

Report of	Meeting	Date
Director of Director Public Protection, Streetscene and Community (Introduced by the Executive Member for Community Services)	Executive Cabinet	19 November 2015

FINANCIAL DELIVERY OF THE PLAY, OPEN SPACE AND PLAYING PITCH STRATEGY

PURPOSE OF REPORT

1. To seek approval for the allocation of existing S106 money in receipt for allotments, play areas, open space and playing pitches to deliver schemes in the Play, Open Space and Playing Pitch Strategy, and subsequent allocations to continue to deliver the strategy.

RECOMMENDATION(S)

2. That approval is granted to allocate the existing S106 money in receipt to schemes as outlined in this report.
3. To subsequently not open up the play and recreation fund to bids, but instead allocate the S106 money to specific projects within the strategy.
4. To review and update the action plan schemes in the executive summary scheduled for 2017/18 and 2018/2019.
5. To allocate additional money to Coronation Recreation Ground and Tatton Recreation Ground to make improvements as evidenced by green flag judges feedback and public consultation.

EXECUTIVE SUMMARY OF REPORT

6. The Play, Open Space and Playing Pitch Strategy and Action Plan were consulted on and given approval in September 2014. This 5 year plan runs from 2014 – 2019. The plans takes into account all open spaces, play areas and playing pitches in the Borough and is not just focused on Council owned land. Priority is given to parish council, private and Council sites as identified on a need basis, generally working to improve the lowest scoring sites first.
7. The first year is almost complete and we are now working to deliver year 2. Year 1 projects, such as Astley Park Play Area, Carr Brook Trim Trail, Jubilee Rec Play Area, Stansted Road Play Area, Allotments in Coppull and mini football pitch in Adlington were delivered using money from S106 allocations, revenue and capital funds. See Appendix 1 for photographs. Year 2 and subsequent years will be funded in a similar way with the option of also bidding for external funding to make existing money stretch further.
8. All of the sites identified in the action plan are those which scored low for quality or value or those which are located in areas of high usage and subsequently need investment to improve and modernise facilities and infrastructure. The Council will also support other sites not in the action plan if there is an evidence of need and part funding is in place.
9. It is proposed to allocate the existing receipts of S106 to deliver years 2 -5 projects where possible. This is for the following reasons; S106 money is time limited and has to be spent

within 5 years of receipt or returned. The money has to be spent on Play Areas, Allotments, Open Space and Playing Pitches as dictated by the S106 agreement, some on specific sites and areas and some on borough wide sites. Much of the money in receipt has to be spent by 2019. It is proposed to spend the S106 money on the site which is closest to the development from which the money was obtained, therefore directly benefiting the local community. For example, if the money was allocated from a housing development in Adlington, it will be spent in Adlington.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- The Play, Open Space and Playing Pitch Strategy and 5 year action plan have already been approved. It has been agreed which sites need investment and improvement in a priority order from 2014 - 2019. The strategy is in the process of being delivered and finance is needed to deliver the schemes. The existing S106 needs to be spent within 5 years of receipt in line with the legal S106 agreement.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- To put the Borough Wide S106 contributions into a Play and Rec Fund (as delivered in 2011). This has been rejected as the money needs to be allocated to deliver the Action Plan, and therefore has a predetermined need. Where sites are owned by Parish Council's and private owner's money will be allocated accordingly and schemes worked up in partnership.
- To not spend the money and give it back to the developers.

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	*	A strong local economy	
Clean, safe and healthy communities	*	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

- It is proposed to allocate the existing receipts of S106 to deliver years 2 -5 projects where possible. Under S106 rules, only 5 sums of money can be pooled for any one scheme for a specific purpose if the S106 agreement was signed after April 2010. Some areas only have a few sums of money currently in receipt but it is known that developments are proposed and future sums will be invoiced to pool more resource. It is recommended that in this situation, schemes are put on hold until a workable budget is available.

The following money is available.

15. **Allotments.** To date money has been received from 15 developments to the sum of £254.86. We have 8 allotment sites across the Borough that require improvement. It is proposed to allocate this money to the allotments budget and specifically plan what it is to be spent on.
16. **Borough Wide Allocations.** Approximately £288,000 is allocated from various developments across the Borough for play areas to be improved Borough wide. It is recommended to spend this money to deliver schemes at play areas as close to the development from which the money was allocated as possible. These sites have a clear need as they score low quality or local consultation has demonstrated the need.

As this money can be spent anywhere, it is also important that it is allocated to sites that we know won't get many developer contributions in the future, i.e. those in rural locations which don't have any land allocated for development in the local plan.

This money was previously allocated to the Play and Rec Fund that was opened up to community groups, parish councils across the Borough, however, as consultation has already been carried out and sites scored for quality and value across the Borough to write a strategy that has been approved, it is felt that the money can justifiably be allocated to schemes that demonstrate the need.

