

## **PLANNING AND INFRASTRUCTURE PORTFOLIO HOLDER DECISION – 9 SEPTEMBER 2020**

### **ALLOCATION OF DEVELOPER CONTRIBUTIONS – RINGWOOD AND NEW MILTON**

#### **1 INTRODUCTION**

- 1.1 New Forest District Council, through its planning development control powers, collects contributions to mitigate the impacts of new developments on existing communities in the areas where it is responsible for town planning. From 6 April 2015 this has been largely via the Community Infrastructure Levy (CIL), however, prior to this, pooled contributions were collected via a S106 agreement.
- 1.2 In February 2015 Cabinet approved a number of projects which would be funded by S106 contributions that were held by the Council. The Cabinet report authorised the Portfolio Holder for Planning and Transportation to make such amendments as deemed appropriate to the approved project lists.
- 1.3 This report seeks to amend the existing allocations to fund a specific transportation in Ringwood and to amend the existing open space allocations in New Milton.

#### **2 POLICY FRAMEWORK**

- 2.1 The projects which are the subject of this report benefit a wide sector of the community and respond positively to Local Plan Policies:

##### **Core Strategy 2009 policies:**

- CS2: Design Quality;
- CS5: Safe and Healthy Communities;
- CS7: Open Space Sport and Recreation;
- CS8: Community services and infrastructure.
- CS24: Transport considerations

##### **Local Plan 2016-2036 Part One: Planning Strategy (emerging)**

- Policy ENV3: Design quality and local distinctiveness;
- Policy CCC1: Safe and healthy communities;
- Saved policy CS7: Open Space Sport and Recreation;
- Policy STR8; Community services, infrastructure and facilities;
- Policy CCC2; Safe and sustainable travel

#### **3 RINGWOOD TRANSPORTATION PROJECTS**

- 3.1 As part of the development of Beaumont Park, Crow Lane, Ringwood (outline application 13/11450) the Council are holding £290,000 of S106 monies. These were collected as part of the first transportation contribution due under the S106 agreement paid on first occupation. The S106 agreement lists a range of potential schemes that could be funded using these monies but makes it clear that this is not a definitive list. As no specific projects had been developed at the time of the previous

Cabinet report, these monies were allocated to “PC4, PC8, PC1, PC10, PC13, PC20, PC15 and PC6”.

- 3.2 As the scheme has been built, an offsite footpath project has been identified that includes a new stretch of footpath linking the existing footpaths and open space at the north-eastern point of Beaumont Park with the wider Public Rights of Way (PRoW) network. The scheme will provide a continuous footway at this location and works include reinforcing / strengthening a ditch which is in a poor state this will enable the footway to run over it and clearance of a 2m stretch of hedgerow.
- 3.3 The provision of this new footpath will make local walking routes, including the open space at Beaumont Park, more accessible to local residents. The wider population of Ringwood will also benefit with easier access to Bickley Common and the Avon Valley Path to the west, and Hightown Lake to the east.
- 3.4 The cost of the project, including design and implementation is likely to be in order of £50,000. It is proposed to fund this project from those monies currently held under the 13/11450 application.
- 3.5 The scheme will be managed by Hampshire County Council and delivered in 2020/21.

#### **4 PROPOSALS FOR NEW MILTON OPEN SPACE PROJECTS**

- 4.1 In January 2013, Cabinet allocated £70,000 towards ‘enhancements to Ashley Recreation Ground amongst a range of other projects throughout the Town. Officers have recently been working with the Town Council to identify the opportunities to enhance the current use and extend the community facilities.
- 4.2 The site currently consists of a dedicated formal rugby facility: pavilion and pitches, serving New Milton and the wider area. In addition, the site is well used for informal recreation, including dog walking and play. It provides important safe walking routes between Ashley Infants and Ashley Junior schools that sit on either side of the site, as well as connections through most boundaries to local residential areas.
- 4.3 Several years ago the Council purchased the site, it is now leased to the Town Council. It was originally intended to extend the sports training areas and improve drainage in the area, however the opportunity to develop a drained pitch is now felt to be unviable, given its relatively small size, lack of demand for the facility and the infrastructure requirement to bring it into use. This area is currently used for informal recreation.
- 4.4 The adjacent junior school and pavilion building are often subject to vandalism and anti-social behaviour, which has prompted a number of actions: the school has fenced its entire boundary with a high anti climb structure, (planning reference 19/11160) and the Town Council to install CCTV to oversee the pavilion and sports ground though this has benefits for the school.
- 4.5 Officers within the Planning teams and the Town Council propose to develop a ‘vision’ plan, which sets out a number of discreet projects for the area. Each project has a guide budget, totalling circa £260,000 (including officer time, professional fees and contingency):

