



North Devon Council

Report Date: 1 November 2021

Topic: **APPROVAL & RELEASE OF S106 PUBLIC OPEN SPACE FUNDS – BARNSTAPLE, CHULMLEIGH, NEWTON TRACEY AND WITHERIDGE**

Report by: PROJECT, PROCUREMENT AND OPEN SPACE OFFICER

1. INTRODUCTION

This report seeks to allocate S106 public open space funds towards a number of projects within the district, across communities of Barnstaple, Chulmleigh, Newton Tracey, and Witheridge.

2. RECOMMENDATIONS

2.1. That Strategy & Resources allocates:

- 2.1.1 £1,015 towards enhancement of the Square Fountain, Barnstaple (NDC).
- 2.1.2 £80,000 to Chulmleigh Playing Field Association towards the cost of a new pavilion extension.
- 2.1.3 £38,000 to Chulmleigh Parish Council towards the enhancement of Davy Park, Chulmleigh.
- 2.1.4 £6,096 to Newton Tracey Cricket Club towards the provision of a Non Turf Practice Bay.
- 2.1.5 £6,096 to Horwood, Lovacott and Newton Tracey Parish Council towards the provision of a Wooden Gazebo at Lovacott Playing Field.
- 2.1.6 £50,000 to Witheridge Parish Hall towards the enhancement of the Village Hall.
- 2.1.7 £130,000 to Witheridge Parish Council towards the enhancement of the Adventure Playground.
- 2.1.8 £8,428 towards Tarka Play Area, Barnstaple (NDC)

2.2 Subject to approval of 2.1.1 to 2.1.8 above, that Strategy & Resources Committee recommends Council vary the capital programme by £319,635 and that funds be released, subject to a Funding Agreement upon such terms and conditions as may be agreed by the Senior Solicitor, for external projects.

3 REASONS FOR RECOMMENDATIONS

- 3.1 To allocate funds in line with the requirement of S106 agreements.
- 3.2 To protect and enhance public open space, including land and buildings.

4 REPORT

4.1 Square Fountain, Barnstaple – NDC project

The fountain located on the Square, Barnstaple, is owned and maintained by The Council. This small contribution will support enhancement works, as identified by the Park department. Works will be procured in accordance with the Councils Contract Procedure Rules.

4.2 Chulmleigh Playing Field Association – Chulmleigh Pavilion

Chulmleigh Playing Field is owned by Chulmleigh Parish Council and operated by Chulmleigh Playing Field Association. The Playing Field is the key site for recreational activities within the Parish.

Prior to the pandemic, the annual site footfall was 21,000 and with the new development in the village this is predicted to rise to 31,000 over the next five years. The facilities at the playing field are used by 28 different organisation and open to all sectors of the community. Consultation has been undertaken with the user groups.

The project involves replacing an old portacabin structure with a new timber frame building. This will form a second hall, youth club area and toilets to serve the playing field activities. A permanent structure will provide long term stability for users and reduce maintenance costs.

Plans have been prepared by appointed consultants and their planning application has recently been submitted. Funding would be subject to securing the necessary consents. Allocating this funding will assist the Playing Field Association in securing match funding. They have a proven track record of securing external funding and delivering projects of this scale.

There are further plans for the building and facilities at the playing field and future requests are anticipated.

4.3 Chulmleigh Parish Council – Davy Park

Davy Park is the main public open space located in the centre of town, it is a manageable distance for most of the residents to utilise. The park has recently been made more accessible with the recent installation of the far reaching paths on site to allow easy, safe access for all residents throughout. Chulmleigh Parish Council intend to provide a new “Learn and Play” area to cater for the younger children of up to 6 years old located towards to rear end of the park away from the entrance and the main road. The new play equipment will include: a double tower multi-unit with a net bridge and plastic



slides, an accessible carousel/roundabout, double sided springer, music play panel, rope nest seat and new safety flooring.

The Parish Council deem this new play area an important need for their community to provide a safe play area space for younger children, promote inclusivity and allow both parents and children to socialise and learn new experiences.

4.4 Newton Tracey Cricket Club - Non Turf Practice Bay

Newton Tracey Cricket Club have seen a rise in memberships within the last few years. The funding will be used to purchase and install a new practice bay at Newton Tracey Cricket Club as the current bays are no longer fit for purpose. This will ensure that users have a more accessible and safe area to practice their sport within a contained area. The project has support of the parish council.

4.5 Horwood, Lovacott and Newton Tracey Parish Council - Wooden Gazebo

The parish council have seen an increase in demand of facilities at the playing field. Through its engagement with the community, this project has been identified. The funding will be used to purchase and install a wooden gazebo at Lovacott playing field to offer a more comfortable sheltered environment for all members of the community to sit and socialise. The primary school will utilise this facility as part of their forest school learning programme.

