

## Report of Forward Planning and Implementation

### Report to Chief Planning Officer

Date: 9<sup>th</sup> January 2014

**Subject: Design and Cost Report - S106 spending release for proposed improvements to Hunslet Moor, Hunslet – Phase 1 Hard and Soft Landscaping**

**Capital Scheme: 32229**

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): City and Hunslet	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### Summary of main issues

Approval is sought to spend £53,898.92 S106 green space monies on improvements to Hunslet Moor, Hunslet. The Best Council Plan 2013-17 highlights the ambition for Leeds to become the best City with an economy that is both prosperous and sustainable so all our communities are successful. Within the plan there is emphasis on supporting communities through healthy lifestyles and getting people active, also building a child friendly city to ensure the best start in life. Additional green space facilities and children's play areas are considered to assist with these council objectives.

### Recommendations

That the Chief Planning Officer:

- Approves a fully funded injection of £53,898.92 S106 green space monies into the 2014/15 capital programme for improvements to Hunslet Moor, Hunslet and also;
- Approves the incurring of expenditure of £53,898.92 S106 green space monies for improvements to Hunslet Moor, Hunslet.

#### 1.0 Purpose of this report

1.1 The purpose of this report is to seek approval to incur expenditure of £53,898.92 S106 green space monies on improvements to Hunslet Moor, Hunslet. This is a two part project of which this report seeks approval for Phase 1; improving the pathways and general hard and soft landscaping works. Phase 2 to refurbish the existing play

area and the installation of new equipment and furniture will follow shortly afterwards once the additional S106 payment has been received.

## **2.0 Background information**

2.1 Parks and Countryside are leading on a project to improve facilities on Hunslet Moor. The scheme has been designed with consultation from local Ward Members who unanimously support the proposal. The proposal is considered to benefit the wider community and community parks and public areas such as Hunslet Moor have been identified as priority projects for the spending of S106 green space funds.

2.2 Hunslet Moor is located to the south of Leeds City Centre set between the M621 to the north and east, Moor Road which runs along the centre of the moor, and Burton Row to the south. The moor consists of amenity space, playing pitches, a playground and bowling green. It is surrounded by residential development including high rise flats.

### **Funding Source**

2.3 The project will be fully funded through S106 green space contributions. Schemes within the locality that have generated contributions can be considered for spend providing this is stipulated in the legal S106 agreements. For Phase 1 of this wider project it is proposed to use funds from one development.

2.4 In total £53,898.92 from the Beverley View, Beverley Terrace, Back Beverley Terrace, Beverley Avenue and Beverley Mount, Hunslet will be committed. The development on this site was for 55 dwellings comprising 26 three bedroom 19 four bedroom and 10 two bedroom houses with public open space (planning ref: 10/00930/FU). There will be a remaining £6,536.08 still available from the S106 contribution from this development towards Phase 2 of the project.

2.5 Please note that the funding for Phase 2 (play area and new equipment) will be sourced from the development at Yarn Street, Hunslet. This payment is expected shortly, but due to the timing of the planting season, Phase 1 needs to commence immediately and this is why the project has been split into two phases.

## **3.0 Design Proposals and Full Scheme Description**

3.1 The proposal includes improvement works to Hunslet Moor which will benefit the functionality and use of the moor as a quality green space within Leeds.

3.2 Phase 1 (the subject of this report) will include a new path to improve access to the play area. Planting work including 12 new trees is also proposed around the moor, new fencing, and soft landscaping works including a soil bund to prevent unauthorised vehicular access to the site.

3.3 Phase 2 will be the main element of the works which is to replace the existing play area with new facilities including swings, slide, fitness items, roundabout, zip wire and other items. This phase will also include new furniture added elsewhere around the moor, including seats, bins, access barrier and a new welcome sign.

