

Jan Smallacombe

From: Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>
Sent: 30 July 2019 14:32
To: Tavistock Town Council
Cc: Tavistock Town Parish Clerk
Subject: RE: OSSR
Attachments: Tavistock OSSR & Community Facility funds.pdf

Dear Carl,

I've made some comments below which I hope helps to clarify things. Let me know if you've got any further queries.

Kind regards,

Alexis

From: Carl Hearn [mailto:carl.hearn@tavistock.gov.uk]
Sent: 26 July 2019 15:22
To: Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>
Cc: Tavistock Town Parish Clerk <janet.smallacombe@tavistock.gov.uk>
Subject: OSSR

Dear Alexis

Regarding the above Members have asked for two bits of information please:-

- a) *Excluding* Callington Road (ie for all the other sites) – can you please advise/confirm whether the proposed beneficiaries to the schemes where there remain outstanding payments/contributions listed have all been contacted to let them know about the possible availability of monies and the deadline for when those monies have to be drawn down by (eg for Butchers Park Hill it would be Crowndale football, the Rugby Club and Cricket Club - I appreciate this will have been done to provide the evidence base for the S106 but if you can confirm please that will set Members minds at ease).

With regard to funds already received for OSSR (currently only for the Tavistock Hockey Club and part of the payment from Butchers Park Hill) I can advise as follows:

- Former Hockey Club (funds for Crowndale) - Crowndale Recreation Association are aware that there are funds available. I'm meeting with someone from the football club in a couple of weeks as they have a small project <£1,000 to install a parking barrier and some fencing to deter unauthorised access, which has resulted in some damage to the pitches. After the meeting, I hope to have a better understanding of the facilities and potential future projects at Crowndale.
- Butchers Park Hill (funds for Crowndale football/RFC at Sandy Lane/Cricket Club at The Ring) - We have received the first payment. The clubs have not been notified of this to date.
- I should say that funds are secured based on known need from the Playing Pitch Strategy and Play Audit. We have regular meetings to review the projects within the Playing Pitch Strategy with the sport's governing bodies who update us with the latest news on projects.

For any funds not yet received the clubs have not been made aware of specific amounts secured in agreements. This is one of the key reasons which we're proposing an OSSR Plan – to make everyone aware that funds are, or will be available, in the coming years, and to identify and prioritise the specific projects on which they can be spent.

In the attached table the final row list some funds (£8,237.71) for community facilities. We haven't done any consultation to date to decide how these funds should be spent. There is no time limit for the spend of these funds.

b) Callington Road whether there has been any communication at all (regarding off site sports provision) with clubs or groups or if this is all still to be done?

No clubs have been made aware.

i. Also from the wording I presume that there is a distinction between sports provision and play areas – do you have a working definition of sport that you use (or if not at least what is definitely not included eg is a skate park sport)

The sports and play contributions are defined in the s106 agreement as follows:

- *“Off site sports provision including (but not restricted to) playing pitches, courts and changing facilities within a distance of 5km of the Development and within the parish of Tavistock and at the site of the Tavistock Cricket Club”* – the ‘not restricted to’ text leaves some flexibility here.
- *“For enhancements and maintenance of the Destination Play Facilities (play area equipment, skate park, youth shelters, BMX track, green gym equipment in the Tavistock Meadows area and within 1km of the boundary of the development aimed at attracting family and similar groups for longer visits)”* – in this case skate and BMX comes under the play definition.

ii. Also re the ‘sports provision’ section - as the development is on the edge of the parish does the allocation wording (‘in the parish’) mean that something within 5km of the site, but outside Tavistock parish boundary is excluded?

I believe it does mean that something within 5km of the site but outside Tavistock parish boundary is excluded, although the wording is not entirely clear. If this becomes an issue I'm sure we could seek approval from the developer to spend within 5km.

iii. Also re Callington Road given the trigger thresholds whether there is a possibility that either they will never be met so as to enable release, or not met for some time? Leading on from that and more specifically how much has already been received and is available for distribution currently?

- For play, the payment trigger is on the date of first occupation of the first dwelling in each phase. At that point they have to pay £183.67 per dwelling in that phase. Phase 1 for 157 dwellings (application 2780/18/ASRM) was approved in March 2019 so on first occupation of the first dwelling in Phase 1 we would be due £28,836.19. There is also a reserved matters planning application currently being considered for Phase 2 which comprises 241 dwellings. This application has not yet been decided.
- For sports the first payment trigger is £335,000 prior to the occupation of the 250th dwelling so this will be received later, partway through Phase 2 of the development, with subsequent payments on the first occupation of the first dwelling in the Phase.
- There is a risk that if the development does not proceed that we won't get funds – this is true of all of the developments which have not commenced.
- There are no funds from Callington Road at present. The attached table shows the breakdown of what funds we currently hold.

Many thanks Alexis, I think (but no decisions have been made) the direction of thinking now is increasingly heading toward:

- TTC contributing toward/actively feeding into WDBC as regards *historic allocations* and next steps if that is ok (ie not leading); and

- TTC considering whether a forward looking (ie for *new future allocations*) plan might form a strand of a Neighbourhood Development Plan should we decide to proceed with an NDP.

Kind regards
Carl

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Working for the local community

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