

Lytchett Matravers Parish Council

Village Centre Project Conceptual Design

1 Introduction

This paper follows on from a paper on Prioritisation of the Neighbourhood Plan Projects that was presented to the F&GP meeting on 12th June. Based on that paper the Parish Council agreed that the Village Centre Project should take priority over the other Neighbourhood Plan projects.

This paper represents the next step in the development and implementation of the Village Centre Project, and covers the following aspects of the project:

1. The Conceptual Design
2. Advice Received from the Dorset Council on Development Management
3. A proposed approach for taking the project forward
4. The allocation of CIL income

2 The Conceptual Design

The Village Centre Working Group has developed a Conceptual Design for the project, which is presented diagrammatically in Appendix 1 (prepared by Ken Morgan and attached as a separate pdf file).

The elements of the Village Centre project shown in Appendix 1 are listed in Table 1. The sequence used in Table 1 is based on the order of their rank determined through a prioritisation exercise carried out by the Village Centre Working Group, whose results were also presented in a paper to the F&GP meeting on 12th June.

Table 1 includes Preliminary Cost Estimates for each element of the Village Centre project, taken from the Preliminary Financial Plan for Implementation of the Neighbourhood Plan presented to the Parish Council in December 2018. Also included in Table 1 is a column identifying whether the Parish Council requires permission for (primarily where a Project Element involves work on land not owned by the Parish Council), or alternatively where no such permission is required (where the land is owned by the Parish Council).

A number of the Project Elements listed in Table 1 can be developed and implemented as independent pieces of work. However, most Project Elements will need to be treated as being linked, so should be developed and implemented in Groups. The Groups identified at this stage are as follows:

Group I – High Street Crossing - Elements 1, 12

Group II – Ease Pharmacy Steps - Elements 3, 10

Group III – Path from Play Area to Eldons Drove - Elements 4, 15

Group IV – Eldons Drove Walk and Path to School - Elements 6, 7

Group V – Library Pathways - Elements 9, 12

Group VI – Path Around Play Area - Elements 11, 14

The Project Elements which can be treated as independent pieces of work are 2 (Tesco Parking), 5 (Rec Car Park), and 8 (Ball Court).

Table 1 : Elements of the Village Centre Project

Project Element		Agreement/Permission Required	Preliminary Cost Estimate (£)
1	High Street Crossing	Dorset Council (Highways)	25,000
2	Rearrange Tesco Parking Area	Tesco, Dorset Council (Highways), Other Shop Owners	65,000
3	Ease Pharmacy Steps	Pharmacy	2,000
4	Regrade Land Down to Eldons Drove and Construct new Path down from Play Area		8,000
5	Widen Lower Rec Parking Area by 7m and redo Layout	Fields in Trust (see Note 1)	40,000
6	Introduce Road Markings along Eldons Drove to Improve Safety for Walk to School	Dorset Council (Highways)	1,500
7	Construct Path from Eldons Drove to Rear of School	Dorset Council (Property), Dorset Council (Highways), School	30,000
8	Construct new Ball Court next to Play Area		50,000
9	Extend Library Path to Ancott Close	Dorset Council (Property) (see Note 2), Dorset Council (Highways)	6,000
10	Replace Boarded Fence with Post & Rail & Grade Ground	Pharmacy	300
11	Re-Align Path Around North Side of Play Area		14,000
12	Re-Align Library Path to Meet High Street Crossing	Dorset Council (Property) (see Note 2)	3,000
13	Widen Path Along East Side of Rec		38,000
14	Create Informal Seating/Gathering Area at Path Crossing		2,000
15	Improve Surface Water Capture in Pond Area, Install Post & Rail Fence to Improve Safety		5,000

Notes

1 – Not Needed if and when FiT Deed of Dedication is amended.

2 – Not Needed if and when ownership of the Library Site is transferred to the Parish Council

3 Advice Received from the Dorset Council on Development Management

Ken Morgan has presented the diagram shown in Appendix 1 to Alan Davies, Development Manager, Dorset Council, together with a description of all of the Project Elements listed in Table 1. The advice received from Alan Davies is that all of these elements can be carried out under the Council's Permitted Development rights, which applies to the Parish Council as well as to the Dorset Council. He does, however, advise that Dorset Council Highways permission will be required for those Project Elements which relate to the Highway, as identified in Table 1.

4 Proposed Approach to the Village Centre Project

It is proposed that the 6 Groups of Project Elements, and the independent Project Elements, are taken forward from Conceptual Design by the Working Group through the following stages:

1. Develop Detailed Design for each Group/Project Element. This will include both design drawings and a design statement setting out materials, etc.
2. Obtain Permissions needed to implement the Detailed Design as shown in Table 1
3. Obtain Full Council approval to the Detailed Design
4. Obtain Quotes against the Detailed Design
5. Obtain Full Council approval to proceed, including allocation of additional CIL to the extent required
6. Commission the works
7. Monitor the works in progress to ensure the Detailed Design is carried out as specified
8. Accept Final Works
9. Make Payments against invoices received

Taking into account the results of the Prioritisation exercise carried out by the Village Centre Working Group, it is proposed that those Project Elements making up Groups I (High Street Crossing), II (Pharmacy Steps), and III (Path from Play Area to Eldons Drove), together with Project Element 2 (Tesco Parking) will be taken forward first.

