

Report of Forward Planning and Implementation

Report to Chief Planning Officer

Date: 4th December 2012

Subject: Design & Cost Report: S106 green space enhancements to Queen's Park, Pudsey

Capital Scheme Number:16750 / 000 / 000

Are specific electoral Wards affected? If relevant, name(s) of Ward(s): Pudsey	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Is the decision eligible for Call-In?	<input checked="" type="checkbox"/> Yes	<input 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 and spend £289,484.63 section 106 green space monies to fund major enhancement works at Queen's Park, Pudsey. The works include installation of a new toddler and adjacent teen play areas with associated landscaping and link paths. It is also proposed to construct a new Multi-Use Games Area at the southern end of the park near Victoria Road..

Recommendations

That the Deputy Chief Planning Officer:

Approves spending and injection of £289,484.63 section 106 green space monies to fund major enhancement works at Queen's Park, Pudsey. The works include installation of a new toddler and adjacent teen play areas with associated landscaping and link paths. It is also proposed to construct a new Multi-Use Games Area at the southern end of the park near Victoria Road.

1.0 Purpose of this report

1.1 To seek approval to inject and spend £289,484.63 section 106 green space monies to fund major enhancement works at Queen's Park, Pudsey. The works include installation of a new toddler and adjacent teen play areas with associated landscaping and link paths. It is also proposed to construct a new Multi-Use Games Area nearby.

2.0 Background information

2.1 The current balance of S106 green space monies in the Pudsey ward totals at £493,094. It is proposed to spend a combination of both the oldest and closest sums on the proposed enhancement works. The monies to be used to fund this project are shown below:

Site Location	Application	Sum Received	Committed / Spent	Available	Comment
Bradley Lane,	25/402/04/FU	£14,925	£0	£14,925	
Westgate House, Owlcotes Road	25/268/04/FU	£13,466	£7,674	£5,830	£7.6k used for phase 1 of Swinnow play area works
Pudsey Baptist Church, Littlemoor Road	25/470/05/FU	£21,875	£0	£21,875	
Cemetery Road	06/01130/FU	£219,786	£0	£219,786	
Site Of Former Pudsey Waterloo Primary	10/02034/FU	£64,000	£0	£64,000	
TOTAL				£326,416	

2.2 Using the above S106 sums will leave a surplus of £36,931 once the scheme is completed. It is proposed to leave this balance on the most recent application site in the area, which is the redevelopment of the former Waterloo Primary School.

2.3 The range of priority improvements at Queen's Park has been prepared in consultation with the local community and Pudsey ward members. Queen's Park is the largest community park in this locality and serves a wide area, providing a wide range of facilities. The proposed MUGA will be a new facility to those already existing.

Main issues

3 Design Proposals and Full Scheme Description

3.1 The existing play area is outdated, the equipment having reached the end of its useful life expectancy. The range of equipment is limited in number and play opportunities as compared to modern equipment. The play area will be replaced by two distinct areas separated by a hedge. There will be a toddler area with

appropriate equipment and a junior/teen area with equipment focused at the play needs of older children. An informal play mound is also included as is tree planting and associated landscaping. To the south of the play areas will be a detention pond which will be separated by a tree planted bund.