## **4.0 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The project has been devised in collaboration of the Ward Councillors who have all been contacted prior to the completion of this report and all replied in support of the scheme. Consultation has been carried out on site to gain local residents views. The proposal has been advertised on Talking Point and no comments have been received.
- 4.1.2 The proposed works will benefit from Part 12, permitted development of the GDPO and will therefore not require planning permission.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 The process for spending green space Section 106 monies has been subject to an Equality Impact Assessment. It concluded there were impacts as regards equality and diversity. Many of the issues relate to the restrictive nature of funding generated through S106 legal agreements. There is a strong focus and reliance on public consultation with existing and potential users as part of the preparation of proposals.
- 4.2.2 These proposals include improvements that will benefit a wide range of users of open space.

### **4.3 Council Policies and City Priorities**

- 4.3.1 The most relevant Vision for Leeds (2012-2030) ambition is to have high quality buildings, places and green spaces, which are clean, looked after and respect the city's heritage, including buildings, parks and the history of our communities by 2030.
- 4.3.2 The priorities identified in the Leeds City Priority Plans 2011 to 2015 of most relevance to this project are:
- Improve cleanliness and access to quality of green spaces; and
  - Protect the distinctive green character of the City.
- 4.3.3 On 22<sup>nd</sup> August 2007, through revisions to the council's Capital Strategy, Executive Board resolved that where there are funding requirements for pre-determined priority works to community parks, play areas and sports pitches, any available S106 funds should be used where such works are legally eligible within the terms of the legal agreement.
- 4.3.4 The works will not prejudice the delivery of any pre-determined priority schemes and will benefit all users of the moor improving the quality and user friendliness of the site.

### **4.4 Resources and Value for Money**

- 4.4.1 The Council's Parks and Countryside Service have provided a breakdown of the capital cost of the proposed improvement works. The overall cost of the scheme is as follows:

### Hunslet Moor

Supply fencing	£2,123.80
Site clearance	£1,500.00
Hardworks – path	£14,543.50
Planting works - trees	£5,400.00
- bulbs	£725.00
Soft landscaping	
- Soil bund along Burton Row	£15,125.00
- Soil bund along Moor Road	£4,375.00
- Removal and disposal of bollards and reinstatement	£7,540.00
<b>Sub Total</b>	<b>£51,332.30</b>
Contingencies @ 5%	£2,566.62
<b>TOTAL</b>	<b>£53,898.92</b>

## 5.0 Capital Funding and Cash Flow

Funding Approval :	Capital Section Reference Number :-						
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2016/17 £000's	2017/18 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	0.0						
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2014/15 £000's	2015/16 £000's	2018 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	53.9		53.9				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>53.9</b>	<b>0.0</b>	<b>53.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2014 £000's	FORECAST				
			2014/15 £000's	2015/16 £000's	2014/15 £000's	2015/16 £000's	2018 on £000's
S106	53.9		53.9				
Total Funding	53.9	0.0	53.9	0.0	0.0	0.0	0.0
<b>Balance / Shortfall =</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

### 5.1 Revenue Effects

5.1.1 Maintenance of the sites is the responsibility of Parks and Countryside and will continue to be funded through the existing revenue budget.

### 5.2 Legal Implications, Access to Information and Call In

5.2.1 As an administrative delegated decision, no call in period applies.

### **5.3 Risk Management**

5.3.1 The works will require a full health and safety assessment. A full risk assessment will be required prior to a start on site.

### **6.0 Recommendations**

6.1 That the Chief Planning Officer:

- Approves a fully funded injection of £53,898.92 S106 green space monies into the 2014/15 capital programme for improvements to Hunslet Moor, Hunslet and also;
- Approves the incurring of expenditure of £53,898.92 S106 green space monies for improvements to Hunslet Moor, Hunslet.

