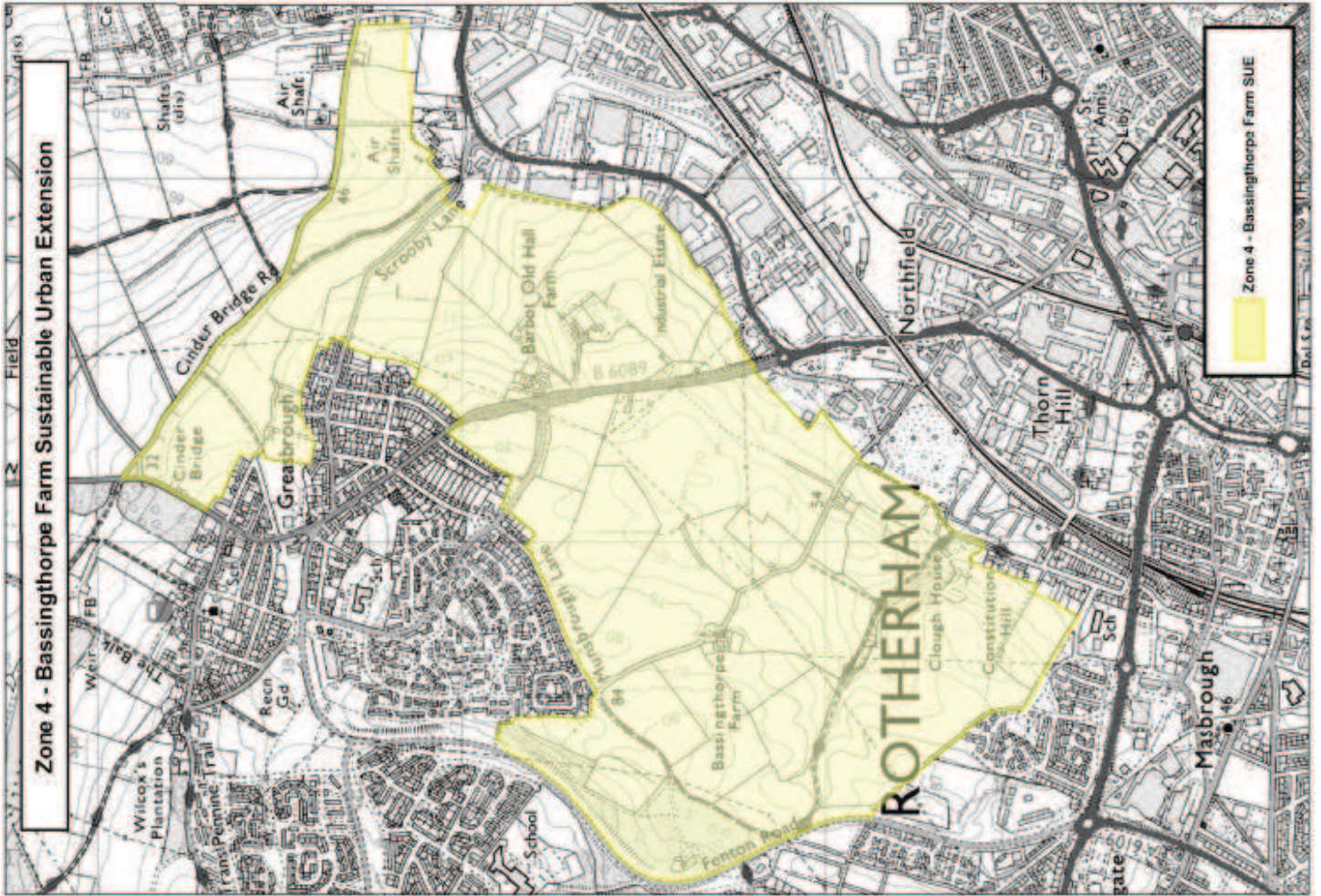


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Table 8.1 Proposed Charging Schedule

