

From: Jackson, Ruth
Sent: 13 April 2016 16:45
To: Coleman, Yvonne
Subject: RE: 153631 Land at Deacons Yard, 36 Victoria Road, Kington - S106 contributions

Hi Yvonne

Below is what I sent to Peter previously

From: Jackson, Ruth
Sent: 22 February 2016 11:21
To: Clasby, Peter
Subject: RE: Re: 153631 - Sec106 HoT's

Hi Peter

Core Strategy Policies OS1: Requirement for open space, sport and recreation facilities and OS2: Meeting open space and recreation needs. In accordance with Core Strategy OS1 and OS2, open space provision will be sought from all new residential development and considered on a site by site basis in accordance with all applicable set standards of quantity, quality and accessibility. Where on-site provision is not appropriate off-site contributions may be sought where appropriate on an equally beneficial basis for the local community. Standards of provision are to be based on:

- Local Evidence: Herefordshire Play Facilities Study and Investment Plan 2012:
- Local: Playing Pitch Assessment 2012 and update 2014, Outdoor Sports Investment Plan (draft) This recommends where future investment in outdoor sport should be directed to maximise the benefits to the local community.

Off-site Provision: Children's Play: In this instance no request is made towards off-site play: there are no identified projects in the Play Facilities Investment Plan and the proposed development is within reasonable access time particularly for older children to Crooked Well Meadow which has been recently improved to provide a good sized neighbourhood play area offering both formal and informal play and recreation .

Off-site Provision: Outdoor Sport. In accordance with the NPPF, provision of what open space, sports and recreational opportunities required in a local area should be based on robust assessments of need. The Outdoor Sports Investment Plan includes up to date information on existing facilities and clubs and is considered to be robust providing details of projects for Kington Area which are considered to be sustainable, deliverable and CIL compliant. Investment is required in support of improving existing outdoors sports facilities in Kington to meet the needs of the future populations up to 2031 for football in particular. The project has been included as evidenced in the Playing Pitch Assessment for Hereford Area 2012 updated 2014 and the Outdoor Sports Investment Plan which is currently being prepared in partnership with the National Governing Bodies for Sport, (NGBs) Sport England (SE) and the County Sports Partnership (CSP). This plan will complete soon and sets out a list of priority projects including:

Football: Kington Town Football Club: used by Kington Town Football club both senior and junior teams.

- Quality Deficiency: Improvements to the existing changing facilities are now required. Its quality rating has deteriorated to below a quality required by Sport England since 2011.

- Support: The FA has rated this as a priority project to enable the club to develop and to move up the football pyramid.
- Costs: based on Sport England's Facilities Planning model circa: £235,000

Cricket: Kington Recreation Ground: Used by Kington Cricket Club both senior and junior teams.

- Quality Deficiency: improvements to the facility including the 3 lane nets are now required. Its quality rating has deteriorated to below a quality required by Sport England since 2011.
- Support: The HCB supports this project.
- Costs: based on Sport England's Facilities Planning model circa: £50,000

Off-site costs are based on:

- Core Strategy Housing allocations for Kington of 200.
- Total costs based on Sport England's Facilities Planning model for outdoor sports investment for Kington @ £285,000 for the 2 projects identified above.
- Cost per market house @ £1,425

For 10 houses and 35% market this equates to approx. £9,262

Kind regards
Ruth

From: Coleman, Yvonne
Sent: 12 April 2016 11:40
To: Gilbert, Lindsay; Jackson, Ruth
Subject: 153631 Land at Deacons Yard, 36 Victoria Road, Kington - S106 contributions

Dear Both,

Please could you advise whether you would be seeking contributions for the above development.

The proposal is for 10 units comprising;

4 x 2 bedroom
6 x 3 bedroom

Many thanks,

Yvonne Coleman
Planning Obligations Manager