
Subject:	ALLOCATION OF DEVELOPMENT CONTRIBUTIONS FOR THE PROVISION OF OPEN SPACE FACILITIES IN AYLESHAM
Meeting and Date:	Developer Contributions Executive Committee – 4 December 2017
Report of:	Nadeem Aziz, Chief Executive
Portfolio Holder:	Councillor James Back, Portfolio Holder for Built Environment
Decision Type:	Non-Key
Classification:	Unrestricted

Purpose of the report: The Committee is requested to consider allocation of contributions received from the Aylesham development towards 'Youth Provision', 'Aylesham Primary School Pitch' and 'Ratling Road and Play Area'.

- Recommendation:**
- (1) The Committee is recommended to approve award of the following financial assistance in the form of grant:-
 - (i) £5,000 from the 'Aylesham Primary School Pitch' contribution to the Aylesham and Snowdown Social Welfare Scheme for a detailed survey of natural grass pitches at the recreation ground by a specialist consultant.
 - (ii) £33,350 from the 'Aylesham Primary School Pitch' contribution to the Aylesham and Snowdown Social Welfare Scheme for conversion of its Multi Use Games Area into an artificial grass pitch.
 - (iii) £85,710.50, to Aylesham Parish Council to support the skate park project, comprising the £70,039 balance of the 'Youth Provision' contribution plus the £15,671.50 play area element of the 'Ratling Road and Play Area' contribution
 - (2) That the Director of Finance, Housing and Community be authorised to determine the terms and conditions subject to which the grants are paid.
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1. Summary

- 1.1 The Council has received development contributions of £80,039 towards 'Youth Provision' in Aylesham, £96,116 towards the 'Aylesham Primary School Pitch' and £100,852 towards 'Ratling Road and Play Area'. Therefore a total of £277,007 was received to fund open space and outdoor sports facilities projects in the village.
- 1.2 The Aylesham and Snowdown Social Welfare Scheme (ASSWS) is developing a proposal to undertake improvements of its natural grass pitches and to convert its multi-use games area (MUGA) into an artificial grass pitch. Expert input is required to finalise the scope of the pitch improvements, but works required for the MUGA conversion are well defined. Awards of £5,000 and £33,350 from the 'Aylesham

Primary School Pitch' contribution to the ASSWS are recommended to fund a survey of the pitches by a specialist consultant and conversion of the MUGA respectively.

- 1.3 On 8th May 2017 the Committee decided to award financial assistance of £10,000 to Aylesham Parish Council for the development of a detailed project proposal to provide a skate park, teen shelter, outdoor gym and teen play equipment. The Parish Council has progressed the project, for example by securing planning consent, and is now requesting a further £140,000 to support delivery of the facility.
- 1.4 It is proposed that £85,710.50 is awarded to Aylesham Parish Council in the form of grant to support the skate park project, comprising the £70,039 balance of the 'Youth Provision' contribution plus the £15,671.50 play area element of the 'Ratling Road and Play Area' contribution. This will not fully meet Aylesham Parish Council's request, however two of the development contributions were secured primarily to support playing pitch provision and at the moment there is insufficient information available to determine how much of the funding will be required for pitch improvements. Once the grass pitches have been assessed, the findings will be presented to the committee, and it will be asked to decide how the remaining £142,946.50 should be allocated.

2. Introduction and Background

- 2.1 The Council has received development contributions of £80,039 towards 'Youth Provision' in Aylesham, £96,116 towards the 'Aylesham Primary School Pitch' and £100,852 towards 'Ratling Road and Play Area'. The history of these consultations was reported to the Committee on 8th May 2017. In summary the 'Youth Provision' contribution was originally secured for works and alterations to the former Kent County Council skate park, Aylesham Primary School does not wish to open its pitches for public use and therefore will not request financial assistance from the 'Aylesham Primary School Pitch' contribution, while the third contribution was secured in lieu of providing a football pitch and play area at an isolated location away from the ASSWS recreation ground. As a result, a total of £277,007 was received to fund open space and outdoor sports facilities projects in the village.
- 2.2 On 8th May 2017 the Committee decided to award £10,000 of the 'Youth Provision' contribution to Aylesham Parish Council to develop a detailed project proposal for a skate park, teen shelter, outdoor gym and teen play equipment. The Parish Council has gained planning consent (reference DOV/17/00920) for these facilities at Station Field, has continued to engage with the user group, has made applications to a number of organisations and local businesses for funding and is in discussion with Dover District Council regarding a lease of the site.
- 2.3 The Parish Council has also procured suppliers for the equipment and is negotiating with groundworks contractors. In May, the total capital cost of the project was estimated at £150,000, but now it is estimated at £254,686, excluding VAT and the £10,000 previously transferred by DDC. The clerk to Aylesham Parish Council has indicated that £140,000 (in addition to the initial £10,000) will be sought from DDC to support the project, with the remainder of the cost to be funded from Parish Council reserves and grant applications. This proposed budget is scheduled for discussion at the next full Parish Council meeting on 14th December.
- 2.4 The ASSWS is developing a proposal to undertake improvements of its natural grass pitches and to convert its MUGA into an artificial grass pitch. The Kent Football Association was approached for advice, which recommended that a detailed

assessment of the national grass pitches should be undertaken by a specialist consultant. A grant of £5,000 to the ASSWS would be sufficient to fund this work.

