

Play, Youth and Formal Open Space S106 Planning Obligations (Strategy and Commissioning)

To: David Kenyon
From: Lynda Pincombe (Specialist - Strategic Planning) , Strategy and Commissioning and Jonathan Davey (Case Officer - Strategy and Commissioning)
Date: 13-Aug-20
Re: 19/03416/OUT - Residential development for up to 80 dwellings - Land at Manor Farm, Combe Hill, Templecombe, Somerset

1. Introduction

This document sets out the view of the SSDC Strategy and Commissioning Officers on whether the proposed development will increase demand for outdoor playing space, sport and recreation facilities in accordance with Policies HW1, SS6 and EQ2 of the South Somerset Local Plan, 2006 - 2028 and paragraphs 54 - 56 of the NPPF (2019). It also reflects the impact of CIL Regulations 122 and 123 regarding pooling of contributions, as of the date of this response, the adoption of the Local Plan and the Council's adoption of a CIL Charging Schedule.

The assessment has been undertaken on the basis that the net increase in the number of dwellings is **60** of which all are two-bed dwellings or larger. However, it is noted that as this an outline application, this mix may change and that per dwelling summaries can be provided for 1-bed and 2-bed dwellings, or greater, to assist in the drafting of a S106.

2. Methodology

The Council's process for considering planning obligations for outdoor equipped play and youth facility provision, playing pitches and changing rooms relating to new housing, includes six steps by which the scale of any contributions due are calculated. This involves:

- 1 Calculating the population increase that will result from the development.
- 2 Determining the amount of space that would be required to meet the additional demands.
- 3 Assessing whether the existing infrastructure in the locality has the capacity to accommodate the additional needs.
- 4 Determining the best approach to mitigate any impacts that cannot be accommodated either on-site or by the existing infrastructure.
- 5 Preparing application specific planning obligation calculations for the required mitigations.
- 6 Preparing application specific maintenance sum calculations for a ten-year period.

3. Population Increase

In order to calculate the population increase that will be generated by a housing development proposal, the Council uses the methodology set out in paragraphs 12.6-12.15 of the Local Plan, which assists developers to predict the likely impact of their development.

Based on this methodology, the population that would be generated by this development in 2017 amounts to persons, based on a net gain of **60** dwellings.

133.8

Proposed Dwelling Number(s)		Household Size (persons)	Number of Persons Generated by Development
0	1 bed dwellings	1.5	0
60	2 bed dwelling or larger	2.23	133.8
60	Total number of households / persons		133.8

4. Space Required

To assess the level of outdoor equipped play and youth facility provision, playing pitches and changing rooms provision required to meet the reasonable requirements of the developments future occupants, the Council then applies the population generated to the Council's pro-rata standards. Using this methodology, the level of provision required to meet the additional demands arising from this development is:

Local Plan Policy	Relevant Recreation Category	Standard	Requirement
		[sq m per person]	[sq m]
HW1	Equipped Play Space	2.0000	267.60
HW1	Youth Facilities	0.5000	66.90
HW1	Playing Pitches	12.0000	1,605.60
HW1	Changing Rooms	0.1050	14.05

The standards for play and youth were approved by District Executive in March, 2012, and are available on request.

The Council's Playing Pitch Strategy infrastructure requirements until 2028 were adopted by District Executive in July 2018:

<https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-for-open-space-sport-and-recreation/>

The Council's Leisure Facility Strategy infrastructure requirements until 20 were adopted by District Executive in March 2019:

<https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-for-open-space-sport-and-recreation/>

5. Infrastructure Assessment

The Council has conducted an infrastructure assessment to identify whether the additional needs can be accommodated.

For this application, the local assessments for equipped play, youth facilities, playing facilities, changing rooms are based on the 2014 population of Abbas and Templecombe Parish.

The assessments show deficiencies in most areas, indicating that during peak periods the provision in the locality is unable to serve the current population with or without this development. A summary for the locality is set out below:

Local Plan Policy	Relevant Recreation Category	Current (Deficiency sq m)	2029 (Deficiency sq m)
HW1	Equipped Play Space	830	1,022
HW1	Youth Facilities	191	143
HW1	Playing Pitches	N/A	N/A
HW1	Changing Rooms	N/A	N/A

This shows that infrastructure deficiencies currently exist in some areas of provision. As such, there is inadequate capacity for the infrastructure to support the population emerging from this proposed development.

6. Impact Mitigation

The Council has then used each of its assessments to determine the most appropriate approach to mitigate the additional impacts. These have been discussed with ward members and the town council and are summarised below:

Local Plan Policy	Relevant Leisure Need	Council Delivery Strategy
HW1	Equipped Play Space	Off Site - contribution towards enhancing the existing play area at Templecombe Recreation Ground through development of additional provisions to include replacement of the toddler multi-unit and improvements to the junior climbing frame.
HW1	Youth Facilities	Off Site - contribution towards enhancing the existing youth facilities at Templecombe Recreation Ground to include wheeled play area (Skate park).
HW1	Playing Pitches	No contribution is sought from this application.
HW1	Changing Rooms	No contribution is sought from this application.

