



# Andover Town Council

To **approve** the wording of questions to be included in the Picket Piece Land Consultation.

Item No.  
**17**

**Produced for:** Full Council

**By:** Town Clerk

**Date of Report:** 16 Jan 2024

## Background.

In order to make an application against the Community Ownership Fund (COF) the Council will be required to demonstrate public support for the project.

A survey is proposed to be made available to all residents of Andover, not just those living close to the piece of Land in question.

It is intended that the survey will be available in paper copies as well as online. (Next agenda item details the arrangements.)

## Proposal:

The survey has been designed to comply with [government consultation principles](#). Councillors are asked to **approve** the wording of each section below:

### SECTION 1.

#### • Introduction

Andover Town Council is seeking your views on applying for government funding to buy and develop some land at Picket Piece for community use and benefit.

#### **About this consultation**

This consultation is relevant to Andover Town residents, taxpayers and businesses and lasts for 1 month from 1<sup>st</sup> February 2024. Responses are welcome from anyone with an interest in or views on the subject covered by this consultation. We have set out some suggested questions for you to use when responding to this consultation. Please respond by 29<sup>th</sup> February 2024:

### SECTION 2

#### **How to Respond**

- by the online survey - we strongly encourage you to fill in the survey online where reasonably practicable;
- by email to [office@andovertc.co.uk](mailto:office@andovertc.co.uk)
- personal drop off at Andover Town Council, Office 108, IncuHive, Chantry House, 36 Chantry Street, Andover SP10 1LS; or
- at community sessions: (details to be arranged.)
- any other method.

## SECTION 3

### **Land at Picket Piece**

The land at Picket Piece is part of the Locksbridge Park development. It was initially reserved for a junior sports pitch, but this was not delivered. The land measures approx 1.2 acres. There are hedgerows on 3 sides which support the local dormice and bat population. The land is served by a car park.

The land is currently privately owned and planning permission to build 16 houses has been granted. Andover Town Council would like to buy the land and develop it for the benefit of the Andover community. To meet the cost of the land, Andover Town Council is now looking to apply for government funding targeted at investing in assets which are at risk of being lost to the local community. Andover Town Council would also need to raise some upfront match funding of between £50k and £100K. (It may be possible to access this via Section 106 Funds, which will then mean that the project does not cost the Town Council anything.)

## SECTION 4

### **What government funding is available?**

The Department for Levelling Up, Communities and Housing (DLUHC) has made a £150m Community Ownership Fund available to help communities, including Town Councils, take ownership of a physical community asset at risk, such as land, which benefit local people in the long term. The fund is UK wide and competitive, with regular bidding windows spread until March 2025. Bids can include both capital funding capped at £2m, and revenue funding capped at £50k or 20% of the capital funding. Some match funding is needed. Bids against the fund must be set out in a robust business case which demonstrates how the proposed land purchase meets the fund's objectives and criteria. DLUHC provides considerable guidance and support to applicants in completing the business case. Ministers decide if funding may be awarded after the bid has been assessed against the criteria, then subjected to moderation and due diligence.

## SECTION 5

### **Community benefits**

[The Local Green Spaces 2023 report published by CPRE, the countryside charity](#), highlights that access to good quality green spaces provides several benefits to both humans and nature, giving examples of a venue to increase physical exercise and spaces for walking and cycling.

Green spaces also provide the opportunity for increased social interaction and relaxation, improving mental well-being and social and community cohesion as well as improving inter-generational relationships in communities and reducing loneliness in elderly people.

The presence and protection of green space also provides a habitat to support local wildlife, such as the local dormice and bat population.

Developing this land as a green space would therefore allow Andover Town Council to ensure existing wildlife is enhanced and protected.

## SECTION 6

### **How much will the land cost?**

Andover Town Council is working closely with the land owners to negotiate a price which both recognises the value of the land in today's housing market, and also minimizes the burden on taxpayers.