Proposed Charging Zone		Proposed Rate £psm
Residential Zone 1 High	Broom, Moorgate, Whiston, Wickersley, Bramley and Ravenfield	£65
Residential Zone 2 Medium	Rural North West, the Dearne and South Rotherham.	£30
Residential Zone 3 Low	Rotherham Urban Area and East Rotherham	£15
Residential Zone 4	Bassingthorpe Farm Strategic Site	£15
	Supermarket convenience stores	£60
	Retail warehouse	£30
	All other uses	£0psm





# Projected CIL Revenue

**Table 8.2 Rotherham CIL Revenue Projections based on recommended CIL charges**

	CIL Charge £ per sq.m	No. units in plan period (note 1a)	Market units (note 1b)	Unit floorspace (sq. m) (note 2)	Gross floorspace (sq. m) (note 3)	Estimated net additional floorspace (sq. m)	Estimated net additional proportion	Estimated net additional floorspace (sq. m)	Estimated CIL revenue in plan period	Estimated annual CIL revenue
<b>Residential</b>										
Houses										
<i>high zone</i>	65	1,518	1214	110	133,584	126,905	95%	126,905	£8,248,812	£749,892
<i>mid zone</i>	30	2,392	1914	100	191,360	181,792	95%	181,792	£5,453,760	£495,796
<i>low zone</i>	15	2,558	2046	95	194,408	184,688	95%	184,688	£2,770,314	£251,847
<i>Bassingthorpe Farm SUE</i>	15	1,700	1360	110	149,600	142,120	95%	142,120	£2,131,800	£193,800
<b>Non-residential</b>										
Retail warehouses	30				8,000	7,600	95%	7,600	£228,000	£20,727
Supermarkets	60				6,439	3,220	50%	3,220	£193,170	£17,561
Offices & Industrial	-					-		-	£0	£0
Other chargeable	-					-		-	£0	£0
<b>Total</b>		8,168							£19,025,856	£1,729,623

Note 1a: taken from the Core Strategy and adjusted for additional allocation by client team - July 2013

Note 1b: affordable housing is not liable for CIL. We assume that an average of 20% affordable housing is achieved.

Note 2: the average unit size is based on our analysis of new build properties

Note 3: office and industrial floorspace relates to the figure is based on the Core Strategy.

Note 4: CIL is levied on net additional floorspace, so an allowance is made for existing buildings demolished to make way for new development.

Note 5: Parish council CIL allowance

# **Updated Infrastructure Delivery Schedule**

Rotherham Infrastructure Schedule - July 2013 update	Priority	Capital or revenue?	Known gross cost	Known / reasonably anticipated funding via mainstream / public agency	S106 already collected / agreed towards this cost	CIL Infrastructure Funding Gap	Regs 123 list CIL	Regs 123 list s106
<b>(A) TRANSPORT - HIGHWAY</b>								
Signalise A629 Wortley Road/Oaks Lane give way junction	Essential	Capital	£350,000	£0	£0	£350,000	350,000	
Signalise Fenton Road roundabout	Essential	Capital	£1,250,000	£0	£0	£1,250,000	1,250,000	
Convert Pool Green roundabout to signalised crossroads	Essential	Capital	£4,911,216	£3,438,000	£0	£1,473,216	1,473,216	
Signalise Ickles roundabout	Essential	Capital	£1,250,000	£0	£0	£1,250,000	1,250,000	
Signalise Masons Roundabout, Wickersley	Essential	Capital	£1,250,000	£0	£0	£1,250,000	1,250,000	
Additional left turn lane from B6090 Wentworth Road in A633 Warren Vale	Essential	Capital	£300,000	£0	£0	£300,000	300,000	
Signalise Cumwell Lane give way junction	Essential	Capital	£250,000	£0	£0	£250,000	250,000	
Signalise Rotherway roundabout	Essential	Capital	£1,000,000	£0	£0	£1,000,000	1,000,000	
<b>Sub total Highways</b>			<b>£10,561,216</b>	<b>£3,438,000</b>		<b>£7,123,216</b>	<b>£7,123,216</b>	<b>£0</b>
<b>PUBLIC TRANSPORT</b>								
Sustainable Travel Measure @ £500 per dwelling that is not in a sustainable location	Essential	Revenue	£1,935,000			£1,935,000	1,935,000	£0
Key Route Bus - Rotherham - Thrybergh (Rest of Rotherham ) DfT bid	Desirable	Capital	£5,750,000	£4,000,000		£1,750,000	1,750,000	



