

TO: EXECUTIVE MEMBER FOR CULTURE, CORPORATE SERVICES AND PUBLIC PROTECTION
JUNE 2018

Parks and Open Spaces Quality Improvement – Morgan Recreation Ground

Director of Environment, Culture & Communities

1 PURPOSE OF REPORT

- 1.1 To seek approval for the allocation of S106 funding (£10k) to support improvements to toilets and changing rooms associated with outdoor recreational / sport facilities at Morgan 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 £10k of S106 monies will part-fund improvements to the toilet / changing room facilities being implemented by Crowthorne Parish Council totalling approximately £61.2k.

2 RECOMMENDATION(S)

- 2.1 **That £10k of S106 contributions (as summarised in ANNEX 1) are allocated to Crowthorne Parish Council as a grant to part-fund improvement to toilets and changing rooms associated with outdoor recreational / sport facilities at Morgan Recreation Ground; and**
- 2.2 **That the contribution be released after the project has commenced.**

3 REASONS FOR RECOMMENDATION(S)

- 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 Crowthorne Parish Council have a history of committed work to providing the public with open spaces including recreational and sports 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 Morgan 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 toilet and changing room facilities for users of the outdoor recreational and sport facilities at Morgan Recreation Ground.
- 5.2 The new upgraded facilities will provide disabled access and baby changing facilities and improve changing area and wash facilities which will compliment and add to existing facilities.
- 5.3 These improvements will enhance the quality of outdoor space provision in the area and improve the enjoyment of the recreation ground by residents and visitors. The provision of these new facilities will promote physical activities within the park, encouraging members of the public to lead a healthy lifestyle.
- 5.4 There are approximately six thousand residents in Crowthorne, with large developments taking place on Bucklers Park (former TRL site), Cricket Field Grove and eventually Broadmoor Hospital. This will see resident numbers increase dramatically. Toilet facilities are needed to contribute towards the improved development of the recreation ground providing essential local infrastructure.
- 5.5 Crowthorne Parish currently has one male, female and disabled public toilet located on Napier Road open Monday to Saturday about a 10-minute walk away from the recreation ground. There are no public toilet facilities currently available in Crowthorne on a Sunday.

- 5.6 The Morgan Recreation Ground is the largest maintained open space facility in Crowthorne Parish. It provides sports and play equipment for residents and visitors to Crowthorne. Large events such as the May Fair, Crowthorne Carnival, Summer of Fun event and Summer Activities, fairs and dog shows are held on the field, along with other adhoc events. These events attract many visitors not only from Crowthorne but outside the Parish.
- 5.7 Concern about the decline in public toilet provision prompted the Government to produce "Improving Public Access to Better Quality Toilets – A Strategic Guide". which provides a Government blueprint for local public toilet provision.
- 5.8 The cost of upgrading toilet and changing facilities amounts to £61.2k, with Crowthorne Parish Council having earmarked reserves of 10k, plus £41.2k funding from CIL. The total expenditure for the project as a whole is estimated at approximately £131.2k.
- 5.9 This S106 allocation will be applied only to upgrading toilet / changing room provision; the enhancement can be enjoyed independently of the other elements of the project and the funds are not proposed to be conditional on the delivery of the wider scheme.
- 5.10 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.
- 5.11 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

The allocation of funding proposed in this report complies with the requirements of the s106 agreements.

The approval of the recommendation in the report falls within the decision making remit of officers in consultation with the Executive member pursuant to the Bracknell Forest Council Constitution April 2018 Part 2, section 6 paragraph 6.2 (a)(vi).

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 2018/19. If at any point the scheme is discontinued without the completion of the toilet and changing room facilities the Council may look to recover the contribution.

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 Crowthorne Parish Council.

Head of Planning

- 6.5 The proposed use of S106 funds accords with the purposes for which the identified sums were collected. The proposal also supports Core Strategy Policy CS8: Recreation and Culture by improving existing recreational facilities.

7 CONSULTATION

Principal Groups Consulted

- 7.1 Crowthorne Parish Council undertook a public consultation exercise in 2016 for a period of 7 weeks. Residents and businesses were the principle groups consulted.

Sent to Ward Councillors and local Parish / Town Councils

Method of Consultation

- 7.2 The public consultation was set up on Crowthorne Parish Council's website using an online consultation system with several ways to respond. Hard copies were also made widely available.

Consultees were asked to complete a questionnaire designed to obtain feedback on local amenities and infrastructure and how these could potentially be improved. The Questionnaire provided an opportunity for residents to give their own views on facilities within the Parish that they would like to see implemented in the future.

