

**TO: EXECUTIVE MEMBER FOR CULTURE, CORPORATE SERVICES AND PUBLIC PROTECTION**  
**26 MAY 2017**

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**Parks and Open Spaces Quality Improvement – King George V Recreation Ground**  
**Director of Environment, Culture & Communities**

**1 PURPOSE OF REPORT**

- 1.1 To seek approval for the allocation of S106 funding (£77,847) to support improvements to play and outdoor recreational facilities at King George V Recreation Ground.
- 1.2 To confirm which financial contributions secured from developers under Section 106 of the Town and Country Planning Act 1990 will be applied to the project. (ANNEX 1).
- 1.3 To confirm that if approved, the £77,847 of S106 monies will part-fund improvements being implemented by Winkfield Parish Council totalling approximately £127,847.

**2 RECOMMENDATION**

- 2.1 **That £77,847 of S106 contributions (as summarised in ANNEX 1) are allocated to Winkfield Parish Council as a grant to part-fund site works to improve outdoor play facilities at King George V Recreation Ground.**

**3 REASONS FOR RECOMMENDATION**

- 3.1 Developer contributions are collected through S106 agreements to support “providing, expanding or improving open space, and/or outdoor recreational facilities (which may include the acquisition and/or improvement of land and/or buildings and/or carrying out or assisting in the carrying out of nature/landscaping conservation projects) within 3 kilometres of the Site.”
- 3.2 The justification for requiring developers to supporting the improvement of open space and outdoor recreational facilities is given under point 8. Promoting Healthy Communities, The National Planning Policy Framework (NPPF), which states that:  
  
*“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.”*
- 3.3 The borough council has adopted a Parks and Open Spaces Strategy (2012) and the proposed Winkfield Parish Council project is in accordance with delivering the key borough objectives:

Provision:

- Protect and establish public open space for recreation, play, sport, health, biodiversity, heritage and climate change adaption that is appropriate to need; strategically located; and adaptable to future requirements

Use and Enjoyment:

- Make sure public open space supports well-being; encourages participation; and facilitates social inclusion

- 3.4 Winkfield Parish Council have a history of committed work to providing the public with open spaces including recreational and sporting facilities and as such would be considered as a suitable body through which to deliver S106 funded enhancements to mitigate development.

#### **4 ALTERNATIVE OPTIONS CONSIDERED**

- 4.1 Not carrying out a project at King George V Recreation Ground could lead to funds being returned to the developers, if no other qualifying scheme was located through which to deliver enhancements in the time available.
- 4.2 Not utilising s106 funding could result in a failure to mitigate the impact of development and a missed opportunity for 'providing, expanding or improving open space, and/or outdoor recreational facilities'.
- 4.3 The wide range of S106 contributions available in the borough have been assessed in order to eliminate those lying outside the distance constraints of the developments as set out in the s106 agreements.

#### **5 SUPPORTING INFORMATION**

- 5.1 This project will focus on improvements to outdoor play facilities at King George V Recreation Ground. This will compliment and add to existing facilities.
- 5.2 As set out in the funding application form provided by Winkfield Parish Council, which is available in Annex 2:
- “Our overarching aim is to provide a family friendly recreational facility which will provide recreational benefits to a wider age than it does presently, from the very young up to early teens.
- 5.3 The current play equipment was installed in the 1980s and is now very out of date and in some cases, fails on the current British Standards.
- 5.4 The play area is adjacent to Winkfield St Mary's School and close to the residential developments of the Carnation Estate and Winkfield Row. The play equipment is used heavily by the local community.
- 5.5 Total expenditure for the project as a whole is estimated at approximately £127,847, with Winkfield Parish Council having earmarked reserves of £50,000.
- 5.6 This S106 allocation will be applied to outdoor play aspect of the project, and as this play enhancement can be enjoyed independently of the other elements of the project the funds are not proposed to be conditional on the delivery of the wider scheme.
- 5.7 Winkfield Parish Council also intends to apply for additional funding from Big Lottery Fund and/or Suez Landfill Communities Fund.

- 5.8 The Bracknell Forest Residents Survey (2014) identifies that 91% of respondents use parks and open spaces (79% at least monthly). When asked to identify the three best things about living in the borough, the highest response was 'parks and open spaces' (42%) closely followed by 'access to nature' (30%). Of those who gave a satisfaction rating, the service that the highest proportion of respondents were satisfied with was parks & open spaces (89%).
- 5.9 S106 funding is secured in accordance with adopted planning policy with reference to the Planning Obligations Supplementary Planning Document. In Section 5.11.12 the key principle to sustain and the raise quality standards of existing local facilities across the borough is identified. The works proposed are in line with obligations to deliver this improvement.
- 5.10 In addition to being secured to fund quality improvements, there is a requirement that developer contributions are allocated to open spaces capable of serving the development from which the contribution was paid. This means that available funding needs to be allocated to a site within close proximity of the contributing development. The contributions to be allocated are set out in Annex 1.