Infrastructure Schedule - July 2013 update	Priority	Capital or revenue?	Known gross cost	reasonably anticipated funding via mainstream / public agency	already collected / agreed towards this cost	CIL Infrastructure Funding Gap	Regs 123 list CIL	Regs 123 list s106
Key Route Bus - Rotherham to Dearn DFT bid	Desirable	Capital	£3,450,000	£1,100,000		£2,350,000	2,350,000	
Key Route Bus - Rotherham - Maltby (sites 6 & 7)	Desirable	Capital	£1,600,000	£0		£1,600,000	1,600,000	
Key Route Bus - Rotherham - Swallownest (sites 8 & 9)	Desirable	Capital	£650,000	£0		£650,000	650,000	
Key Route Bus - Rotherham to Chapelton (site 11)	Desirable	Capital	£1,150,000	£0		£1,150,000	1,150,000	
<b>Sub total Transport</b>			<b>£14,535,000</b>	<b>£5,100,000</b>		<b>£9,435,000</b>	<b>£9,435,000</b>	
<b>(B) EDUCATION</b>								
Bassingthorpe Farm - new primary and nursery	Essential	Capital	£5,500,000	£0	£0	£5,500,000		£5,500,000
Bassingthorpe Farm - secondary extension	Essential	Capital	£1,400,000	£0	£0	£1,400,000		£1,400,000
Dinnington, Anston & Laughton Common - primary extension	Essential	Capital	£200,000	£100,000		£100,000	£100,000	
Dinnington, Anston & Laughton Common - secondary extension	Essential	Capital	£300,000	£150,000		£150,000	£150,000	
Maltby - Primary extension	Essential	Capital	£928,000	£464,000		£464,000	£464,000	
Bramley, Wickersley & Ravenfield - primary extension	Essential	Capital	£1,160,000	£580,000		£580,000	£580,000	
Bramley, Wickersley & Ravenfield - secondary extension	Essential	Capital	£1,160,000	£580,000		£580,000	£580,000	
Wales & Kiverton Park -	Essential	Capital	£232,000	£116,000		£116,000	£116,000	

Infrastructure Schedule - July 2013 update	Priority	Capital or revenue?	Known gross cost	reasonably anticipated funding via mainstream / public agency	already collected / agreed towards this cost	CIL Infrastructure Funding Gap	Regs 123 list CIL	Regs 123 list s106
primary extension								
Wales & Kiverton Park - secondary extension	Essential	Capital	£232,000	£116,000		£116,000	£116,000	
Catcliffe, Treeton & Orgreave - secondary extension	Essential	Capital	£232,000	£116,000		£116,000	£116,000	
Rotherham Central schools	Essential	Capital	£4,000,000	£2,000,000		£2,000,000	£2,000,000	
Special education needs	Essential	Capital	£220,000	£0		£220,000	£220,000	
<b>Sub total Education</b>			<b>£15,564,000</b>	<b>£4,222,000</b>		<b>£11,342,000</b>	<b>£4,442,000</b>	<b>£6,900,000</b>
<b>(C) HEALTH</b>								
Bassingthorpe Farm - new surgery	Essential	Capital	£2,000,000	£1,000,000		£1,000,000	1,000,000	
Rest of Rotherham - redevelopment of Dalton surgery	Essential	Capital	£2,000,000	£1,000,000		£1,000,000	1,000,000	
Dinnington, Anston & Laughton Common - new health centre	Essential	Capital	£3,500,000	£1,750,000		£1,750,000	1,750,000	
Catcliffe, Orgreave & Treeton - redevelopment of Treeton	Essential	Capital	£2,000,000	£1,000,000		£1,000,000	1,000,000	
<b>Sub total Health</b>			<b>£9,500,000</b>	<b>£4,750,000</b>		<b>£4,750,000</b>	<b>4,750,000</b>	<b>£0</b>
<b>(D) RECREATION</b>								
Children's Play	Desirable	Capital	£7,363,155	£5,154,209		£2,208,947		
pathworks	Desirable	Capital	£1,026,890	£718,823		£308,067		
fencing gates and access controls	Desirable	Capital	£1,329,615	£930,731		£398,885		£2,087,496
MUGAs (including lighting)	Desirable	Capital	£1,408,388	£985,871		£422,516		

