

CABINET: 2 APRIL 2003

TOTTON: REVISION TO HANGAR FARM SCHEME

1. BACKGROUND

- 1.1 At its meeting on 5th October 2002 Cabinet agreed the allocation of funds to a comprehensive scheme for the development of facilities at Hangar Farm, Totton. That report was prepared on the basis that there was a need to commit to the scheme to allow for planning permission and the preparation of tender documents.
- 1.2 The scheme was agreed but only subject to the necessary permissions and detailing of the scheme being to the satisfaction of the Directors of Environment and Community Services. Further discussions on the detail of the scheme, plus a need for further funding, require this second paper.

2. THE SCHEME

- 2.1 The essential elements of the scheme are the same as before – in summary: an outdoor public tennis centre with floodlit courts and pavilion; paddling pool and play area with pavilion and toilet facilities; as well as the conversion of the listed barn as an arts centre for college and community use – all in the setting of a new park.
- 2.2 Although the elements are much the same, there was considerable discussion between officers of this Council, the Town Council and their appointed architects about the design and placement of these elements. A number of shortcomings in the original site layout and design were identified. A revised planning application resulted. This reflected further consideration of the location and design of the principal pavilion, revised access design, revisions to the treatment of the listed barn, re-location of the play area, re-orientation of the car parking and a number of landscape amendments. This was undertaken in the positive context of seeking to achieve the best solution for this key open space in the development area.

3. FINANCIAL IMPLICATIONS

- 3.1 The review of the scheme showed that there had been a miscalculation in preparing the original Cabinet report. In October, it was expressed as a total cost of £1,729,827 but the cost of the initial scheme was in fact £2,097,000. The cost of the scheme now, after the revisions referred to above, is £2,222,000. This is made up of £1,812,000 for works, £169,000 fees and £241,000 VAT. The changes have added £125,300 to the total cost of the initial scheme. However, it is an improved project and which will be a substantial and significant focal point for the town.

3.2

FUNDING PLAN	£
Current NFDC capital contribution	170,000
Totton Town Council; Totton College and Hampshire County Council	100,000
Developers contributions:	
Community allocation	114,000
Open space allocation	1,838,000
TOTAL PROJECT FUND	2,222,000

3.2 The NFDC capital contribution and the figure for the Town Council, College and County Council stand from before. The proposed changes are to the sums for developers' contributions. Should this allocation be made, there would be a balance of £177,000 in community contributions and a balance of £387,000 in open space contributions.

3.3 This is a significant draw on the fund for a very worthwhile scheme. There are clearly 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. The Town Council is the proposer of the scheme and fully appreciates the implications for the list of schemes in the Town.

3.4 The recommendation is for the allocation of developers' contributions up to the sums given. This is because the Town Council has submitted a Heritage Lottery bid for £220,000 and if there is an award, it should be possible to reduce the draw down of contributions.

4. ENVIRONMENTAL IMPLICATIONS

4.1 The scheme would secure the productive community use of a listed building within the development area. This would not only benefit the built environment but would also make best use of a building within the local community. The scheme would 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.

4.2 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.

4.3 Designers have been asked to consider sustainable drainage measures within the site as part of the layout.

4.4 Ecological diversity is to be improved as part of the landscape design.

5. CRIME AND DISORDER IMPLICATIONS

5.1 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 developed to meet a range of needs. There has been some consultation with young people to this point but given the nature of the scheme further work is proposed.

5.2 An external bid for a further £15,000 is being made to the Government Office for the South East, in order to 'engage the community'. This is expected to allow further participation from young people and local people offering ultimately a sense of responsibility and ownership.

6. CONSULTATION

6.1 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 Leisure Service and Planning Service to make specific comments on any scheme seeking to use developers' contributions. All of these were supportive factors in the original Cabinet decision.

6.2 The local member comments received are supportive of the project and welcome the action after such a prolonged period of time.

7. PORTFOLIO HOLDERS COMMENTS

7.1 The Portfolio holder supported the original decision and confirms that support.

8. RECOMMENDATION

8.1 It is recommended that:

a) Support for the scheme be confirmed

b) From the developers' contributions held for Totton, there be allocations of up to £114,000 from the fund for community facilities and up to £1,838,000 from the fund for recreational open space.

For further Information contact:

Martin Devine
Assistant Director of Leisure Services
Tel: 02380 285456
E-mail: martin.devine@nfdc.gov.uk

Background Papers:

Letter from Totton and Eling Town Council
6 February 2003

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