

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING AND DEVELOPMENT COMMITTEE

meeting date: 13 APRIL 2023
title: LONGRIDGE S106
submitted by: DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING
principal author: MARK BEVERIDGE – HEAD OF CULTURAL AND LEISURE SERVICES

1. PURPOSE

- 1.1 To seek authority from Members to release Section 106 contributions to Mardale Playing Pitches.

2. BACKGROUND

- 2.1 When planning permission was secured to erect up to 317 dwellings off Chipping Lane, Longridge (ref: 3/2014/0764) the associated Section 106 Agreement secured a commuted sum of £69,423 towards off site open space as follows:
- Improvements at Mardale Playing Pitches, Longridge;
 - Improvements at Longridge Cricket Club;
 - Play facility improvements in Longridge.
- 2.2 The Council proposes to split the total sum as follows, £34,711 to Mardale, £24,000 to play facilities at Kestor Lane and £10,711.50 to Longridge Cricket Club.
- 2.3 The Council has received 50% of the total sum (£34,711) and it is proposed this sum be allocated to the drainage work planned at Mardale playing pitches. The remaining sums will be distributed once the development has completed enough units to comply with the s106 agreement and the commuted sums receipted.

3. PROPOSAL

- 3.1 The Council has previously agreed c£80,000 to be spent on drainage works to improve the pitches at Mardale, that work was due to be carried out last year. However, when tenders were sought for the work, the prices received far exceeded the available sum. The additional s106 sum will enable this work to be redesigned to improve drainage, allowing the football season to be extended for longer periods during the winter, when the ground is wettest.
- 3.2 It is proposed this work is carried out from Spring until early summer. So that the pitches will be available for use again for the 24/25 season.

4. RISK ASSESSMENT

- 4.1 The approval of this report may have the following implications:
- Resources – £34,711 of the commuted sum for off-site open space has been receipted and as such there are existing sufficient funds for the project.
 - Technical, Environmental and Legal - The project would accord with the stipulations of the legal agreement.
 - Political - N/A

- Reputation - The provision of improved sports provision within Longridge is a benefit to the Town and accords with the purpose of securing such contributions as part of new residential developments.
- Equality and Diversity – the playing pitches are available to all.

5. RECOMMEND THAT COMMITTEE

- 5.1 Agree to the breakdown of the payment of the s106 due to the Council as outlined in the report.
- 5.2 Authorise the commitment of the sum received to date to the improvement work on Mardale playing pitches.
- 5.3 Agree to the commitment of the two remaining sums after they are received by the Council (the Longridge Cricket Club share will be subject to a further report setting out how the club intends to utilise the contribution).

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