- Refurbishment of and increasing the capacity of the existing play space
  - extend capacity to a broader range of children, including those who are less able.
  - Proposed budget of £100,000.
  - Procured by Town Council and delivered in 2020/21
- New storage building to replace the existing shipping container on site
  - erect a prefabricated steel framed, pitch roofed, timber clad building, giving the appearance of a small agricultural building.
  - Proposed budget of £50,000.
  - Procured by Town Council and delivered in 2020/21
- External enhancements to the pavilion and extension to the car park
  - increase capacity and review the access and circulation around the building to provide a more attractive environment whilst limiting opportunities for anti-social behaviour.
  - Design work undertaken by the Council's Environmental Design Team.
  - Proposed budget of £30,000.
- Provision for a youth building and youth play.
  - Masterplanning exercise to be undertaken to determine how the facility will best work
  - Consultation exercise to be undertaken with likely users to achieve most value and ownership
  - Design and consultation to be undertaken by the Council's Environmental Design and wider Planning team.
  - Proposed budget of £80,000.

4.6 A masterplanning approach to the entire site will be adopted in order to retain an overall 'vision' which will set out, through a site analysis approach, an overarching set of principles and priorities that will guide each project. As well as defining a new layout for each project, it will define a landscape strategy, including a new tree planting program, and identifying opportunities to enhance the ecological value of the site through new planting and revised management.

4.7 There is currently £268,906.93 of developer contributions to spend on open space improvements which is held for use in New Milton which could be used for this project. This money is identified from the initial allocation, residual funds after project completions and contributions received after the Cabinet report February 2015.

4.8 Three projects at Ashington Park, Fawcetts Field and Danesbury Meadows will remain unimplemented. The alternative projects are seen as providing a greater benefit to the residents of the town and overall will provide better value for money. This reallocation does not prevent these projects being delivered in the future and funded through other means. It is also felt that the budget allocations for each of these projects is now insufficient.

4.9 It is important that these monies are spent as there are payback clauses within the Section 106 Agreements if the monies are unspent.

4.10 It is proposed to allocate the identified contributions held by the Council, totalling £268,906.93 to the Ashley Recreation Ground to enable the identified projects to be delivered in a timely manner, bringing site-wide and community benefits.

## **5 FINANCIAL IMPLICATIONS**

- 5.1 The Council are currently holding all the identified funds to deliver these projects and therefore there would be no direct cost to the Council. Should the projects not be approved then officers will need to identify further projects to ensure that the contributions held are delivered on suitable schemes.
- 5.2 Following a procurement exercise, should be allocated funds be insufficient to deliver all the projects identified, it will be for officers and the Town Council (and HCC in Ringwood) to either identify additional funds from the Town Council's CIL receipts, value engineer the schemes to deliver them within budget or prioritise the delivery of the schemes in the order set out in this report.

## **6 CONSULTATION**

- 6.1 New Milton Town Council and Ringwood Town Council have both been consulted on the proposals and are both supportive of these allocations being made.

## **7 CRIME & DISORDER IMPLICATIONS**

- 7.1 One of the aims of the projects in New Milton is to reduce opportunities and incidents of anti-social behaviour by groups of local youths, through provision of CCTV and reconfiguring access, increasing visibility into vulnerable areas and limiting the physical opportunities for inappropriate access (onto building roofs, for example), and providing a dedicated facility for young people of the locality.

## **8 ENVIRONMENTAL IMPLICATIONS**

- 8.1 The identified proposals bring direct environmental benefits through enhancing, improving and increasing capacity by enabling greater use of existing open space for informal recreation, new habitat creation and enhanced management techniques.

## **9 EQUALITY & DIVERSITY IMPLICATIONS**

- 9.1 The projects identified above will improve accessibility in their respective areas and in New Milton provide an enhanced opportunity for children, parents and carers, who are less able, and the proposed youth provision will provide an inclusive and dedicated facility for a new user group to the site.

## **10 RECOMMENDATIONS**

- 10.1 It is recommended that:
- £50,000 on transportation monies, held for use in Ringwood, be allocated to deliver a new footpath link on Crow Lane.
  - £268,906.93 of open spaces monies, held for use in New Milton, be reallocated to deliver a wider open space scheme at Ashley Recreation Ground.

## 11. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

CLLR E J HERON

**Sign: Cllr E J Heron**

**Date: 9 September 2020**

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

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### **Background Papers:**

Cabinet Paper 4 February 2015 –  
Allocation of Developers'  
Contributions  
[https://democracy.newforest.gov.uk/  
Data/Cabinet/20150204/Agenda/CD  
R09490.pdf](https://democracy.newforest.gov.uk/Data/Cabinet/20150204/Agenda/CD R09490.pdf)

Cabinet Paper 16 January 2013 –  
Allocation of Developer  
Contributions  
[https://democracy.newforest.gov.uk/  
Data/Cabinet/20130116/Agenda/CD  
R08046.pdf](https://democracy.newforest.gov.uk/Data/Cabinet/20130116/Agenda/CD R08046.pdf)

Date on which notice given of this decision – 9 September 2020  
Last date for call-in – 16 September 2020