

TOWN COMMUNITY FACILITIES UPDATE

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Wards affected: All High Wycombe Town Wards

PROPOSED DECISION

That the Committee supports the ongoing work to progress the findings of its 2010 Task and Finish Group report on community facility deficiencies in the unparished area of High Wycombe.

Corporate Implications

1. There are potentially positive implications relating to crime and disorder arising from this report.
2. Legal implications: The Council is authorised under section 19 of the Local Government (Miscellaneous Provisions) Act 1976 to either provide recreational facilities or to contribute by way of grant or loan towards the provision of recreational facilities by not for profit bodies. In the absence of available funding by the Council, contributions towards the provision of such facilities may be sought where appropriate in relation to development pursuant to section 106 of the Town and Country Planning Act 1990.
3. Financial implications: This report contains no immediate financial implications.

Executive Summary

4. The Council has had a Community Facilities Strategy in place for a number of years now. This has identified a small number of deficiencies occurring in the unparished area of High Wycombe Town. The Member Working Group that met in 2011 agreed follow-up work, and this report describes the successes achieved to date and further work to be undertaken.

Sustainable Community Strategy / Council Priorities - Implications

5. This supports the Council priority - People

Background and Issues

6. Since the Task and Finish Group submitted its report an update to the Community Facilities Strategy was completed in 2011 and it identified the priority areas within the town as being: Abbey (Daws Hill area); Bowerdean; Disraeli; Ryemead; and Terriers & Amersham Hill.
7. The successful delivery of the Wycombe Marsh Community Centre has removed this deficiency in the Ryemead area.

8. The imminent opening of the Bellfield Community House addresses the deficiency in upper Disraeli though not the deficiency in the North Hughenden Quarter neighbourhood, which overlaps Disraeli and Terriers and Amersham Hill wards.

Remaining deficiencies are therefore:

- Bowerdean
- Disraeli/Terriers and Amersham Hill (North Hughenden Quarter)
- Terriers and Amersham Hill
- Abbey (Daws Hill area)

9. Work has continued on trying to address the North Hughenden Quarter need. As part of the scheme to redevelop the De La Rue site the developer is handing over a site designated for use as a shared car park and community facility on the edge of Hughenden Park. A low cost and site sensitive scheme is being developed. The District Scouts are interested in participating in the management of the building and there is scope for a residents' association to participate if one is willing. The scheme is to reuse an existing, recently purchased building and site it on this land.
10. The total scheme cost is estimated to be c£300k though firm quotations are needed. Another site would be vacated by the Scouts and a capital receipt is anticipated to be available to WDC as landowner, which could meet the cost of the project.
11. The Totteridge Recreation Ground scheme has funding available for community and sports facilities and residents have supported greater sporting use of the recreation ground. Consultation included a potential STP but with recent planning permissions in favour of a number of such schemes the District will soon be well supplied. Ward Members have favoured a community building and residents were also supportive of this when consulted. An open expression of interest process was conducted and only a playgroup emailed with a desire to use the building. Changes in the wider area may mean that local sporting use can be increased and this will be explored as the scheme is developed. A combined community and sports scheme is the most likely potential facility at this location.
12. As part of the total package of section 106 contributions one sum of £179k has been allocated to this scheme that needs to be spent or firmly committed by May 2015. This is not possible on a scheme at Totteridge within the time remaining. There will be no need to return this funding if it is allocated to the North Hughenden Quarter scheme as the available building can be purchased in time and the equivalent amount of the capital receipt from sale of a site currently occupied by the District Scouts can be allocated back to the Totteridge scheme. Thus both schemes can proceed, making use of all available funding. If this does not happen, as per the S106 Agreement in question, the funds (£179k) would have to be returned to the developers as unspent.
13. The remaining two deficiencies are on hold as: there is not a suitable site in Bowerdean; and a facility will be implemented as part of the development of

Daws Hill/Abbey Barn sites. The Committee should note that the air cadet building at Daws Hill will be retained as part of the development of this site.

Options

14. The Committee has the option not to support further work, in which case the deficiencies will remain.
15. The Committee has the option not to support reallocation of the £179k s106 and to return it to the developer.

Consultation

16. A public consultation was carried out as part of the work of the Task and Finish Group. A summary of the gaps identified is attached. Further consultation has taken place with local Ward Members about what is needed within their wards. Additionally the Community Facility Strategy and its refresh both involved consultation with third tier councils and individual community facility owners. Detailed consultation has been carried out in the Totteridge Recreation Ground area.

Conclusions

17. The current deficiencies of community facilities within the High Wycombe town area need to be addressed and the priorities identified by the Task and Finish Group offer the best solution to meeting these shortfalls in provision.

Next Steps

18. A detailed report will be brought to the next Committee on the North Hughenden Quarter scheme.
19. Discussions will be held with sporting interests to develop the Totteridge scheme. A further report will be brought to the Committee when a detailed scheme has been drafted.
20. Now that the reserve sites have been released (subject to call in) community facility needs will be incorporated into the development briefs prepared by Planning.

Background Papers

21. High Wycombe Town Committee papers of its Task and Finish Group on Community Facilities and past Committee reports.

Gap / Area Identified	Potential solution	Progress to date	Potential cost
Disraeli	<p>Youth facility to be included in development at Bellfield School. Does not meet deficiency.</p> <p>Pastures Church rebuilding supported by HWTC (not in area of deficiency).</p> <p>Deficiency in the valley area in Disraeli and Terriers & AH Wards – Park car park site can accommodate a facility and parking.</p>	A community house has been provided by the developer and an appropriate tenant, Action for Children, has been secured through open advert. Fit out works have commenced, legal agreements signed and the new facility should be in use early in 2015.	No ongoing cost
Ryemead / Wycombe Marsh	A collaborative facility was an option as long as a site could be identified.	A site was secured from St James and transferred to a new partnership between the Heart of Ryemead Community Association and the Trades and Social Club. WDC and HWTC co-funded a new facility that opened last month.	No ongoing cost
Abbey Barn South / Daws Hill	Community facility included within development brief for the site.	A community facility is included in the design brief and the Council will require this to be provided as part of any new development on the site.	No cost
Bowerdean	Small gap identified but no suitable site for a community facility currently - no funding held for this scheme.	Lack of a site has resulted in no progress being made to date. Should a site be forthcoming HWTC would need to allocate CIL funding to bring a scheme forward. Detailed consultation on actual need should be undertaken before funds are committed.	See below
Terriers and Amersham Hill	<p>Building at Totteridge Rec possible though has access issues.</p> <p>Terriers Farm development may provide a new potential site.</p>	Totteridge Recreation Ground has been identified as a potential site for a multi-functional sports pavilion. The Council has received c£300,000 of S106 monies and has c £150,000 from the purchase of the Redfords Playing Fields which could contribute to this. These funds are for sports provision. Consultation positive in the main but little interest in expression of interest stage.	£450k

