

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

Parks and Open Spaces Quality Improvement – Great Hollands Recreation Ground

Director of Environment, Culture & Communities

1 PURPOSE OF REPORT

- 1.1 To seek approval for the allocation of S106 funding (£50,215) to support improvements to play and outdoor recreational facilities at Great Hollands 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 If approved, the S106 monies will part-fund improvements being implemented by Bracknell Town Council totalling approximately £1.85 million.

2 RECOMMENDATION

- 2.1 **That £50,215 of S106 contributions (as summarised in ANNEX 1) are allocated to Bracknell Town Council as a grant to part-fund site works to improve play and outdoor recreational facilities at Great Hollands 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 Bracknell Town 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 Bracknell Town 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 Great Hollands 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 recreational and play facilities at Great Hollands Recreation Ground. This will compliment and add to existing facilities.
- 5.2 As set out on the Bracknell Town Council website "Situated on the southern edge of the parish is the Town Council's largest recreation area – Great Hollands. This park offers a wide range of facilities for all the family including seating and picnic tables. The Pavilion (open most weekends and school holidays, but subject to closure in inclement weather) has public toilets and a coffee shop offering light refreshments. Other facilities include a children's play area, paddling pool, ball courts with a multi-sports surface and floodlights for winter training (tennis nets are set up during the summer and at weekends during the winter), tennis practice court / ball games area, football pitches, netball courts, a full size cricket square. Changing facilities are available when required, at extra cost. Also on the site is Great Hollands Bowls Club whose Club House and rink are situated adjacent to the Pavilion. One rink of the bowling green is available for public hire through the Pavilion coffee shop. Overall the Great Hollands recreation area, South Road allotments and Home Farm play area create a large attractive outdoor facility for local families, sports people and dog walkers."
- 5.3 Total expenditure for the project as a whole is estimated at approximately £1.85 million. £1.7 million is allocated for the pavilion, £50.2k for outdoor play/ gym equipment, £80k for splash pad/ paddling pool, also £20k for improving tennis facilities (based on similar at Jocks Lane).

- 5.4 This S106 allocation will be applied to the outdoor play and gym equipment aspect of the project. 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.
- 5.5 Funding for the project as a whole is to be resourced from PWLB loan (£1m) and BTC own resources (£0.7m) for buildings element within the overall project (secured). BTC will also be seeking grant funding from Sport England and are in contact with a number of sporting bodies, such as Lawn Tennis association, about contributing to improved (tennis) facilities.
- 5.6 A separate business case document (which can be made available direct from Bracknell Town Council) outlines plans for the pavilion/ adjoining facilities. For the pavilion itself, the additional financing and running costs will be largely offset by additional revenues generated by a much more attractive facility/ better service being provided, particularly with (for the first time) having a functions suite/ meetings room which can meet demands for holding events, as well as being a place for local clubs/ societies/ child groups to meet.
- 5.7 The building is being designed to be of a high standard, by the professional design team at Ridge, resulting in low running/ maintenance costs, which BTC can fund from precept/ charges.
- 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. Of particular significance is Limiting the Impact of Development Supplementary Planning Document (ref. Chapter 4 Open Space and Outdoor Recreational Facilities) and the 'Plus One' principle whereby works are prioritised towards improving quality of existing open spaces over time.
- 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 the recommendations in 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 by Bracknell Town Council. Refer to 5.6 and 5.7 for information relating to future maintenance costs and site management.

Head of Planning

- 6.5 The main body of the report covers the relevant planning issues.

7 CONSULTATION

Principal Groups Consulted

- 7.1 Feedback has been derived from user groups, park visitors and from those who've attended activity days. The general consensus is that people would like to see updated play equipment that caters for a wider age range.
- 7.2 Ward Cllrs

Method of Consultation

- 7.3 Surveys of pavilion users. Proposal sent to Ward Councillors and local Parish / Town Councils

Representations Received

- 7.4 No comments received.