Rotherham Infrastructure Schedule - July 2013 update	Priority	Capital or revenue?	Known gross cost	Known / reasonably anticipated funding via mainstream / public agency	S106 already collected / agreed towards this cost	CIL Infrastructure Funding Gap	Regs 123 list CIL	Regs 123 list s106
Youth Shelters	Desirable	Capital	£106,950	£74,865		£32,085		
BMX/Skate	Desirable	Capital	£569,025	£398,318		£170,708		
Local Sports Facilities	Desirable	Capital	£661,380	£462,966		£198,414		
Lighting/CCTV	Desirable	Capital	£364,555	£255,189		£109,367		
General Landscape/Environment	Desirable	Capital	£376,643	£263,650		£112,993		
Project Development	Desirable	Capital	£103,375	£72,363		£31,013		
Allotments	Desirable	Capital	£606,664	£424,665		£181,999		
Strategic parks, sports, GI	Desirable	Capital	£9,333,750	£7,467,000		£1,866,750	£1,866,750	
<b>Sub total Recreation</b>			<b>£23,250,389</b>	<b>£17,208,648</b>		<b>£6,041,742</b>	<b>3,954,246</b>	<b>£2,087,496</b>
<b>(E) LIBRARY &amp; COMMUNITY</b>								
Bassingthorpe Farm - redevelopment of Greasborough Library	Desirable	Capital	£496,800	£248,400		£248,400	248,400	
Rest of Rotherham - various	Desirable	Capital	£393,300	£196,650		£196,650	196,650	
Dinnington, Anston & Laughton Common - extension	Desirable	Capital	£107,640	£53,820		£53,820	53,820	
Swinton & Kilnhurst - extension	Desirable	Capital	£60,548	£30,274		£30,274	30,274	
Bramley, Wickersley & Ravenfield - extension	Desirable	Capital	£94,185	£47,093		£47,093	47,093	
Maltby & Hellaby - refurbishment	Desirable	Capital	£80,730	£40,365		£40,365	40,365	
Aston, Aughton & Swallowneest - refurbishment	Desirable	Capital	£60,548	£30,274		£30,274	30,274	
Wales & Kiverton Park - refurbishment	Desirable	Capital	£40,365	£20,183		£20,183	20,183	

Rotherham Infrastructure Schedule - July 2013 update	Priority	Capital or revenue?	Known gross cost	Known / reasonably anticipated funding via mainstream / public agency	S106 already collected / agreed towards this cost	CIL Infrastructure Funding Gap	Regs 123 list CIL	Regs 123 list s106
Thurcroft - refurbishment	Desirable	Capital	£33,638	£16,819		£16,819	16,819	
Community building facilities - various	Desirable	Capital	£1,276,330	£638,165		£638,165	638,165	
<b>Sub total Libraries and Community</b>			<b>£2,644,084</b>	<b>£1,322,042</b>		<b>£1,322,042</b>	<b>1,322,042</b>	<b>£0</b>
<b>(F) EMERGENCY, WASTE and FLOOD DEFENCE</b>								
Expansion of existing police stations at Dinnington and Wath	Essential	Capital	£500,000	£250,000		£250,000	250,000	
Fire for Rest of Rotherham and Bassingthorpe Farm	Essential	Capital	£3,000,000	£1,500,000		£1,500,000	1,500,000	
Rotherham Renaissance Flood Defence Line	Essential	capital	£15,000,000	£0		£15,000,000	15,000,000	
Waste collection and disposal	Essential	Capital	£1,418,258	£709,129		£709,129	709,129	
<b>Sub total Emergency, Waste and Flood Defence</b>			<b>£19,918,258</b>	<b>£2,459,129</b>		<b>£17,459,129</b>	<b>17,459,129</b>	
<b>TOTAL INFRASTRUCTURE</b>			<b>95,972,947</b>	<b>38,499,819</b>		<b>57,473,129</b>	<b>48,485,633</b>	<b>8,987,496</b>

