

This is a copy of Hunts Grove Parish Council's April 2025 submission on the planning applications for the community centre and sports pitches, and the allotments.

S.20/0103/REM: Community Centre and Sports Pitches

Hunts Grove Parish Council (HGPC) remains deeply disappointed and frustrated that residents of Hunts Grove will not benefit from the full facilities described in the s.106 specifications for the community centre or sports pitches due to the presence of the cost caps (as detailed in our previous input of January this year).

HGPC therefore repeats our request from that previous input: that SDC to carries out full due diligence to confirm:

1. How the cost cap interacts with the other requirements of Schedule 2, Part 1, Para 1.2.1 of the Section 73. This paragraph can potentially be read as imposing a minimum specification that the cost cap cannot escape.
2. There is no mechanism available to require additional money to be spent above the cost cap
3. It is not possible to secure agreement between the parties to the legal agreements to provide additional funding above the cost cap
4. The costings are accurate and demonstrate that the maximum amenity is being delivered for the available money, as required by paragraph 1.2.1 subsections (a) and (b).

However, HGPC is also concerned by the long and unacceptable delay in the delivery of these amenities, the risk of further delay, and the risk that such further delay could result in the application needing to be recosted and revisited should construction inflation outstrip the index linking applied by the s.106. If there is no viable pathway to securing better facilities, then we are keen for the amenities to be delivered as soon as possible.

HGPC also repeats our calls from our previous input that:

- SDC acts to ensure that any underspend, including unspent contingency, is ring-fenced to either equip the community centre or for future investment in expanding or supplementing the facilities.
- The shortfall in the amenity delivered by this scheme should be factored into discussions around the provision of community amenities as part of the planning process for the Hunts Grove Extension and the resulting s.106. The Extension offers the best chance of being able to make good this shortfall. Lessons should also be learnt from the Hunts Grove example and applied to the planning, legal agreements, and enforcement of the Extension.
- SDC support HGPC efforts to lease the community centre, either in place of or from the management company. This would open potential funding streams that may allow future extension or supplementing of the facilities that would be unavailable to the management company.

HGPC believes the delivery of missing facilities via the Hunts Grove Extension will be necessary to ensure that policies relating to Hunts Grove in the adopted (Site Allocations Policy SA4 bullet 3) and draft (PS30 bullet 3) Local Plans concerning sports facilities and changing facilities are met. The illustrative plans for an additional building containing changing rooms and club rooms are useful but it is critical that the delivery of these or equivalent plans is ensured.

We also call on SDC to fully consult HGPC on the s.106 for the Hunts Grove Extension, and to do so at the earliest possible opportunity.

On the details of the community centre plans contained in the updated application, HGPC:

- Welcomes the consultation with us and SDC's planning consultant, and the changes made by Crest as a result
- Regrets the loss of the changing rooms from the previous plans, but...
- Agrees that using the funds and space to maximise the community space within the building is sensible and allows the hall to meet the size (if not height) in the s.106 specification, with the addition of storage (undersized compared to the specification) and a meeting room (to specification).

These changes have resulted in a better design, which will provide a community centre that provides Hunts Grove with essential facilities.

On the details of the plans for sports pitches contained in the updated application, HGPC:

- Is very disappointed that the larger pitches cannot be delivered, as this will impact on the usefulness and sustainability of the amenities, including its use as a base by clubs
- Has asked Crest to consider whether minor re-siting of facilities eastwards could create space for the U11/12 pitch to be enlarged, creating the option of a larger pitch and additional flexibility
- Has queried the meaning of the planned specification for the junior pitches and how this will differ from full delivery
- Asked Crest to build and equip the artificial pitch so that it can be divided into two to maximise use and flexibility (and rentability).

S.24/2234/MINAM: Allotments

This is a significant improvement on the previous version of the allotment design, and we are pleased to see the reinstatement of parking, cycle stands and internal reinforced grass roads in response to our input. These changes are vital to the allotments being usable for the community. However, we regret the loss of soft landscaping necessary to create space within the cost cap.

Regarding security and access, we note, as we have to Crest, that:

- There is no means to prevent illicit access to the maintenance track around the allotments, nor via the maintenance track to the pre-existing Public Open Space

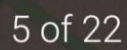
beyond. Gates or bollards should be installed at the point both ends of this track join the entrance to the allotments.

- The bollards on Pool Lane do not stretch across the width of the space and could be driven around. Additional fencing, knee rails, bollards or planting is required.

The attached images illustrate these points.

HGPC asks SDC to help explore the transfer of the allotments to HGPC.

CDM: Drawings to be read in conjunction with the general contract associated with the general construction.



Foundations: Developers / Contractors to ensure that all foundations (buildings and external walling) are designed and constructed so as to take into account, at the time of maturity, any existing or proposed trees, hedgerows or other vegetation on the application site or existing vegetation on land adjoining the site at the time of construction and any trees felled or hedgerows removed on or adjacent to the site during the previous 15 years. For this purpose the developer / contractors will submit all relevant details to the authority dealing with the Building Regulations Certificate.

CDM: Drawings to be read in conjunction with Designers risk assessment. Potential risks above that of those associated with the general construction typical to the drawing are identified below:

