

TO: EXECUTIVE MEMBER FOR CULTURE, DELIVERY AND PUBLIC PROTECTION
October 2021

PARKS AND OPEN SPACES QUALITY IMPROVEMENT AT LILY HILL PARK
Director of Place, Planning and Regeneration

1. PURPOSE OF REPORT

- 1.1 To seek approval for the allocation of S106 funding (£13,500) to support improvements to interpretation provision at Lily Hill Park in Bullbrook.
- 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 (see [Annex 1](#)).
- 1.3 If approved, the S106 monies will be used to create 23 spires that contain information about key site features and will help to educate visitors about the park's important history and wildlife value.

2 RECOMMENDATION(S)

- 2.1 **That £13,500 of S106 contributions (as summarised in [Annex 1](#)) are allocated to fund improvements to open space and recreation at Lily Hill Park.**

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 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...'
- 3.3 The improvements deliver key objectives in [The Council Plan 2019-2023](#):
 - *continue to provide easy access to the natural environment*
 - *protect our highly valued green spaces and strategic green gaps*
- 3.4 The borough council has adopted a [Parks and Open Spaces Strategy \(2012\)](#) and the improvements at The Chestnuts are in accordance with delivering the following two priorities:

1. Monitor and assess quality standards across parks and open spaces. Manage sites to a high standard; carry out improvement works to sustain and improve quality

in line with the Bracknell Forest Council 'Plus One Principle' and relevant national guidance.

6. Enhance the natural qualities of parks and open spaces. Protect and enhance biodiversity.

Positively manage trees and woodlands, to include new planting to provide for future generations.

- 3.5 Lily Hill Park is a good example of how Victorians emulated the great English landscape park tradition of the 18th century. Historic England explain the importance of our historic environment in their report [Heritage Counts 2014: THE VALUE AND IMPACT OF HERITAGE](#):

'The majority of people in England visit heritage sites and believe that they are important to local communities. The historic environment is valued for its contribution to our knowledge and sense of identity, and because it helps to make places feel 'special.'

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The current interpretation, which consist of wooden spires with inlaid text, are in a poor state of repair. In some cases they are missing altogether. Not replacing them with improved versions that contain more text and pictures, would be a missed opportunity to educate the public about Lily Hill Park's wonderful site features.
- 4.2 Not carrying out these enhancements could lead to a failure to meet the objectives in The Council Plan and Parks and Open Spaces Strategy. It would also be a missed opportunity to preserve an important heritage feature that could bring value to the local community.
- 4.3 Not using the s106 development monies could result in a failure to mitigate the impact of development and be a missed opportunity for *'providing, expanding or improving open space, and/or outdoor recreational facilities.'*
- 4.4 It 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.
- 4.5 The wide range of S106 open space and recreation contributions available in the borough have been assessed to eliminate those lying outside the distance constraints of the developments as set out in the respective s106 agreements.
- 4.6 Lily Hill Park is managed as part of the Bullbrook Countryside Corridor Suitable Alternative Natural Greenspace (SANG). This provides an alternative place for recreation away from the Thames Basin Heaths Special Protection Area. There is insufficient funding available from SANG contributions to complete these comprehensive works to the level they are required, which is why S106 funding is the only viable option.

5 SUPPORTING INFORMATION

- 5.1 Further information about [Lily Hill Park](#) can be found on the council's website.
- 5.2 The 23 spires located around the site are not fit for purpose. They are cracked in places, rotting away and in some cases are missing altogether.

- 5.3 The spires contain basic information, essentially naming key site features. There's scope to expand on this to educate the public about the important history and wildlife of Lily Hill Park by giving more detailed information about each feature. Further information can be found in [Annex 4](#).
- 5.4 The spires will contain photos, which are more engaging and accessible than just text alone. They will be made fully accessible by including text in braille for visually impaired park users.
- 5.5 The spires will also include tactile brass rubbings to create an interactive trail for children around the park.
- 5.6 The new interpretation, which will be made accessible for all to view, will increase people's enjoyment of the site. Encouraging use is beneficial to the local community in many ways including promoting community cohesion and well-being.
- 5.7 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.
- 5.8 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 March 2021 Part 2, section 6 paragraph 6.2 (a)(vi).

Director: Resources

- 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. The project is designed in such that a way that there are no significant increases to maintenance costs and site management can still be accommodated within existing revenue budgets.

