

Wyndham Park Community Facilities

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Purpose of the Report

The purpose of this report is to update members on progress regarding the provision of community facilities to serve Wyndham Park, Yeovil, following the report to District Executive in November 2014. Approval is sought to allow SSDC to obtain an option on an adjacent site to enable the provision of both the Community facilities and a 7 classroom school. This option would only be required in the event that the forthcoming application for residential development Up Mudford SUE is not approved by spring 2016.

The report also seeks approval for access to be granted to Somerset County Council (SCC) for a temporary construction road across the SSDC verge at Lyde Road. This will allow the School site to be brought forward before the housing triggers in the section 106 agreement are reached.

Forward Plan

This report appeared on the District Executive Forward Plan with an anticipated Committee date of 1 October 2015.

Recommendation(s)

That District Executive approve:

1. That if required, SSDC obtains an Option to purchase the land required for a 7 classroom school at the Up Mudford Sustainable Urban Extension (SUE) in order to secure the current Wyndham Park 7 Class School site for the purpose of providing a community hall/playing field. On condition that any Option would carry a Deferred Payment Period of 3 years from the date of acquisition to allow the developers of the Up Mudford site time to secure the appropriate planning approval.
2. That access be granted to Somerset County Council (SCC) for a temporary construction road across the SSDC verge at Lyde Road. Allowing the School site to be brought forward before the housing triggers in the Section 106 Agreement are reached.

Background

In November 2014, the District Executive Committee approved a grant of £400,000 towards the cost of providing the much needed community facilities for the new Wyndham Park development in Yeovil. Combined with the developer contribution of £220,000 secured via the Wyndham Park s106 renegotiation making a total sum available approximately £620,000 to date.

The original local plan allocation did not require a community facility in the form of a hall to be provided on the Wyndham Park site. The existing deficit in the provision of community halls

in this area has now been compounded by the development of over 850 dwellings in total. Addressing the significant deficit in community facilities is now a high priority for members, residents and local stakeholders.

In addition to the lack of community provision, there is increasing pressure on primary school places within Yeovil. Places are urgently required to meet the demand for the September 2017 intake.

Site acquisition Options

No land had been allocated for community facilities within the Wyndham Park site itself, so a project team within SSDC have been working with SCC, Barratts the Wyndham Park Developers and Abbey Manor Group the developer of the Up Mudford site to identify possible land acquisition options in the immediate area.

The original 7 class school site at Wyndham Park was too small to accommodate a dual use school and community facility and would have required SSDC to purchase expensive residential land in order to provide a reasonable allocation of parking which would not have been cost effective.

Subsequently pre application discussions revealed the proposals for the Up Mudford site would, if approved, generate the need for a further 7 class school immediately adjacent to the Wyndham Park School site.

SSDC approached SCC with a proposal which would allow the provision of a 14 class school on the Up Mudford site on condition that the original school site at Wyndham Park be transferred to SSDC for community use.

The benefits of this proposal would be that the development and ongoing management of a 14 class school will be far cheaper than two 7 class schools and this would also provide a good sized site for the provision of community facilities, a playing field and parking on the original school site.

Details of the proposal

If the Up Mudford development is granted planning consent by Spring 2016 the land for the 14 class school will be included as part of the section 106 agreement for the site.

SCC will transfer the existing 7 class school site on Wyndham Part to SSDC for community use.

If the Up Mudford development fails to gain planning consent by spring 2016, SSDC needs to secure an option on land within the Up Mudford site in order to secure a site suitable for a 7 class room school to enable SCC to transfer the existing Wyndham Park site to SSDC for Community use.

In the event that SSDC is required to secure an Option this would carry a Deferred Payment Period of 3 years from the date of acquisition.

If during this 3 year period the developer of the Up Mudford site gains planning consent, then the land for the 14 class school will be dealt with as part of the Section 106 Agreement and SSDC would no longer need to use its Option.