17. **Play Space – site or ward specific.** Approximately £116,000 is uncommitted and needs approval to be allocated. Other S106 allocations have already had approval such as Eaves Green, Rangletts Rec, Union Street in Whittle-le-Woods and Buttermere Green. The money has come from various developments either for site specific play areas or play areas in a ward or settlement. This money has been allocated to the most appropriate schemes in order to deliver the strategy. In areas such as Clayton-le-Woods, the money could be spent on numerous sites which score as low quality, however, the sites which are allocated first in the strategy are proposed to be improved using the S106 first. Some of the money is allocated to areas where sites are high quality and are not included in the action plan but could warrant investment, e.g. Eccleston.
18. **Borough Wide Playing Pitches.** There is approximately £372,000 in receipts for playing pitches. Developer contributions for playing pitches are allocated on a borough wide basis. The playing pitch strategy has scored all playing pitches and ranked them with a score as well as an overall high or low value. It is proposed to allocate the funding to the lowest scoring sites first. The priority sites are Westway in Chorley and King George V in Adlington. Phased schemes are being worked up for these sites.
19. **Green Space.** There is currently £29,000 from developer contributions which is uncommitted and needs approval to deliver improvements to greenspaces in the Borough. Some of this work is already underway, for example £83,000 is remaining in the budget for Carr Brook and is being spent over winter 2015/16. The money for green space sites is specific to areas and will be spent on low quality sites outlined in the strategy in conjunction with land owners. Where enough sums can be pooled or funds area sufficient to start a project money can be spent, such as Eccleston Bannister Lane, Clayton Brook and Meadow Street in Wheelton. Where there are insufficient sums or number of S106 to pool it is recommended to wait for more money to be invoiced. See accompanying spreadsheet for more detail.
20. It is recommended that due to the amount of projects that need delivering, and current staff capacity and commitment to existing projects, 7.5% may be sliced from certain improvement projects to bring in extra staffing resources to deliver the schemes where necessary.

21. Play, Open Space, Playing Pitch Strategy – Action Plan Delivery.

Please refer to the background documents, Play, Open Space and Playing Pitch Strategy 2014-19 Executive Summary and Excel spreadsheet S106 Play Open Space Contributions which outlines which allocations are to be spent on which sites.

A summary of play area projects for 2015/16 (year 2) and 2016/17 (year 3) are shown in Table 1 below. It is proposed to review the action plan projects in 2017/18 and 2018/19 in April 2016 to realign where necessary. This is subject to site scores, S106 in receipt and expected S106 receipts and community and parish partnership working.

It is anticipated that where S106 contributions are claimed for specific sites or there is only one low quality play area in a settlement or ward that approval for spend can be sought from Exec member.

NOTES. £25k has been allocated for Borough wide play areas from Rowland Homes, The Poplars, Coppull. I have recommended that this money is allocated to Hurst Brook play area which is a Chorley Council owned site in the strategy for improvement in 2017/18, it does score as high quality but is very border line and requires improvement. However, we do have more S106 to be invoiced from Coppull from Royal Scott and Discover which will be allocated to other play areas in Coppull.

£26,961 is allocated to play in Eccleston from Bloor Homes, this money could go to the parish council sites of Drapers Avenue, or the unadopted site at Langton Close or The Hawthorns or Middlewood Close which are Council sites. It is recommended that it is allocated to Drapers Avenue and Langton Close as these sites are most in need of the money subject to consultation with the Parish Council.

Playing pitches – 5 sums have been pooled together to create enough budget to take schemes forward from current receipts, however this can be changed if necessary, particularly for Westway. An estimated £100k is needed for King George V, Adlington.

FURTHER INVESTMENT REQUIRED

Extra funding is needed to deliver schemes at Tatton Recreation Ground and also at Coronation Recreation Ground as a result of public consultation, comments from Green Flag Judges and the degrading infrastructure of the sites.

Coronation Recreation Ground requires an extra £150,000 to supplement the existing £107,000. This would enable construction of a new sand based MUGA which would function for tennis and football on the existing double tennis court, refurbish the single tennis court, provide funding to improve the pavilion to create a café, refurbish the play area and rebuild stone retaining walls and look into the feasibility of CCTV. Please note that this site scores High Quality and High Value in the Open Space and Play Area Strategy and will not receive future S106 towards improvements.

Tatton Recreation Ground requires an extra £100,000 to supplement the existing £62,000. This would enable us to replace the existing skate park, install a 3G rubber crumb pitch on the existing tarmac and fence the existing MUGA, resurface the paths, refurbish the bowls hut and improve existing play area provision.