Assistant Director: Planning

- 6.5 The proposed improvement to Lily Hill Park is in compliance with the terms of the relevant S106 agreements. This will help to improve the quality and capacity of outdoor leisure in the area, thereby mitigating the impact of the relevant development in this regard.

7 CONSULTATION

Principal Groups Consulted

- 7.1 Residents.

Representations Received

- 7.2 Three consultees of the Park User Survey provided feedback that they'd like to see more information about wildlife in the park.

Residents have also been consulted more widely on their three favourite things about living in the borough, and the support they'd need to recover from the pandemic. Parks and countryside feature were listed as one of the three favourite things about living in the borough, and residents feel they are far more likely to need access to green spaces and walking, cycling opportunities.

See [Annex 5](#) for findings from the Coronavirus phone survey of Bracknell Forest residents - July 2020.

Background Papers:

- ANNEX 1: S106 Allocation details and site map
- ANNEX 2: Application form
- ANNEX 3: EIA Scoping assessment for project
- ANNEX 4: Details of improvements
- ANNEX 5: Coronavirus phone survey - July 2020

Contact for further information

Kath Moss

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Tel: 01344 354441

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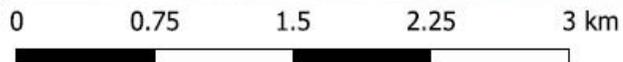
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ANNEX 1 S106 Allocation details

YN CODE	PLANNING REF.	PLANNING SITE NAME	WARD	AMOUNT AVAILABLE	AMOUNT TO ALLOCATE	TERMS	SPEND APPLICATION DATE
YN545	14/00933/FUL	Foundation House, Eastern Rd	Bullbrook	£71,072	£8,017.06	Open space/outdoor recreational facilities within 3km	15/12/2022
YN527	14/00437/FUL	Adastron House, Crowthorne Road, Bracknell (Cardew Court)	Wildridings	£5,482.94	£5,482.94	Open space/outdoor recreational facilities within 3km	08/06/2022

Total: £13,500

3kms distance from Lily Hill Park



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ANNEX 2: Parks and Countryside Service Application Form



Section	Criteria	Project 7
1: Contact Details	Name	Kath Moss
	Contact	Kath Moss Kath.Moss@bracknell-forest.gov.uk T:01344 351874
2: Organisation Information	Name of organisation	Bracknell Forest Council
	Department/service area/section	Parks and Countryside Service
	Lead officer	Stephen Chown
	Lead member	Cllr John Harrison
	Lead director	Andrew Hunter
	Decision maker	Cllr John Harrison
	Date of decision	28 October 2021 Issue details - Release of s106 funding for improvements at Lily Hill Park Bracknell Forest Council (bracknell-forest.gov.uk)
	Financial impact	The project is designed in such that a way that there are no significant increases to maintenance costs and site management can still be accommodated within existing revenue budgets.
	Consultation carried out?	Yes
	Consultation details	Park users consulted via a survey, which is available to access on BFCs consultation portal and is signposted from BFC web pages and various comms issued. At least three visitors have requested to see more information about wildlife e.g. birds.
Equalities scoping report completed and provided with the application?	Yes – see Annex 3	
2: Project Description	Type of project	Blue and Green Infrastructure - Active Open Space of Public Value (Active OSPV)
	Project Address	Lily Hill Park, Bullbrook, Bracknell RG12 2RX
	Accompanying map	Yes – see Annex 1 and Annex 4
	Parish	Bracknell
	Ward	Bullbrook
	POSS reference number	83
	Brief description of scheme	Provision of new educational interpretation panels

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Section	Criteria	Project 7
	Policy / Strategy Objectives Being Delivered	<ul style="list-style-type: none"> • The Parks and Open Spaces Strategy • The POSS Study • Council Plan – protecting and enhancing our environment
	Total estimated cost of scheme	£13,500
	Estimated amount of s106 funding required	£13,500
	Existing funding	Yes
	Timeline	Contractor lined up to do the work as of September 2021. Any long delays to the project could risk a rise in product costs.
	Details of previous improvement projects	New boardwalk and wildlife education panel, which were funded by s106 development monies. ITEM (bracknell-forest.gov.uk)
	Additional information	<p>The 23 spires dotted around the site are not fit for purpose. They are cracked in places, rotting away and in some cases are missing altogether. They provide very basic information about key site features, and there's scope to expand on this to educate the public about the important history and wildlife of Lily Hill Park.</p> <p>Funding is not possible via SANGs or council capital funding, so S106 is the best option to take these works forward, particularly as there are development monies for open space/rec improvements nearby (within 500 metres).</p> <p>Three quotations already received from contractors. Work to begin immediately, as soon as confirmation has been received that the funding has been approved.</p>
	Project finished?	No.

