

8.7 Policy & guidance : Planning gain & mitigation

Key issues

- Policies and guidance relating to the negotiation, collection and defrayal of Section 106 and Community Infrastructure Levy do not relate to a specific theme but are cross cutting. They have been developed by a number of the working groups and a separate group established to consider the defrayal of developer contributions.
- One of the key issues relates to a perceived disconnect between the community and negotiations between the council and developers on how to defray S106 and CIL. Local people assert that they should have a much greater say on how the impact of development should be mitigated since the impact is experienced most locally.
- The London Eye S106 agreement presents an example of the successful local defrayal of revenue S106. A local partnership of businesses, residents and the council determine annually how revenue should be spent according to a set of environmental priorities. A community chest grant fund is managed by a local community organisation and voluntary and community groups can apply for amounts up to £10,000 annually for projects which benefit the neighbourhood. SoWN has proposed a similar mechanism for the defrayal of CIL (see Section 9 - Implementation & Delivery).
- The need for further revenue to maintain infrastructure in the area is paramount. A report prepared by Volterra Consultants for South Bank Employers Group in 2013 and updated in 2016 indicates that declining public investment in management and maintenance of the area has the capacity to limit the economic growth of the area. Consultation with other local delivery groups reflects this view and an appropriate balance must be sought between delivering new infrastructure through capital spend and managing existing through revenue.

Policy P17: Planning gain & mitigation

No	Policy
P17	Subject to requirements and implications of regulations 122 and 123 of the CIL Regulations, where developments create an ongoing and significant cost implication for the management and maintenance of the neighbourhood area outside the development's demise, revenue Section 106 funding to mitigate the impacts should be secured from the development.

Rationale for policy

Policy P17 – Revenue funding is required to protect and maintain capital investment. The London Eye Revenue S106 model is exemplar of local management of services via ongoing funding and a similar mechanism would be appropriate for other developments which significantly increase footfall (and therefore litter, maintenance requirements and security measures).

Revenue funding could be generated either via a commuted sum, proportion of turnover or proportion of service charges on operators occupying new developments. Alternatively developers could provide a revenue generator to the community or Council, such as a retail unit or land.

Planning gain & mitigation : Other guidance

Obligations included within S106 agreements should be reported clearly and transparently by the local planning authority within the committee or delegated report. The obligations should reflect mitigating measures on which the local community have been fully consulted.

General		Timing		Cost		Who?	How?	Where?			
Project reference	Project	Capital or revenue	Project description	Start	Finish	Overview	Estimated total cost of project over total plan period	CL funding sought	Lead (and other delivery partners)	Delivery mechanism / funding sources	
Green infrastructure, open space & air quality											
P11	Mounding Spaces	Revenue	Management and maintenance of existing green and open spaces including Waterloo Millennium Green, Jubilee Gardens, Herfields Green and Bernie Sporn Gardens	2018	-	-	£500k	£250k p.a.	A range of delivery partners	CL / Grants	See projects description
P12	Green Infrastructure	Capital	Identify and implement opportunities for implementation of green infrastructure: permeable paving, green walls, rain gardens.	2018	2019	1 year	200k	100k	SOVNI	CL / GLA / EU / BID levy	Plan area (selected sites)
P13	Air quality improvement	Revenue	Initiatives to reduce air quality impact from idling motorised vehicles	2018	2020	2 years	50k	50k	SOVNI	CL / GLA / EU / BID levy	Plan area (problem sites)
P14	Greenways	Both	Create network of pedestrian routes which receive particular investment to encourage walking	2020	2025	5 years	2m	2m	SOVNI (plus design team, TL, Boroughs and BIDs)	CL / LIP / GLA	Comwall Road / Hercules Road / Herfields / Spine Route / Corliss Lane
Housing & retail											
P15	Affordable housing in high streets	Capital	Use CL to purchase 2 buildings in Lower Marsh, enabling retail environment to be controlled and providing low cost housing above. Buildings managed through Trust	2018	2026	8 years	4m	4m	SOVNI, CIT with housing assoc partner	CL / Investment / Grants	Lower Marsh / Westminster Bridge Road / The Cut / Waterloo Road / Waterloo Road / Lambeth Road
P16	Community Development Trust	Revenue	Community Development Trust to oversee development and management of affordable housing and retail. Self funded in five years	2018	2023	5 years	800k	800k	SOVNI, CIT with housing assoc partner	CL / Investment / Grants	Plan area
P17	Retail improvement loans	Capital	CL to be used as development loan (e.g. for heritage improvements to shopsfronts, expansion of online offer or improvements which benefit the collective offer)	2018	2021	3 years	200k	200k	SOVNI	CL / BID levy / Grants	Lower Marsh and selected other sites
P18	Cloud based WiFi	Revenue	Free cloud based WiFi in South Bank and Waterloo to draw customers, fibre optic for shops and offices	2018	2020	2 years	100k	100k	BIDs	CL	Lower Marsh / The Cut / Waterloo Road
Social infrastructure											
P19	Waterloo Action Centre Improvements	Capital	Contribution towards Waterloo Action Centre capital scheme	2018	2020	2 years	1m	800k	WAC	CL / Grants	WAC
P110	The Bridge at Waterloo Improvements	Capital	Contribution towards The Bridge at Waterloo capital Scheme	2017	2019	2 years	2m	1m	St Johns	CL / Grants / S106	St Johns Church
P111	Living Space Improvements	Capital	Contribution towards Living Space playground and pitches capital improvements	2018	2020	2 years	300k	200k	London Borough of Lambeth	CL / Grants	Living Space
P112	Community Chest Grants	Revenue	Provide social cooking facilities, amateur performance and rehearsal spaces for use by local people, residents food growing and shopfront improvements	2018	2023	5 years	250k	250k	SOVNI / WdCOCO	CL	Plan area
P113	Health centre	Capital	Provide health centre to cater for catchment population of 12,000, providing 12/14 consulting rooms (to CQC standards) 4 treatment rooms as well as additional waiting room space	2019	2022	3 years	Unknown	Unknown	NHS Trust	CL / Grants	TBC
Streetscape & transport											
P114	Streetscapes design guidance	Capital	Design guidelines setting out how network of streets should be designed for different modes.	2018	2019	1 year	10k	10k	SOVNI (plus design team, TL, Boroughs and BIDs)	CL	Plan area
P115	Street monitoring sensors	Both	Network of sensors generating information which must be used by developers to generate information for planning applications (e.g. traffic, footfall figures, wind, light, air quality etc)	2019	2024	5 years	300k	300k	SOVNI (plus design team, TL, Boroughs and BIDs)	CL / LIP / GLA	Core South Bank
P116	Traffic reduction grants	Revenue	Improve servicing arrangements to professional operations and reduce local traffic (e.g. local freight consolidation centre with distribution from electric vehicles)	2018	2021	3 years	200k	100k	SOVNI	CL	Core South Bank
P117	Monitoring enforcement and maintenance	Revenue	Local management, maintenance and enforcement regime across all themes via a team of monitors and delivery officers	2018	2021	3 years	300k	150k	SOVNI (and BIDs)	CL / BID levy	Core South Bank
P118	Spine Route	Capital	Redesign and provision of new streetscape at Upper Ground and Belvedere Road	2019	2022	3 years	4m	2m	SBEFG	CL / BID levy / Private Investment / Grant	Core South Bank