Representations Received

- 7.4 The provision of modern clean toilets on the Morgan Recreation Ground was highlighted as a necessity by residents and thus became an aspiration of the Parish Council. To this end, the provision of public toilets was included within the CPC Three Year Plan 2016 - 2019: <http://www.crowthornepc.org.uk/three-year-strategy-plan.html>

Background Papers:

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

Contact for further information

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Revision V1 17/05/18

ANNEX 1 S106 Allocation details

YN CODE	PLANNING REF.	PLANNING SITE NAME	WARD	AMOUNT AVAILABLE	AMOUNT TO ALLOCATE	DESCRIPTION	SPEND DEADLINE	SPEND DEADLINE DATE, OR 7 YEARS FROM DATE OF PAYMENT
YN422	10/00722/OUT	Sarem House, Lower Broadmoor Rd	Crowthorne	£2,083	£2,083	...towards 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 naturel landscaping conservation projects) within 3 kilometres of the Site.	Yes	08/12/2018
YN430	10/00098/FUL	6 dwellings at 25-29 High St.	Crowthorne	£5,620	£5,620	As above	Yes	19/04/2019
YN443	12/00088/FUL	5 Albert Road	Crowthorne	£2,000	£2,000	As above	Yes	06/03/2020
YN444	11/00001/FUL	16 dwellings at former Old Bakehouse Court/Iron Duke pub, High Street	Crowthorne	£29,038	£1,000	As above	Yes	06/03/2020
				Total:	£10,703			

ANNEX 2 – Crowthorne Parish Council Application Form

**Open Space and Outdoor Recreational Facilities (S106):
Proforma for Consideration of Potential Parks and Open Spaces Improvement
Projects**

1. Name of Parish / Town Council	Crowthorne Parish Council	2. Project Title	Provision of public Toilets associated with outdoor recreational facilities at Morgan Recreation Ground
3. Project Location (Address, Postcode, Grid Reference)	Morgan Recreation Ground Lower Broadmoor Road Crowthorne, RG45 7LA		
4. Project Description (Actions, Outputs and Outcomes)	<p>To provide toilet facilities for users of the outdoor recreational facilities at Morgan Recreation Ground; to include disabled access and baby changing facilities. There are currently approx six thousand residents in Crowthorne, with large developments taking place on Bucklers Park (former TRL site), Cricket Field Grove and eventually Broadmoor Hospital. This will see resident numbers increase dramatically.</p> <p>Crowthorne Parish currently has one male, female and disabled public toilet located on Napier Road open Monday to Saturday about a 10-minute walk away from the recreation ground. There are no public toilet facilities currently available in Crowthorne on a Sunday.</p> <p>The Morgan Recreation Ground is the largest maintained open space facility in Crowthorne Parish. It provides sports and play equipment for residents and visitors to Crowthorne. Large events such as the May Fair, Crowthorne Carnival, Summer of Fun event and Summer Activities, fairs and dog shows are held on the field, along with other adhoc events. These events attract many visitors not only from</p>		

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	<p>Crowthorne but outside the Parish. Toilet facilities are needed to contribute towards the improved development of the recreation ground providing essential local infrastructure. Public toilets will enhance the quality of provision in the area and improve the enjoyment of the recreation ground by residents and visitors.</p> <p>As part of this project, the changing rooms provided for the users of the sports pitch will also be reconfigured and upgraded providing improved changing and washing facilities.</p> <p>The provision of toilets and improved changing facilities will promote physical activities within the park, encouraging members of the public to lead a healthy lifestyle.</p>		
5. Proposed Project Start Date	19 March 2018	6. Proposed Project End Date	15 June 2018
7. Policy / Strategy Objectives Being Delivered (Parish, Borough, National)	<p>Toilet facilities can make a significant impact upon the comfort of individuals and families who visit public spaces and their perception of the area as a desirable place to visit. The provision of public conveniences has implications for public and individual health and includes those with particular needs like babies and children, older people, people with disabilities or poor health, and tourists and visitors to the village. A lack of public toilets is a contributory factor in the isolation of older people. Disabled people and their carers also lack the freedom to leave their homes without the reassurance of adequate toilet facilities being available, particularly important to people with Colitis or Crohn's Disease.</p> <p>All sports facilities should have at least one clearly signposted unisex accessible WC cubicle allowing people of either sex to give assistance:</p> <p>https://www.sportengland.org/media/4508/accessible-sports-facilities-2010.pdf</p>		

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	<p>Crowthorne Parish Council undertook a public consultation exercise in 2016 for a period of 7 weeks. The public consultation was set up on the Council's website using an online consultation system with several ways to respond. Hard copies were also made widely available.</p> <p>Residents and businesses were asked to complete a questionnaire designed to obtain feedback on local amenities and infrastructure and how these could potentially be improved. The Questionnaire provided an opportunity for residents to give their own views on facilities within the Parish that they would like to see implemented in the future. The provision of modern clean toilets on the Morgan Recreation Ground was highlighted as a necessity by residents and thus became an aspiration of the Parish Council. To this end, the provision of public toilets was included within the CPC Three Year Plan 2016 - 2019:</p> <p>http://www.crowthornepc.org.uk/three-year-strategy-plan.html</p> <p>Concern about the decline in public toilet provision prompted the Government to produce "Improving Public Access to Better Quality Toilets – A Strategic Guide". which provides a Government blueprint for local public toilet provision.</p> <p>Section 87 of the Public Health Act 1936 gives local authorities a power to provide public toilets.</p>		
8. Total Cost	£61,201.00 (net)	9. Amount of S106 Funding Requested	£10,000.00
10. Other Funding Sources	<p>CPC funds: £10K</p> <p>CIL Income: £41,201.00</p>		