## **6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS**

### Borough Solicitor

- 6.1 There are no specific legal implications arising from this report

### Borough Treasurer

- 6.2 The S106 funding identified in Annex 1 is available for this scheme and once approved will be added to the Departments capital monitoring for 2017-18 as part of the rolling S106 capital programme.

### Equalities Impact Assessment

- 6.3 An EIA scoping assessment has been carried out for this project and included in ANNEX 3. There are no negative impacts resulting from the proposed project.

### Strategic Risk Management Issues

- 6.4 S106 contributions will need to be refunded should they not be allocated in accordance with the respective legal agreement. Future revenue costs associated with this project will be met Winkfield Parish Council.

### Head of Planning

- 6.5 The proposed use of the identified S106 contributions to fund the proposed enhancements is considered appropriate. The proposed works will help offset the impact of new housing on local open space/recreational facilities.

## **7 CONSULTATION**

### Principal Groups Consulted

- 7.1 Winkfield St Mary's Church of England School  
7.2 Ward Cllrs

**Method of Consultation**

- 7.3 Face to face meeting with the Winkfield St Mary's Headteacher, presentation to whole school, questionnaire to students. Further consultation on the final plan with the school and local residents is planned.
- 7.4 Sent to Ward Councillors and local Parish / Town Councils

**Representations Received**

- 7.5 Winkfield Parish Council received a very good response as to the type of equipment they would like to see included in the new scheme. WPC will continue to consult and liaise with the school community and will also go out to the wider community with the proposals.

**Background Papers:**

S106 Allocation details - ANNEX 1  
WPC Application form - ANNEX 2  
EIA Scoping assessment for project - ANNEX 3

**Contact for further information**

Rose Wicks, Projects Officer  
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Tel: 01344 354118

Revision V2 07/03/17

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**ANNEX 1 S106 Allocation details**

YN CODE	PLANNING REF.	PLANNING SITE NAME	WARD	AMOUNT AVAILABLE	AMOUNT TO ALLOCATE	SPEND DEADLINE	SPEND DEADLINE DATE, OR 7 YEARS FROM DATE OF PAYMENT
YN413	10/00685	88-94 Locks Ride	Winkfield and Cranbourne	£ 4,000.00	£ 4,000.00	Yes	24/01/2018 and 22/02/2018
YN418	10/00467	land adjacent to 1 Lovel Cottages, Woodside Road, Ascot. SL4 2DS	Winkfield and Cranbourne	£ 2,060.00	£ 2,060.00	Yes	16/05/2018
YN424	10/00129	1 dwelling on land adj. Foliejon Garden House, Winkfield Lane	Winkfield and Cranbourne	£ 2,000.00	£ 2,000.00	No	01/09/2018
YN429	11/00426	25 Eastcote Place Fernbank Road Ascot SL5 8JD	Ascot	£ 2,000.00	£ 2,000.00	Yes	10/01/2019
YN428	10/00299	1 dwelling on land adjoining Knight's Hall, Winkfield Lane	Winkfield and Cranbourne	£ 2,140.00	£ 2,140.00	Yes	14/03/2019
YN436	08/00553	A mobile home on land at Royal Berkshire Fishery, North Street	Winkfield and Cranbourne	£ 2,185.00	£ 2,185.00	No	16/03/2019
YN437	11/00354	1 dwelling at 62 King Edwards Road	Ascot	£ 2,025.00	£ 2,025.00	Yes	30/03/2019
YN450	12/00513	Land at 164 New Road	Ascot	£ 6,000.00	£ 6,000.00	Yes	05/02/2020
YN455	11/00283	127a, 129, & 131 Fernbank Road	Ascot	£ 20,910.00	£ 20,910.00	Yes	25/03/2020
YN461	12/00277	Somerton Farm, Forest Rd	Winkfield and Cranbourne	£ 2,057.00	£ 2,057.00	Yes	19/04/2020
YN478	12/00548	Land at 121-123 Fernbank Road	Ascot	£ 2,060.00	£ 2,060.00	No	11/03/2021
YN492	13/00408	Land at Glendale Park, off Fernbank Road, Winkfield	Ascot	£ 20,247.00	£ 20,247.00	Yes	27/06/2021

