

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	FINANCE AND DEMOCRACY COMMITTEE	25 SEPTEMBER 2017	10

DEVELOPMENT OF PLAY AREA – BRIDGES PLAYING FIELD, WARTON

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

At the Budget Council meeting of March 2016, Council approved a capital growth item in the sum of £50,000 as match funding for a parks development project at Bridges Playing Field, Warton, to be fully-funded from the Capital Investment Reserve, on condition that the project follow the ten stage Community Parks Improvement Programme.

Due to difficulties in retaining community support for the project, Bryning-with-Warton Parish Council have made the decision to proceed with a phased approach to the project and not to pursue the £50,000 match funding from the Capital Programme.

The report details a reduced scheme at Bridges Playing Field, and requests that section 106 contributions of £106,500 are used for the provision of new children's play facilities at Bridges Playing Field as detailed in the report.

The Tourism and Leisure Committee at the meeting of 7th September 2017, recommended the allocation of the S106 contributions of £106,500 relating to the developments at Riversleigh Farm, Tennyson Avenue and Eden Farm, Warton to deliver the proposed project at Fleetwood Road, dependant on the decision of the Finance and Democracy Committee meeting on the 25th September 2017.

The Finance and Democracy Committee are requested to approve a fully-funded addition to the Capital Programme for 2017/18 in the sum of £106,500, fully funded by the S106 developer contribution to deliver the scheme as detailed in this report, and to approve a reduction to the Capital Programme for 2017/18 in the sum of £50,000 in respect of the scheme resulting from the revised funding arrangements for the scheme.

RECOMMENDATIONS

The Finance and Democracy Committee are requested:

1. To approve a fully-funded addition to the Capital Programme for 2017/18 in the sum of £106,500 in respect of the parks development project at Bridges Playing Field, Warton, fully funded from the S106 developer contributions relating to the Riversleigh Farm, Tennyson Avenue and Eden Farm developments in Warton for the same amount; and
2. To approve a reduction to the Capital Programme for 2017/18 in the sum of £50,000 in respect of the parks development project at Bridges Playing Field, Warton, to reflect the revised funding arrangements for the scheme as detailed within this report.

SUMMARY OF PREVIOUS DECISIONS

Full Council meeting 16 March 2016:

'This scheme was initiated by a request on behalf of the Parish Council concerning Bridges Playing Field, Canberraway Way, Warton. The Parish Council have requested a £50,000 donation towards the refurbishment of the site due to the significant importance the grounds save both as a sports ground and community recreational facility within the borough. The scheme is divided into a number of phases with the costs of the total works being in the region of £300,000. The remaining funding to be sourced through a combination of external funding bids, the use of S106 planning agreement monies and a contribution from the Parish Council'.

The proposal was carried and it was therefore RESOLVED:

1. To approve and adopt the recommendations of the Finance and Democracy Committee as follows:

(c) The updated Five Year Capital Programme including the changes proposed by the Budget Working Group, as set out in Appendix G, with the correction of the name of the capital scheme from Warton with Westby Parish Council Play Area to the correct name of Bryning-with-Warton Parish Council Play Area;

Tourism and Leisure Committee 7 September 2017

Following consideration of this matter it was RESOLVED:

1. To recommend to the Finance and Democracy Committee approval of a fully-funded addition to the Capital Programme for 2017/18 in the sum of £106,500 fully-funded from the S106 developer contributions relating to the Riversleigh Farm, Tennyson Avenue and Eden Farm, Bryning Lane developments in Warton for the same amount;

2. To recommend to the Finance and Democracy Committee approval of a reduction to the Capital Programme for 2017/18 in the sum of £50,000 in respect of the open space improvement scheme at Bridges Playing Field, Warton, which is now not to proceed as originally intended;

3. Subject to the approval of 1 above, to agree to allocate the sum of £106,500 to Bryning-with-Warton Parish Council to carry out open space improvements at Bridges Playing Field, Warton as detailed in this report on condition that the Parish Council be required to enter into an agreement with Fylde Council, prior to release of funds, and to provide details of how the funds have been used within 12 months of the allocation.

CORPORATE PRIORITIES

Spending your money in the most efficient way to achieve excellent services (Value for Money)	✓
Delivering the services that customers expect of an excellent council (Clean and Green)	✓
Working with all partners (Vibrant Economy)	✓
To make sure Fylde continues to be one of the most desirable places to live (A Great Place to Live)	✓
Promoting Fylde as a great destination to visit (A Great Place to Visit)	✓

BACKGROUND

1. Members of Bryning-with-Warton Parish Council and Fylde Council Officers have been working on a park improvement project, since 2016 to develop play and recreational facilities at Bridges Playing Field, Warton.
2. The original funding strategy prepared by the Parish Council aimed to raise a total project budget of around £300,000, to deliver a full refurbishment of the site over 3 phases. Potential funding was identified from a variety of sources including section 106 contributions, external grant funding, contribution from the Parish Council, and further match funding in the sum of £50,000 from Fylde Council's Capital Investment Reserve.
3. A capital bid was submitted on behalf of Bryning-with-Warton Parish Council in the sum of £50,000 in March 2016. At the Full Council meeting in March 2016, Council approved a capital growth item in the sum of £50,000, to be funded from the Capital Investment Reserve, to be added to the Capital Programme to be

used for the refurbishment of play and leisure facilities at Bridges Playing Field, Warton on condition that the project followed the ten stage community parks improvement programme.

