

Case Officer:	Tracey Hill	
Applicant:	Barwood Development Securities Ltd	
Proposal:	Re-allocation of S106 contributions from WNDC Outline Planning Application - Outline application for residential development up to 82 units including public open space and associated works. All matters reserved.	
Ward:	Towcester Mill	
Councillors:	Cllr Lofts and Cllr Tarburn	
Reason for Referral:	To allow Members to decide how the money is to be allocated to meet or mitigate any need or impact arising from the development.	
Expiry Date:	N/A	Committee Date: 6 August 2020

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: TO RE-ALLOCATE SOME OF THE SECURED S106 CONTRIBUTION ON ALTERNATIVE SCHEMES:

- **£7,500.00 - £8,500.00 towards installation of bollards around the Towcester Recreation land**

The matter is reported to the Planning Committee, to allow Members to reconsider the reallocation of money previously identified to meet or mitigate any need or impact arising from the development.

Proposal

At the Planning Committee meeting on 2nd July 2015, Members resolved to allocate the secured s106 contribution from the Belle Baulk development on several schemes, one of which was the installation of bus shelters on the Watling Street; Members allocated £40,000 towards this project, which also included a maintenance sum for 5 years. To date only one shelter has been installed adjacent Richmond Court sheltered accommodation however, it is not possible for any other to be installed due to the location of utilities. Members therefore reallocated some of the funding to an alternative scheme identified by Towcester Town Council (TCC) to spend the remaining £36,208.00. This was the installation of a permanent Vehicle Activated Speed (VAS) sign at the top of Northampton Road, Towcester at a cost of £2,716.00. This left an amount of £33,492.00.

A further alternative scheme has been identified which is the installation of bollards around the Towcester Recreation Ground at a cost of between £7,500 - £8,500.

Consultations

None undertaken

Conclusion

The key issues arising from the application details are:

- Alternative/re-allocation of funding scheme

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. BACKGROUND AND APPRAISAL

- 1.1 Planning permission was granted on 29th March 2011 for outline planning consent for up to 82 dwellings at land off of the existing Belle Bauk estate in Towcester.
- 1.2 The application was submitted to and determined by the West Northamptonshire Development Corporation and contributions were secured through S106 attached to the planning permission based on the Corporation's discounted Residential Standard Charge.
- 1.3 The discounted Residential Standard Charge equated to £18,000 per unit to be applied to a broad flexible list of infrastructure as set out within an indicative list attached to the legal agreement.
- 1.4 The indicative list of infrastructure includes items such as affordable housing, education, libraries, community centre, youth centre, open space, sports and leisure, crematoria and burial grounds, emergency and health services, waste, transport, flood defence, public realm, community cohesion and employment training.
- 1.5 The total S106 contribution based on the development of 82 dwellings was secured at **£1,476,000.00**
- 1.6 Following transfer of planning powers back to South Northants Council from WNDK, the responsibility for collecting and allocating the S106 contributions attached to planning permissions granted by the Corporation falls to the District Council as local planning authority.
- 1.7 At the Planning Committee meeting on 2nd July 2015, Members resolved to allocate the secured s106 contribution from the Belle Bauk development on several schemes, one of which was the installation of bus shelters on the Watling Street; Members allocated £40,000 towards this scheme to be paid to TTC.
- 1.8 To date only one shelter has been installed adjacent Richmond Court sheltered accommodation however, it is not possible for any other to be installed due to the location of utilities. Therefore at the Planning Committee meeting on 11th April 2019, Members reallocated some of the funding to an alternative scheme identified by TTC to spend some of the remaining £36,208.00. This was the installation of a permanent Vehicle Activated Speed (VAS) sign at the top of Northampton Road, Towcester at a cost of £2,716.00. This left an amount of £33,492.00.
- 1.9 A further alternative scheme has been identified which is the installation of bollards around the Towcester Recreation Ground at a cost of between £7,500 - £8,500.
- 1.10 In the past 12 months, TTC advise that there have been 3 occasions of unauthorised vehicular access onto Towcester Recreation Ground. The extent of the damage caused on these occasions has rendered the limited number of football pitches in Towcester unplayable, resulting in the postponement or cancellation of many fixtures.

- 1.11 Consequently, TTC agreed to investigate the options available to prevent unauthorised vehicular access onto the Recreation. Having reviewed the options, the TTC's preferred option is to install a number of bollards at strategic locations on the perimeter of the Recreation Ground, which will include removable bollards to give access to the TTC mowing contractors and for other permitted uses. All of the proposed locations for the bollards are on land within the Town Council's ownership. The proposal will also involve the removal of vegetation (as required).
- 1.12 It is accepted that bollards will not prevent entry by motorcycles but they will prevent cars and larger vehicles. The identified locations for the proposed bollards include:
- Plank House entrance
 - End of Riverside car park
 - Side of Riverside car park and play area
 - Community Centre car park
 - Footpath entrance at end of Islington Road
- 1.13 The exact type of bollard is yet to be determined as they will need to be suitable for the location. TTC are also aware that all emergency services will need advising of the change of access thus enabling them to update their records and procedures regarding access for this area.
- 1.14 This currently identified project is considered to be an infrastructure item relating to Public Realm to which funding could be allocated in accordance with the indicative list of infrastructure set out in the S106 agreement.

2. CONSULTATIONS

- 2.1 None undertaken

3. REPRESENTATIONS

- 3.1 None received

4. CONCLUSION

- 4.1 Whilst it was unfortunate that the installation of bus shelters was not possible, the alternative project currently identified is considered to be an acceptable alternative and accords with the indicative infrastructure list and in due course other projects will be reported to Planning Committee to ensure that the funding is spent to meet or mitigate any need or impact arising from the development.

4. RECOMMENDATION

TO RE-ALLOCATE SOME OF THE SECURED S106 CONTRIBUTION ON AN ALTERNATIVE SCHEMES TO INSTALL BOLLARDS AROUND TOWCESTER RECREATION AREA.