

Thanks,

Alexis

From: Alexis Huggins

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To: Tavistock Town Council <carl.hearn@tavistock.gov.uk>

Cc: Jon Parkinson <Jon.Parkinson@swdevon.gov.uk>

Subject: Proposed Open Space, Sport and Recreation Plan for Tavistock

Dear Carl,

As you may be aware there are secured s106 funds in Tavistock for Open Space, Sports and Recreation as follows:

Site & Related Planning Application	Ward	Financial Contribution or Contribution Remaining and Status	Purpose of s106 funds	Proposed project(s)	Spend by
Tavistock (Former Tavistock Hockey Club) 11366/2008/TAV	Tavistock South West	£43,282.50 remaining (funds received).	Solely for provision and maintenance of recreational facilities for public use at The Crowndale Development in Tavistock.	Crowndale pitches, Tavistock	10 years of receipt (22/10/2023)
Tavistock, Brook Lane 0955/17/FUL	Tavistock South West	£35,040 (signed s106 agreement)	Improvements and ongoing maintenance of facilities at Crowndale pitches, Tavistock	Crowndale pitches, Tavistock	7 years of receipt
Tavistock, Callington Road 00554/2013	Tavistock South West	£1,340 per dwelling (up to 750 dwellings) (signed s106 agreement)	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	Facilities within 5km of the development and at Tavistock Cricket Club. TBC through Town OSSR Plan.	5 years of receipt
		Up to £137,750 (based on 750 dwellings and calculated as £186.67 per dwelling) (signed s106 agreement)	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)	Tavistock Meadows	
Tavistock, Butchers Park Hill 00610/2015	Tavistock North	£51,791 (signed s106 agreement)	Enhancement and maintenance of destination Bannawell Street play area	Bannawell Street Play Area	5 years of receipt
		£147,752 (signed s106 agreement, £36,938 received to date)	Sports provision at Crowndale football facilities and/or Tavistock RFC Sandy Lane facilities and/or Tavistock Cricket Club at The Ring	Crowndale football facilities and/or Tavistock RFC Sandy Lane and/or Tavistock Cricket Club at The Ring	
Tavistock, New Launceston Road 2022/16/OPA	Tavistock North	1,377 per dwelling (up to 148 dwellings) (signed	Provision of an additional football pitch at Crowndale, Tavistock and/or the	Football pitch at Crowndale	10 years of receipt

		s106 agreement)	improvement of club facilities at the Crowndale and Langsford Park sites and/or improvements to rugby facilities at the Sandy Lane site and/or improvements to Tavistock Cricket Club pavilion and/or improvements to Tavistock Hockey Club facilities	and/or club facilities at Crowndale and Langsford Park and/or rugby facilities at Sandy Lane and/or Tavistock Cricket Club pavilion and/or Tavistock Hockey Club facilities	
		£53,357.50 (signed s106 agreement)	Improvements to the destination play facilities in the Tavistock Meadows	Tavistock Meadows	

A number of these developments are now either underway, or reserved matters planning applications are under consideration, so we can likely expect to see some of the triggers for payment reached in the not too distant future.

As you can see in the Table above, the detail of which has been approved by the Council’s Hub Committee, for some contributions specific recipients have been named. In these cases the details of the specific improvement projects need to be identified and in some cases, where more than one potential recipient is named, the split of funding will need to be decided. For the Callington Road development it is proposed that the project(s) on which the sports funds be spent is to be confirmed through a Town Open Space, Sport and Recreation (OSSR) Plan.

Town/Parish OSSR plans are something which we’ve promoted in the South Hams. They are a useful tool (either as part of a Neighbourhood Plan or stand-alone) to guide both spend of existing OSSR s106 contributions (where not committed to a single named project) and also to assist Officers in negotiating future OSSR s106 contributions when dealing with new planning applications. Such Plans can identify and prioritise local aspirations and projects, and contribute to an evidence base from which named projects can be referenced and included within s106 agreements. An example OSSR Plan template is attached.

We feel that it would be useful for an OSSR Plan to be developed for Tavistock. This would help identify projects on which the funds from the Callington Road development will be spent, as well as identify the specific details of projects, and split of funds from some of the other developments.

In the first instance I wonder if you could let me know if this is something which the Town Council would be interested in being involved in and/or leading, and who might be the best person/people to be involved. Since many of the secured s106 contributions relate to sports pitches and facilities, we would also seek to involve the relevant sports clubs, and are envisaging organising an evening meeting of interested parties in due course (hopefully using one of the clubs’ facilities).

Please let me know if you’ve got any queries.

Kind regards,

Alexis

West Devon Town/Parish Open Space, Sport and Recreation Plan - Template and Guidance

1. Aim

e.g. To consult with existing clubs and the community to gather into a Town/Parish OSSR Plan proposed projects within the town/parish for open space, sport and recreation. The Plan will prioritise projects, to assist with targeting existing funding and resources, and to identify future projects and requirements which may result from increased housing development.

