

TO: EXECUTIVE MEMBER FOR CULTURE, CORPORATE SERVICES AND PUBLIC PROTECTION  
24 February 2020

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## **Parks and Open Spaces Quality Improvement – York Road Play Area and Allotments**

**Director of Place, Planning & Regeneration**

### **1 PURPOSE OF REPORT**

- 1.1 To seek approval for the allocation of S106 funding (£60,000) to support improvements to play and allotment facilities at York Road site in Binfield.
- 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 fund improvements being implemented by Binfield Parish Council, as part of a larger project to upgrade site facilities.

### **2 RECOMMENDATION(S)**

- 2.1 **That £60,000 of S106 contributions (as summarised in ANNEX 1) are allocated to Binfield Parish Council as a grant to fund site works to improve play and allotment facilities at York Road site.**
- 2.2 **If allocated, the funding will be used solely towards the improvements listed above and the grant will be paid to Binfield Parish Council upon completion of the works by way of a single payment.**

### **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 support 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 Binfield 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
- 3.5 The borough council has adopted the POSS Study which lists potential infrastructure improvement projects.
- At Chapter 6 para 6.46 replacement or refurbishment of play equipment is suggested at a number of sites including [6 other sites] and York Road Play Area (POSS site 160).
  - Chapter 8 8.14 states that Binfield Parish Council had a preference to locate new allotments in Amen Corner North, Blue Mountain site and at York Road.
  - Chapter 10, Strategy and Recommendations, at Table 10g lists possible projects including for York Road Pay Area:- revamp the play area and add parking, and, increase the number of allotments by creating allotments and/or a community garden.
- 3.4 Binfield Parish Council have a history of committed work to providing the public with open spaces including recreational 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 York Road play area and allotments 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 using 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 respective s106 agreements.

#### **5 SUPPORTING INFORMATION**

- 5.1 This project will focus on improvements to outdoor play and allotment facilities at York Road. This will compliment and add to existing facilities.
- 5.2 As set out on Binfield Parish Council's website  
<https://www.binfieldparishcouncil.gov.uk/parks-and-open-spaces>

*The Council obtained planning permission in 2019 to add car parking and improve access from York Road. This work will be carried out in 2020 and will add 14 bays, 2 of which will be disabled bays. The play area will then be redeveloped to create an exciting new play "garden" with new play equipment and seating, suitable for young families.*

## Unrestricted

- 5.3 Increasing the use of the children's play area in this location through improved equipment; better visibility and access and reimagined use of the open space.
- 5.4 BPC currently have a waiting list for allotment space and want to ensure as many people as possible can gain the benefits of access to outdoor space, gardening as active exercise and growing their own produce.
- 5.5 Overall, Binfield Parish Council have 3 goals for the space. These are:
- 5.5.1 Provide off road parking dedicated to allotment holders to increase capacity of parking on site and reduce parking congestion along Red Rose;
- 5.5.2 Increase allotment capacity including provision for a community garden with raised beds which is more accessible to individuals and/or groups who cannot take on their own allotment plot; this also includes a plan to increase security at the existing allotments.
- 5.5.3 Improve the play area to make it more visible (by allotment holders) and more attractive to families – this includes both re-siting existing equipment and providing new facilities.
- 5.6 To achieve these goals, the project will deliver highways improvements (to the entrance of York Road), greater security (for allotments and the parking area) and enhanced landscaping (to ensure the area remains an attractive green space). A project budget of £60k is considered sufficient to achieve these goals. The Parish Council will allocate funds, from either CIL or Parish Reserves, if this is required to deliver the enhancements.
- 5.7 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%).
- 5.8 S106 funding is secured in accordance with adopted planning policy. Of particular significance is Planning Obligations Supplementary Planning Document (ref. section 5.11 Open Space of Public Value and the 'Plus One' principle whereby works are prioritised towards improving quality of existing open spaces over time.
- 5.9 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 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 May 2019 Part 2, section 6 paragraph 6.2 (a)( vi).

Borough Treasurer

- 6.2 The financial implications are set out in the report.