Lead Contact: Kath Moss

Position (Officer / Member): Heritage Parks Manager

Date: 21 September 2021

ANNEX 3: Equality Impact Assessment Scoping

Initial Equalities Screening Record Form

Date of Screening: 22.09.2021	Directorate: Place, Planning and Regeneration		Section: Bracknell Forest Council Parks and Countryside Service
1. Activity to be assessed	Quality improvements to outdoor facilities at Lily Hill Park		
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"/>		
4. Officer responsible for the screening	Kath Moss		
5. Who are the members of the screening team?	Kath Moss and Rose Wicks		
6. What is the purpose of the activity?	<p>The aim is to upgrade outdoor recreation facilities at Lily Hill Park using s106 developer contributions, in accordance with Planning Obligations SPD (section 5.11) and the BFC Parks and Open Spaces Strategy 2012.</p> <p>A key part of this is to replace/upgrade the 23 interpretation spires, which will educate people about key site features.</p> <p>New interpretation, which will be made accessible for all to view, and will increase people's enjoyment of the site.</p> <p>Encouraging use is beneficial to the local community in many ways including promoting community cohesion and well-being.</p>		
7. Who is the activity designed to benefit/target?	The improvements will benefit all users of the site.		
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

<p>8. Disability Equality – this can include physical, mental health, learning or sensory disabilities including conditions such as dementia.</p>	<p>Y ✓</p>	<p>N</p>	<p>Lack of accessible pre-visit and on-site information is a major barrier to disabled people.</p> <p>Information can be provided in a variety of formats such as audio, video, pictorial symbols such as Widgits for people with learning difficulties, large print, Braille, tactile materials, guides, and websites.</p>	<p>How to make greenspaces more inclusive and accessible (sensorytrust.org.uk)</p> <p>How to use braille for accessible information (sensorytrust.org.uk)</p> <p>Designing with Plain language (sensorytrust.org.uk)</p>
<p>9. Racial equality</p>	<p>Y ✓</p>	<p>N</p>	<p>The interpretation will be in plain English. Whilst this isn't everyone's first language, it would be impracticable to provide alternative language formats in such a small panel and it would also detract from the information we're trying to communicate. Images are to be included in the interpretation which will be more accessible.</p>	<p>See above.</p>
<p>10. Gender equality</p>	<p>Y</p>	<p>N ✓</p>		
<p>11. Sexual orientation equality</p>	<p>Y</p>	<p>N ✓</p>		
<p>12. Gender re-assignment</p>	<p>Y</p>	<p>N ✓</p>		
<p>13. Age equality</p>	<p>Y</p>	<p>N ✓</p>		
<p>14. Religion and belief equality</p>	<p>Y</p>	<p>N ✓</p>		
<p>15. Pregnancy and maternity equality</p>	<p>Y</p>	<p>N ✓</p>		
<p>16. Marriage and civil partnership equality</p>	<p>Y</p>	<p>N ✓</p>		

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.	The park, and these new educational features would be free to access, which would be an important resource for those on lower incomes.		
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

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<p>To add braille to the new interpretation spires.</p>	<p>Sept/Oct 2021</p>	<p>Kath Moss</p>	<p>Spires are made accessible to the blind and partially sighted.</p>
<p>Plain language will be used to make the interpretation more accessible.</p>	<p>Sept/Oct 2021</p>	<p>Rose Wicks</p>	<p>Spires are made more accessible and there's better engagement from site users.</p>
<p>24. Which service, business or work plan will these actions be included in?</p>	<p>Parks and Open Spaces Strategy - S106 quality improvement programme, based on the Plus 1 Principle.</p> <p>Bullbrook Countryside Corridor Open Space Management Plan.</p>		
<p>25. Please list the current actions undertaken to advance equality or examples of good practice identified as part of the screening?</p>	<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>Follow guidance from the Sensory Trust:</p> <ul style="list-style-type: none"> • Advice and guidance – Sensory Trust Guides • Developing inclusive communication - Sensory Trust <p>Provide appropriate specifications to contractors, which include the need to adhere to equalities best practice guidelines.</p>		
<p>26. Director's signature.</p>	<p>Signature: Date:</p>		

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

ANNEX 4: Details of improvements

We are replacing all of our 'spires' (there are 23 in total), with larger versions that have more information about each. The spires will be located at each of the points of interest shown on the map below.