SCC has submitted a planning application for the 14 class school on the Mudford site construction will not begin until Spring 2016. It is possible that the Up Mudford planning

permission and Section 106 Agreement will be finalised before this deadline and there would be no requirement for SSDC to use its Option.

This proposal, in effect, represents a guarantee to the developer that they will not suffer loss in respect of the provision of the school site, in the event that they fail to secure planning consent for the Up Mudford development. Members are therefore requested to approve recommendation 1 which will allow officer to proceed with obtaining an option for the land required, in the event that the planning consent is not finalised in time to meet SCC's Spring deadline.

Site Access Arrangements

The verge owned by SSDC at Lyde Road will potentially need to be utilised during the construction of the school and for an initial period once the school is in use. The issue of the access road has been subject to the SSDC consultation process with the involvement of the Parish Council who have no objections provided that their memorial bench is relocated, at the Developers cost, and it retains the views over the hills and valley to the east.

Therefore, members are requested to approve the recommendation to allow SCC to build a temporary construction road across the SSDC verge.

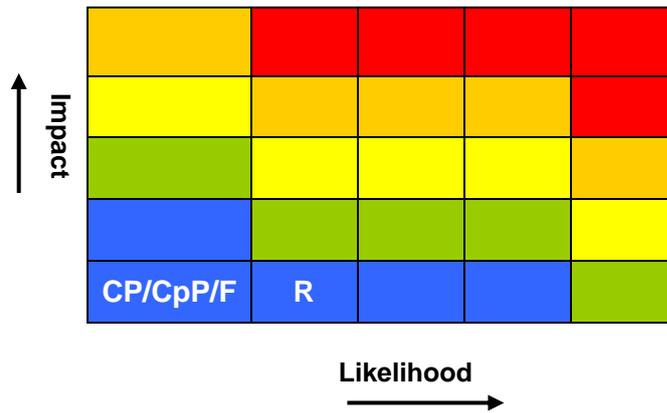
As part of the Up Mudford planning application, this verge would be used to enable access to the school as well as to some residential properties. Any monetary consideration due from this agreement would be off-set against the value of the land needed for the school and the land swap at Wyndham Park between SCC and SSDC.

Once the outcome of the Up Mudford planning application is known, a further report will be taken to members regarding the new access across SSDCs verge at Lyde Road. The financial implication involved in this access agreement would be covered within this report, as well as giving an update on the Community and School negotiations.

Financial Implications

None at this time. Should the S106 not be complete by Spring 2016 then SSDC would have to evoke its Option to Purchase, so the land could be transferred to SCC to make a start on building. An agreement will be reached with the landowner, whereby monies would only be drawn down by the landowner from SSDC if within a period of three years the Up-Mudford scheme had not been approved and thereby resolved as part of the s106. SSDC would be able to demonstrate to SCC that the land had been secured and would initially use the monies set aside to deliver the community facilities at Wyndham Park as the collateral. If the Up-Mudford site is approved, within the prescribed three year period, then SSDC would not be liable for any payment as the s106 would resolve the issue. If the Up-Mudford site was not approved within the three year period, then SSDC would have to relinquish the Wyndham Park Community facility monies to the landowner, but would have still achieved the former Wyndham Park site in return.

Risk Matrix



Key

Categories	Colours (for further detail please refer to Risk management strategy)
R = Reputation	Red = High impact and high probability
CpP = Corporate Plan Priorities	Orange = Major impact and major probability
CP = Community Priorities	Yellow = Moderate impact and moderate probability
CY = Capacity	Green = Minor impact and minor probability
F = Financial	Blue = Insignificant impact and insignificant probability

Corporate Priority Implications

Delivering Well-Managed Cost Effective Services.

- Provide even better value for money from our services

Carbon Emissions and Climate Change Implications

This will be covered in the planning and building specification for the properties, school and community hall

Equality and Diversity Implications

All properties will be built with disabled access and new pathways created to give easy access between the Wyndham Park and Up Mudford developments. Unfortunately, the site is on a hillside and it is not possible to remove all gradients.

Background Papers

- District Valuers report
- Wyndham Park Community Facilities report