

To: **Executive Member for Culture, Delivery and Public Protection**
Date: **4 November 2022**

Parks And Open Spaces Quality Improvement at The Parks
Director of Place, Planning and Regeneration

1 Purpose of Report

- 1.1 To seek approval for the allocation of S106 funding (£40,000) to support improvements to recreation facilities at The Parks open space in Harmans Water (RG12 9QN).
- 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 by BFCs Parks and Countryside service, to provide new outdoor exercise equipment (to be used by the local community).

2 RECOMMENDATION(S)

- 2.1 That £40,000 of S106 contributions (as summarised in Annex 1) are allocated to fund improvements at The Parks.**

3 Reasons for Recommendation(S)

- 3.1 The equipment will provide a new community facility at The Parks, where there's an identified need for it. See section 5. Supporting information.
- 3.2 The developer contribution proposed for this project has been collected through a S106 agreement to support providing, expanding or improving open space, and/or outdoor recreational facilities within 3 kilometres of the development site.
- 3.3 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.
- 3.4 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...'

- 3.5 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).

4 Alternative Options Considered

- 4.1 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 if no other qualifying scheme was located through which to deliver enhancements in time
- would be a missed opportunity to provide new facilities that bring value to the local community

- 4.2 This is the most suitable development contribution for this project, out of the s106 open space development monies that are still unallocated. It is within distance constraints, and 'applied for the purpose' dates, set out in the s106 agreement.

- 4.3 There is no other similar outdoor exercise equipment freely available for residents to use. There is outdoor gym equipment at The Elms (managed by Bracknell Town Council), but this is 20 minute walk away. Other sites were looked at, but it was decided that The Parks would be most suitable due to the reasoning provided in point 5.4.

5 Supporting Information

- 5.1 The scheme has its origins in a request from a member of the public received via the then MP Dr Philip Lee, to provide body weight exercise equipment in Bracknell. The member of the public travels extensively to use this type of 'calisthenics' equipment in some of the London Parks. There has also been support from other residents to the proposal (see section 6.)
- 5.2 Calisthenics is a form of exercise which is very popular and is increasingly featured in commercial exercise spaces. The movements are closely linked to gymnastics and rely on body weight. Beginners can use exercise bands to modify exercises, while they build the strength to lift their body weight unassisted. Having specialist equipment can significantly increase the variety of exercises you can attempt.
- 5.3 At present there is no such equipment provided free in the Borough. It is a form of exercise well suited to outdoor provision, with equipment having minimal moving parts and a rugged construction.

- 5.4 Officers at BFC have been working with the resident in the design and location of a suitable facility. Funding has been sourced through the S106 process and the desired location would be The Parks Bracknell.

The Parks has been selected as a suitable site because:

- the site, including the community centre, sports pitches/courts and wider open space is owned by BFC
- the site has a central Bracknell location
- it is within walking/cycling distance to the town centre and many residential areas, including where there's new development
- there is space on the site for this facility
- it will be positioned next to existing sport and community provision
- the equipment would be complimentary to other groups and classes operating on site
- s106 funds are available for this geographic location

As a newly transferred site, the team have been keen to consider any historical sensitivities or emerging resident feelings, given the site is newly transferred and we are keen as always to ensure that Members' feedback is incorporated into projects.

- 5.5 Advantages of this sort of equipment are:

- injury prevention
- increase flexibility and mobility
- improve strength: muscle, bone, and joint
- it will be free to use

- 5.6 See Annex 4 for a list of equipment to be included.

- 5.7 Consideration is also being given to providing new interpretation alongside the equipment, that will promote its use to the local community.

6 Consultation and Other Considerations

Legal Advice

- 6.1 The allocation of funding proposed in this report complies with the requirements of the s106 agreement.

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 2022 Part 2, section 6 paragraph 6.2 (a)(vi).

Financial Advice

- 6.2 The S106 funding identified within the report is available for this scheme and once approved will be added to the Departments capital monitoring for 2022-23 as part of the rolling S106 capital programme.