The pic below (left) shows one of them along the historic driveway. You can see that it shows limited information and it's damaged and tired looking, which can be said for many of these in the park.

The image to the right shows wooden monoliths at Bill Hill in Bracknell, with an interpretation panel attached. We envisage that the new ones may look something along these lines. The interpretation panels will be made of aluminium so they're weatherproof, durable and have an anti-graffiti coating. They will be A4 in size. They need to be large enough to include a paragraph or two of text describing the feature, along with a suitable image. The template for each sign will probably stay the same, but it will require different text and images for each. Rose will provide all of the text/graphics to the interpretation company.



ANNEX 5: Coronavirus phone survey - July 2020

In July 2020 we asked 1,800 residents about their experiences during the coronavirus pandemic through a phone survey.

All responses were confidential and the results are now being used to help us plan for the borough's recovery from coronavirus over the next 3 years.

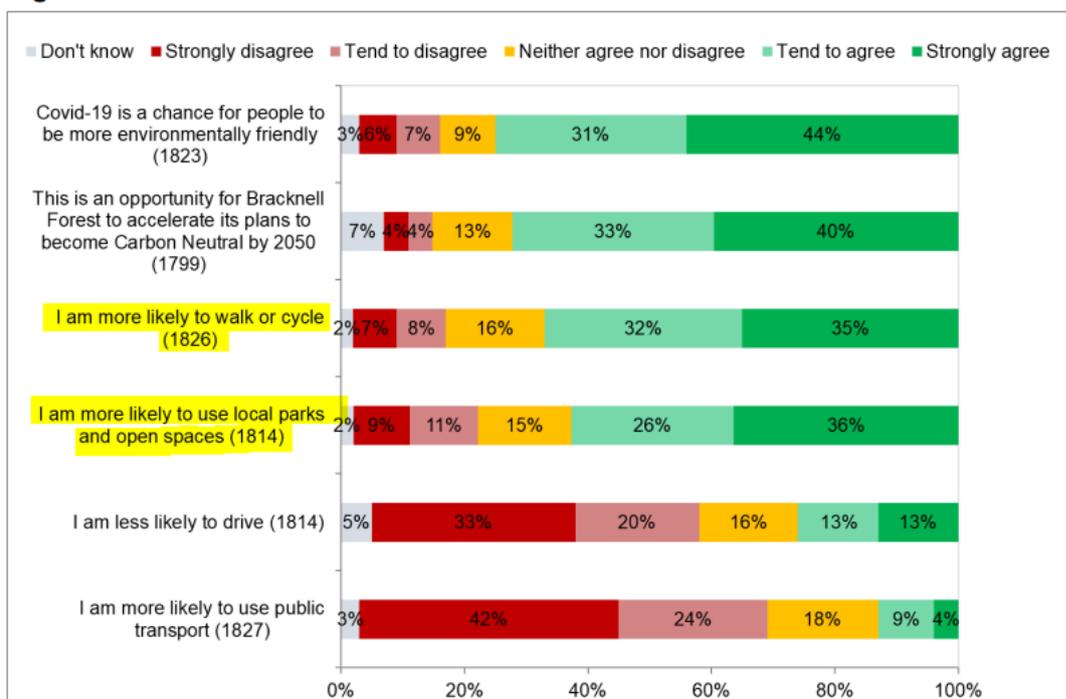
The survey was carried out by independent company Public Perspectives. It included a range of questions on the impact of the coronavirus pandemic on residents, their family and the local community. Residents were asked to list their favourite 3 things about living in the borough. The main things residents enjoy are:

- the borough's parks and countryside
- council run sports and leisure facilities
- highways

As part of this survey, residents provided views about accessing healthcare and the support they need to recover from the experience of the pandemic. Around six-in-ten residents spent more time in nature, visiting open spaces since lockdown began on 23 March and about half of residents tried a new form of exercise or exercised more, while smoking and drinking levels remained about the same.

Of the residents surveyed, 67% agreed that they are more likely to walk or cycle and 62% agreed they are more likely to use local parks and open spaces.

Figure 2: The views of residents about travel and the environment in the future



Numbers in brackets are the number of respondents to each statement.

Question: Do you agree or disagree with the following statements about travel and the environment in the future, due to your experience of Covid-19?