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. There are no future management and maintenance budget implications for Bracknell Forest Council. Future revenue costs associated with this project will be met by Binfield Parish Council.

Head of Planning

- 6.5 The proposed funding accords with the requirements of the relevant S106 agreements as listed at Annex 1 to this report.

**7 CONSULTATION**

Principal Groups Consulted

- 7.1 Red Rose Allotment Holders

All allotment holders were consulted.

- 7.2 Parish Residents

A consultation with both allotment holders and local residents was held at the Parish Office on Saturdays 2nd and 9th March 2019. All responses were in support of the proposals. The consultation was also open to wider residents, not in the immediate vicinity of York Road. Residents were also asked for input on the project via Beacon articles (community newspaper delivered to 3,200 homes) and social media posts

- 7.3 Ward Councillors

Members have attended Amenity and Council meetings of the Parish Council where this project and the funding application have been discussed and agreed.

**Representations Received**

- 7.4 Red Rose Allotment Holders are supportive of this project and particularly welcome the addition of car parking and greater security.

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Wider members of the public are keen to see reduced cars parked on Red Rose, a better play area which is more visible and there is some interest in a community garden.

Ward Members are wholly supportive of the project as they see this as a way to increase usage of this open space.

### **Background Papers:**

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

### **Contact for further information**

Rose Wicks, Projects Officer  
Email: [rose.wicks@bracknell-forest.gov.uk](mailto:rose.wicks@bracknell-forest.gov.uk)  
Tel: 01344 354118

Revision V4 03/12/2019

**ANNEX 1 S106 Allocation details**

<b>YN CODE</b>	<b>PLANNING REF</b>	<b>PLANNING SITE NAME and (distance from York Road)</b>	<b>PARISH</b>	<b>WARD</b>	<b>AMOUNT AVAILABLE</b>	<b>AMOUNT TO BE ALLOCATED</b>	<b>DESCRIPTION</b>	<b>SPEND DEADLINE?</b>
YN473	12/00911	14 dwellings off Roughgrove Copse & at Junction of Forest Rd & Foxley La.  (900m)	Binfield	Binfield with Warfield	£6,300	£4,300	...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 nature/landscaping conservation projects) within 3 kilometres of the Site.	23/09/2020
YN542	14/01204	Crossways, The Firs, The Laurels, Betula & The Birches, St. Marks Road, Binfield (1.5km)	Binfield	Binfield with Warfield	£12,250	£12,250	Description as per YN473	30/11/2022
YN543	14/00858	Popeswood Garage & Hillcrest, London Road, Binfield (1.5km)	Binfield	Binfield with Warfield	£16,377	£11,375	Description as per YN473	24/12/2022
YN572	13/00966	Binfield Nursery  (520m)	Binfield	Binfield with Warfield	£50,026	£32,075	Description as per YN473	19/09/2023
				<b>Totals:</b>	<b>£84,953</b>	<b>£60,000</b>		

**ANNEX 2 – Binfield Parish Council: Application to Bracknell Forest Council for S106 Funding**

<b>Project Name</b>	<b>York Road Play Area Redevelopment</b>
<b>Project Type</b>	Open Spaces / Allotment / Play area provision
<b>Delivery Organisation</b>	Binfield Parish Council
<b>Expected Cost of Project</b>	£60,000
<b>Funding Requested £ &amp; %</b>	£60,000 - 100%
<b>Expected Timing</b>	September 2017
<b>Risks &amp; Dependencies</b>	As yet unknown
<b>How does this project demonstrate capacity for additional development?</b>	<p>The Parish aim to achieve 3 objectives by redeveloping York Road. These are:-</p> <ol style="list-style-type: none"> <li>1) Provide more allotment space – we already have a waiting list and want to ensure as many people as possible can gain the benefits of access to outdoor space, gardening as active exercise and growing their own produce;</li> <li>2) Provide car parking for allotment holders to alleviate the challenges being located in a densely populated residential area</li> <li>3) Increase the usage of the children’s play area in this location through improved equipment; better visibility and access and reimagined use of the open space</li> </ol>
<b>How will this project benefit the community – new and existing</b>	As stated above redeveloping this area will benefit current and prospective allotment holders; residents and local children and families.
<b>Any other useful information</b>	The Allotment Association at the Red Rose Allotments are in support of this project. Remedial work is being carried out in Q4 of 2016 to clear the space and allow plans to be drawn up for this exciting project.

