Development Control Committee: 8 December 2010

Addendum Report

ITEM 3:- Hallmead Day Centre, Anton Crescent, Sutton.
B2010/63336/OUT

With regard to the contributions requested at paragraph 5.59 of the Development Control Committee Report, the Council is required under the Community Infrastructure Levy Regulations 2010 to justify each contribution against the three tests set out in paragraph 5.57 of the Committee Report.

Below is a break down on how each of the contributions would be spent within the vicinity of the site and it is considered that, on this basis, each of the contributions requested is necessary, directly related, and fairly and reasonably related in scale and kind to the proposed development

Education (contribution requested £40,169)

Primary school expansion program – Two of the primary schools already confirmed for expansion in 2011 (Dorchester and Devonshire) are within 2 miles of the development. The Key Stage 1 and Key Stage 2 expansions at Dorchester and Devonshire are expected to cost in excess of £10m combined. Currently the Local Authority has only been able to commit to Key Stage 1 due to future funding uncertainty until the detail of the Comprehensive Spending Review is clear. Pupil place projections however suggest that the Key Stage 2 expansion will be required.

In addition, due to the demand for school places further expansion of existing schools will be required in the future. Currently identified as possible candidates for expansion include two within close proximity of Anton Crescent which are All Saints' Church of England Primary School, Benhilton and Brookfield Primary School. Each future expansion is estimated to cost £3-£5m per school.

Sustainable Transport Contribution (contribution requested £41,400)

The contribution would be spent on new countdowns at bus stops within the vicinity and improvements to the cycle route through Collingwood Recreation Ground. In future consideration will be given to another pedestrian/cycle access to the recreation ground and works to provide a cycleway from the end of Northspur Road to Oldfields Road.

Open Space (contribution requested £6,050)

Funding is required towards improvements at Gander Green Lane Allotments for the supply and installation of two new entrance signs. Collingwood Recreational Park requires the supply and installation of new metal palisade fencing at the Collingwood Road entrance to replace existing chain link.

Play Space (contribution requested £19,150)

Contributions required at Collingwood Recreational Park to extend concrete lip around edge of skate bowl to improve safety for users. At Rosehill Park West and Sutton Green playgrounds the installation of ground graphics and supply and installation of two seats and two bins is required.

Sport and Recreation (contribution requested £54,700)

Schemes include an upgrade to the BMX jumps area adjacent to the skate park including new jumps and resurfacing at Collingwood Recreational Park. Also at Collingwood Recreational Park there is a requirement to upgrade fencing around youth facilities, replace the dilapidated wooden fencing with new metal fencing and enhance the youth area to include improvements to pathways, re-landscaping of grass areas, and the supply and installation of three new picnic tables, four seats and four litter bins. In addition, work is required at Gander Green Lane Allotments for enhancement of facilities to help increase participation by the local community through the creation of new plots and the provision of a new dip tank.

Administration Fee - £4,036.75

Total contribution requested = £165,505.75

Amendments to draft decision notice:

Members are asked to note the following changes to the draft decision notice relating to additional condition 24. This additional condition has been recommended by the applicant to deal with the requirement to provide a flood excavation route from the adjoining Anton Crescent Resource Centre located to the north of the application site.

(24) Prior to development commencing, details of a flood evacuation route from the adjoining Anton Crescent Resource Centre through the development to Northspur Road shall be submitted to and approved by the local planning authority in writing. Prior to the occupation of the development hereby permitted, the route shall be constructed and made available for use and thereafter shall be maintained and kept permanently available for use at all times unless otherwise agreed in writing with the local planning authority

Reason: To ensure the safe escape of occupants from the adjoining Anton Crescent Resource Centre during a flood event and to avoid placing additional burden on the emergency services.