- 2.5 The specification for conversion of the MUGA is well developed; the project will not require planning permission as works are minimally intrusive to the existing structure and will affect neither the existing fencing nor the lighting. The MUGA is currently little used in spite of repeated attempts to engage with potential user groups, including the local netball league and netball development officer. By contrast, there is a high level of demand for additional artificial grass pitch facilities in Aylesham and the conversion would increase capacity to accommodate a number of user groups including youth football and rugby and walking football. The cost of this project is valued at £33,350 including VAT, for which the ASSWS is liable.
- 2.6 It is proposed that the £70,039 balance of the 'Youth Provision' contribution plus the £15,671.50 play area element of the 'Ratling Road and Play Area' contribution, i.e. a total of £85,710.50, is allocated to the skate park project. Payment of the funds will be subject to the Parish Council publishing formal minutes accepting the funding and stating its purpose. Payment of the funding will also be subject to the site lease being completed.
- 2.7 It is proposed that £38,350 from the Aylesham Primary School Pitch contribution is allocated to a survey of the pitches by a specialist consultant (at a cost of up to £5,000) and conversion of the MUGA (at a cost of £33,350). Payment of the funds will be subject to the ASSWS publishing formal minutes accepting the funding and stating the purposes.
- 2.8 The recommended approach will not fully meet Aylesham Parish Council's request, however two of the development contributions were secured primarily to support playing pitch provision and at the moment there is insufficient information available to determine how much of the funding will be required for pitch improvements. Once the grass pitches have been assessed and priority projects identified and costed, the findings will be presented to the Committee, and it will be asked to decide how the remaining £142,946.50 should be allocated. In addition, when the Committee considers the contributions again, Aylesham Parish Council will have discussed the proposed budget for their skate park project and will have received responses from other potential funders. In the meantime, an allocation of £85,710.50 from development contributions can be publicised to other potential funding partners.

3. Identification of Options

Natural Grass Pitch Survey

- 3.1 Option 1 To approve the award of a grant of £5,000 to the ASSWS for a detailed survey of natural grass pitches at the recreation ground
- 3.2 Option 2 Not to approve the award of a grant of £5,000 to the ASSWS for a detailed survey of natural grass pitches at the recreation ground

Conversion of the Multi Use Games Area into an Artificial Grass Pitch

- 3.3 Option 1 To approve the award of a grant of £33,350 to the ASSWS for conversion of the MUGA to an artificial grass pitch
- 3.4 Option 2 Not to approve the award of a grant of £33,350 to the ASSWS for conversion of the MUGA to an artificial grass pitch

Provision of a skate park

3.5 Option 1 To approve the award of a grant of £85,710.50 to the Parish Council to support the skate park project

3.6 Option 2 Not to approve the award of a grant of £85,710.50 to the Parish Council to support the skate park project

4. **Evaluation of Options**

Natural Grass Pitch Survey

4.1 Option 1 is the recommended option. This would allow the ASSWS to develop a detailed and well informed project proposal for works to increase capacity of the natural grass pitches at the recreation ground.

4.2 Option 2 is not recommended because further information is needed to inform allocation of the funding. In addition, if the funding is not allocated to a project, it would eventually have to be returned to the developer.

Conversion of the Multi Use Games Area into an Artificial Grass Pitch

4.3 Option 1 is the recommended option. This would allow the ASSWS to convert its MUGA into an artificial grass pitch to meet an identified need and therefore increase capacity for a number of user groups including youth football and rugby and walking football.

4.4 Option 2 is not recommended because if the funding is not allocated to a project, it would eventually have to be returned to the developer.

Provision of a skate park

4.5 Option 1 is the recommended option. This would help the Parish Council to deliver a skate park.

4.6 Option 2 is not recommended because if the funding is not allocated to a project, it would eventually have to be returned to the developer.

5. **Resource Implications**

The funding was received for the purpose of providing open space and outdoor sports facilities projects in Aylesham would have to be returned to the planning applicant if it is not allocated to a deliverable project. There are no wider corporate financial implications.

6. **Corporate Implications**

6.1 Comment from the Section 151 Officer: Finance has been consulted and has nothing further to add (SB).

6.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make.

6.3 Comment from the Equalities Officer: This report does not specifically highlight any equalities implications, however in discharging their responsibilities members are

required to comply with the public sector duty as set out in section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15>.

7. **Background Papers**

Development Contributions Executive Committee Report of 8 May 2017

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