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YN CODE	PLANNING REF.	PLANNING SITE NAME	WARD	AMOUNT AVAILABLE	AMOUNT TO ALLOCATE	SPEND DEADLINE	SPEND DEADLINE DATE, OR 7 YEARS FROM DATE OF PAYMENT
YN500	13/00333	1 dwelling on land adj. Rhodesia Cottage, Gold Cup Lane	Ascot	£ 2,030.00	£ 2,030.00	Yes	27/08/2021
YN501	14/00457	Land at 140 Locks Ride	Winkfield and Cranbourne	£ 2,000.00	£ 2,000.00	Yes	15/10/2021
YN533	13/00994	The Old Creamery, Lovel Road	Winkfield and Cranbourne	£ 6,133.00	£ 6,133.00	Yes	28/09/2022

**£ 77,847.00**

**ANNEX 2 – Winkfield Parish Council Application Form**

**Open Space and Outdoor Recreational Facilities (S106):  
Proforma for Consideration of Potential Parish and Town Council  
Projects**



<b>1. Name of Parish / Town Council</b>	Winkfield	<b>2. Project Title</b>	King George V Recreation Ground Play Equipment Upgrade
<b>3. Project Location (Address, Postcode, Grid Reference)</b>	<b>Kings George V Recreation Ground, Chavey Down Road, Winkfield Row. Junction of Forest Road and Chavey Down Road.</b>		
<b>4. Project Description (Actions, Outputs and Outcomes)</b>	<p>The current play equipment was installed in the 1980s and is now very out of date and in some cases, fails on the current British Standards. The play area is adjacent to Winkfield St Mary's School and close to the residential developments of the Carnation Estate and Winkfield Row. The play equipment is used heavily by the local community.</p> <p>To date WPC has carried out a consultation with the school community and received a very good response as to the type of equipment they would like to see included in the new scheme. WPC will continue to consult and liaise with the school community and will also go out to the wider community with the proposals.</p> <p>Our overarching aim is to provide a family friendly recreational facility which will provide recreational benefits to a wider age than it does presently, from the very young up to early teens. We want to encourage social interaction and to this end outdoor BBQs and picnic tables will also be available – these have proved very successful at our other established sites. This will encourage families to venture out into the open space and benefit from the additional exercise.</p>		
<b>5. Proposed Project Start Date</b>	March/April 2017	<b>6. Proposed Project End Date</b>	6-8 weeks after start date in time for the summer.
<b>7. Policy / Strategy Objectives Being Delivered (Parish, Borough, National)</b>	To improve the provision of outdoor play facilities which will create more interest and encourage more use which is beneficial to the local community in many ways including community cohesion and well-being.		
<b>8. Total Cost</b>	Approximately £130k	<b>9. Amount of S106 Funding Requested</b>	£77k
<b>10. Other Funding Sources</b>	WPC Earmarked Reserves, £50k		

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<b>11. Future Maintenance / Revenue Considerations</b>	Site will continue to be maintained by WPC.
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<b>12. Additional Information / Continuation Sheet (to include proposed project delivery arrangements and anticipated timescales for drawing down S106 contributions)</b>	<p>As soon as we receive confirmation that s106 monies will be forthcoming we will go out to tender with suppliers. We would like to move swiftly forward with this project but obviously do need to put the funding in place prior to committing ourselves.</p> <p>We would like to place the order by the end of this financial year and deposits will be payable then so ideally we would like to draw the s106 monies by 15<sup>th</sup> March 2017.</p>
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**Lead Contact: Annemarie Edwards**