# Next Step

- Consultation on 'Preliminary Draft Charging Schedule'
  - 5<sup>th</sup> August – 7<sup>th</sup> October
- Web based consultation.
  - Targeted at infrastructure providers, landowners, agents, developers, adjacent local authorities, parish councils ('meaningful proportion' – neighbourhood fund) and general public.

<b>Community Infrastructure Levy Timetable</b>		
<b>Stage</b>	<b>Date</b>	<b>Outcomes</b>
<ul style="list-style-type: none"> <li><b>Evidence Gathering.</b></li> </ul>	September 2011 – June 2013	<ul style="list-style-type: none"> <li>Infrastructure Delivery Study.</li> <li>Whole Plan Viability Study.</li> <li>CIL Viability Report.</li> </ul>
<ul style="list-style-type: none"> <li><b>Preparation of a Preliminary Draft Charging Schedule.</b></li> </ul>	May – July 2013	<ul style="list-style-type: none"> <li>Preliminary Draft Charging Schedule.</li> </ul>
<ul style="list-style-type: none"> <li><b>Statutory consultation on Preliminary Draft Charging Schedule (6 weeks).</b></li> </ul>	August – October 2013	<ul style="list-style-type: none"> <li>Stakeholder input and Council response.</li> </ul>
<ul style="list-style-type: none"> <li><b>Statutory consultation on Draft Charging Schedule (6 weeks consultation).</b></li> </ul>	January – February 2014	<ul style="list-style-type: none"> <li>Stakeholder input and Council response.</li> </ul>
<ul style="list-style-type: none"> <li><b>Draft Charging Schedule Submitted to Planning Inspectorate.</b></li> </ul>	April 2014	<ul style="list-style-type: none"> <li>Submission of Draft Charging Schedule to Planning Inspectorate.</li> </ul>
<ul style="list-style-type: none"> <li><b>Independent Examination.</b></li> </ul>	June 2014	<ul style="list-style-type: none"> <li>Independent examination of a Draft Charging Schedule.</li> </ul>
<ul style="list-style-type: none"> <li><b>Council Approval.</b></li> </ul>	September 2014	<ul style="list-style-type: none"> <li>The council approves a Charging Schedule and begins collecting the levy.</li> </ul>

<b>ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS</b>
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	<b>Meeting:</b>	<b>Improving Places Select Commission</b>
	<b>Date:</b>	<b>Wednesday 16<sup>th</sup> October 2013</b>
	<b>Title:</b>	<b>Utilisation of Section 106 from Rotherham by the SYPTE</b>
	<b>Report from:</b>	<b>South Yorkshire Passenger Transport Executive</b>

### Summary

A description of the use of funding from Community Infrastructure Levy and/or Section 106 agreements by the South Yorkshire Passenger Transport Executive.

**Recommendation** To note the contents of the report

#### 1 Background

- 1.1 SYPTE works closely with RMBC Transportation and Planning Case Officers, providing advice and recommendations on RMBC planning applications. A typical SYPTE planning application response includes the following:
- A 'LUTI' (Land Use and Transport Integration) assessment to provide a red, amber, green accessibility classification.
  - An assessment of policy compliance from a public transport perspective
  - An assessment of local public transport provision around the site
  - Recommendations regarding any infrastructure or service improvements that may be required
  - Recommendations relating to how site design will facilitate easy use of sustainable travel
  - Recommendations relating to the measures to be included within the site Travel Plan – such as the provision of public transport incentives.
- 1.2 Through this partnership work we are able to ensure that new developments are incorporated within the public transport network, and that use of public transport is made as attractive and easy as possible. The requirements of each application differ depending on the nature of development and the location and characteristics of the site. As such a bespoke assessment and response is provided for each significant application.
- 1.3 Section 106 contributions are secured as appropriate to provide the necessary interventions to mitigate the impact of new development. Without this valuable mechanism, it is unlikely that developments could be delivered sustainably, or without placing a burden on public funds. This report summarises how SYPTE have spent Section 106 contributions received to date.