4.6 Witheridge Parish Hall - Enhancement of the Village Hall

Witheridge Village Hall was originally constructed in 1963 (with an extension in 1974) and is in need of a major update. It is used by many local groups and organisations which are only increasing in size with the population in Witheridge rising over the years.

The funding will be used to upgrade the toilets within the hall to make them accessible for all members of the community especially the disabled. The project will also modernise the kitchen facilities to create a greater capacity for larger events. The scope of works will also include installation of an upgraded security and electrical system in order to comply with today's building regulations. Further works will take place outside the hall to resurface existing potholes and worn areas to create a safer environment for those with mobility issues, parents and children.

4.7 Witheridge Parish Council - Refurbishment of the Adventure Playground



Members of the Witheridge community have been working closely with the Parish Council to help establish what they would like to see at their Adventure Playground. Through public consultations and school surveys, it has been decided what facilities would be included within this project.

The funding will be used to install the following play equipment: climbing tower, Rope Bridge, rope swing, trampoline, small children basket swing, small children roundabout, accessible roundabout, share swing seat, rocker boat and an accessible springer/seesaw. This range of equipment will allow children of all ages and abilities to be able to play within the play area. An exercise route and bike trail will also be installed around the field to allow all members of the public to travel and exercise safely within the area including those with limited mobility and pushchairs. The Parish Council are also looking to install a skate park within the area for other members of the community to exercise and socialise. There will also be benches and picnic tables located at the site for the community to enjoy the landscape.

4.8 Tarka Play Area – NDC

A new play area is being delivered as part of the Tarka Leisure Centre project. S106 funding has been collected specifically for the play area at this site. A budget of £48,047 is already secure and an additional £8,428 has now been received towards this scheme.

A scope of works have been prepared by the Parks Team and the project will be procured for a fixed price contract to deliver the new play area, which will provide a feature centre piece multi play unit, associated safety surfacing, fencing, gates and any further additional items that can be secured within the budget.

5 RESOURCE IMPLICATIONS

5.1 The Square Fountain, Barnstaple NDC Project

Financial: The total project cost is £1,015

That £1,015 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
121 Boutport Street, Barnstaple	60357	£1,015
		Total £1,015

Any overspend be met from existing Parks Budgets.

5.2 Chulmleigh Playing Field Association – Pavilion Project

Financial: The total project cost is £160,000

That £80,000 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Leigh Road, Chulmleigh	56158	£80,000
		Total £80,000

The remaining balance be funded by match funding. Any overspend be met by Chulmleigh Playing Field Association.

5.3 Chulmleigh Parish Council – Davy Park

Financial: The total project cost is £38,312

That £38,000 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Leigh Road, Chulmleigh	56158	£38,000
		Total £38,000

The remaining balance be funded by Chulmleigh Parish Council reserves. Any overspend be met by Chulmleigh Parish Council.

5.4 Newton Tracey Cricket Club

Financial: The total project cost is £14,795

That £6,096 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Higher Westaway	66937	£6,096
		Total £6,096

The remaining balance and any overspend be met by Newton Tracey Cricket Club.

5.5 Horwood, Lovacott and Newton Tracey Parish Council – Gazebo, Lovacott Playing Field

Financial: The total project cost is £6,474

That £6,096 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Higher Westaway	66937	£6,096
		Total £6,096

The remaining balance and any overspend be met by Horwood, Lovacott & Newton Tracey Parish Council.

5.6 Witheridge Village Hall – Refurbishment of Parish Hall

Financial: The total project cost is £100,000

That £50,000 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land South of Butts Close, Witheridge	62777	£50,000
		Total £50,000

The remaining balance and any overspend will be met by the hall committee.

5.7 Witheridge Parish Council - Refurbishment of the Adventure Playground

Financial: The total project cost is £250,000

That £130,000 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Land South of Butts Close, Witheridge	62777	£130,000
		Total £130,000

The remaining balance be funded by match funding. Any overspend be met by Witheridge Parish Council.

5.8 Tarka Play Area - NDC

Financial – The total project cost is £56,475

That £8,428 be funded from the S106 capital budget from the following sources:

Development Description	Application Number	Amount
Windy Ridge, Sticklepath	72336	£8,428

The remaining balance is funded from an approved budget for the Leisure Centre scheme. The Council will tender for a fixed price contract so overspend will not be permitted.

6 EQUALITIES ASSESSMENT

6.1 An EIA has been completed identifying improvements to the provision.

7 CONSTITUTIONAL CONTEXT

7.1 Part 3, Annexe 1, Delegated

7.2 Article 4.5.22, referred.

8 STATEMENT OF CONFIDENTIALITY

8.1 This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.



9 BACKGROUND PAPERS

9.1 The background papers are available for inspection and kept by the author of the report.

10 STATEMENT OF INTERNAL ADVICE

10.1 The author (below) confirms that advice has been taken from all appropriate Councillors and Officers: Lucinda Wheeler, Project Procurement & Open Space Officer & Sarah Hambleton, Project, Procurement and S106 Assistant