

ALLOCATION OF DEVELOPER CONTRIBUTIONS – TOTTON AND HYTHE

1 RECOMMENDATIONS

1.1 It is recommended that:

- £90,496 of open space money, held for use in Hythe and Dibden be reallocated to the three projects, as set out in paragraph 4.4 of this report.
- £332,472.84 of open spaces and community monies, held for use in Totton and Eling be reallocated to deliver a wider open space and community projects around the area, as set out in paragraph 5.5 of this report.

2 INTRODUCTION

2.1 In February 2015 Cabinet approved a number of projects which would be funded by Section 106 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.

2.2 This report seeks to amend the existing allocations to fund open space projects in Hythe and Totton.

3 POLICY FRAMEWORK

3.1 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;
- Policy CCC2; Safe and sustainable travel

4 HYTHE AND DIBDEN PROJECTS

4.1 In February 2015, the Council allocated £43,227.11 to the provision of a Multi-Use Games Area on land adjacent to Fawley Road, Hythe. The report also stated that 'any further contributions agreed following this cabinet report will be allocated to the MUGA project. Any residual amounts from approved projects yet to be implemented will also be added to this budget.'

4.2 Following this report, the parish council implemented a number of enhancements to local play areas and also undertook a feasibility study regarding the provision of a

MUGA. The feasibility study concluded that there was insufficient space for a MUGA at this location and the parish council were therefore asked to consider an alternative solution to ensure the developer contribution funds were spent.

4.3 In total the District Council is holding £90,496 in unspent open space monies for use within the Hythe and Dibden parish. The Council have identified the following three projects for full expenditure of this money. All three projects meet the legal requirements for drawing down the open space money.

4.4 The projects are as follows:

- Shore Road – new play facility on the existing playing field (cost £70,496).
- Shore Road – new basketball facility on the existing playing field (cost £5,000).
- Noads Way – new pentanque/boule facility at the open space area (cost £15,000).

4.5 All projects will be managed by the Parish Council and implemented in 2023/24.

5 PROPOSALS FOR TOTTON AND ELING PROJECTS

5.1 The February 2015 reported allocated monies to a number of open space projects in and around the Totton and Eling area. However, many of these projects were depending on the receipts of open space money from a development at the land at Little Testwood Lane which were not due until the permitted employment land came forward, which it did in 2020. During this time the town council decided not to progress many of these schemes due to many different reasons.

5.2 As part of the same legal agreement some £357k was received for community benefits to be implemented by the Town Council. Some of this money has already been spent on public realm enhancements, bus shelter improvements, play equipment and a contribution towards a community sport projects.

5.3 In total the District Council is holding £106k in open space money and £226k towards the community benefits. Whilst there is no specific requirement to consider the allocation of the community money (as it is for the Town Council to request the money and for the District to release when requested), it has been included in this report to show the full extent of what the Town Council are intending to do with this money.

5.4 The Town Council have identified the following projects. With the exception of the mural and the seating, which will be implemented this financial year, the projects will all be completed in 2023/24 which will combine the monies held for both open space and community enhancement.

5.5 All projects will be managed directly by the Town Council. The projects are as follows:

- Improvements including disability and safety works to paddling pools. (cost £150,000)
- Additional seating to War Memorial and generally around the Town (cost. £40,000)
- Dog agility area at Eling. (cost. £5,000)
- Security works to Local Information Office (Civic Centre).(cost £15,000)

- Mezzanine floor at West Totton Centre for table tennis etc. (cost £50,000)
- Improvements to Town Park. (cost £40,000)
- Mural, Totton station (cost £1,100)

5.6 Whilst the total cost of these projects comes in at less than the total allocated amount, an allowance of the remainder should be made available for contingency should any of the projects identified come in over budget.

6 FINANCIAL IMPLICATIONS

6.1 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.

6.2 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 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.

7 CRIME & DISORDER IMPLICATIONS

7.1 One of the projects in Totton is to reduce opportunities and incidents of anti-social behaviour by groups, through provision of CCTV. Additionally providing dedicated facilities for young people of the locality may increase a sense of ownership in the area.

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 provide enhanced opportunities for children, parents and carers, who are less able.

10. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Sign: Cllr Diane Andrews

Date: 28 November 2022

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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 – 28 November 2022

Last date for call in – 5 December 2022