Background Papers:

S106 Allocation details - ANNEX 1
BTC Application form - ANNEX 2
EIA scoping assessment for project – ANNEX 3

Contact for further information

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Tel: 01344 354118

ANNEX 1 S106 Allocation details

YN CODE	PLANNING REF	PLANNING SITE NAME	PARISH	WARD	AMOUNT AVAILABLE	AMOUNT TO BE ALLOCATED	DESCRIPTION	SPEND DEADLINE?
YN397	08/01034/FUL	11 dwellings on land at Reeds Hill Farm, Reeds Hill	Bracknell	Old Bracknell	£23,050	£20,115	“...the cost of 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.”	No. 7 years from date of payment received is 02/09/2017
YN405	10/00623/FUL	Land adj. Peacock Cottages	Bracknell	Great Hollands North	£2,000	£2,000	As above	Yes. 10/12/2017
YN441	11/00739/FUL	Peacock Cottages, Peacock Lane	Bracknell	Great Hollands North	£540	£540	As above	Yes. 12/06/2019
YN446	10/00207/FUL	Seven Acres Farm, at Old Wokingham Road, Wokingham, Berkshire RG40 3BT	Bracknell	Great Hollands South	£3,730	£3,730	As above	Yes. 01/05/2020
YN474	11/00790/FUL	Land off Rainforest Walk	Bracknell	Old Bracknell	£9,535	£3,000	As above	Yes. 25/10/2020
YN504	12/00010/FUL	Aldi Stores, 136 Liscombe	Bracknell	Hanworth	£20,145	£15,000	As above	Yes. 06/11/2021
YN527	14/00437/FUL	Land at Adastron House and Byways, Crowthorne Road	Bracknell	Wildridings and Central	12,830	£5,830	As above	Yes. 08/06/2022
					£71,830	£50,215		

ANNEX 2 – Bracknell Town Council Application Form

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



1. Name of Parish / Town Council	Bracknell Town Council	2. Project Title	Great Hollands Pavilion – provision of new outdoor play / gym equipment.
3. Project Location (Address, Postcode, Grid Reference)	Great Hollands Pavilion, Great Hollands Recreation Ground Great Hollands Bracknell RG40 3EE		
4. Project Description (Actions, Outputs and Outcomes)	Provision of new, attractive new play equipment to ensure recreational facilities are upgraded alongside the new Pavilion at Great Hollands Recreation Ground. This project provides residents and facility users with new equipment ranging from junior play to more adult gym equipment at this site, for a proposed £50.2k budget. This will be complimentary to/ alongside a new paddling/ splash pool (£80k) and the new pavilion buildings (£1.7m), and possibly tennis improvements similar to Jocks Lane (ca £20k). These facilities will be well used at this popular location, at which multiple sporting/ recreational activities are undertaken. This investment will serve several nearby communities/ recent housing developments within the area.		
5. Proposed Project Start Date	Scheduled following construction of the pavilion (from around April 2017), so late in the 2017/18 year.	6. Proposed Project End Date	Timetable can be provided, showing the new play/gym and paddling/ splash pad facilities being scheduled at the end of the 2017/18 year
7. Policy / Strategy Objectives Being Delivered (Parish, Borough, National)	Delivery of BFC service priorities of: <ul style="list-style-type: none"> • Priority 2, enhancing environment and • Priority 3, promoting health and achievement. Also meeting our (BTC) priority of 'safeguarding parks ' The scheme provides BFC with an opportunity to contribute towards improving sports/ play facilities capable of serving the recent housing developments within the area.		
8. Total Cost	For total scheme, £1.7m for pavilion, £50.2k for play/ gym equipment, £80k for splash pad/ paddling pool, also £20k for improving tennis facilities (based on similar at Jocks Lane)	9. Amount of S106 Funding Requested	£50.2k for enabling the new play/ sport facilities to be provided alongside the pavilion
10. Other Funding Sources	PWLb loan (£1m) and BTC own resources (£0.7m) for buildings element within the overall project (secured). We will be seeking grant funding from Sport England and are in contact with a number of sporting bodies, such as Lawn Tennis association, about contributing to improved (tennis) facilities - this is not yet secured (at November 2016)		

Unrestricted

11. Future Maintenance / Revenue Considerations	<p>A separate business case document (which can be made available) outlines plans for the pavilion/ adjoining facilities. For the pavilion itself, the additional financing and running costs will be largely offset by additional revenues generated by a much more attractive facility/ better service being provided, particularly with (for the first time) having a functions suite/ meetings room which can meet demands for holding events, as well as being a place for local clubs/ societies/ child groups to meet.</p> <p>The building is being designed to be of a high standard, by the professional design team at Ridge, resulting in low running/ maintenance costs, which BTC can fund from precept/ charges.</p>
12. Additional Information	<p>Project timetable and other documentation can be provided on request. Some flexibility in timing of S106 drawdown – this could be either in 2016/17 in the 2017/18 year, as needed.</p>