Other Consultation Responses

- 6.3 See Annex 5 for details of the various consultations carried out with The Parks Residents Association, The Parks Community Association and Cllrs.

Equalities Impact Assessment

- 6.4 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. The improvements are anticipated to increase residents' health and wellbeing and will be freely available to anyone who wants to use them.

Strategic Risk Management Issues

- 6.5 S106 contributions will need to be refunded should they not be allocated in accordance with the respective legal agreement. Future maintenance costs associated with this project will be met by Bracknell Forest Council. 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

- 6.6 The proposed improvement to The Parks is in compliance with the terms of the relevant S106 agreement in Annex 1. Providing these new facilities 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.

Climate Change Implications

- 6.7 The recommendations in Section 2 above are expected to have no impact on emissions of CO2 and should be carbon neutral. This is for the following reasons:
- The equipment is targeted for use by residents which live near The Parks, with the majority likely to walk to site to use it, thereby keeping the carbon footprint low.
 - There are no fitness equipment or air-conditioned environment to power, which keeps the carbon footprint low.
 - There will be a small carbon impact when transporting the equipment to site, but this should be offset by the carbon saved by the points raised above.

Health & Wellbeing Considerations

- 6.8 This scheme has the potential to improve residents' health and wellbeing.

Getting active outdoors, particularly in a natural environment setting, is proven to improve physical and mental health.

Regular physical activity:

- helps lower depression and anxiety levels.
- can slow age-related cognitive decline
- improves physical health e.g. better BMI, reduces blood pressure and better strength and flexibility

Encouraging a more active lifestyle is also an important consideration given the impact to residents' health caused by the coronavirus pandemic.

in July 2020 Bracknell Forest residents were surveyed about their experiences during the coronavirus pandemic. Around six-in-ten residents spent more time in nature, and about half had also tried a new form of exercise or exercised more.

7. Background Papers

ANNEX 1: S106 allocation details – map and table

ANNEX 2: P&C S106 funding application form

ANNEX 3: Initial Equalities Screening Record Form

ANNEX 4: Location map and equipment description

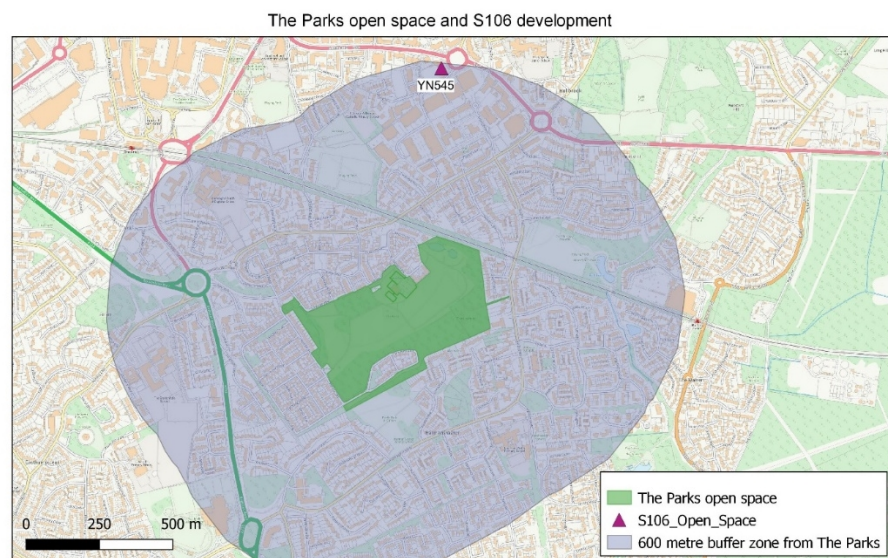
ANNEX 5: Outcomes of consultations.