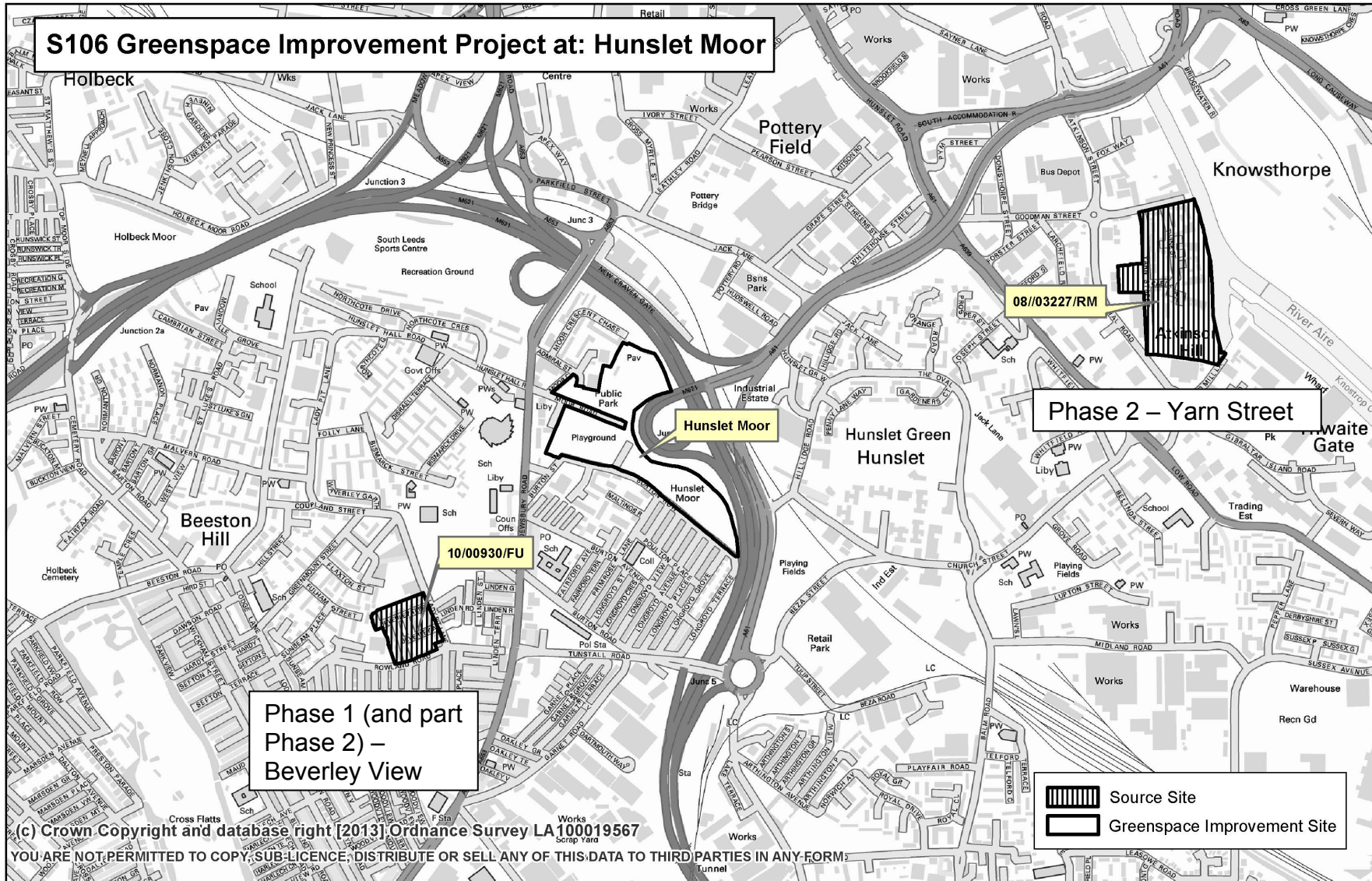
### **7.7 Background documents<sup>1</sup>**

N/A

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<sup>1</sup> The background documents listed in this section are available for download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.

# S106 Greenspace Improvement Project at: Hunslet Moor



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