**Position (Officer / Member): Clerk**

**Date: 4<sup>th</sup> January 2017**



**ANNEX 3 - Equality Impact Assessment Scoping****Initial Equalities Screening Record Form**

<b>Date of Screening:</b> 15/02/2017	<b>Directorate:</b> Environment, Culture and Communities	<b>Section:</b> Winkfield Parish Council	
<b>1. Activity to be assessed</b>	Quality improvements to outdoor recreation and play provision at King George V Recreation Ground.		
<b>2. What is the activity?</b>	<input type="checkbox"/> Policy/strategy <input type="checkbox"/> Function/procedure <input checked="" type="checkbox"/> Project <input type="checkbox"/> Review <input type="checkbox"/> Service <input type="checkbox"/> Organisational change		
<b>3. Is it a new or existing activity?</b>	<input type="checkbox"/> New <input checked="" type="checkbox"/> Existing		
<b>4. Officer responsible for the screening</b>	Rose Wicks		
<b>5. Who are the members of the screening team?</b>	Rose Wicks and Annmarie Edwards		
<b>6. What is the purpose of the activity?</b>	<p>The aim is to upgrade outdoor recreation and play facilities at King George V Recreation Ground using s106 developer contributions, in accordance with Planning Obligations SPD (section 5.11) and the BFC Parks and Open Spaces Strategy 2012.</p> <p>Provision of new, attractive play equipment will create more interest and encourage more use which is beneficial to the local community in many ways including community cohesion and well-being.</p>		
<b>7. Who is the activity designed to benefit/target?</b>	<p>The overarching aim is to provide a family friendly recreational facility at this popular park, with new facilities provide recreational benefits to a wide age range of young from the very young up to early teens.</p> <p>This investment will serve several nearby communities/ recent housing developments within the area.</p>		
<b>Protected Characteristics</b>	<b>Please tick yes or no</b>	<b>Is there an impact?</b> What kind of equality impact may there be? Is the impact positive or adverse or is there a potential for both? If the impact is neutral please give a reason.	<b>What evidence do you have to support this?</b> E.g. equality monitoring data, consultation results, customer satisfaction information etc Please add a narrative to justify your claims around impacts and describe the analysis and interpretation of evidence to support your conclusion as this will inform members decision making, include consultation results/satisfaction information/equality

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			monitoring data
<b>8. Disability Equality – this can include physical, mental health, learning or sensory disabilities including conditions such as dementia.</b>	Y ✓	N	Some new all-inclusive play equipment will be incorporated into the design, i.e. roundabout/swings.
<b>9. Racial equality</b>	Y	N ✓	
<b>10. Gender equality</b>	Y	N ✓	
<b>11. Sexual orientation equality</b>	Y	N ✓	
<b>12. Gender re-assignment</b>	Y	N ✓	
<b>13. Age equality</b>	Y ✓	N	The new play equipment will cater for a larger age range within the junior bracket than what's currently available.
<b>14. Religion and belief equality</b>	Y	N ✓	
<b>15. Pregnancy and maternity equality</b>	Y	N ✓	
<b>16. Marriage and civil partnership equality</b>	Y	N ✓	
<b>17. Please give details of any other potential impacts on any other group (e.g. those on lower incomes/carers/ex-offenders, armed forces communities) and on promoting good community relations.</b>	The proposed development will provide a more attractive destination to the local community, particularly the school community.		
<b>18. If an adverse/negative impact has been identified can it be justified on grounds of promoting equality of opportunity for one group or for any other</b>	N/A		

reason?			
<b>19. If there is any difference in the impact of the activity when considered for each of the equality groups listed in 8 – 14 above; how significant is the difference in terms of its nature and the number of people likely to be affected?</b>	No		
<b>20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?</b>	Y	N ✓	
<b>21. What further information or data is required to better understand the impact? Where and how can that information be obtained?</b>	N/A		
<b>22. On the basis of sections 7 – 17 above is a full impact assessment required?</b>	Y	N ✓	
<b>23. If a full impact assessment is not required; what actions will you take to reduce or remove any potential differential/adverse impact, to further promote equality of opportunity through this activity or to obtain further information or data? Please complete the action plan in full, adding more rows as needed.</b>			
Action	Time scale	Person Responsible	Milestone/Success Criteria
Further consultation on the final plan with the school and local residents is planned.	End of 2017	Winkfield Parish Council	Consultation feedback is received and used to inform the project outcome.

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<p><b>24. Which service, business or work plan will these actions be included in?</b></p>	<p>Parks and Open Spaces Strategy - S106 quality improvement programme, based on the Plus 1 Principle.</p>		
<p><b>25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?</b></p>	<p>When carrying out site quality improvements, the following actions are undertaken to ensure that any new / improved site features are made accessible to all park users:</p> <ol style="list-style-type: none"> <li>1. Follow best practice examples from guidelines from the BT Access For All Project and from organisations such as Fields in Trust (registered charity that protects vital open spaces all across the UK).</li> <li>2. Provide appropriate specifications to contractors, which include the need to adhere to equalities best practice guidelines.</li> </ol>		
<p><b>26. Chief Officers signature.</b></p>	<p>Signature: Date:</p>		

When complete please send to [abby.thomas@bracknell-forest.gov.uk](mailto:abby.thomas@bracknell-forest.gov.uk) for publication on the Council's website.