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11. Future Maintenance / Revenue Considerations	CPC will support the ongoing maintenance of the toilet and changing room facilities by including, maintenance, staffing and anticipated future replacement costs within the annual budget.
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12. Additional Information / Continuation Sheet (to include proposed project delivery arrangements and anticipated timescales for drawing down S106 contributions)	<p>The works are anticipated to be completed by the 15 June 2018.</p> <p>CPC would anticipate receiving the funding (if approved) upon completion of the works.</p> <p>An Extraordinary Meeting of the Parish Council was held on the 16 January 2018, at which Council resolved to confirm by resolution the specification and contractor for the building works associated with the Morgan Centre refurbishment and provision of changing and public toilet facilities. The minutes of the meeting are available:</p> <p>http://www.crowthornepc.org.uk/fullcouncil-agendas-minutes.html</p> <p>A copy of the quotation submitted by the preferred contractor Hiller Fox is attached. The quotation covers the full extent of the works which also includes the refurbishment of the Morgan Centre hall, lobby and basement changing rooms. The costs associated with the additional works will be met by Crowthorne Parish Council using budgeted and CIL income.</p> <p>Costs associated with just the provision of toilet facilities have been calculated to be: £61,201.00 (net)</p> <p>The full cost of the project which is £131,243.00 + Vat.</p>
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Lead Contact: Adele Swadling

Position (Officer / Member): Clerk to the Council

Date: 3 April 2018

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

Date of Screening: ...	Directorate: Environment, Culture and Communities		Section: Crowthorne Parish Council
1. Activity to be assessed	Quality improvements to at Morgan 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 Adele Swadling		
6. What is the purpose of the activity?	<p>The aim is to upgrade toilet and changing facilities at Morgan 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 these new facilities will encourage more use of the recreation ground which is beneficial to the local community in many ways including improving community cohesion and well-being.</p>		
7. Who is the activity designed to benefit/target?	<p>The overarching aim is to provide new facilities that will benefit all users of this popular recreation ground, but with notable provision of new disabled access and baby changing facilities.</p> <p>Toilet facilities can make a significant impact upon the comfort of individuals and families who visit public spaces and their perception of the area as a desirable place to visit. The provision of public conveniences has implications for public and individual health and includes those with particular needs like babies and children, older people, people with disabilities or poor health, and tourists and visitors to the village.</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	<p>The new facilities will cater for all users, but notably will be beneficial for disabled users.</p> <p>Disabled people and their carers also lack the freedom to leave their homes without the reassurance of adequate toilet facilities being available, particularly important to people with Colitis or Crohn's Disease.</p> <p>http://www.btaloos.co.uk/ The British Toilet Association campaigns for the highest possible standards of hygiene and provision in all "away from home" toilet facilities across the United Kingdom. "We all need to use the toilet several times each day when we are away from our homes, at work, on holiday or simply commuting from place to place. This becomes even more urgent if you belong to one of the many specialist user groups who suffer from medical conditions that require you to have immediate access to the toilet."</p>
9. Racial equality	Y ✓	N	
10. Gender equality	Y ✓	N	<p>The new facilities will have at least one clearly signposted unisex accessible WC cubicle</p> <p>https://www.sportengland.org/media/4508/accessible-sports-facilities-2010.pdf All sports facilities should have at least one clearly signposted unisex accessible WC cubicle allowing people of either sex to give assistance</p>
11. Sexual orientation equality	Y ✓	N	
12. Gender re-assignment	Y ✓	N	
13. Age equality	Y ✓	N	<p>The new facilities will cater for all users, but notably will be</p> <p>https://www.ageuk.org.uk/cymru/professional-</p>

			beneficial to the older generation. A lack of public toilets is a contributory factor in the isolation of older people.	resources/facts-and-figures-about-older-people/public-toilet-closures/ Research has been done by Age UK into the impact caused by public toilet closures in Wales to the over 50s.
14. Religion and belief equality	Y	N ✓		
15. Pregnancy and maternity equality	Y ✓	N	The new facilities will cater for all users, but notably will be beneficial to mothers with young babies because of the provision of new baby changing facilities.	
16. Marriage and civil partnership equality	Y	N ✓		
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.	http://www.btaloos.co.uk/ “Just having access to clean, hygienic toilets when we need one is simply about our basic human rights and it fulfils an important requirement for our... Health & Well-being Equality Social Inclusion Privacy & Public Decency”			
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?	Crowthorne Parish Council does not believe that completion of this project will result in any differential or adverse impact to the community as new and improved facilities are being provided, which it is intended will meet the requirements of all residents.			
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
In order to ascertain the outcome of the project, residents will be given the opportunity to provide feedback at this year's Summer of Fun event.	14 August 2018	Crowthorne Parish Council	The information obtained will be taken into account by the Council when planning any future improvements to the onsite amenities/facilities.
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.		
25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?	<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> <p>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).</p>		

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	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.