**2 New Bus Services / Service Extensions**

- 2.1 Working closely with bus operators, we have secured bus service extensions to penetrate new development sites and ensured that these services are accessed from high quality bus stops. In some cases, new bus services are provided (pump-primed for a period of up to 5 years to ensure long term commercial sustainability).
- 2.2 The provision of developer funded services (such as the A1) has also helped South Yorkshire Partners make the case for complementary Government funding (as was the case with the Local Sustainable Transport Fund)
- 2.3 Table 1, below, highlights Rotherham services that have received Section 106 contributions.

**Table 1: Section 106 contributions for bus services**

<b>Section 106 Bus Service Contributions</b>
<u>Received</u>
<b>Service A1</b> £40,410
<b>Service 200</b> £150,000
<u>Conditioned (Currently un-triggered)</u>
<b>Service 220</b> £450,000
<b>Service 224</b> 266,000
<b>Total: £906,410</b>

**3 TravelMaster**

- 3.1 In some instances, SYPTE and RMBC determine the provision of public transport incentives appropriate and these are conditioned through the planning process. The Developer TravelMaster (DTM) is a multi-modal, non-operator specific, cross border ticket that allows residents of new developments free travel across the South Yorkshire public transport network for one year.
- 3.2 The current price of a DTM is £513.70 per year (this is a discount of 50% from the cost of a conventional annual TM). DTMs are often used to promote public transport use where developments exceed the recommended walking distance to access public transport access points or where car usage of a development needs to be mitigated.
- 3.3 SYPTE survey results show that the DTM is having a beneficial impact on shaping peoples travel habits and encouraging public transport use. In Rotherham, 69% of



households issued with a DTM stated that the household's car use had decreased as a result of the DTM<sup>1</sup>, and over 75% reported an increase in the use of public transport because of the DTM.

- 3.4 Appendix 1 details the Section 106 contributions for TravelMasters. These are summarised in Table 2, below.

Table 2: TravelMaster contributions

<b>Section 106 Bus Service Contributions</b>	
Total applications conditioned:	44
Value SYPTE have spent on TravelMasters	£744,837
Monies un-triggered / un-collected	£143,107
Total value of TravelMaster S106 obligations:	<b>£887,944</b>

#### 4 Bus Shelters

- 4.1 To enable new developments to be included in the public transport network it is important that suitable boarding facilities are provided. Where appropriate, developers are conditioned to provide new bus shelters, or to upgrade existing waiting infrastructure close to the site. Predominately shelter works are conditioned through the planning process. SYPTE has received **£40,887.63** from private developers for shelter works since 2009.

#### 5 Conclusion

A range of public transport interventions and good practice guidance is set out in the SYPTE developer guide, which is provided to developers at pre-application stage to inform their proposals -

[http://www.sypte.co.uk/uploadedFiles/Corporate/Plans\\_and\\_Strategies/2225\\_developer%20guide\\_7.pdf](http://www.sypte.co.uk/uploadedFiles/Corporate/Plans_and_Strategies/2225_developer%20guide_7.pdf)

The planning process provides an important opportunity to ensure that new developments do not result in congestion or pollution and that sustainable transport presents a viable option for site users.

We will continue to work with SYPTE to identify the most appropriate solution for each site and condition as appropriate through the planning process.