8. Contact for further information

Andy Crossley

Email: Rangers@bracknell-forest.gov.uk

Tel: 01344 354441

Annex 1 S106 Allocation details – map and table

| YN CODE | PLANNING REF. | PLANNING SITE NAME | WARD | AMOUNT AVAILABLE | AMOUNT TO ALLOCATE | TERMS | SPEND APPLICATION DATE |
|---------|---------------|---|---------------|------------------|--------------------|---|------------------------|
| YN545 | 14/00933/FUL | Foundation House, Eastern Road, Bracknell | Harmans Water | £54,465.84 | £40,000 | For providing, expanding or improving open space and/or outdoor recreational facilities with 3km. | 15/12/2022 |

Total: £40,000

Annex 2: P&C S106 funding application form

| Section | Criteria | Project 7 |
|------------------------------------|---|--|
| 1: Date and contact details | Date | 10.1.2022 |
| | Name | Andy Crossley |
| | Contact | 01344 354441 |
| 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 | TBC |
| | Financial impact | N/A |
| | Consultation carried out? | Yes |
| | Consultation details | The Parks Residents Association Wider consultation of residents via the Covid-19 Residents' Survey 2020. |
| | 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 | The Parks Community Centre, 8-10 Nicholson Park, Bracknell RG12 9QN |
| | Accompanying map | Yes – see Annex 1 and Annex 4 |
| | Parish | Bracknell |
| | Ward | Harman's Water |
| | POSS reference number | 161 |
| | Brief description of scheme | To provide new outdoor exercise equipment at The Parks open space in Bracknell. |
| | Policy / Strategy Objectives Being Delivered | <ul style="list-style-type: none"> The Parks and Open Spaces Strategy The POSS Study Council Plan – Caring for you and your family: |
| | Total estimated cost of scheme | £40,000 |
| | Estimated amount of s106 funding required | £40,000 |
| | Existing funding | No |
| | Timeline | April 2022 – March 2023 |
| | Details of previous improvement projects | N/A |
| | Additional information | Site has recently transferred to BFC. |
| | Project finished? | No |

Annex 3: Initial Equalities Screening Record Form

| | | | |
|---|--|--|---|
| Date of Screening: 25/05/2022 | Directorate: Place, Planning and Regeneration | | Section: Parks and Countryside service |
| 1. Activity to be assessed | To release s106 payment towards new outdoor exercise equipment at The Parks green space in Bracknell. | | |
| 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 checked="" type="checkbox"/> New <input type="checkbox"/> Existing | | |
| 4. Officer responsible for the screening | Andy Crossley | | |
| 5. Who are the members of the screening team? | Andy Crossley and Rose Wicks | | |
| 6. What is the purpose of the activity? | <p>Please describe briefly its aims, objectives and main activities as relevant.</p> <p>The aim is to provide new outdoor exercise equipment at The Parks. This will enhance recreational facilities using s106 developer contributions, 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.</p> | | |
| 7. Who is the activity designed to benefit/target? | Bracknell Forest residents, particularly those who are local to The Parks. | | |
| 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 and includes conditions such as dementia as well as hearing or sight impairment. | Y <input checked="" type="checkbox"/> | N <input type="checkbox"/> | Equipment is specially designed to include usage for many disabled groups. Equipment is varied in height and is wheelchair friendly. Evidence from Kompan quote and testimonials from councils who have bought this equipment. Four case studies were provided. |

OFFICIAL SENSITIVE (COMMERCIAL)/OFFICIAL SENSITIVE (PERSONAL)