4. Since March 2016, representatives from the Parish Council have worked with Fylde Council officers to take the project through the ten stage community parks improvement programme. It has proved difficult to sustain an active Friends group and community involvement in general, however public consultation exercises have been undertaken to establish the needs and aims of the community with regard to the provision of new play and leisure facilities at Bridges Playing Field.
5. Due to the difficulty in sustaining an active Friends group to assist with external funding grants for the wider scheme, the Parish Council have made a request to deliver stage 1 of the scheme which is aimed at providing new and improved play and leisure facilities at Bridges Playing Field.
6. Once stage 1 of the scheme is completed, the Parish Council are hopeful that the community may show more willingness to re-establish and sustain a formal Friends group that can assist in delivering phases 2 and 3 of the scheme.
7. Therefore, the Parish Council have now requested the release of Section 106 monies currently held by Fylde Council for public open space improvements in Warton, and have confirmed that they do not want to pursue the £50,000 capital match funding from Fylde, as it is delaying the project.

CURRENT POSITION

8. The planning process generally requires housing developers to contribute towards improvements to public open space in the vicinity of the new development.
9. Fylde Council, as the Planning Authority, has received and is holding funds that have been secured through developer contributions associated with new housing developments at Riversleigh Farm, Tennyson Avenue and Eden Farm, Bryning Lane, Warton.
10. The terms of the Planning Agreement 13/526 for the Riversleigh Farm development in relation to the public open space contribution states that 'the sum of £83,000 to be payable by the owners to the Council towards the provision of improvements at Bridges Playing Field, Warton for the purpose of improving / refurbishing the play facilities'.
11. The terms of the Planning Agreement 10/0340 for the Tennyson Avenue development states that the S106 contributions would be paid to Fylde Council in two phases: 'The first (£14,700) and second (£2,800) public open space contributions are intended to be used by the Council to provide or improve or to facilitate the provision or improvement of public open space likely to benefit the occupiers of the dwelling'. Providing S106 contributions of £17,500 for the Tennyson Avenue development.
12. The terms of the Planning Agreement 09/0732 for the Eden Farm, Warton development states that the S106 contributions of £6,000 are to be used on open space improvements 'To benefit the occupiers of the development'.
13. Bryning-with-Warton Parish Council have requested that the total S106 contributions of £106,500 relating to all three developments are allocated to the provision of new play and leisure facilities at Bridges Playing Fields, Warton as the site falls within the geographical catchment area of the three housing developments.
14. The Tourism and Leisure Committee approved the allocation of the total S106 contributions of £106,500 from the three developments at Riversleigh Farm, Tennyson Avenue and Eden Farm, Bryning Lane, Warton to help deliver phase 1 of the project at Bridges Playing Field as detailed in this report, dependant on the decision of the Finance and Democracy Committee meeting on the 25th September 2017.

SCHEME DETAILS

15. Bryning-with-Warton Parish Council have received 6 costed detailed play area designs from 6 national play companies, to ensure a competitive project that meets the needs of the community. The preferred option had been submitted by Proludic.
16. The budget will be used to remove the old play area equipment and surfacing, supply and install a range of toddler and junior play equipment, provision of new safety surfacing and new furniture in addition to landscape improvements.

17. Bryning-with-Warton Parish Council have also raised match funding of £32,164 towards the project, providing a total project budget for phase one of £138,664.
18. The Parish Council has expressed a wish to procure and manage this project independently and will therefore be required to enter into an agreement with Fylde Council prior to the release of funds to ensure accountability on how the funds will be spent and to include an indemnity against Fylde Council being required to pay back the money to the developer should the terms of the S106 agreement not be fully met by the project.

IMPLICATIONS	
Finance	This report requests approval of a fully-funded addition to the Capital Programme for 2017/18 in the sum of £106,500 in respect of the parks development project at Bridges Playing Field, Warton, fully funded from the S106 developer contributions; and a reduction to the Capital Programme for 2017/18 in the sum of £50,000 in respect of the same scheme to reflect the revised funding arrangements.
Legal	Section 106 contributions are made by developers under specific planning agreements relating to each new development. The planning agreement will specify how the monies are to be spent in terms of geography and scope and a developer can usually require repayment of S106 contributions, if they have not been spent within ten years of the Agreement. With reference to the Bridges Playing Field project, it will be necessary to develop a legal agreement with Bryning with Warton Parish Council to include how the S106 contributions are to be used, to indemnify Fylde Council against having to pay back the monies to the developer, should the terms of the S106 agreement not be met.
Community Safety	Improving the quality and range of open space facilities provides an opportunity to increase public use and reduce nuisance behaviour.
Human Rights and Equalities	None arising from this report.
Sustainability and Environmental Impact	None arising from this report.
Health & Safety and Risk Management	None arising from this report.

LEAD AUTHOR	CONTACT DETAILS	DATE
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BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Report, Appendices and Minutes of Tourism & Leisure Committee	7/9/17	Tourism & Leisure Committee 7th September 2017