

STOCKPORT COUNCIL
EXECUTIVE REPORT – SUMMARY SHEET

Subject: Commuted Sums for Play

Report to: (a) Werneth Area Committee
2021

Date: Monday, 8 March

Report of: (b) Corporate Director for Place Management & Regeneration

Key Decision: (c) **NO / YES** (Please circle)

Forward Plan ☐ General Exception ☐ Special Urgency ☐ (Tick box)

Summary:

The report details commuted sums received by the Council from housing developers toward the cost of improved play provision.

The report also sets out the criteria that must be used in allocating sums for play provision.

Recommendation(s):

That Area Committee are notified of the Section 106 commuted sum currently allocated to each play site within the Werneth area.

Relevant Scrutiny Committee (if decision called in): **(d)**
Environment & Economy Scrutiny Committee

Background Papers (if report for publication): **(e)**

There are none.

Contact person for accessing
background papers and discussing the report

Officer: Richard Booker
Tel: Tel: 0161 474 4829

'Urgent Business': (f) **YES / NO** (please circle)

Certification (if applicable)

This report should be considered as 'urgent business' and the decision exempted from 'call-in' for the following reason(s):

The written consent of Councillor _____ and the Chief Executive/Monitoring Officer/Corporate Director for Corporate and Support Services for the decision to be treated as 'urgent business' was obtained on _____ /will be obtained before the decision is implemented.

Commuted Sums for Play

Report of the Corporate Director for Place

1 MATTER FOR CONSIDERATION

- 1.1 Area Committee are notified of the allocated Section 106 commuted sum for play in the Werneth Area.

2 BACKGROUND

- 2.1 Commuted sums are contributions received from housing developers (both private and commercial) payable under a Section 106 agreement of the Town and Country Planning Act 1990.
- 2.2 These sums are provided in order that the Authority may improve (or provide new) local play provision, as appropriate.
- 2.3 In terms of taking commuted sums for children's play facilities, there are distance thresholds in place order to ensure the direct relationship between the contributing development and the play site that will benefit from the investment.
- 2.4 The distance threshold is determined by the play area typology. The catchment area for each play area type is set out below;
- 1000m of a Neighbourhood Equipped Area of Play (NEAP)
 - 400m of a Local Equipped Area of Play (LEAP)
 - 100m of Local Area of Play (LAP).
- 2.5 The play area typology is typically based on the following descriptions;
- Neighbourhood Equipped Areas of Play (NEAP) – a range of fixed play equipment for children under the age of 14. Often with more challenging play items for older children and other complimentary facilities, such as all weather sports areas.
 - Local Equipped Area of Play (LEAP) – smaller play spaces with fixed play equipment for children under 12 years old.
 - Local Area of Play (LAP) – small doorstep play spaces usually without fixed play equipment.
- 2.4 The CIL Regulations 2010 (as amended) introduced limitations on the use of planning obligations, effectively preventing the “pooling” of money from many different developments towards spending on infrastructure projects.
- 2.5 It is now required that the commuted sums for play are specified to a play site in the Section 106 agreement before the funds are received from the contributing development.
- 2.6 The sums are always allocated based on the distance criteria set out earlier in this document. Where the development falls within 2 or more catchment areas the sums

are allocated to a site by delegated decision to the Corporate Director Service to Place, for contributions under £29,999.99

- 2.7 Where the contribution is over £30,000.00 or if the contributing development is not in the same Area Committee as the play area it is being allocated to, the allocation is made by Executive Decision.
- 2.8 For further information on Open Space Provision and commuted sum guidance please see <https://www.stockport.gov.uk/supplementary-planning-documents-and-guidance/supplementary-planning-documents>

3. INFORMATION

- 3.1 Goyt Valley Road Play Area - work is actively ongoing with a Community Interest Company and Moss Bank and St Vincents Homes to access external funds to make improvements to the play space. The commuted sum will be used to support this project.
- 3.2 Pine Street Play Area (Smithy Street) – a capital allocation (not commuted sum) will be made to allow for improvements to the play area, in 2021 -22. Plans will be drawn up in the next 8 weeks and shared with ward councillors and stakeholders.
- 3.3 The current allocated commuted sums for play are set out below;

Play Area	Allocated and unspent sums
Goyt Valley Road Play Area	£40,752.77
Riversdale View Play Area	£2,041.26
Romiley Park	£2,175.03
Smithy Green	£3,178.89

4. RECOMMENDATIONS

- 4.1 That the Area Committee is notified of the current commuted sum allocations

Background Papers

There are no background papers to this report.

Anyone wishing further information please contact Richard Booker on telephone number Tel: 0161 474 4829 or by email on richard.booker@stockport.gov.uk