Lead Contact: Russell Reeve
Position (Officer / Member): Town Clerk, Bracknell Town Council
Date: 21 November 2016

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

Date of Screening: 15/02/2017	Directorate: Environment, Culture and Communities		Section: Bracknell Town Council
1. Activity to be assessed	Quality improvements to outdoor recreation and play provision at Great Hollands Recreation Ground.		
2. What is the activity?	<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		
3. Is it a new or existing activity?	<input type="checkbox"/> New <input checked="" type="checkbox"/> Existing		
4. Officer responsible for the screening	Rose Wicks		
5. Who are the members of the screening team?	Rose Wicks and Jackie Burgess		
6. What is the purpose of the activity?	<p>The aim is to upgrade outdoor recreation and play facilities at Great Hollands 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 ensure recreational facilities are upgraded alongside the new Pavilion at Great Hollands Recreation Ground.</p> <p>This project provides residents and facility users with new equipment ranging from junior play to more adult gym equipment at this site.</p>		
7. Who is the activity designed to benefit/target?	<p>These facilities will be well used at this popular location, at which multiple sporting/ recreational activities are undertaken.</p> <p>This investment will serve several nearby communities/ recent housing developments within the area.</p>		
Protected Characteristics	Please tick yes or no	Is there an impact? 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.	What evidence do you have to support this? 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

			monitoring data	
8. Disability Equality – this can include physical, mental health, learning or sensory disabilities including conditions such as dementia.	Y ✓	N	The outline design for the new play and outdoor equipment provides for a greater range of use and is more inclusive. BTC is able to work with different equipment suppliers and use experience gained to ensure that the needs of those with a full range of disabilities and conditions are catered for. The surface would be tiger mulch around the safety zone of the equipment and the surrounding area made up of Agra Flex a different type of rubber surfacing. This clearly indicates to the users the safety surface zone and has worked well at other high volume parks.	BTC has a good track record of addressing the needs of those with disabilities. The area will include inclusive equipment for all different ages and abilities. Evidence of this is in the range of equipment provided in previous schemes such as at Mill Park and also provision of sensory gardens and tactical boards at a number of locations. BTC are active within the Bracknell DAA
9. Racial equality	Y	N ✓		
10. Gender equality	Y	N ✓		
11. Sexual orientation equality	Y	N ✓		
12. Gender re-assignment	Y	N ✓		
13. Age equality	Y ✓	N	The new play equipment will cater for a larger age range than what is currently available and be more inclusive.	
14. Religion and belief equality	Y	N ✓		
15. Pregnancy and maternity equality	Y	N ✓		
16. Marriage and civil partnership equality	Y	N ✓		
17. Please give details of any other potential impacts	Coupled with the pavilion improvements (toilets, cafeteria, meeting room,) the new play equipment and water zone will ensure that the			

on any other group (e.g. those on lower incomes/carers/ex-offenders, armed forces communities) and on promoting good community relations.	Great Hollands Recreation Ground will be an inclusive and attractive venue for all within the local community.		
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 reason?	N/A		
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?	N/A		
20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties?	Y	N ✓	
21. What further information or data is required to better understand the impact? Where and how can that information be obtained?	N/A		
22. On the basis of sections 7 – 17 above is a full impact assessment required?	Y	N ✓	
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.			
Action	Timescale	Person Responsible	Milestone/Success Criteria

No identified differential/adverse impact. The site already caters for a broad range of activities/interests. The S106 funding will enable BTC to further promote equality of opportunity through updated equipment and activity for all residents.	It is anticipated May 2018 completion.	Jackie Burgess – Town Clerk. Allan Moffat – Recreationa l Facilities Manager	Positive feedback from surveys to be undertaken of new facilities, together with evidence of better use of facilities (such as increase in numbers of visits to pavilion measured.)
24. Which service, business or work plan will these actions be included in?	Parks and Open Spaces Strategy - S106 quality improvement programme, based on the Plus 1 Principle. Bracknell Town Council's business plan for the Great Hollands Pavilion Project.		
25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?	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: 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). 2. Provide appropriate specifications to contractors, which include the need to adhere to equalities best practice guidelines.		
26. Chief Officers signature.	Signature: Date:		

When complete please send to abby.thomas@bracknell-forest.gov.uk for publication on the Council's website.