

Report of Executive Manager Regeneration

Report to Director City Development

Date: 15th February 2018

Subject: - Green space improvements – Coronation Parade, Halton Moor

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Temple Newsam	<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 inject £134,000 of S106 monies secured from a scheme delivered by Gleeson Homes on Cartmell Drive, Halton Moor (Planning ref: 13/02572/FU) in to the capital programme and to seek authority to spend (ATS) £134,000 s106 monies with Groundwork Leeds to deliver improvements to Halton Moor Nature Reserve and Open Space at Coronation Parade, Halton Moor.

The entire scheme will incur expenditure of £487,000 with the remainder of the funding expected to be provided from the Local Growth Deal being administered by the West Yorkshire Combined Authority. Approval of the final scheme detail will be the subject of a further report.

The Best Council Plan 2017-18 highlights the ambition for Leeds to have both a strong economy whilst also being a compassionate city, with Health and Wellbeing and the delivery of a child friendly city being key priorities. Improvements to parks, play areas and other greenspace facilities contribute towards achieving these council objectives.

Recommendations

The Director of City Development is asked to:

- i) agree to the injection of the £134,000 S106 funding secured from Gleeson Homes development on Cartmel Drive, Halton Moor (Planning ref: 13/02572/FU) into the capital programme and give authority to spend for £134,000 to deliver improvements to the Halton Moor Nature Reserve and openspace on Coronation Parade, Halton Moor, which fall within the Temple Newsam ward.

Purpose of this report :-

- 1.1 The purpose of this report is to seek approval to inject and incur expenditure of £134,000 S106 funding to undertake improvements to open space in Halton Moor. The detail of the full scheme once fully worked up will be the subject of a separate report.

2.0 Background information

- 2.1 As part of the overall regeneration of Leeds a number of new housing developments are being progressed in Killingbeck and Seacroft and Temple Newsam wards.
- 2.2 To ensure that development provides benefits to both existing and new residents, the Council has proactively prepared delivery frameworks within these areas with input from ward members and local residents. These set out the wider investment requirements alongside development opportunities and include greenspace and other infrastructure improvements.
- 2.3 In Halton Moor, two key areas of open space improvements identified are within the Halton Moor Nature Reserve which lies within the Wyke Beck Valley and land at Coronation Parade which is a central area of open space within the heart of Halton Moor. Improvements to the Halton Moor Nature Reserve form part of the wider Wyke Beck strategy which considers the watercourse from Roundhay Park through to the River Aire and includes a number of schemes to reduce flood risk and improve ecology and biodiversity such as the Killingbeck Meadows Natural Flood Management Scheme.
- 2.4 Gleeson Homes have delivered a scheme comprising of 44 new homes on Cartmel Drive in Halton Moor. Due to Gleeson's delivery model and property pricing, it was agreed as part of the planning process that due to the relative affordability of their product, rather than delivering on-site affordable homes which would have challenged the viability of the scheme, a general S106 contribution of £134,000 would be made which could be used for a range of purposes within the local area including the delivery of greenspace.

3.0 Funding sources

3.1 Gleeson Homes, Cartmell Drive - Halton Moor (Planning ref: 13/02572/FU). Growth Deal funding is also being sought to support the Wyke Beck valley improvements and is currently subject to West Yorkshire Combined Authorities (WYCA) processes.

4.0 Design Proposals and Full Scheme Description.

4.1 The proposal is to use the general S106 funds paid by Gleeson to deliver improvements to greenspace at Halton Moor Nature Reserve and at Coronation Parade to develop a small pocket park. Both have been discussed with ward members although the latter is subject to planning permission and further consultation with residents. Full design proposals are currently being worked up and will be subject to a separate report.

4.2 Delivery is proposed to commence in late 2018 and will deliver footpath improvements, seating, signage and new planting within Halton Moor Nature Reserve as well as a fenced ball game areas, play equipment and seating to Coronation Parade.

5.0 Programme

5.1 The project will be managed and implemented by the Parks and Countryside service once planning approval for the pocket park is secured and growth deal funding confirmed.

5.2 It is envisaged that work on the pocket park will take place during 2018 and will be completed by 31st March 2019. The wider green space works will be run over a 3 year period from 2018 until 2021.

6.0 Corporate Considerations

6.1 Consultation and Engagement

6.1.1 All three ward members have been fully engaged in the process and will continue to be involved through regular meetings. Local residents will be consulted further as detailed design takes place.

6.2 Equality and Diversity / Cohesion and Integration

6.2.1 The process for spending Section 106 monies on greenspace projects 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.

6.2.1 All needs of the existing users will be taken into account in respect of the build and design of the any new facilities across the green spaces.

6.3 Council Policies and City Priorities

6.3.1 The Best Council Plan 2017-18 highlights the ambition for Leeds to have both a strong economy whilst also being a compassionate city, with Health and Wellbeing and the delivery of a child friendly city being key priorities. Improvements to parks, play areas and other greenspace facilities contribute towards achieving these council objectives.

6.3.3 On 22nd 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.

6.4 Resources and value for money

The project will be managed by the Parks and Countryside service. Stakeholders will be involved throughout delivery.

6.5 Scheme Costs

Funding Approval :	Capital Section Reference Number :-						
Previous total Authority to Spend on this scheme	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2017/18 £000's	2018 £000's	2019 on £000's	2019 £000's	2020 £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						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2017/18 £000's	2018 £000's	2019 on £000's	2020 £000's	2020 £000's
LAND (1)	0.0						
CONSTRUCTION (3)	67.0			67.0			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	67.0			67.0			
TOTALS	134.0	0.0	0.0	134.0	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL £000's	TO MARCH 2015 £000's	FORECAST				
			2017/18 £000's	2018 £000's	2019 on £000's	2020 £000's	2021 £000's
S106	2.0			2.0			
Total Funding	2.0	0.0	0.0	2.0	0.0	0.0	0.0

6.5.1 Revenue implications

The future and on-going maintenance of the greenspace will be managed by the Parks and Countryside team from a commuted sum secured from s106 monies secured from a number of new residential development sites.

6.6 Legal Implications, Access to Information and Call In

6.6.1 This is classified as an administrative delegated decision. No call in period applies.

6.7 Risk Management

6.7.1 The key risks are that the scheme comes in over budget as well as the failure to secure Growth Deal funding. The scheme has been costed and a contingency included. In addition, there is regular dialogue with WYCA about the application for Growth Deal funding. If the funding was not forthcoming, the scheme can be scaled to deliver a meaningful scheme utilising the funding available.

7.0 Recommendations

7.1 The Director of City Development is asked to:

- i) agree to the injection of the £134,000 S106 funding secured from Gleeson Homes development on Cartmel Drive, Halton Moor (Planning ref: 13/02572/FU) into the capital programme and give authority to spend for £134,000 to deliver improvements to the Halton Moor Nature Reserve and openspace on Coronation Parade, Halton Moor, which fall within the Temple Newsam ward.

8.0 Background documents¹

8.1 None

¹ 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.