**Lead Contact:** Ally Wickham  
**Position (Officer / Member):** Parish Clerk, Binfield Parish Council  
**Date:** 26 January 2017

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

<b>Date of Screening:</b> 29/03/2017	<b>Directorate:</b> Place Planning & regeneration	<b>Section:</b> Binfield Parish Council
<b>1. Activity to be assessed</b>	Quality improvements to outdoor play provision and allotments at York Road site.	
<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 Ally Wickham	
<b>6. What is the purpose of the activity?</b>	<p>The aim is to upgrade outdoor play and allotments facilities at York Road site 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 provision of additional allotment space, which is currently in high demand.</p>	
<b>7. Who is the activity designed to benefit/target?</b>	<p>These facilities will be well used at this popular location, at which multiple recreational activities are undertaken.</p> <p>This investment will serve several nearby communities/ recent housing developments within the area.</p> <p>The play experience will be inclusive, and any picnic style seating will be designed to accommodate wheelchair users.</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
<b>8. Disability Equality – this can include physical, mental health, learning or sensory disabilities including conditions such as dementia.</b>	Y ✓	N	Positive. Providing parking will increase the opportunity for those with mobility issues to access the allotments. The provision of raised beds in a community garden will enable those unable to manage a full allotment to still get the benefits offered by active gardening.	Thrive, a charity that helps those with special needs to continue gardening, recognises that gardening can bring about positive changes in the lives of people living with disabilities or ill health, who are isolated, disadvantaged or vulnerable <sup>i</sup>
<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	Positive. The provision of a community garden would give children’s groups (Brownies, Guides, Scouts etc) an opportunity to experience gardening alongside older people.  Play equipment will be designed to suit a range of ages and may include adult outdoor gym equipment	NHS Choices promotes the benefit of exercise as “the miracle cure we’ve all been waiting for” <sup>ii</sup>  Providing opportunities for all age groups to increase their physical activity – through play or hobbies such as gardening – will promote physical and mental wellbeing.

<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>	Positive. Many houses in the area only have small gardens or no gardens and being able to dedicate space to growing produce is limited. Many parents are too busy to garden themselves limiting children's experience of the pleasures and benefits of gardening. The creation of a giant garden where children can experience gardening through play will therefore be beneficial. Working collaboratively on a garden will foster positive relations between people who may not ordinarily socially interact with each other.			
<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 reason?</b>	N/A			
<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>	N/A			
<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</b>				

<b>this activity or to obtain further information or data?</b> Please complete the action plan in full, adding more rows as needed.			
<b>Action</b>	<b>Time-scale</b>	<b>Person Responsible</b>	<b>Milestone/Success Criteria</b>
No identified differential/adverse impact. The site already caters for a broad range of activities/interests. The S106 funding will enable BPC to further promote equality of opportunity through updated equipment and activity for all residents.	ongoing	Parish Clerk, Chairman of Amenity Committee	1 – reduced congestion at weekends on Red Rose due to allotment holders parking in the new bays  2 – increased usage of the play equipment  3 – increased engagement with groups such as Beavers, Rainbows, Pre-School etc. at the new revamped play area  4 – support of community groups such as Binfield Environment Group
<b>24. Which service, business or work plan will these actions be included in?</b>	Parks and Open Spaces Strategy - S106 quality improvement programme, based on the Plus 1 Principle.  Bracknell Forest POSS Study  Binfield Parish Council open spaces quarterly & annual plans		
<b>25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?</b>	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 across the UK). 2. Provide appropriate specifications to contractors, which include the need to adhere to equalities best practice guidelines.		
<b>26. Director's signature.</b>	Signature: Date:		

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.

<sup>i</sup> <http://www.thrive.org.uk/>

<sup>ii</sup> <http://www.nhs.uk/Livewell/fitness/Pages/whybeactive.aspx>