- 3.2 A MUGA will be constructed to the south of the park frontage to Victoria Road. This location is almost opposite Waterloo Primary School. Siting the games area in this location will have maximum benefit for the pupils of the school, who unfortunately do not have access to playing fields within their site.
- 3.3 **Prior Approvals** – This project will be 100% funded using S106 green space monies. This is the first request for approval to release funding for this proposal.
- 3.4 **Programme** –The works will commence in February 2013 with completion in July 2013. The majority of the works will be undertaken by the council's in-house provider. Specialist works, such as laying of safety surfacing will be undertaken by specialist contractors from the Parks and Countryside framework contract.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 As a large scheme, there has been considerable effort to ensure the scheme reflects the requirements of the park's users. The consultation on the scope of the project and detailed design is as follows:
- Ward member meetings took place on 10th Dec 2010, 22nd June 2011, agreed final scheme with all 3 Pudsey councillors on 20th Nov 2012
 - Ward Member email and telephone updates.
 - Discussed proposals with the Head of Pudsey Waterloo Primary School - July 2011.
 - Public consultation evening - Tuesday 1st November 2011 at Pudsey Waterloo Primary School.
 - Distributed 'Children's Questionnaires' asking children what they would like to see in a play area. Received over 150 completed responses
 - Worked with colleagues in Children's Services on evaluating consultation feedback and creating a project design brief.
 - Received comments on the proposals from colleagues Environmental Heath - March 2012.
 - Received planning permission for the installation of the new Multi Use Games Area - April 2012.
 - Distributed over 200 letters to households of nearby properties asking for comments on proposals - Sep / Oct 2011.
 - Received emails from the general public specifically regarding the proposals.
 - Placed proposals in Pudsey Sports Centre and Pudsey Library for comment - Sep / Oct 2011.
 - Consultation feedback and final plans to be placed in Pudsey Waterloo Primary School, Pudsey Civic Hall, Pudsey Sports Centre and Pudsey Library - Dec 2012.

4.1.3 The proposed MUGA benefits from planning permission (ref. 12/01024/LA), granted on 27th April 2012.

4.2 Equality and Diversity / Cohesion and Integration

4.2.1 A EIA screening document has been prepared and an independent impact assessment is not required for the approvals requested. The EIA screening document is attached as an appendix.

4.3 Council policies and City Priorities

4.3.1 The most relevant Vision for Leeds III (2011-2030) 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 Relevant strategic plan improvement priorities to the project, subject to this report are:
By 2011 we want to:

- Address neighbourhood problem sites; improve cleanliness and access to the quality of greens spaces.
- Improve the quality and sustainability of the built and natural environment

4.3.3 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.

4.3.4 Queen's Park is identified as a community park within the Parks and Green Space Strategy. The works also involve the provision of play equipment and therefore, meet multiple criteria. The proposals are considered consistent with the above Executive Board resolution.

4.4 Resources and value for money

4.4.1 Parks and Countryside have provided a cost breakdown of the works. In summary the works will cost as follows:

MUGA construction	£95,507.58
MUGA Prov sum to remove soil	£6,750
MUGA Contingency	£4,775.37
Landscape Arch	£9,550.75
MUGA sub-total	£116,583.70
Play area refurb. / enlargement	£146,273.57
Play area contingency	£14,627.36
Landscape Arch	£12,000
Play area sub-total	£172,900.93
Grand Total	£289,484.63

4.5 Capital Funding and Cash Flow

Funding Approval :	Capital Section Reference Number :-		21301				
Previous total Authority to Spend on this scheme	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 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						
TOTALS	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Authority to Spend required for this Approval	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
LAND (1)	0.0						
CONSTRUCTION (3)	289.5			289.5			
FURN & EQPT (5)	0.0						
DESIGN FEES (6)	0.0						
OTHER COSTS (7)	0.0						
TOTALS	289.5	0.0	0.0	289.5	0.0	0.0	0.0
Total overall Funding (As per latest Capital Programme)	TOTAL	TO MARCH	FORECAST				
	£000's	2012 £000's	2012/13 £000's	2013/14 £000's	2014/15 £000's	2015/16 £000's	2016 on £000's
S106	289.5			289.5			
Total Funding	289.5	0.0	0.0	289.5	0.0	0.0	0.0
Balance / Shortfall =	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Revenue Effects

Maintenance of the site and its facilities are carried out by Parks and Countryside and funded through the existing revenue budgets.

4.6 Legal Implications, Access to Information and Call In

4.6.1 As a key decision this report is subject to a 5 day notification period and a 5 day call in period.

4.6.2 Notice of the key decision has been included on the forward plan of key decisions.

4.7 Risk Management

4.7.1 The works will require a full health and safety assessment and fall under the CDM Regulations 2007. A full risk assessment will be required prior to a start on site.