| | | | | |
|--|--------|--------|---|---|
| 9. Racial equality | Y ✓ | N | There is no barrier to accessing the equipment. The on-site instructions will be in English to cater for the majority of users. For those whose English isn't their first language, an app can be downloaded that provides instructions in the language settings their phone is set to. | Kompan have an app for the equipment, which demonstrates the exercise that you wish to do. The IT team at Kompan have advised that the app will convert to whatever language the phone is set to. |
| 10. Gender equality | Y | N ✓ | The equipment is designed to be used by everyone, regardless of gender. | |
| 11. Sexual orientation equality | Y | N ✓ | The equipment is designed to be used by everyone, regardless of sexual orientation. | |
| 12. Gender re-assignment | Y | N ✓ | The equipment is designed to be used by everyone, regardless of gender re-assignment. | |
| 13. Age equality | Y ✓ | N | The equipment isn't designed for use by young children (there is a nearby play area). It's suited for use by those over the age of 16+ Use by the older generation will be determined by their level of physical fitness. The equipment is set at different levels for those with different levels of reach. Use largely depends on physical and core strength. | Evidence from Kompan specification in quote and testimonials from councils who have bought this equipment. Four case studies were provided. Experience of site ranger (Andy) as a former gym instructor. |
| 14. Religion and belief equality | Y | N ✓ | No impact | |
| 15. Pregnancy and maternity equality | Y | N ✓ | There is nothing to stop pregnant mothers from using the equipment, however, it's not recommended or suited for heavily pregnant mothers, due to the nature of the type of exercise carried out on the equipment. | Experience of site ranger (Andy) as a former gym instructor. Also checked on medical journals for pregnant women. |
| 16. Marriage and civil partnership equality | Y | N ✓ | No impact | |

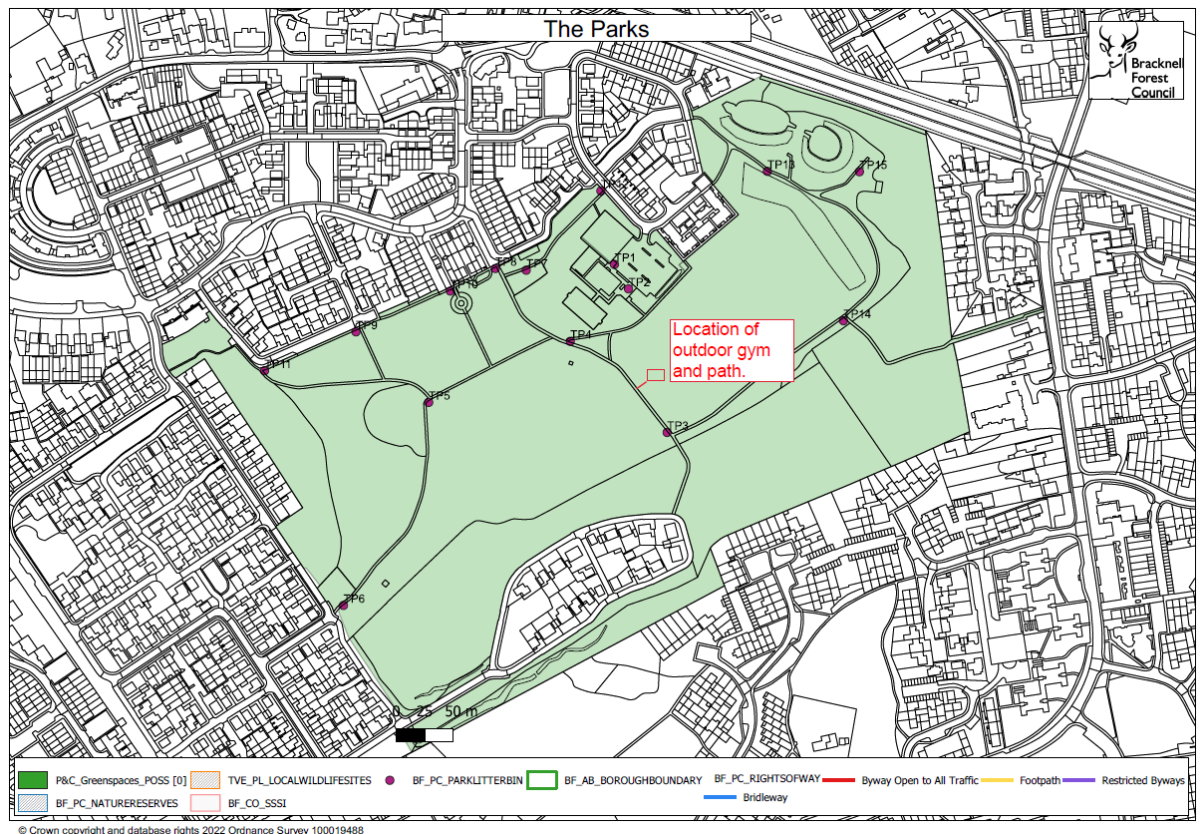
OFFICIAL SENSITIVE (COMMERCIAL)/OFFICIAL SENSITIVE (PERSONAL)