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<sup>1</sup> Based on an 18.5% response rate to the survey issued to the 1259 Rotherham ticket holders over a 3 year period

## Appendix 1 – TravelMaster Expenditure

Developer	Invoiced	Allocated	Remaining
Persimmon Homes - Woodlaithes Village, Rotherham	£15,200	£15,200	£0
Persimmon Homes - Laughton Common, Rotherham	£63,000	£42,840	£20,160
Ben Bailey - Ashwood Croft, France St, Parkgate, Rotherham	£6,840	£6,840	£0
Jones Homes - Flash Lane, Bramley, Rotherham	£40,095	£38,670	£1,425
Belgray Properties - Swallownest, Main Street, Rotherham	£8,360	£8,360	£0
Strata Homes - 'Colours' Wath, Rotherham	£65,363	£65,363	£0
Seddons All Saints Meadows Dinnington, Rotherham	£2,280	£2,280	£0
Strata Homes - 'Mint' Ravenfield, Rotherham	£12,090	£12,090	£0
MSSR THE MOORINGS Swinton, Rotherham	£9,030	£9,030	£0
Ben Bailey - Manvers Way, Wath Rotherham	£80,208	£74,223	£5,985
Ben Bailey - Daleswood Chase, Bramley, Rotherham	£21,735	£21,735	£0
Ben Bailey - Wharf View, Kilnhurst, Rotherham	£71,051	£47,421	£23,630
George Wimpey - Upper Wortley Road, Scholes Rotherham	£7,980	£7,980	£0
SYHA - Canklow site, Rotherham	£26,980	£26,980	£0
SYHA - Henley Rise, Rotherham	£8,740	£8,740	£0
SYHA Goodwin Avenue - Rawmarsh, Rotherham	£7,980	£7,980	£0
Johnnie Johnson Housing Association - Wath, Rotherham	£14,620	£14,620	£0
Fenwood Estates - Carlyle Court, Maltby, Rotherham	£3,870	£3,870	£0
Equity Housing - Fern Bank, Kimberworth, Rotherham	£7,310	£7,310	£0
W Redmile - Brooklands Court, Wales, Rotherham	£7,310	£4,300	£3,010
Jones Homes - Park Avenue, Treeton	£1,290	£1,290	£0
SYHA - Fitzwilliam Walk, Greasbrough, Rotherham	£14,620	£14,620	£0
Great Places Housing - Moorgate Road & Hollowgate, Rotherham	£9,460	£9,460	£0
Taylor Wimpey - High Street, Swallownest	£40,618	£40,618	£0
Guinness Northern Counties - Moor Road, Wath	£6,230	£6,230	£0
Aslam Enterprise - Church Street, Kimberworth	£4,450	£4,450	£0
Shepherd Homes - Meadowhall Road, Kimberworth, Rotherham	£22,360	£22,360	£0
Barratt Homes - Oasis, Crane Road, Kimberworth	£21,660	£16,720	£4,940
Home Group - Sutton Court, Mahon Ave	£3,115	£3,115	£0

Continued...

<b>Developer</b>	<b>Invoiced</b>	<b>Allocated</b>	<b>Remaining</b>
Swinton Construction - Bank House, Swinton	£890	£890	£0
Guinness Northern Counties - Fleming Sq/Gawtress Row, Wath	£2,225	£2,225	£0
Jones Homes - Arundel Park, Treeton	£28,313	£18,836	£9,476
Taylor Wimpey - Harding Avenue, Rawmarsh	£59,498	£41,519	£17,980
Great Places Housing - Doncaster Gate, Rotherham	£9,500	£9,500	£0
SYHA - Chiberworde Avenue, Kimberworth	£14,725	£13,300	£1,425
Barratt Homes - Meadow Walk, Brampton Bierlow	£30,822	£14,897	£15,925
Guinness Northern Counties - Pinfold St, Wath	£11,471	£11,471	£0
Westleigh Developments - Manvers Way, Wath	£44,389	£43,391	£998
Strata - Passion, Wath	£13,965	£13,965	£0
Harworth Estates - Waverley	£19,950	£12,968	£6,983
Jones Homes - Wood Lane Treeton	£6,484	£998	£5,486
Barratt Homes - Long Meadows, Bramley	£14,464	£14,464	£0
Barratt Homes - Hedgerows, Thurcroft	£25,685	£0	£25,685
Home Group - Clarence Hotel, Parkgate, Rotherham	£1,720	£1,720	£0
<b>Totals</b>	<b>£887,944</b>	<b>£744,837</b>	<b>£143,107</b>