

**Report of Technical manager**

**Report to Chief Officer Parks and Countryside**

**Date: 7<sup>th</sup> October 2019**

**Subject: Whitehouse Lane Picnic Site**

**Capital Scheme: 33285**

Are specific electoral wards affected? If yes, name(s) of ward(s): Garforth and Swillington	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Has consultation been carried out?	<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
Will the decision be open 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

**1. Summary of main issues**

Approval is sought to inject £101,000 planning gain funds received from the housing development in Gt Preston on Leeds Road, and to seek authority to spend (ATS) £101,000 planning gain monies to undertaken improvements within Whitehouse Lane Picnic Site

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. Improvements to parks play areas and other greenspace facilities are considered to contribute towards achieving these council objectives.

**Recommendations**

- a) That the Chief Parks and Countryside Officer approve the injection and expenditure of £101,000 planning gain monies to enable the improvement works within and to the woods to take place, and that they grant approval to spend (ATS) for the full £101,000.

**1. Purpose of this report**

- 1.1 The purpose of this report is to seek approval to inject £101,000 planning gain monies into the capital programme and to be granted approval to incur expenditure of £101,000 on undertaking the work at Whitehouse Lane Picnic Site.

## **2. Background information**

- 2.1 Whitehouse Lane Picnic, despite being difficult to access due to issues in the past with anti-social behavior is still a much used local amenity.
- 2.2 Located on the junction of Wakefield Road and Whitehouse lane, this former pit site is home to a wealth of flora and fauna and a popular spot for walkers and cyclists to take a rest whilst out enjoying the local countryside.
- 2.3 With a crossing of paths this little jewel on a busy road provides a haven for wildlife and a welcome spot for visitors
- 2.4 Sadly though problems in the past with miss use has led to the site being closed to vetches forcing visitors to park on the side of a busy road.
- 2.5 This scheme proposes to change this, through a series of improvements to make the site a more useable and accessible site, by implementing some radical work to the entire site.

## **3. Main issues**

- 3.1 The ward members wish to support the proposals to the picnic site which were agreed at a meeting on the xx of October 2019.
- 3.2 The works agreed include :-

- ✚ Signage x3
- ✚ Thinning works
- ✚ New planting
- ✚ Access controls x2
- ✚ Fencing works to both sides of the picnic site including the main entrance on Whitehouse lane
- ✚ Provision of wildflowers and seating
- ✚ Reduction of the available parking to expand on the meadow
- ✚ Creation of a picnic site with benches x 3 and bins
- ✚ Accessible path way
- ✚ And drainage works to help aid access around the site

## **4. Corporate considerations**

### **4.1 Consultation and engagement**

- 4.1.1 Consultation with the ward members and the community group is complete and all 3 ward members have given their approval at the ward member meeting in August 2019.

### **4.2 Equality and diversity / cohesion and integration**

- 4.3 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.
- 4.4 These proposals include improvements that will mainly benefit children and their careers.

#### 4.5 Council policies and the Best Council Plan

##### 4.5.1

##### Climate Emergency

4.5.2 Protecting the woods and undertaking work to improve the quality of the tree canopy, opening up the woodland to allow ground level flora to grow and providing educational material will help give the wood more prominence and statue.

#### 4.6 Resources, procurement and value for money

£101,00 will be taken from the following the planning gain money from planning ref's :-

FMS	Planning ref	Development	Amount
	<a href="#">10/01412/OT</a>	Taylor Wimpey off Leeds Road/Queen Street Gt Preston	£101,000

#### 1.1.1 Capital funding and cash flow.

Complete the embedded table below:-

to Spend on this scheme	£000's	2019 £000's	2019/20 £000's	2020/21 £000's	2021/22 £000's	2022/23 £000's	2023 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>
<b>Authority to Spend</b>							
Authority to Spend required for this Approval	TOTAL £000's	TO MARCH 2019 £000's	FORECAST				
			2019/20 £000's	2020/21 £000's	2021/22 £000's	2022/23 £000's	2023 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	101.0		101.0				
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
<b>TOTALS</b>	<b>101.0</b>	<b>0.0</b>	<b>101.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Total overall Funding</b>							
(As per latest Capital Programme)	TOTAL £000's	TO MARCH 2019 £000's	FORECAST				
			2019/20 £000's	2020/21 £000's	2021/22 £000's	2022/23 £000's	2023 on £000's
Section 106 Funding	101.0		101.0				
LCC Supported Borrowing	0.0						
<b>Total Funding</b>	<b>101.0</b>	<b>0.0</b>	<b>101.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<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>

**Parent scheme number:**

**Title:** Whitehouse Farm Picnic Site Swillington

**NB** - If there's a *shortfall* on funding please explain what measures will be taken to obtain the difference, and what sources these will be.

#### Revenue effects

4.7 The picnic site will continue to be managed by the Parks and Countryside service in partnership with the YWT from existing revenue funds.

#### 4.8 Legal implications, access to information, and call-in

4.8.1 This is classified as a significant operational decision. No call in period applies.

#### 4.9 Risk management

- 4.9.1 A full risk assessment will be undertaken prior to commencement on site. The work is being undertaken by the community group directly but officers from the Parks and Countryside operational team will check the RAMS prior to work commencing to ensure the work confirms with correct H&S regulations.

## **5. Recommendations**

That the Chief Parks and Countryside Officer approve the injection and expenditure of £101,000 planning gain monies to enable the improvement works within and to the woods to take place, and that they grant approval to spend (ATS) for the full £101,000.

## **6. Background documents<sup>1</sup>**

- 6.1 None

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