| | | | |
|---|--|---------------------------|---|
| 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. | Please explain. This is an outdoor fitness solution and is free to use making it ideal for low-income groups. The equipment is also user friendly for teenage years 16 up to older generations. Studies have found that if groups use the area and engage in exercise together then stronger community bonds can be formed. | | |
| 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? | Please explain. There should be no negative or adverse impacts as the equipment is all inclusive for all. | | |
| 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? | Please explain. No difference on groups listed 8 to 14 | | |
| 20. Could the impact constitute unlawful discrimination in relation to any of the Equality Duties? | Y | N ✓ | Please explain for each equality group N/A |
| 21. What further information or data is required to better understand the impact? Where and how can that information be obtained? | Further information can be found from testimonials provided by other councils who have bought this equipment. Croydon Council 4 case studies have been provided with the quote. | | |
| 22. On the basis of sections 7 – 17 above is a full impact assessment required? | Y | N ✓ | Please explain your decision. If you are not proceeding to a full equality impact assessment, make sure you have the evidence to justify this decision should you be challenged. If you are proceeding to a full equality impact assessment, please contact Harjit.Hunjan@bracknell-forest.gov.uk |
| 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 |

OFFICIAL SENSITIVE (COMMERCIAL)/OFFICIAL SENSITIVE (PERSONAL)

| | | | |
|---|---|---------------|--|
| Kompan have an app for the equipment. Check that it provides this in other languages. | End of July | Rose Wicks | Done. See comment under point 9 in the table above. |
| To check guidance on maternity/pregnancy and using this type of equipment | End of June | Andy Crossley | This type of kit can make for some legitimate workouts even when pregnant. By working to tone up your muscles, you can prepare your body for the extra weight it has to carry during pregnancy, as well as all the lifting, pushing, and carrying you will have to do once the baby is born. Most of these exercises are pre baby and other forms of exercise can be done in the home. This equipment is not recommended for heavily pregnant women. |
| 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? | Please list See above. | | |
| 26. Assistant Director/Director signature. | Signature: _____ Date: _____ | | |

Annex 4: Location Map and equipment description



The Combi 5 Workout Station in Orange, Inground

With 10 different workout stations in one, this combination package offers a superior street workout and callisthenics experience.

Featuring all the essential elements for users to release their creativity, the dimensions of the pull up bars have been optimized to 32mm for the best possible hand grip. The strength of the bar is secured through a conical design and a full steal bar. The 138cm wide pull up bars are designed to give plenty of space to dynamic exercises and promote sideways exercises such as the typewriter pull up. The wide bars also allow for users to do pull ups next to each other and thereby compete or motivate each other.

Parallette bars, which are *‘small gymnastics devices, employed in pairs, used primarily to simulate the parallel bars that can be found in professional gymnasiums. Parallettes are similar to push up bars, or dip bars, but they are generally longer and lower to the ground.’* [Parallettes - Wikipedia](#)

Training with parallettes can be especially helpful for beginners who have little experience with bodyweight training.

We have opted to go for triple bars to get more out of them, and it reflects what has been purported to be used at other parks using this type of equipment.

