



## PORTFOLIO: LEISURE SERVICES

**CABINET: 2 OCTOBER 2002**

### **TOTTON: HANGAR FARM BARN AND OPEN SPACE**

#### **1. BACKGROUND**

- 1.1 Totton and Eling Town Council have made a request for the use of developers' contributions in the funding of the renovation of the barn and the layout of the adjacent open space.

#### **2. THE SCHEME**

- 2.1 The Barn element of the scheme has already been before members (Leisure Services Committee 7 March 2000 for developers contributions and 7 November 2001 capital programme) and a funding regime agreed. Since those decisions matters have moved quicker than expected with the open space elements and now it makes sense to bring the two elements together as part of one, phased, scheme.
- 2.2 The open space element is an outdoor public tennis centre; paddling pool and play area; pavilion and toilet facilities. This investment secures a further area of public open space, which is an allocation in the Local Plan. The detailed elements of the scheme have arisen following a survey of residents by the Town Council. Members may recall that there has already been investment in part of this site to provide the bowls club.
- 2.3 A significant feature of the barn and the tennis elements is the high level of partnership working led by the Town Council. Management arrangements have been secured with Totton College for the barn and local tennis professionals for the tennis courts.
- 2.4 The scheme will need planning permission and the detail of the scheme is in development. An indicative plan of the proposal will be available at the meeting.

#### **3. ASSESSMENT**

- 3.1 In overall terms this is a major boon for West Totton. The scheme is a focal point in the development area. It is the result of many years of negotiation and persistence from the Town and District Councils. The Town Council have ensured though, that what ever was suggested for provision was in tune with community needs by undertaking a residents survey and utilising contacts in the community to help deliver and manage the project.
- 3.2 As is required by the guidelines, the comments of the Director of Environment Services and Community Services are set out below:

**The Director of Environment Services comments are: -**

- (a) Is the proposed scheme directly related to the development, which it proposes to serve?

Yes, it is located in the heart of the development area.

- (b) Does the need for the scheme arise from the development and is it relevant to it?

Yes, the need arises substantially from the demands of the adjoining development area.

- (c) Does the scheme conform to the adopted Local Plan and Development Briefs for the areas and fall within the terms of the S106 Agreement?

Yes, this is an important community facility and open space, both of which are identified in the Local Plan and Development Briefs to provide for a variety of activities.

**The Director of Community Services comments are:-**

- (a) Can the scheme be shown to meet the needs of the people in the development area?

Yes, this provision will meet needs in the community that are not provided for at the moment.

- (b) Does the scheme complement or improve existing or planned facilities in the catchment?

Yes, it is the last key community building provision and the site is a significant addition to the agreed schedule of open space provision.

- (c) Can the request be accommodated within the funds available, given the known and anticipated requirements within the area for which contributions are held?

The community allocation effectively uses the full balance of funds for community buildings. The open space scheme is significant but there are funds remaining to allocate to future schemes.

- (d) Is the proportion of funding from contributions reasonable, given the nature of the scheme?

Yes, the scheme will meet needs across the development area.

- (e) Is there financial need on behalf of the promoter of the scheme?

Yes. The Town Council is seeking other funds for both elements of the proposal in addition to the developers' contributions allocations.

#### 4. FINANCIAL IMPLICATIONS

- 4.1 The allocation to the barn has been made previously but has been included again here to provide an overall picture of the scheme that is now being proposed. The costs of the scheme is £1,729,827 and the proposed sources of funding are:

FUNDING PLAN	£
Current NFDC capital contribution	170,000
Developers contributions:	
Current community allocation	114,000
Current open space allocation	30,000
Proposed further open space allocation	1,315,827
Totton Town Council; Totton College and Hampshire County Council	100,000
<b>TOTAL PROJECT FUND</b>	<b>1,729,827</b>

- 4.2 The capital contribution from this Council and the current community and open space allocations are sums, which have already been agreed. The further allocation of £1,315,827 would be drawn from the open space fund for Totton, which prior to any decision on this scheme, had an uncommitted balance of £2,072,692.
- 4.3 This is a significant draw on the fund and whilst the scheme is worthwhile, it will clearly have implications for what it is possible to achieve with the balance. It has always been the case that the aspirations for recreational open space exceeded the sums available. As with this scheme, there will always be a need to pursue third party funds if the most is to be made of available resources.

#### 5. ENVIRONMENTAL IMPLICATIONS

- 5.1 The scheme secures the productive community use of a listed building within the development area. This not only benefits the built environment but also makes best use of a building within the local community. The scheme also bring into use a further area of public open space which has been planned as a key part of this area since the first Development Briefs were devised.
- 5.2 There can be disturbance issues associated with public recreational facilities but this site is well suited given its location and existing use. There will be the matter of floodlighting of the tennis courts but this should be capable of resolution in the design and planning process. Designing and implementing the site as part of the one scheme should aid matters.

## **6. CRIME AND DISORDER IMPLICATIONS**

- 6.1 Having accessible local facilities for young people can help mitigate crime and disorder issues. This is particularly so in this case where the facility has been the subject of consultation with young people and in this case, where young people are already connected with other partner agencies in the scheme

## **7. CONSULTATION**

- 7.1 There has been considerable consultation, on the ground, about the scheme and the Town Council is itself the lead agency. The proposal has been considered by the internal Open Space Group, which supports the recommendation. There is also a requirement for the Directors of Community and Environment Services to make specific comments on any scheme seeking to use developers' contributions.
- 7.2 All the local member comments received are supportive of the project and welcome the action after such a prolonged period of time.

## **8. PORTFOLIO HOLDERS COMMENTS**

- 8.1 The Portfolio holder for Leisure supports the scheme and the recommendation.

## **9. RECOMMENDATION**

- 9.1 It is recommended that, subject to the necessary permissions and the agreement of the Directors of Environment and Community Services on the detailing of the scheme, the sum of £114,000 be allocated from developers' contributions for community facilities and £1,345,827 be allocated from developers' contributions for open space, to enable the conversion of the barn to a community building and the construction of floodlit tennis courts, paddling pool, play area and support facilities at Hanger Farm, Totton, the funding to be released on the letting of phases as they progress.

### **For further information contact:**

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### **Background Papers:**

Letter from Totton and Eling Town Council  
9 September 2002

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