

**Bracknell Forest Council
Record of Decision**

Work Programme Reference	I114374
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1. **TITLE:** Upgrading Fernbank Road playground facilities in Winkfield

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

3. **PURPOSE OF DECISION**

To seek approval for the allocation of S106 funding (£22,316.87) to support improvements to playground facilities at Fernbank Road, a Winkfield Parish Council site.

4. **IS KEY DECISION** No

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

6. **DECISION:**

- i. That £22,316.87 of S106 contributions (as summarised in Annex 1) are allocated to fund improvements at Fernbank Road play area.
- 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**

1. The equipment at Fernbank Road play area was installed in 1994 and an upgrade is required to ensure it continues to be fit for purpose.
2. The recommendation is to replace all existing play equipment and safety surfacing to provide a new and exciting play area for young families who live nearby.
3. The proposed new range of equipment would be suitable for 1-7 year olds and fully accessible for those with a range of needs and abilities.
4. The s106 developer contribution proposed for this project is for 'providing, expanding or improving open space and/or outdoor recreational facilities within 3km of 152 New Road in Ascot. The money needs to be committed or used by September 2024.
5. The improvements proposed are in line with providing new active Open Space of Public Value (OSPV).
6. 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.
7. 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...'
8. 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).
9. Winkfield Neighbourhood Plan

NDP Policy W6
- A: Development proposals to maintain or extend the viable use of existing

community facilities or to expand provision either through expansion of an existing facility or the development of a new facility will be supported. This includes the provision of outdoor leisure facilities, including sport pitches, play areas and recreational equipment.

- a: The policy uses a broad definition of community facilities. They are not only considered to be buildings in community use but also outdoor spaces where provision is made for community activities. This may include sports pitches, which whilst not necessarily needing planning permission to be provided, may need permission for supporting facilities such as changing rooms or pavilions. It also covers play areas and outdoor leisure provision such as outdoor gyms.

8. **ALTERNATIVE OPTIONS CONSIDERED**

- i. This is the most suitable s106 development contribution for use against this project, in terms of its distance from Fernbank Road play area and the date for when the money needs to be committed by.
- ii. Not utilising funding to deliver these improvements:
- could result in a failure to mitigate the impact of the development - there's currently no other suitable alternative open space improvement project where these funds could be spent.
 - might lead to the funds being returned to the developers - the financial contribution needs to be committed ('applied for the purpose') by September 2024.
 - would be a missed opportunity to provide new facilities that bring value to the local community

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