

Contact Name: *Jan Debnam*

Tel No: *023 8028 5588*

E-mail: *jan.debnam@nfdc.gov.uk*

Date: *1 October 2014*

NOTIFICATION OF PORTFOLIO HOLDER DECISION

On 1 October 2014, Cllr Vickers, the Planning and Transportation Portfolio Holder, made the following decision. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY WEDNESDAY 8 OCTOBER 2014**.

Details of the documents the Portfolio Holder considered are attached.

DECISION:

To allocate £27,591.50 of developers' contributions to meet the additional cost of works to create rugby pitches at Newlands Corner, Fawley.

REASON(S):

As set out in the report considered by the Portfolio Holder.

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

As set out in the report considered by the Portfolio Holder.

CONFLICTS OF INTEREST DECLARED:

None

For Further Information Please Contact:

Dean Brunton
Planning Policy Officer
Tel: 023 8028 5588
E-mail: den.brunton@nfdc.gov.uk

Neil Williamson
Environmental Design Manger
Tel: 023 8028 5588
E-mail: neil.williamson@nfdc.gov.uk

ALLOCATION OF OPEN SPACE DEVELOPERS' CONTRIBUTIONS: NEWLANDS CORNER, FAWLEY

1 INTRODUCTION

- 1.1 New Forest District Council, through its planning development control powers, collects contributions (through a Section 106 agreement) to mitigate the impacts of new developments on existing communities in the areas where it is responsible for town planning.
- 1.2 In May 2012 the Council approved a new process for the allocation and spending of developers' contributions for inclusion in the Council's capital programme beginning in 2013/14. Each year a number of projects are agreed and set out in two categories as follows:
- (a) Fully developed projects for inclusion in that years capital programme;
 - (b) Category B contained two types of projects:
 - Projects that need to be developed further to determine costs/scope.
 - Projects where insufficient funding currently exists but should be ready if an additional funding is made available;
- 1.3 In February 2014 Cabinet approved a number of projects to include in the 2014/15 capital programme. The Cabinet report authorised the Portfolio Holder for Planning and Transportation to make such amendments as he deems appropriate to the approved project lists and included within the 2014/15 budget.
- 1.4 This report seeks to approve an additional allocation to a project approved in October 2013 implemented by Fawley Parish Council which now requires additional funding to complete the project in 2014/15

2 POLICY FRAMEWORK

- 2.1 All the projects which are the subject of this report benefit a wide sector of the community and respond positively to Core Strategy policies:
- CS2 Design Quality (high quality environmental design that respects the local context);
 - CS3 Safe and Healthy Communities (safe and well structured open space);
 - CS7 Open Space Sport and Recreation (creating and enhancing high quality public spaces that are fit for purpose).

3 PROJECT PROPOSALS

Newlands Corner, Fawley

- 3.1 An allocation of £80,000 was made in October 2013 for the provision of two rugby pitches at Newlands Corner to enable the local Rugby club to relocate to the site. The proposal involved the widening and extending of the existing football pitch to accommodate rugby

and the laying out of one new pitch adjacent to the existing one. The monies were passed directly to the Parish Council following scrutiny of their tender exercise.

3.2 Since that time there has been a series of factors that have resulted in the costs incurred by the Parish Council exceeding the original request for funds, namely:

- Design Work: £1,575.00
- Survey Work: £2,452.62
- Additional Topsoil: £16,500
- Rugby Posts: £2,368.88
- Shortfall from original tender award: £4,695.00
- **TOTAL: £27,591.50**

3.3 The Parish Council have acknowledged that the project has not gone according to plan; however, the contractors are confident of handing over the completed rugby pitches to the Parish Council at the end of October 2014 with a recommendation that rugby is not played on them until January 2015 to give the grass the opportunity for new and sustained growth.

3.4 In order to safeguard the Council's investment in these new pitches, the release of this money is on the understanding that, following the completion of these works, the Parish Council will not subsequently change the levels or undertake any further works affecting either of these pitches as part of the wider project.

3.5 Officers understand that this project is part of a wider scheme on the site which involves the creation of a further pitch and a new pavilion for which the rugby club and RFU may be able to provide some funding. The creation of the further pitch will involve substantial land filling and a planning application to Hampshire County Council will be required. The request to release the allocated funding now is independent of these further works.

3.6 In order to allow these pitches to be completed and handed over it is recommended that the additional £27,591.50 is now passed to the Parish Council.

4 FINANCIAL IMPLICATIONS

4.1 In February 2014 the District Council allocated £128,648.00 in the 'B' project list to the further works at Newlands that are detailed in para 3.5. This recommendation would remove £27,591.50 from this 'B' list approval to the 'A' list.

4.2 By approving this additional expenditure it will enable the monies to be spent in the 2014/15 financial year and help complete this phase 1 project at Newlands that has already received significant funding from the District Council.

5 CONSULTATION INPUT

5.1 This project has been discussed at informal member meetings in both October 2012 and October 2013. Officers have also met with representatives of the Parish Council and with local members since this time to discuss this project. Local members have already indicated their support for the allocation of the additional contributions to this project.

6 ENVIRONMENTAL IMPLICATIONS

6.1 Delivery of this open space scheme will bring a range of environmental benefits, including community safety, aesthetics, biodiversity and sustainability.

7 CRIME AND DISORDER IMPLICATIONS

7.1 No project-specific implications, but open space provision and enhancement tailored to local community needs in general tends to reduce crime and anti-social behaviour.

8 EQUALITY AND DIVERSITY IMPLICATIONS

8.1 Good community engagement as part of the design and feasibility process will help ensure that schemes respond to the needs of the whole community rather than narrow sectors.

9 ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

9.1 If this allocation is not approved at this time the currently approved project would not be completed and the delivery of much-needed open space provision across the district would not be achieved.

10 RECOMMENDATIONS

10.1 It is **RECOMMENDED** that an open space developers’ contribution allocation of £27,591.50 for Newlands Corner is moved from project list (b) to (a) to enable the implementation of the project in 2014/15.

11 PORTFOLIO HOLDER DECISION

I have agreed to the recommendations of this report.

Signed: CLLR F P VICKERS
.....

Date: 01.10.14
.....

<p>For further information contact:</p> <p>Dean Brunton Planning Policy Officer Policy and Plans Team Tel: 023 8028 5588 E mail: dean.brunton@nfdc.gov.uk</p> <p>or</p> <p>Neil Williamson Environmental Design Manager Tel: 023 8028 5588 E mail: neil.williamson@nfdc.gov.uk</p>	<p>Background Papers:</p> <p>16 January 2013 Cabinet Paper “Allocation of developer contributions”</p> <p>30 October 2013 Planning and Transportation Portfolio Holder Decision “Allocation of open space Developer Contributions”</p> <p>5 February 2014 Cabinet paper “Allocation of developer contributions”</p>
---	---

Date on which notice given of this Decision - 1 October 2014
Last date for call-in - 8 October 2014