

**Bracknell Forest Council  
Record of Decision**

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| <b>Work Programme Reference</b> | <b>I114371</b> |
|---------------------------------|----------------|

1. **TITLE:** Improvements to the outdoor ball court at Jock's Lane Recreation Ground

2. **SERVICE AREA:** Place, Planning & Regeneration

3. **PURPOSE OF DECISION**

To seek approval for the allocation of S106 funding (£43,000) to support improvements to outdoor recreational facilities at Jock's Lane Recreation Ground, a Bracknell Town Council site.

4. **IS KEY DECISION** No

5. **DECISION MADE BY:** Executive Member for Culture, Delivery and Public Protection

6. **DECISION:**

- i. That £ 43,000 of S106 contributions are allocated to fund improvements to outdoor recreational facilities at Jock's Lane Recreation Ground.
- ii. To condition that appropriate planning permission is secured if/where required, and the grant be paid in full upon completion of the works.

7. **REASON FOR DECISION**

- i. The free to use ball court, referred to as a multi-use games area, or 'MUGA' for short, is currently closed as the facilities are not fit for purpose.
- ii. The recommendation is to resurface the ball court, so it can be used again regularly by the local community.
- iii. The six financial contributions proposed for this project have been collected through S106 agreements towards the cost of providing, expanding or improving open space and/or outdoor recreational facilities within 3kms.
- iv. The improvements proposed are in line with providing new active Open Space of Public Value (OSPV).
- v. S106 funding is secured in accordance with adopted planning policy. Of significance is Planning Obligations Supplementary Planning Document (SPD) (2015) (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.

- vi. The justification for requiring developers to supporting the improvement of open space and outdoor recreational facilities is given in [The National Planning Policy Framework \(NPPF\)](#):

'8. Promoting healthy and safe communities

98. Access to a network of high-quality open spaces and **opportunities for sport and physical activity is important for the health and well-being of communities**, and can deliver wider benefits for nature and support efforts to address climate change...'

- vii. The improvements deliver key objectives in:

[The Council Plan 2019-2023](#)

*11. Ensure there are opportunities for everyone to enjoy and participate in sports and leisure activities.'*

And

[Parks and Open Spaces Strategy \(2012\).](#)

*'8. Enhance outdoor sport and play provision (including ancillary facilities).*

- viii. Jock's Lane lies outside the Bracknell parish boundary, which means the site

isn't referenced in the [Bracknell Town Neighbourhood Plan](#)

However, similar principles would apply to the site, as set out under Policy EV2 Protection & Maintenance of Local Green Space.

**8. ALTERNATIVE OPTIONS CONSIDERED**

- i. Not utilising funding to deliver these improvements:
  - could result in a failure to mitigate the impact of the development
  - might lead to funds being returned to the developers
  - would be a missed opportunity to update facilities that bring value to the local community
- ii. There are no other alternative active open space improvement projects currently identified, where these development monies can be used.
- iii. Spend on passive open space provision in this area is well-catered for through improvements being delivered to Bracknell Forest Council managed Suitable Alternative Natural Greenspace (SANGs).

9. **DOCUMENT CONSIDERED:** Report of the Executive Director: Place, Planning & Regeneration

10. **DECLARED CONFLICTS OF INTEREST:** None

| Date Decision Made | Final Day of Call-in Period |
|--------------------|-----------------------------|
| 13 June 2023       | 20 June 2023                |