Table 1: Play Area Projects 15/16 & 16/17

The following schemes are to be delivered or started in 2015/2016

Site Name and Location	S106	Investment Agreed 13/14	LCC Contribution Received	Total	Site Ownership	Sums pooled after April 2010 to date	Current Position
Amber Drive, Chorley	18,322			18,322	Chorley Council	2 play	Consultation Carried Out, funding sufficient
Coronation Recreation Ground, Chorley	57,599	50,000		107,599	Chorley Council	1 play and 1 greenspace	Consultation Carried Out, further funding required of £150,000
Tatton Recreation Ground, Chorley	12,418	50,000		62,418	Chorley Council	3 play	Consultation Carried Out, further funding required of £100,000
Abbey Village Play Area	21,507			21,507	Chorley Council	4 play and 1 greenspace	Not Started. Funding sufficient with parish contribution
Grafton Street, Adlington	35,925			35,925	Chorley Council	5 play	Not Started. Funding sufficient
Buttermere Green Play Area, Chorley	23,626		10,000	33,626	Chorley Council	2 play	Consultation planned. Funding sufficient
Byron Crescent, Coppull	0			0	Parish Council	0	Complete
Knowley Brow Play Area, Chorley	21,174			21,174	Chorley Council	4 play	Consultation planned. Funding sufficient
Gough Lane, Clayton Brook	10,841	13,500		24,341	Chorley Council	5 play	Project Scoped. Funding sufficient
Station Road, Croston.	21,352			21,352	Parish Council	3 play and 1 greenspace	Project Scoped. Allocate to Parish for match funding
Union Street, Whittle-le-Woods	19,529			19,529	Chorley Council	3 play	Consultation Carried Out. Ready to start
Waterford Close, Heath Charnock	0			0	Private	0	Allocate money to site owner when in receipt
Westway playing pitches, Chorley	244,867			244,867	Chorley Council	5 playing pitch	Project Being Scoped into phases
Total	487,161	113,500	10,000	618,998			

The following schemes are to be delivered or started in 2016/2017

Site Name and Location	S106	Investment Agreed 13/14	LCC Contribution Received	Total	Site Ownership	Sums pooled after April 2010 to date	Current Position
Harpers Lane Rec, Chorley	0	50,000		50,000	Chorley Council	0	Not Started. Future S106 receipts expected (19K)
King George V Playing Pitches	103,460			103,460	Chorley Council	5 playing pitch	Not Started. Funding sufficient for phase 1
King George V Play Area, Adlington	134	50,000		50,134	Chorley Council	1	Not Started. Funding sufficient for phase 1
Wymott Park, Ulnes Walton	17,110			17,110	Chorley Council	4 play	Not Started. Funding sufficient to start phase 1 of 2.
The Ridings, Whittle	134			134	Chorley Council	1 play	Not Started. Future S106 receipts expected
Millennium Green/Tarnbeck Drive, Mawdesley	1,379			1,379	Parish Council	1 play	Not Started. Future S106 receipts expected
Howarth Road, (Rivington View)	0			0	Private	0	Developer to provide as part of planning permission
Osbourne Drive, Whittle-le-Woods	54,262			54,262	Chorley Council	3 play, 1 greenspace	Not Started. Funding sufficient
Tansley Avenue, Coppull	0			0	Parish Council	0	Not Started. Future S106 receipts expected
Mossie Close, Charnock Richard	42,756			42,756	Parish Council	2 play	Scoped. Allocate to Parish for ballcourt match funding
Brow Hey, Clayton-le-Woods	0			0	Private	0	Not Started. Future S106 receipts expected
Total	115,641	100,000	0	215,641			

IMPLICATIONS OF REPORT

22. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	*	Customer Services	
Human Resources		Equality and Diversity	
Legal	*	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

23. The financing for these capital projects will be a mix of S106 and carried forward Chorley Borough Council funds. As outlined in the report an additional £150k and £100k of Council funds is required for Coronation and Tatton recreation grounds respectively. Requests for this funding will be incorporated into the budget setting process and submitted to Council on 1st March 2016

COMMENTS OF THE MONITORING OFFICER

24. The use of the commuted sums from the signed Section 106 agreements is acceptable on the basis the proposed use complies with the definition contained in the agreement.

JAMIE CARSON

DIRECTOR OF PUBLIC PROTECTION, STREETSCENE AND COMMUNITY

Report Author	Ext	Date	Doc ID
Lindsey Blackstock	5218	16/10/2015	***

Background Papers			
Document	Date	File	Place of Inspection
Play, Open Space & Playing Pitch Strategy 2014-19. Executive Summary	***	***	***
Copy of Report To Cabinet 16.10.15. Excel Doc			

Appendix 1
Stanstead Road Play Area, Chorley.
 Before



After



Jubilee Recreation Ground, Adlington

Before



After



Rangletts Recreation Ground, Chorley

Astley Park