2. Introduction

e.g. West Devon Borough Council request contributions from new housing development towards new and improved OSSR facilities where it is considered that a development will have significant impacts on the local area. These contributions are secured through Section 106 (s106) legal agreements between Local Planning Authorities and developers and linked to planning permissions, and are based on policy requirements set out within WDBC Core Strategy Policy SP4, retained policy H26 of the Local Plan and the West Devon Open Space, Sport and Recreation Study (2007).

The collection and use of s106 funds are dictated by the Community Infrastructure Levy (CIL) Regulations 2012. The purposes to which the funds are applied must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The Town/Parish OSSR Plan is a clear method of reflecting evidence of need and community aspirations when pulling together into one place the project/facility requirements of a community.

Following the template, which is based upon gathering of existing evidence (e.g. Playing Pitch Strategy), and community consultation with local sports clubs, community groups and town/parish residents ensures the plan is robust and compliant with legal requirements. The Plan also incorporates a requirement for review and updating, to ensure the plan can continue to be used as an up to date evidence base.

3. Existing evidence base and review/listing of existing policies, projects, and priorities

Councils/groups are recommended to contact WDBC with respect to the most up to date and useful sources of evidence for reference, and to check which projects have already been identified within your town/parish. Include these within this section of the OSSR Plan.

4. Identify current OSSR provision including existing quantity, quality and access shortfalls

Provide a description of existing facilities in your town/parish including:

- Publically accessible parks and gardens
- Accessible natural spaces including nature reserves, community orchards, accessible woodland
- Greenways – including public rights of way (footpaths, bridleways, restricted byways, byways open to all traffic), cycle routes, permissive paths and unsurfaced unclassified county roads
- Outdoor sports facilities
- Indoor sports facilities
- Play facilities
- Other recreational facilities (e.g. skate parks, BMX tracks, Trim Trails, Multi-Use Games Areas)
- Allotments
- Beaches (where applicable)
- Cemeteries

Make a note of any issues regarding quantity, quality and accessibility. It would be useful to provide a summary table showing the key findings. This is a useful exercise in highlighting perceived shortfalls in existing provision/facilities – and may assist with shaping project ideas later in the process. Think about all age groups when working through this stage.

Type of open space and policy standard	Existing provision within town/parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
Parks and gardens				
Accessible natural spaces				
Greenways		N/A		
Outdoor sports facilities				
Indoor sports facilities				
Play facilities				
Other recreational facilities				
Cemeteries				
Beaches		N/A		

To help identify facilities in West Devon, you may find the West Devon interactive map useful, available via the WDBC website.

To help you identify greenways in Devon please use ordnance survey maps or visit <http://gis.devon.gov.uk/basedata/viewer.asp?DCCService=footpath>

5. Identify existing organised activities/teams

Provide a description of existing organised activities and teams – as well as formal sports teams, this might include other groups or activities such as Walking for Health, park runs, or conservation volunteering. Think about all age groups when working through this stage.

6. What improved and/or new facilities are needed to meet existing quantity/quality/accessibility shortfalls, and anticipated future demand from additional housing development

Shortfall/ Issue	Site/location /facility name	Project description	Evidence of need and community support	Site/facility owner, project lead and partners	Perceived obstacles	Cost	Funding	Target for completion

When identifying projects please review projects/needs identified within the evidence base listed in section 3. Think also about less obvious projects/needs – these might include community orchards, trim trails, new footpath links that might have become apparent when working through sections 4 and 5. For any project, it is important to include

evidence of community support and need (i.e. how the need was identified, and how you know that the community are behind the project – e.g. community consultation, letters received by Town/Parish Council, etc).

It is strongly recommended that you consult with your community to make sure that all projects/needs/aspirations are identified, collected and represented within the Plan. Community consultation could include letters to residents, consultation day associated with a fete/community event, targeted consultation/meetings with user groups/clubs/residents groups. This need not be onerous, however it is essential that all projects are identified through this process, both to ensure fairness and transparency, but also to ensure the process is robust.

It would also be useful to consider and reference how new/improved facilities might be managed and maintained. If there is community support for taking on ownership/licenses/leases for facilities it would be useful to include this detail.

It is important to outline how projects might be funded. It would be expected that any use of s106 funding would be match funded by community fundraising or other funding sources (e.g. Foundations, Trusts, Lottery etc).

7. Projects priority list

Based on an objective assessment of relative need and reflecting the priorities of the community as a whole, prioritise the projects – this will assist with prioritising the spend of any existing s106 funds which have already been secured, and assist in the future with identifying local priority projects if development proposals are received.

8. Method/frequency of review of Town/Parish OSSR Plan

The ability of the plan to be used as a robust evidence base with which to secure developer and external funds will depend on how up-to-date the document is. It would be useful to fix a method and frequency of review to ensure the OSSR Plan remains current and reflects the status of projects and town/parish priorities.

Appendices.

Detailed project briefs/plans - If any of the projects above have been project briefs/specs/costings/plans include here.

Consultation responses - It may be useful to include key consultation responses (e.g. from sports clubs, community groups, etc)

