

PROVISION OF FORMAL OPEN SPACE IMPROVEMENTS IN FORDINGBRIDGE

1. RECOMMENDATION

- 1.1 It is recommended that £250,000 of Section 106 monies collected as part of the Fordingbridge strategic sites formal open space requirements is allocated towards an all weather pitch at Burgate School.

2. BACKGROUND

- 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 The purpose of this paper is to ensure that suitable formal open space improvements are provided to support the policy objectives of the adopted Local Plan and provide facilities for the residents of Fordingbridge.

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. BURGATE SCHOOL PROPOSAL FOR ALL-WEATHER FULL-SIZE FOOTBALL/RUGBY PITCH AND ANCILLARY FACILITIES

- 4.1 The Local Plan 2016-2036 has a stated requirement for one junior and one full size football pitch and two MUGAs to satisfy the stated need brought about by a minimum of 870 new housing units spread across strategic sites 16,17 and 18. Site 16 and Site 18 have areas earmarked in the concept masterplans, but these areas have been deemed inappropriate in landscape and access terms for such a facility.
- 4.2 As an alternative the Council is seeking to facilitate the provision of facilities off site, with the Burgate School being well placed geographically to serve the needs of all three strategic sites. The school have confirmed their willingness to convert their existing all weather Pitch (AWP) used for hockey into an artificial grass football and rugby pitch to the latest Sport England specification. This will provide one full size pitch or three junior pitches. To complement these new pitches some changing room facilities should also be provided alongside.

- 4.3 The school have also confirmed their willingness to enter into a management agreement to facilitate full community usage outside school term times and have agreed to provide access to the existing car park for users.
- 4.4 In addition, the school have shown their willingness to provide a framework for a financial fund to be set up as a sinking fund such that the replacement of the surface and any other remedial works can be funded over time.
- 4.5 The school has costed the provision of a new pitch to replace the existing hockey pitch. In addition, the school can provide space for car parking within the existing school grounds.
- 4.6 The planning application for the proposed new all-weather pitch and floodlights was granted planning permission on 22 March 2023 under our reference 23/10067. Planning permission is still required for the modular buildings, the planning application risk here is low in that the principle of development of this nature on this site would be acceptable so it would be just the details to be agreed.

5. COST

- 5.1 A tender exercise has been carried out by the school and the successful supplier contracted for a cost of around £663k. This tender bid was the cheapest of the five bids submitted.
- 5.2 The tender bid includes the replacement of existing flood lighting on the site and all below and above ground works. The school has produced a draft business plan to support an application for grant aid funding to be made to the Football Foundation. The business plan includes a full usage schedule as well as confirmation of how the facility can be used by other sports groups outside the school and its ability to provide facilities for users of different abilities. The Football Foundation has advised that a shock pad should be included in the facility to allow full contact sport to take place. This will increase the cost by a further £100k with a total cost of £810k (with fees and contingencies).
- 5.3 Added to the cost of the AWP is a set of modular changing rooms. This will include four team changing facilities, showers, and toilets as well as separate referee facilities, and a small multi use hall which could double up and be used by community groups as well as sports related groups. The cost for the modular building will be £760k including preliminaries and services. A planning application is to be submitted shortly.
- 5.4 Following the grant of planning permission for the pitches, the school had a successful funding decision from the Football Foundation on the pitch.
- 5.5 A separate funding application for the building will need to be made at a later date as planning and a tender exercise are still required and will not be available for the April deadline. This second application will be a delegated application, so the school are not dependent upon set submission dates.
- 5.6 After the funding from the Football Foundation (around £515k) this leaves significant costs to fund i.e. £295,500 for the AWP and floodlights. The costs for the modular building may also attract grant aid as they are directly related to the new sports

facilities and likewise can be made available outside school term time usage for community and sports groups.

- 5.7 The school have commenced fundraising for the residue and to date have secured partnership funding of £45,500 from the Fordingbridge football, rugby clubs and including funds from the school itself. This leaves a £250,000 gap which it is proposed be funded through S106 contributions. Should the grant application for the all weather pitch be successful the school plan to commence work this summer with a view to the pitch being delivered in September 2023.

6. S106 CONTRIBUTIONS FROM FORDINGBRIDGE STRATEGIC SITES

- 6.1 As part of negotiations with the developers on the SS16, 17 and 18 sites as an onsite formal open space provision is not to be provided a contribution of around £1,000 per new dwelling is proposed. In time, this will bring financial contributions for use towards formal open space of around £1.1m. It is proposed that from this £250k is now formally allocated to the AWP.
- 6.2 Currently, £24,429.12 has been collected as part of the Burgate Acres planning application (20/10228) with a further £64,000 (plus indexation) due on the first occupation of Tinkers Cross (20/11469) which is anticipated to be autumn 2023. This will mean that the Council will be holding around £90k of the proposed £250k allocation.
- 6.3 As the remainder of the formal open space S106 contributions are due to be received from mid 2024 onwards (as this contribution is payable on occupation), it is proposed to forward fund the contributions for the all weather pitch (up to the £250k) using the Community Infrastructure Levy (CIL) funds collected from this development to then reimburse the CIL 'pot' once the contributions are received.
- 6.4 Whilst this report solely relates to the allocation of S106 funds towards the pitches, it is likely that further S106 monies will be requested towards the modular buildings. The amount of future funding towards the buildings is unknown at this stage, and as per paragraph 5.6 these may also attract grant aid funding. A future report will set out how all the remaining formal open space monies collected from the Fordingbridge developments will be spent, which may include an allocation towards this project.

7. FINANCIAL IMPLICATIONS

- 7.1 At the time of this report the Council are holding a small amount of the specific formal open space funds proposed to be used to help deliver this project, with just under half of the funds to be held in mid-late 2023.
- 7.2 The Council are also holding a significant amount of CIL funds from the development, with the Burgate Acres application alone having a liability of £511k with the final instalment due on first occupation. Therefore, there would be no direct cost to the Council as existing developer contributions funds are currently available to cover the shortfall in the interim. 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.

8. CRIME & DISORDER IMPLICATIONS

8.1 None

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 informal recreation, new habitat creation and enhanced management techniques.

10. EQUALITY & DIVERSITY IMPLICATIONS

10.1 The projects identified above will improve accessibility in their respective areas and provide enhanced opportunities for people of all ages.

11. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Sign: Cllr Derek Tipp

Date: 14 July 2023

<p>For further information contact:</p> <p>David Norris Service Manager – Development Management 023 8028 5809 david.norris@nfdc.gov.uk</p> <p>Dean Brunton Planning Implementation and Monitoring Team Leader 023 8028 5454 Dean.brunton@nfdc.gov.uk</p> <p>Stephen Belli Senior Development Management Officer 023 8028 5430 stephen.belli@nfdc.gov.uk</p>	<p>Background Papers:</p> <p>Cabinet Paper 4 February 2015 – Allocation of Developers’ Contributions</p> <p>Cabinet Paper 16 January 2013 – Allocation of Developer Contributions</p> <p>Planning officer report – all weather pitch application 23/10067</p>
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Date on which notice given of this Decision – 14 July 2023

Last date for call in – 21 July 2023