

**Greater Brislington Neighbourhood Partnership**

**Date: 19<sup>th</sup> March 2012**

**Title:** Allocation of S106 to park investment projects

**Officer Presenting Report:** Richard Gwyn

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**RECOMMENDATION**

The Partnership Environment Sub-Group has made the following recommendations for investing in parks and green space and allocating S106.

The Committee is asked to:

Allocate £27,737.27 toward the provision of a new children's play area at Hungerford Rd Open Space.

Allocate, £45,000 to provide a BMX track at Arno's Court Park.

Allocate £2,924 to improve an entrance to Victory Park.

Allocate £2,170.80 to improve an entrance to St Anne's Wood.

Allocate £3,813.50 to improve second entrance to St Anne's Wood.

**Summary**

Greater Brislington Neighbourhood Partnership adopted its Parks and Green Space Investment Plan on the 17<sup>th</sup> October 2011. The Partnership Environment Sub-Group has considered the agreed investment projects and has subsequently recommended a number of priority projects for immediate investment.

**The significant issues in the report are:**

- These recommendations use the majority of Parks S106 currently available to the Committee. A residual sum of £12,731.50 remains.
- The allocation for a new children's play area at Hungerford Rd Open Space will not be enough to fund this project. Additional funds will need to be sought.

## Context

- i. Greater Brislington Neighbourhood Partnership adopted its Parks and Green Space Investment Plan on the 17th October 2011. The Partnership Environment Sub-Group considered the agreed investment projects at its meetings on the 15<sup>th</sup> September 2011 and 8<sup>th</sup> February 2012.
- ii. The Sub-Group decided to recommend that some projects are prioritised and the Committee asked to allocate devolved Parks S106 to these. The Sub-Group considered the adopted Investment Plan, comments from relevant groups and comments from the Area Green Space Plan Ideas and Options consultation process before making recommendations.
- iii. The following Parks S106 is available for Committee decisions:

Development Site	Value	Expiry date	Purpose of contribution
Birchwood Road Prefab site, Broomhill	£52,131.61	10/09/15	Improve Parks and Open Spaces within one mile of site
211 Wick Road	£8,984.78	No limit	Improve Parks and Open Spaces within one mile of site
36 Rochester Road	£5,523.41	No limit	Improve Parks and Open Spaces within one mile of site
Hollybush Inn, Bath Road	£19,614.31	No limit	Improve Parks and Open Spaces within one mile of site
1 Water Lane	£8,122.96	No limit	Improve Parks and Open Spaces within one mile of site
Hampstead Garage	£6,629.82	No limit	Provision of a scheme of compensatory tree planting

## Proposal

- i. To allocate the following amounts of devolved Parks S106 to a number of projects:

Project	Section 106 funding requested	Estimated total cost
Hungerford Road Open Space Childrens Play Ground	£27,737.27	£80K - £110K
Arno's Court Park BMX Track	£45,000	£45,000

Victory Park - Bonville Road Entrance kissing gate	£2,924	£2,924
St Annes Wood - Lichfield Road Entrances Improvements	£2,170.80	£2,170.80
St Annes Wood - St Annes Road Entrance kissing & field gates	£3,813.50	£3,813.50

- ii. The Environment Sub-Group further considered that the following two projects should also be taken forward:

Eastwood Road Childrens Play Ground area - improved lighting	£12,731.50	£20,000
St Annes Well - Geo-Physical Survey & Excavation	*£4,000*	£4,000

- iii. East Wood Road Children's Play Ground area improved lighting scheme will need an additional £7,268.50 to realise the project.
- iv. Parks Officers advise that improving lighting at Eastwood Road will need further consideration regarding the revenue impact of the project. This project may be recommended for investment at the next Committee meeting.
- v. £4,000 for a geo-physical survey and excavation of St Annes Well can only be claimed retrospectively from S106 funding, if the restoration of St Annes Well were to take place. Therefore, an alternative source of funding would be needed in the first instance and cannot be claimed back from S106, if the restoration of St Annes Well were not to take place.
- vi. Hungerford Road Open Space Childrens Play Ground will require significant additional funding as £27,737.27 was the total amount of eligible S106 funding. It was noted that this proposal should be reviewed after 18 months, if no additional funding has become available.
- vii. Further consultation with local residents and young people will be required for the design of Hungerford Road Open Space Childrens Play Ground and Arno's Court Park BMX Track.
- viii. St Annes Wood, Lichfield Road entrance improvements include:
- Supply and fix gate/fence combination £1,845;
  - Mordant solution to etch galvanisation, supply and paint two coats of green paint £325.80
- viii. It was noted for St Annes Wood that entrance improvements should consider

welcoming signage which could involve local community input at the design stage. Further investigation to be carried out by Landscape Architect as well as further consultation. This is likely to increase estimated total cost.

## **Consultation**

### **Internal**

John Knowlson - Parks Play and Youth Officer  
Jamie Roberts - Area Park Manager, East & North, Parks  
Chris Hammond - Area Park Manager, Central, Parks  
Jim Cliffe - Planning Obligations Project Manager  
Julian Thomas - Park Keeper  
Carol Daly - Park Keeper

### **External**

Greater Brislington Environment Sub-Group  
Area Green Space Plan Ideas and Options public consultation - June to Oct 2010.

## **Risk Assessment**

- i. The main risks of not agreeing the priorities for green space investment are as follows:
- ii. The main risks of agreeing the priorities for green space investment are as follows:
  - During 2011 a proposal to put a teen shelter at Arno's Court Park resulted in a significant amount of local concern and objection. The park group supported the proposal however. Follow up consultation carried out by Parks Officers suggests that a BMX is likely to have local support. It would be necessary to consult again with local residents prior to progressing the project.

## **Equalities Impact Assessment**

- i. It is not expected that there will be any adverse impacts on any equalities community from the Committee's decision. At the point of delivery, each project will be subject to an equalities assessment by Officers in Environment & Leisure Services.
- ii. An Equalities Impact Assessment has been completed on the Partnerships' Parks and Green Space Investment Plan.

## **Legal and Resource Implications**

### **Legal**

i. No Legal advice has been sought.

***Legal advice given by:*** N/A

**Financial** No financial advice has been sought.

**Revenue**

**Capital**

***Financial advice given by:*** N/A

**Land**

**Personnel**

**Appendices:**

## **ACCESS TO INFORMATION**

### **Background Papers:**

None