

NON-EXEMPT

EAST HAMPSHIRE DISTRICT COUNCIL

**Community Forum (Whitehill/Bordon, Liphook,
Headley, Grayshott, Lindford & Greatham)**

21 January 2014

USE OF DEVELOPER CONTRIBUTIONS:GRAYSHOTT

Developer Contributions Monitoring Officer

PS.419/14

FOR DECISION AND INFORMATION

Portfolio: PLANNING - CLLR DAVID PARKINSON

Key Decision: No

1.0 Purpose of Report

- 1.1 To consider an application from Grayshott Parish Council to use developer contributions and note their updated list of spending priorities.

2.0 Recommendation

That the Forum:

1. Approve the release of up to £9,000 from the open space and recreation contributions held for use in Grayshott, to allow Grayshott Parish Council to undertake drainage improvements and provide a disabled access ramp at the pavilion in Grayshott Recreation Ground.
2. Note Grayshott Parish Council's List of Parish Spending Priorities and Requirements for 2014 Onwards at Appendix A of this report.

3.0 Grayshott Pavilion

- 3.1 Grayshott Parish Council has undertaken a major refurbishment of the pavilion building since 2011. The works being partly funded through EHDC developer contributions.
- 3.2 Grayshott Parish Council now need to improve the hard standing area at the village's recreation ground that is used for car parking. The car park area has two gullies with soakaways to deal with rainwater runoff. The soakaways were installed in 1992 and have come to the end of their useful life. As a consequence, a build up of rainwater sits against the flank wall of the pavilion itself and floods a corner of the patio.

- 3.3 They propose to address this problem by repositioning the gullies and constructing a new soakaway. This would also enable them to install a disabled access ramp from the car park to the patio at the same time.
- 3.4 Competitive quotes for the work have been obtained from three contractors and the cost for the project should not exceed £9,000. The Parish Council is asking for the project to be fully funded through developer contributions. Sufficient funds are available (see Paragraph 5.1 below), so the release of up to £9,000 from the open space and recreation contributions held for use in Grayshott is recommended for your approval, subject to the standard conditions detailed at Paragraph 5.2 below.

4.0 Grayshott Parish Council Spending Priorities for 2014 onwards

- 4.1 Parish/Town Councils/Communities seeking to use developer contributions should set out their priorities for the use of the funds held by the Planning Authority.
- 4.2 The current Parish Priorities/Requirements for Grayshott are set out at Appendix A to this report.
- 4.3 Without an agreed list of priorities/requirements, it is becoming increasingly difficult to justify the need for new contributions at Planning Appeals. An agreed list of costed projects allows the planning case officers to demonstrate that need to both developers and the Planning Inspectorate.
- 4.4 The Forum is asked to note Grayshott Parish Council's list of Priorities and Requirements for 2014 onwards.

5.0 Implications

- 5.1 Resources: Open space and recreation developer contribution funds are currently available for use in Grayshott in the sum **£18,059**.
- 5.2 Legal: The scheme meets the terms of the Legal Agreements with developers and represents an appropriate use of the open space developer contributions held for use in Grayshott.

Grayshott Parish Council is informed that it should:

- maintain the new drainage system and ensure it has suitable funds available for that purpose;
- ensure that all health and safety requirements, together with any necessary insurance cover, are met;
- seek any necessary planning or other permissions; and
- promote that the project was funded by developer contributions, through East Hampshire District Council.

- 5.3 Strategy: The project would help the community to develop a high quality and sustainable natural and built environment, fit for today's demands and the needs of the future.
- 5.4 Risks: The Council is losing the opportunity to maximise community benefits arising from new development. Unless detailed schemes such as that proposed in this report are agreed, the Council may need to return to developers unallocated contributions that remain unspent.
- 5.5 Communications: N/A
- 5.6 For the Community: The project would allow the Parish Council to continue to enable access to the various sport and recreation facilities available at Grayshott Recreation Ground, to the benefit of both the local community and visitors alike.
- 5.7 The Integrated Impact Assessment (IIA) has not been completed, as EHDC are providing funds, not undertaking works.

6.0 Consultation

- 6.1 The need for improvements to the rainwater management has been documented in Sports Field Committee meetings and Parish Council meetings several times, dating back to 2005.

7.0 Appendices

- 7.1 Appendix A Grayshott Parish Priority Project List 2014 Onwards

Agreed and signed off by:

Legal Services: (n/a)

Executive Head of Governance & Logistics: (08/01/2014)

Relevant Executive Head: (10/01/2014)

Portfolio Holder: (date)

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