5 Recommendations

That the Deputy Chief Planning Officer:

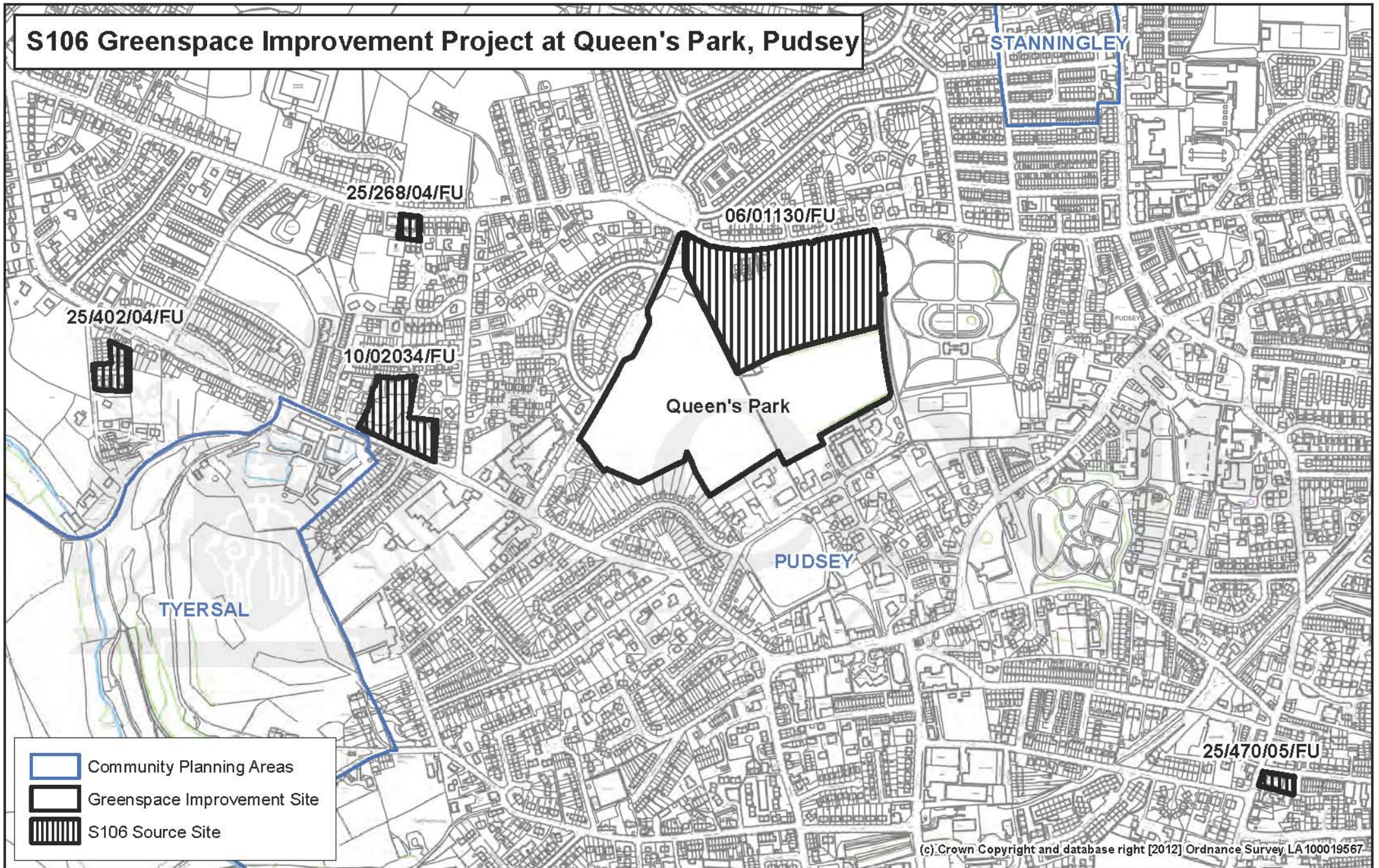
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6 Background documents¹

6.1 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.

S106 Greenspace Improvement Project at Queen's Park, Pudsey



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