Outdoor Equipped Play and Youth Facilities

The development generates a need for 303.28m² of space for equipped play. In the Council's view the best way to mitigate this generated need would be to increase the provision of equipped play at Templecombe Recreation Ground through the replacement of the toddler multi-unit and improvements to/replacement of the junior climbing frame. Similarly with youth facilities the enhancement of provision at Templecombe Recreation Ground would be the preferred method to deal with the growing need, the recommendation for this provision would be for the development of a wheeled play area (skate park) at the site. Either way, it is recommended that play and youth facilities are enhanced at an off site location (Templecombe Recreation Ground) to best improve local provision.

Therefore, in accord with SSSC Local Plan policies HW1 and SS6, the best solution to mitigate additional demand is to provide off-site play area and youth facilities.

This remedial measure will mitigate the additional **267.60** and **66.90 s m** of provision stemming from this development.

An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision and a commuted sum payment for maintenance over a 10-year period be secured. This is detailed in Section 8 of this report.

Playing Pitch/Changing Room Provision

There are no current plans/projects to enhance the playing pitch or changing room provision in Templecombe at this time, therefore no contributions will be sort for this development.

7. Costs Calculations

Based on the most appropriate strategy to mitigate the additional impacts, the Council has prepared specific planning obligation calculations for the mitigations required, and determined the contribution that **directly relates to the proposed development** to enable the proposed development to be acceptable in planning terms.

A copy of each of the prepared cost schedules is available on request. Each schedule demonstrates how the cost of the provision has been determined and then reasonably related to the proposed development according to our local standards.

A summary of the contributions sought is detailed below:

Local Plan Policy	Relevant Category of Provision	Provision Cost [£ per sq m]	Provision Cost Basis	Contribution Sought
Equipped Play Space:				
HW1	- On Site	£190.31	Equipped Play - On Site Cost Schedule	£50,928
Youth Facilities:				
HW1	- Off Site (Requiring No Land Acquisition)	£149.48	Youth Facilities - On Site Cost Schedule	£10,000
Playing Pitches:				
HW1	-	£14.74	Playing Pitch - On Site Cost Schedule	£0
Changing Room Provision:				
HW1	-	£3,080.00	Changing Room - Cost Schedule	£0
Total Contribution:				£60,928
Total Cost Per Dwelling:				£1,015

8. Commuted Sums

Local Plan Policy HW1 states that provision should be made for future maintenance to ensure the continued availability of the equipped play space, youth facilities, playing pitches and changing rooms, with maintenance standards explained in paragraphs 12.13 and 12.14 of the Local Plan.

To determine commuted sums, the Council has calculated the annual cost of maintaining each provision based upon the Council's known costs of managing facilities similar to the nature of the provision. The Council then calculates the 10 year Commuted Sums incorporating a rate of inflation and assumed discount rate. The Council then determines the commuted cost per square metre, thereby enabling the sum to be directly related to the proposed development.

Copies of each of the cost schedules demonstrating how the commuted sums sought to cover maintenance costs for a period of ten years has been calculated are available on request.

The cost schedules show that the Council applies an interest rate discount to the annual costs. The Council's normal practise is for the rate of interest to be determined based upon the average Bank of England interest rate in the financial year that the commuted sum is paid. Applying the interest rate discount clearly benefits the developer as it takes a provision for the interest that the Council may accrue through investing the first 9 years of the total sum.

The commuted sums sought directly for the proposed dwellings are summarised as follows:

Local Plan Policy	Relevant Category of Outdoor Playing Space	Maintenance cost per sq m of provision	Provision Cost Basis	Total Contribution (£)
HW1	Equipped Play Areas	£109.93	Equipped Play - Com Sum Cost Calculation	£29,417
HW1	Youth Facilities	£55.26	Youth Facilities - Com Sum Calculation	£3,697
HW1	Playing Pitches	£8.95	Pitch - Com Sum Cost Calculation	£0
HW1	Playing Pitch Changing Rooms	£247.78	Changing Room - Com Sum Cost Calculation	£0
Total Contribution:				£33,114
Total Cost Per Dwelling:				£552

9. Financial Summary

The total contribution sought (capital and commuted sum) directly for the proposed development can therefore be summarised below as follows:

Overall Contribution Total	£94,042
1% Locality Service Administration Fee	£940
Overall Level of Planning Obligation To Be Sought	£94,982
Overall Contribution Per Dwelling	£1,583

10. Other Considerations

Relevant periods should be prescribed into the Section 106 on the following basis:

Equipped Play Space and Youth Facilities Contributions: **5 years from the negotiated trigger point.**

Playing Pitch / Changing Room contributions: **10 years from the negotiated trigger point.**

Each contribution will be detailed against the specific infrastructure provisions set out within this document. In the event that the corresponding infrastructure is not provided for any reason within these timeframes, the Council shall make arrangements for contributions to be returned. Payment triggers are outlined in the Committee Report Summary (attached).

Building and construction costs are index linked within the Section 106 Agreement to allow for changes in costs and prices over time. Initially, April 2012 will be taken as the base. Building and construction costs do not follow the Retail Price Index (RPI) as they are determined more by the volume of work being carried out or in the pipeline at the time. The Council uses The Building Cost Information Service (BCIS), published by the Royal Institute of Chartered Surveyors (RICS). The BCIS gives a cost analysis of various types of buildings as well as forecasts of tender and building costs. The Council uses this service to provide a guide to the construction and other costs of new infrastructure and facilities that are required. Developers are also expected to pay the Council reasonable legal costs in negotiation, preparation and completion of the Section 106 or other agreement, and pending completion, this will need to be supported by a solicitor's undertaking.