SECTION 7	
<p><b>What use is made of the land now?</b></p> <p>The land was levelled and laid to grass as the requirement to reserve the land for a junior sports pitch. In places, it is elevated from adjacent roads which slope to the south west side of the site.</p> <p>Many local residents use the land for informal games, social events and casual recreation such as walking, jogging and just sitting out. The grass is no longer maintained.</p>	
SECTION 8	
<p><b>About you</b></p> <p><b>Note:</b> Your details will be held in accordance with our <a href="#">Privacy Statement</a> under the section for Volunteers.</p> <ul style="list-style-type: none"> <li>• Name</li> <li>• Ward</li> <li>• Postcode</li> <li>• I am happy / not happy for any of my comments to be published.</li> <li>• I wish to remain anonymous if my comments are published.</li> </ul>	
SECTION 9	
<p>Q1 To what extent do you agree that Andover Town Council should seek government funding to buy the land?</p> <ul style="list-style-type: none"> <li>• Strongly agree</li> <li>• Agree</li> <li>• Neither agree nor disagree</li> <li>• Disagree</li> <li>• Strongly disagree</li> </ul>	
SECTION 10	
<p><b>What options are there for using the land?</b></p> <p>Options for using the land are limited by the size and condition of the site, which mean that it is not suitable for the sports pitches originally intended.</p> <p>If Andover Town Council is successful in applying for government funding, we would like to develop the land as a green space for community use and benefit.</p>	
SECTION 11	
<p>Q2 To what extent do you agree that we should develop the land, if successfully purchased, as a green space for community use and benefit?</p> <ul style="list-style-type: none"> <li>• Strongly agree</li> <li>• Agree</li> <li>• Neither agree nor disagree</li> <li>• Disagree</li> <li>• Strongly disagree</li> </ul>	

## SECTION 12

Q3 If the land were developed as a green space for community use and benefit, which groups of residents should we focus on? (You can pick more than one option.)

- Babies and toddlers
- Primary school age
- Secondary school age
- Young adults
- Families
- Elderly
- All of the above

## SECTION 13

Q4 Andover Town Council would consider maintaining the land as an open, green space for community use and benefit. To what extent do you consider the land should be maintained as an open, green space.

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

## SECTION 14

Q5 Andover Town Council would consider installing some recreational facilities if the land is purchased and developed for community use and benefit. Examples are set out below. Please indicate your top 3 preferences.

- Outdoor exercise equipment
- Walking / running / daily mile track
- Benches
- Gardens suitable for the conditions of the site
- Beacon
- Weather shelter
- Skate park / Bmx
- A mixture of the above

## SECTION 15

Q6 Andover Town Council would consider including some chargeable space at the land for refreshments facilities for community benefit and also to offset maintenance costs. To what extent do you agree that refreshments facilities should be included if the land is purchased?

<ul style="list-style-type: none"> <li>• Strongly agree</li> <li>• Agree</li> <li>• Neither agree nor disagree</li> <li>• Disagree</li> <li>• Strongly disagree</li> </ul>	
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**SECTION 16**

<p><b>Q7</b> Subject to appropriate licenses being granted, what refreshment facilities would you consider appropriate for the area?</p> <ul style="list-style-type: none"> <li>• Tea, coffee, soft drinks etc</li> <li>• Ice cream</li> <li>• Burgers, chips etc</li> <li>• Pizza</li> </ul> <p>Each option to be ranked: (Strongly agree / Agree / Neither agree nor disagree / Disagree / Strongly disagree)</p>	
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**SECTION 17**

<p><b>Q8</b> Do you have any other comments? Please use this space to make comments or highlight other options for us to consider. (200 words maximum)</p>	
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<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. To approve the wording in all (or most) sections as above OR to add or remove questions if appropriate.</li> <li>2. If necessary, to approve: <ol style="list-style-type: none"> <li>a. A Working Group be set up to consider the wordings at the earliest opportunity.</li> <li>b. The members of the Working Group to comprise Cllrs Neate, Hardstaff, Bird, Farren and R Hughes</li> <li>c. That the Working Group has delegated authority in conjunction with the Deputy Town Clerk, to make final adjustments to the wording on behalf of Full Council.</li> </ol> </li> </ol>
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