

## **ALLOCATION OF S106 DEVELOPER CONTRIBUTIONS – FORDINGBRIDGE AND HYPHE**

### **1 INTRODUCTION**

- 1.1 New Forest District Council has historically collected Section 106 contributions to mitigate the impacts of new developments on existing communities in the area. Prior to the District introduction of Community Infrastructure Levy on 6 April 2015, S106 contributions were pooled.
- 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 Infrastructure to make such amendments as deemed appropriate to the approved project lists.
- 1.3 This report seeks to amend the existing allocations to amend the existing open space allocations in the Parishes of Fordingbridge and Hythe & Dibden.

### **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:

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

- 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;

### **3 CURRENT ALLOCATIONS**

- 3.1 Following the Cabinet decision of February 2015 monies were allocated to several open space enhancement schemes around Fordingbridge as follows:
  - Memorial Gardens,
  - Bishops Pond
  - Whitsbury Road play area
  - Enhancements at the recreation ground.
- 3.2 Since this time a significant amount of new development has been proposed as part of the new Local Plan adopted in 2020 which has caused Fordingbridge Town Council to re-evaluate its priorities for the provision of open space.
- 3.3 To date, a number of enhancements have taken place at the Recreation Ground including a new skate park facility and enhancements to the play area but the other projects have not progressed. Fordingbridge Town Council have indicated that they will not be looking to progress these projects at this time.

- 3.4 The Council are currently holding £129k of open space contributions of which £52k is already allocated the works at the recreation ground including this project.
- 3.5 The Cabinet report of 2015 also allocated £43,227.11 of extant monies to a MUGA at the Fawley Road Recreation Ground in Hythe. The report also allowed further contributions agreed after the Cabinet paper to also be allocated to the MUGA projects, together with residual amounts from completed projects. In total the Council are now currently holding £120k of open space contributions allocated to this project.
- 3.6 However, following feasibility work on the proposed MUGA the Parish Council concluded that there was not sufficient space to implement a MUGA of the desired size in the area and have therefore been looking at alternative projects to deliver using these funds.

#### **4 RE-ALLOCATION OF FUNDS IN FORDINGBRIDGE**

- 4.1 Fordingbridge Town Council have been working on a further scheme at the recreation ground, specifically in relation to the sports pavilion. The proposed development involves internal alterations, a 2-storey extension to the front of the existing 2-storey building and new external storage facilities.
- 4.2 The current facilities do not comply with Sport England space standards for Football or Rugby. The quality of finish and services is poor and substandard and are not conducive to either the use, or supportive to the development of the Football and Rugby Club. Furthermore, disabled access to the building is limited and there are no accessible toilets or changing facilities. Additionally, the internal layout does not meet Sports England standards for changing rooms.
- 4.3 The appearance of the building will be brought up to current standards, allowing the future growth of the Football and Rugby Clubs and secures further use of the building.
- provide additional floor area for changing rooms, including additional facilities and showers;
  - Providing external storage areas as shown, frees up space within the existing building, allowing significantly improved internal facilities;
  - Providing changing room/showers for match officials;
  - public toilets and physio room
- 4.4 The proposal accords with Part 12 (Development by local authorities) Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore formal planning permission is not required.
- 4.5 The total cost of the project is likely to be around £200k and Fordingbridge Town Council have requested that the contributions allocated to the other projects in this list (totalling £77k) are reallocated to this project. Fordingbridge Town Council will fund the remainder of the project.

## **5 RE-ALLOCATION OF FUNDS IN HYTHE**

- 5.1 Hythe and Dibden Parish Council have requested the release of funds towards two projects and Ewart Recreation Ground and a new public youth shelter at Noadswood adjacent to the play area

### Ewart Recreation Ground, Play Area, Jones Lane, Hythe – provision of new pathways and accessible play equipment

- 5.2 The Parish Council has plans to update the play area in Ewart Recreation Ground over the next 12 months and has earmarked around £100,000 of their own funds for the project.
- 5.3 Following local requests to make the play area more accessible and to provide a wider range of accessible equipment the Parish Council is requesting that £30,000 of developers contributions is released so that new accessible play equipment and new footpaths can be installed during the planned update. The £30,000 will be added to the total £100,000.
- 5.4 The Parish Council will shortly be seeking designs for the project following which a period of public consultation will take place.

### Noadswood School grounds, Water Lane, Dibden Purlieu – provision of a new youth shelter

- 5.5 Following consultation with local young people carried out by the Handy Trust (a youth charity) it has been requested that a new youth shelter is provided in the grounds of Noadswood School in Dibden Purlieu. During the consultation the young people requested a safe place where they could congregate and have access to WI-FI. Currently there is not this provision for young people in Dibden Purlieu.
- 5.6 The Council, working in partnership with the Head teacher at Noadswood School has identified a location with the school grounds which is secure but has good access to the site during evenings, weekends and school holidays. The Council has also consulted with the local policing team and they support the provision as there has been random acts of antisocial behaviour within the area due to the young people congregating close to houses and on other public open spaces. It is felt that the provision of the shelter will lead to an increased usage of the Noads Way Play Area during weekends and school holidays due to relocation of the young people to the school site. The Parish Council is seeking the release of £11,466 of developers contributions to fund the project which will be carried out as soon as possible.

## **6 FINANCIAL IMPLICATIONS**

- 6.1 The Council is currently holding all of the funds being requested and therefore there would be no direct cost to the Council. Should these proposals not be approved then further projects will need to be identified as the previously allocated schemes are not likely to proceed.

## **7 CONSULTATION**

- 7.1 Fordingbridge Town Council are leading on this project are supportive of this re-allocation being made.
- 7.2 Hythe and Dibden Projects have identified their projects through local consultation and the proposals were approved by their Council.

## **8 CRIME & DISORDER IMPLICATIONS**

- 8.1 By having dedicated fit for purpose facilities it may help reduce opportunities and incidents of anti-social behaviour by groups of local youths in both areas.

## **9 ENVIRONMENTAL IMPLICATIONS**

- 9.1 The identified proposals bring direct environmental benefits through enhancing, improving and increasing capacity by enabling greater use of existing open space for recreation.

## **10 EQUALITY & DIVERSITY IMPLICATIONS**

- 10.1 The projects identified above will improve accessibility and enhanced provisions for youth and adult sports. The Fordingbridge project will also provide an inclusive and dedicated facility for football and rugby.

## **11 RECOMMENDATIONS**

- 11.1 It is recommended that:
- £76,588.07 currently held by the Council for use on enhancing open space in Fordingbridge is allocated to the Recreation Ground project;
  - That £30,000 currently held by the Council for use on enhancing open space in Hythe and Dibden is allocated to additional accessible play equipment at Ewart Recreation Ground; and
  - That £11,466 is allocated to a new youth shelter provision for additional recreational facilities in the Noadswood area.

## **12. PORTFOLIO HOLDER ENDORSEMENT**

**I have agreed to the recommendation of this report.**

**CLLR E J HERON**

**Sign: Cllr E J Heron**

**Date: 9 March 2021**

**For further information contact:**

Claire Upton-Brown  
Chief Planning Officer  
023 8028 5409  
[claire.upton-brown@nfdc.gov.uk](mailto:claire.upton-brown@nfdc.gov.uk)

Dean Brunton  
Planning Performance Team Leader  
023 8028 5454  
[Dean.brunton@nfdc.gov.uk](mailto:Dean.brunton@nfdc.gov.uk)

**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)

Date on which notice given for this decision – 9 March 2021

Last date for call-in – 16 March 2021