

Board/Committee:	POLICY AND ORGANISATION BOARD
Date of meeting:	5 th July 2023
Title:	MANOR WAY ALLOTMENT – REQUEST FOR SECTION 106 FUNDING
Author:	<i>Assistant to Chief Executive and Head of Planning and Regeneration Planning and Regeneration Services Management Team , Planning and Regeneration Services – Debbie Gore</i>
Status:	FOR DECISION

Purpose

To seek support of the Board for additions to the Capital programme and to use developer contributions for Open Space provision secured through Section 106 Agreements, for the development of a new allotment site at Manor Way Open Space and approve the revised design.

Recommendation

That the Policy and Organisation Board approve

- i) The development of a new allotment site at Manor Way open space and the scheme be added to the Council’s capital program.**
- ii) Approve the use of available Open Space developer S106 contributions to fund the scheme.**

1.0 Background

1.1 The land at Manor Way, Lee-on-the Solent is designated within the adopted Gosport Borough Local Plan 2011-2029 as existing open space under policy LP35 (Appendix A). The Local Plan recognises the importance allotments play in health, social interaction and providing access to local food production. Therefore, policy LP36 facilitates the provision of additional allotments where opportunities arise.

The demand for allotments in the Borough has increased. The latest vacancy rates information for allotments (as shown in the Council’s Authority Monitoring Report 2022) shows 82 residents were on the waiting list for allotments in the Lee-on-the-Solent area. The current waiting list for a plot at Lee was 102, as of the 31st May 2023 (the wait list on all sites is shown in Appendix B).

The emerging Gosport Borough Local Plan 2038 (Regulation 18 Consultation Draft) was approved by the Economic Development Board for consultation purposes on 22nd September 2021. The draft Local Plan allocates land at Manor Way, Lee-on-the-Solent for the provision of allotments (policy A5) which seeks to partially address the undersupply of

allotments in the Borough as a whole and Lee-on-the Solent specifically.

1.2 On 7 July 2021, the Community Board authorised the Council to proceed with the provision of a new allotment site and rest gardens based on a 60/40 split - 60% Allotment site and 40% rest Garden.

1.3 The projected cost of the scheme was originally estimated at £90,000. The scheme was at the application stage awaiting the completion of an ecological report at the time the Council's Capital Funding programme was reviewed.

1.4 Council Officers took this opportunity to revise the scheme in liaison with the Allotment Stake Holders Group to deliver this scheme in-house by the Council's Grounds Maintenance.

2.0 Report

2.1 The proposed new allotment site does not sit within the capital programme for 2023/2024.

2.2 Appendix C shows the revised scheme that incorporates all the aspirations of the Allotment Stake Holders Working Group to deliver a functional allotment site, for which a full planning application will be submitted.

Gosport Borough Council will undertake the basic infrastructure works (security, access, and water), with the Allotment Association to provide an allotment store at a later stage.

GBC is to investigate future funding to deliver the soft landscaping and inclusive allotment plots and storage bays.

2.3 The basic infrastructure costs (security, access, and water provision) are estimated at £56,587(see Appendix D for indicative costs).

2.4 It is proposed that £ 56,587 is provided via section 106 funding and that the project be added to the Capital programme. See Appendix E.

2.5 The Council will receive an additional income of £2340 per annum on the basis that all 65 plots are tenanted.

3.0 Risk Assessment

3.1 The Council is required to maintain the land as part of its open land asset until such time the use of the land is agreed.

3.2 The allotment site will improve the delivery of the allotment service through the provision of an additional 65, 5 Rod plots (126.46 square metres), basic infrastructure to include access, security and water points assisting in the management of reducing the waiting list for a plot.

4.0 Conclusion

The provision of a new allotment site will support the Council's continued commitment to the delivery of the allotment service.

Financial Services comments:	<p><i>The scheme is currently not included within the approved Capital Program</i></p> <p><i>The estimated cost of the scheme £56,600 can be funded from unallocated open spaces developer S106 contributions</i></p>
Legal Services comments:	<p><i>Under s106 Town and Country Planning Act 1990 the Council may secure a planning obligation, including financial contribution provided it meets the following statutory tests (Reg 122 Community and Infrastructure Levy Regulations 2010 (as amended):</i></p> <p><i>A planning obligations must be:</i></p> <p><i>necessary to make the development acceptable in planning terms;</i></p> <p><i>directly related to the development; and</i></p> <p><i>fairly and reasonably related in scale and kind to the development.</i></p> <p><i>The terms of the s106 agreements set out the purposes for which the contributions are made, ie how the monies should be spent.</i></p>
Equality and Diversity:	<p><i>Provides an allotment space for the Community</i></p>
Climate Change implications:	<p><i>By encouraging consumption of locally grown food by residents, this contributes to the target in the Climate Change Strategy to encourage residents and businesses to support and adopt measures towards the goal of Carbon neutrality.</i></p>
Crime and Disorder:	<p><i>In order to mitigate antisocial behaviour the design of the garden has been sited to the front of the allotment site so that it can be easily viewed from the road. There will be a maintenance corridor around the perimeter of the allotment garden for ease maintenance and patrols.</i></p>
Service Improvement Plan implications:	<p><i>Not applicable</i></p>
Corporate Plan:	<p><i>The project will focus on the Council's strategic priorities to:</i></p> <ul style="list-style-type: none"> <i>• Enhance the environment</i> <i>• Deliver an effective service</i> <i>• Empower our residents</i>
Risk Assessment:	<p><i>See section 3</i></p>

Background Papers:	<i>Economic Development Board 16th September 2015 (To inform member of an opportunity to acquire open land at Manor Way) Consultation Manor Way 10/08/2018 with a design layout Board Report 10/02/2021- seek approval for further consultation Survey undertaken February 2021 Community Board report 7th July 2021 Allotment Strategy</i>
Appendices:	<i>Appendix A Area designated within the Local Plan Appendix B waiting list as of 25th April 2023 Appendix C Allotment site layout Appendix D indicative Costs Appendix E Section 106 funding source</i>
Report Author/Lead Officer:	<i>Samantha Voller</i>