

Pirton Parish Council

Pirton Pavilion

Walnut Tree Road, Pirton SG5 3PX

20 July 2026

25/01696/OP Gladman.

Request for Sec.106 Contributions

This request is submitted by the Pirton Parish Council (PPC) to address the adverse impacts of the proposed development and to fund local projects. The PPC has already lodged objections to and observations on the proposed development and this application does not prejudice those submissions.

We are aware of the requirements of the Community Infrastructure Levy Regulations 2010 as amended; and National Planning Policy Framework December 2024 and the Local Development Plan 2011 – 2031, which includes the Pirton Neighbourhood Development Plan. We thank the NHDC Planning Officers for their guidance also. Each of the following projects put forward for funding are directly related to the adverse impacts of the proposed development and address acceptability in planning terms; are directly related to the development, and are fairly and reasonably related in scale and kind to the development.

The Application

This is an outline planning application for up to 130 dwellings, with access, all other matters being reserved. We have previously noted that while the proposals include some green spaces, there is nothing for children, teenagers or adults in terms of sport and other recreational activities. The proposal relies entirely on the village's current facilities to provide recreation activities for new members of the parish community. The minimum increase in individuals in the village from 130 new dwellings will be 390. A number of our facilities are already under stress, and the scope for increasing activities to "spread the load" and modernise some activities to meet demand and address physical well-being and mental health is limited. These proposals are designed to address these shortcomings and the added pressure 130 new dwellings will bring.

Pirton Recreation Ground Children's Play Area

Based on the increase in residents and in particular children we are looking to add to and improve the facilities available at the Pirton Recreation Ground. We are mindful, as noted above, that the significant development proposal contains no provision for children's play. We attach a full costing from Setters, a local firm specialising in playgrounds and playground equipment. The proposal is to retain the existing equipment, and to extend the play area to include:

A Hatrock climbing tower – a three-tower unit with monkey bars and an overhead ladder, designed to be accessible for a wide range of abilities while still offering a challenge for older children. Nothing like this currently exists in the village.

- A timber Onyx climbing frame – an angular bouldering-style unit with crags, overhangs, a Burma-style rope bridge and net traverse, suitable across a wide age range. Again, unlike anything else in the village.

- Two springy rockers.

- New Playspec bow-top fencing throughout, with a self-closing gate and a separate double gate for maintenance access.

- Wetpour safety surfacing with full groundworks (compacted Type 1 MOT sub-base) beneath, plus replacement wetpour around the existing roundabout.

The existing zip wire will be removed to allow the play area itself to be extended, with the additional fencing priced to enclose this larger space. A new zip wire will then be positioned along the hedgerow towards the tennis courts, with grow-through matting underfoot. This surface has worked well over the years for the existing zip wire.

On the fencing, Setters has priced Playspec bow-top with a self-closing gate as standard, as this is what they usually recommend for a park of this kind. Costings are attached to the email.

Informal Open Space.

a. A New Multi-Surface Games Area (MUGA).

The Parish Council, with the assistance of grants, established a MUGA in 2002. It is now almost solely used by Pirton Tennis Club, and is in use during the day and in the evening by the club. There is floodlighting. The tennis club contributes very significantly financially to the upkeep of this facility and for the replacement of surface and fencing as required. The surface is tarmac. Lines have been established for Padel Raquets but otherwise there is little scope, if any at all, for other sports to develop here. The proposal is for a second MUGA, to both meet demand and encourage new sporting activities for all age groups.

Whilst we await a full costing from a supplier, we estimate a total cost as follows:

The cost of the MUGA in 2002 was £37,781, plus £13,195 for floodlights.

Inflation from 2002 to 2026 is quoted (AI) as 111%, so the cost now would be c£95k.

The AI cost for 2 new hard surface tennis courts is £90-£120k including c£10k for fencing and c£20k for floodlights. A figure of £100k is a rough estimate.

b. New Provision: A Skatepark

There is little in the parish that young people, as opposed to children, can exercise on. We have had requests for a skate park. An additional 130 dwellings will bring added pressure for facilities for young people. The nearest skate park is in Hitchin, necessitating a car journey, as buses are rare, and non-existent in the evening.

Two Companies who build skate parks have recently been approached. We attach a quote from Axo Leisure, Yorkshire, with this email.

Improvements to the Pirton Village Hall

We have previously explained the concern that the Pirton Village Hall has reached capacity. In discussion with the Chairman and members of the Village Hall Committee, it was indicated that more activity there could be accommodated with some changes to access and improvement to bathroom facilities. We have copied below from a submission to us by the Village Hall Chairman:.

The Committee believes that an extension, at this stage, might not be the best solution for site and other reasons. The current configuration of the Village Hall is that it has the main hall, a smaller meeting/activities room, and a third meeting room with kitchen off it. Whilst these are well used, the use of one sometimes precludes the use of the other. During the day a pre-school group "Play Aloud" occupies one room and utilises the kitchen, meaning that adults cannot use the building for child safety reasons, there being only the one way in and out. Additionally, access is an issue for those with mobility difficulties. Ramps to the entrance would be more welcoming, and improvements to the front parking area to make it level would also encourage use by this group. New plans for the Village Hall include the use of the Village Hall for possible SEND activities. These throw up safeguarding issues as do, as another example, children's parties.

The Committee would like as far as possible, to find solutions that can separate these rooms safely to encourage increased use and availability.

Physically, this would require side entrance(s) to the Hall to be created or upgraded. Obviously, these would require ramps to enable those with disabilities to be included. Additionally, toilet facilities would need to be upgraded and preferably separated. There is a main toilet facility which could have improved facilities particularly for those with disabilities. There is also another toilet which could be used to service the Main Hall when sporting events such as table tennis are taking place.

The considerations are complex encompassing as they do, not only safeguarding and disabilities but safety issues such as safe exit considerations.

The Committee are working on these but are not yet in a position to put forward definitive plans or detailed costs although they hope to be in a position to give indicative costs in a few weeks.

We believe that this will improve availability generally and access to vulnerable groups in particular.

In addition, the Committee would like to explore improving physical access to the Hall. Whilst ramps are obviously essential to side entrances they would like to consider improving the surfacing to the front of the Hall to make it easier for wheelchairs/buggies etc. They will also be reviewing what additional facilities could be added or improved to encourage cyclists. These will be particularly important to the new developments which are not in the village core.

In the longer term an extension could be considered but the Committee believes that this would be a fast and pragmatic way to increase availability and access for new residents. "

Thus there are 3 projects for the village hall that could improve capacity, access and facilities.

Capacity is the key issue, which also includes access within that project; but better access and facilities will increase the usage for more residents.

Conclusion

We have set out where we believe contributions under Sec. 106 can best be used to mitigate adverse impacts on Pirton Village. They are directly related to this development and, in seeking a contribution, are fairly and reasonably related in scale and kind to the development.

Yours sincerely,

Jill Rogers

Chair, Pirton Parish Council

On behalf of the PPC and Pirton Community