



## Agenda item 24.47:

### S016 Agreement Projects against Land North of Brandon Close

REPORT AUTHOR: SAMANTHA PAYNE, CLERK

#### SUMMARY

---

To identify sports and leisure projects to assign to the draft S106 Agreement for 24/00028/REF: Land North of Brandon Close.

#### BACKGROUND

---

Joe Houston (S106 Dept at Bucks Council) requires Council to identify sports & leisure projects which could be used from a S106 Agreement from the Land North of Brandon Close development. Although there is an appeal against this development Council are still required to provide a Without Prejudice list of projects by 13<sup>th</sup> August 2024. If Council do not submit projects Bucks Council will submit their list of projects e.g. upgrading of Aqua Vale swimming pool.

A list needs to be provided to Bucks Council by 13<sup>th</sup> August 2024

The application generates a S106 contribution of £384,000 but given the provision of an on-site public open space and play area the contribution is reduced to an estimated £321,483.

The projects need to be specific e.g. updating tennis, bowls or football facilities, and cannot just say play equipment or sports equipment. On the next page is the matrix to be used when identifying what a village our size (Rural Parish 3) can use the funds for.

#### ACTION

---

- a. To identify a list of sports and leisure projects

## MATRIX OF SPORT, LEISURE AND CULTURAL FACILITY PROVISION STANDARDS IN AYLESBURY VALE

Geographical Level	Public Open Space	Equipped Play Facilities	Youth Shelter / Meeting Area	Skateboard Facility	MUGA	Floodlit STP	Playing Pitches	Changing Pavilion	Community Centre	Dry Sports Centre	Swimming Pool	Heritage and Interpretation	Entertainment Complex	Arts Centre
Hamlet (under 100)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural Parish 1 (100-300)	PO1	EP1	0	0	0	0	0	0	0	0	0	0	0	0
Rural Parish 2 (300-1,000)	PO2	EP2	YS1	0	0	0	PP1	CH1	CC1	0	0	HI1	0	0
Rural Parish 3 (1,000-3,000)	PO3	EP3	YS1	SB1	MU1	0	PP2	CH1	CC2	0	0	HI1	0	0
Cluster	0	0	0	SB1	MU1	0	PP3	CH1	CC3a and b	0	0	HI1	0	0
Secondary Settlement (Buckingham, Winslow, Wendover, Haddenham)	PO4	EP4	YS2	SB1	MU2	ST1	PP4	CH1	CC3a and b	SC1	SW1	HI2	EC1	AC1
Primary Settlement Community Area	PO4	EP4	YS2	SB1	MU2	0	PP4	CH1	CC2	SC1	SW1	0	EC1	0
Primary Settlement	PO5	0	YS3	SB2	0	ST2	PP4	CH1	0	SC1	SW1	HI3	EC2	AC1

0 No provision required

PO1 Central public open space approximately 0.25 - 1 ha. if an equipped play area is provided

PO2 Central public open space of approximately 2 - 4 ha. providing natural and amenity areas with 50% non sports space.

PO3 Main open space of approximately 4 to 8 ha providing amenity and natural areas with 50% non sports space. Local open space, min. 0.25 hectares, in areas of housing more than 300-400m away from main open space

PO4 Central public open space of approximately 10-20 hectares. Local open space of around 2 ha providing amenity and natural land within 400m of all homes. Immediately local open space of 0.25 - 1 ha in housing within 300m of homes.

PO5 Informal boundary areas providing for informal recreation, local play needs and buffering. Green linear routes within the built areas.

EP1 LEAP level equipped play provision on central open space, where appropriate to local circumstances

EP2 NEAP level equipped play provision on central main open space

EP3 NEAP level equipped play provision on central main open space. LEAP level provision in areas of housing more than 300m-400m from main open space

EP4 NEAP+ level equipped play provision in main park. NEAP provision in each local park. Further equipped play provision where appropriate to local circumstances

YS1 Tubular frame youth shelter manufactured to British Safety Standards one in Main Open Space

YS2 Tubular frame youth shelter & minimum of 9m x 9m hard surface, basketball/football goal unit in each Local Park

YS3 Tubular frame youth shelter & minimum court set up of 20m x 20m with 2 basketball & football goal unit one in each District Park

SB1 Skateboard facility with ramps and pipes as defined through consultation with local young people minimum 2 quarter pipes

SB2 Floodlit skateboard facility with ramps and pipes as defined through consultation with local young people minimum equipment levels to include fun box, quarter pipe, half pipe & grind rail

MU1 One Type 4 floodlit MUGA (unless local circumstances dictate other type) to accommodate five a side football in central main open space to Sport England and SAPCA recommended standards *A Guide to the Design, Specification.*

MU2 One MUGA as defined in MU1 in main park and each local park, providing location and demographics permit

ST1 Half Full Size Football/Hockey floodlit STP to guidance provided in A Guide to the Design, Specification and Construction of Multi Use Games Areas

ST2 Minimum one Full Size STP per 60,000 population, accessible and available for public use as specified in guidance quoted in ST1

PP1 One adult full size pitch - sport according to identified need at the time

PP2 One adult and one youth pitch with space for mini soccer/rugby according to sports need

PP3 Minimum as PP2 with floodlit grass training area

PP4 Provision as identified in Aylesbury Vale Playing Pitch Strategy

CH1 Pavilion/Clubhouse to standards for relevant pitch provision as set out in Sport England Design Guidance Note *Pavilions and Clubhouses*

CC1	Small community centre with main hall<100m2 with foyer, small meeting room, adequate storage, kitchen, toilet facilities & parking
CC2	Medium sized community centre <250m2, as CC1 with addition of meeting room(s), and stage
CC3a	Minimum 18m x 10m main hall and ancillary facilities suitable for sporting activities to standards set in Sport England Design Guidance Note <i>Village and Community Halls</i> plus fitness room to Cultural Strategy recommended
Standard.	Minimum 18m x 10m main hall with fixed or demountable stage and ancillary facilities suitable for arts and performance activities to standards set in Sport England Design Guidance Note <i>Village and Community Halls</i> .
SC1	Dry sports centre to meet identified Sport England Facility Planning Model deficiencies, designed to Sport England Design Guidance
SW1	Swimming Pool Provision to meet identified Sport England Facility Planning Model deficiencies, designed to Sport England Design Guidance
HI1	Community information point to include interpretation relating to local history & heritage
HI2	Community information point to include interpretation relating to local history & heritage, parish map & visitor guide
HI3	Nationally Accredited Museum recording settlement history, library link to centre for local studies, visitor guide and town map.
EC1	Community Hall / Theatre with stage & capacity for 200 people - should preferably be located within community school
EC2	Multi purpose auditorium with capacity for 1200 , secondary theatre with capacity of 200
AC1	Minimum of 4 arts workshop areas including wet room & kiln.