Rings on the bars, *'also known as steady rings or still rings (in contrast to flying rings), is an artistic gymnastics apparatus and the event that uses it.*
[Rings \(gymnastics\) - Wikipedia](#)

'Many movements on the rings..not only push your body's range of motion, but also strengthen the muscles in that increased range, resulting in tremendous improvements in mobility.'

[5 Reasons Why Everyone Should Train With Gymnastic Rings | BarBend](#)

Annex 5: Outcomes of consultations**Statement from local resident who initially requested this equipment:**

“I am very excited to get this project up and running and I am so grateful for the support and making it come true. This project has personal meaning to me as has changed our lives for the better so I wanted to make it help others too.

“I would like to also give it a name if that is possible in dedication in memory to two family members

“Who inspired it for me. Is that allowed for me to name the project.. The name I have is the Tony - Aaron park this would mean so much to me or a plaque with this on.”

Cllrs and residents:

Parks and Countryside contacted Harmans Water Ward Cllrs and Cllr John Harrison Executive Member for Culture, Delivery and Public Protection about this proposal on Tuesday, 5 October 2021. There was no objection to the proposal, but they advised consulting The Parks Residents Association and The Parks Community Association.

Further detail about the consultation with The Parks Residents Association:



**Proposal to install free outdoor exercise
(Calisthenics) equipment in The Parks, Bracknell
Residents feedback for council consideration**

18 October 2021

SUMMARY

| View | No. responses |
|--|----------------------|
| For the proposal – no adverse comments / concerns | 23 |
| Generally for the proposal – but with some reservations / concerns | 12 |
| For the idea of exercise equipment, but different equipment | 3 |
| Against the proposal | 9 |
| Total: | 47 |

How we've addressed some of the comments:

| Feedback | No. of comments | How we will resolve this |
|---------------------------------|------------------------|--|
| The equipment may not get used. | 6 | Remove potential barriers by providing instructions to residents about how to use the equipment. Instructions will be available as on site signage and |

| Feedback | No. of comments | How we will resolve this |
|--|-----------------|--|
| | | <p>a free app by the provider, which contains a guide and video of how to perform the exercises.</p> <p>Make residents aware of the new equipment by promoting it to the local community.</p> |
| Querying suitability of the new equipment and whether outdoor gym equipment would be more appropriate. | 6 | <p>The equipment is designed to be accessible for all residents to use, not just those who have experiencing in using this kind of equipment.</p> <p>Outdoor gym equipment is already available at other nearby parks, and the new equipment fills a gap in local need.</p> |
| Concern about the suitability of the proposed location e.g. damp conditions in autumn/winter. | 6 | Location changed to an elevated position where there are drier ground conditions. |
| Concern about parking and impact on local roads where first location was proposed. | 1 | First location we looked at was a little too far to travel. Second location - car park is located less than 200m from equipment and uses an existing path for most of the journey to the equipment. |
| Potential increases in anti-social behaviour. | 5 | <p>The type of structure unlikely to attract anti-social behaviour i.e. the equipment is open (no cover) and there are no seats.</p> <p>In the unlikely scenario it attracts ASB, the equipment is positioned away from residential area, and it contains vandal proof features.</p> |
| Concern it will be taken over by commercial groups. | 2 | This equipment will be available for residents to use freely, 24 hours a day, seven days a week. |
| The equipment needs to be 'maintained well by local council'. | 1 | The equipment will be routinely inspected by the Parks and Countryside rangers and will be independently checked twice a year. |
| The money would be better spent improving the children's play area off Lysander Road. | 3 | The play area isn't yet due for an upgrade. There is no other local calisthenics equipment |

| Feedback | No. of comments | How we will resolve this |
|--|-----------------|--|
| | | freely available for residents to use. |
| Losing the natural feel of the site by inclusion of too many sports and leisure recreational facilities. | 2 | The sports and recreational facilities are enjoyed and valued by much of the local community. There is still plenty of natural open space for residents to enjoy in this site which extends for just over 18 hectares. |