The Project Elements in Group III do not require any permissions, and good progress has been made with the Permissions Required for Group II. These are now ready to be taken forward through steps 1 to 4, which might be achieved in the next 3 to 6 months. The other Groups and Project Elements will be taken forward as progress is made towards the Permissions Required.

Project Element 8 (Ball Court) does not require any permissions, but will be dependent on progress securing grant funding, eg from Sport England.

The exact sequence will depend on the progress made with the Permissions Required, as set out in Table 1.

5 Allocation of CIL

The CIL Tracker presented to the F&GP on 12th June showed that as at that time the Parish Council had received a total of £42,817.89 of CIL payments. Out of this amount, the Parish Council had spent £5,990.80, leaving £36,827.09 currently unallocated. Since the Parish Council has determined that the Village Centre Project should take priority over the other Neighbourhood Plan projects, it is proposed that this amount (£36,827.09) is allocated to the Village Centre Project. This will allow the Village Centre Working Group to move forward towards the implementation of the highest ranked Project Elements at the earliest opportunity.

The Preliminary Cost Estimates shown in Table 1 give a total of £289,800 for the Village Centre project. The actual costs will be determined through the steps set out in section 4. It is intended that external grant funding will be sought for some or all of the costs of the Ball Court, that a contribution from Tesco will be sought for some or all of the costs of the for the Tesco Parking Area, and that a grant will be sought from the Dorset Council for some or all of the costs of the High Street Crossing. At this stage it is too early to provide estimates of these contributions to the costs, but it seems likely that the Parish Council will need to provide at least a further £150,000 to £200,000 if all of

the Project Elements listed in Table 1 are to be implemented. This will require further allocations of CIL as and when CIL payments are received in the future.

6 Recommendations

The Parish Council is asked to approve the following:

- The Village Centre Project Conceptual Design as set out in section 2.
- The Proposed Approach as set out in section 4.
- The Allocation of CIL as set out in section 5.

7 Acknowledgements

We would like to acknowledge the substantial contribution made to this project by Ken Morgan, who has worked tirelessly for many years to assist the Parish Council in developing a range of proposals for improvements to the village infrastructure.

Councillor Rob Carswell

Councillor Ralph Watts

June 2019

Appendix 1 – Separate pdf file

- 1 EXTEND PATH FROM LIBRARY TO ANCOTT CLOSE - 'NO DIG' SPEC OVER PROTECTED TREE ROOTS
- 2 REDIRECT LIBRARY PATH TO MEET HIGH STREET PEDESTRIAN CROSSING - CONC + BRICK SPEC TO MATCH EXTG. PEDESTRIAN CROSSING - PINCH POINT + BOLLARDS + RAISED SECTION

- 8 REARRANGE PARKING + SERVICING TO TESCO + VILLAGE CENTRE SHOPS

- 4 EASE STEPS - WIDER GOINGS OVER REDUCED RISERS
- 5 REPLACE C.B. FENCE WITH POST + RAIL
- 6 GRADE + PLANT AREA BEHIND LETTER BOX
- 7 CLEAR SHRUBS - OPEN UP LIBRARY GREEN

- 9 TAKE C. 7M FROM GRASSED AREA TO EXTEND LOWER PARKING
- 10 WIDEN EXTG. PATH TO 2M WIDTH FROM HIGH ST TO HANNAM'S CLOSE. RELANDSCAPE HEAD OF HANNAM'S CLOSE - SEATS + PLANTING

- 11 REALIGN PATH + PROVIDE NEW 2M WIDE HOGGIN PATH AROUND NORTH SIDE OF PLAY AREA WITH SEATS AT INFORMAL GATHERING SPACE AT PATH CROSSING

- 13 PROVIDE NEW 2M WIDE HOGGIN PATH ALONGSIDE SKATE RAMP WITH 1 IN 15 GRADED SLOPE DOWN TO ELDONS DROVE - CLEAR UNDERGROWTH - PROVIDE SURFACE WATER CAPTURE + ATTENUATION INCL. CLEARING, POND WITH NEW PROTECTIVE TIMBER POST + RAIL FENCE.

- 15 ROAD MARKINGS TO SLOW TRAFFIC AND DEFINE SAFE WALKING ROUTE TO SCHOOL

- 16 PROVIDE MIN 2M WIDE HOGGIN PATH SURFACE THROUGH DEC LANE - INSTALL LOCKABLE BARRIER TO RESTRICT VEHICLE ACCESS. PROVIDE GATES INTO NORTH CORNER OF SCHOOL PREMISES

1:1250
@A3

PARISH COUNCIL PATH + LANDSCAPE PROJECT SUMMARY

DECEMBER 2018
KEN MORCAN RIBA — ARCHITECT

