

# Item no.

Report to: **Development Control and Regulatory Panel**

Date: **25 November 2008**

Report of: **Head of Planning and Building Control Services**

Subject: **Application for S.106 Funding: General Upgrading of the Welfare Park, Wingate**

Ward: **Wingate Ward**

## **The Application Site**

The area of land that is the subject of this application lies to the South of Market Crescent on the land surrounding Wingate R.C. School in Wingate and forms part of an established recreational area comprising of several facilities including a football pitch, bowling green, general open space and a play area. The recreational site lies in the southern part of Wingate situated within close proximity to nearby residential areas. The main request for funding relates to an area of land to the north and east of the bowling green although some development is proposed in between the allotment gardens which are further north.

## **The Proposed Development**

The aim of the proposal is to improve the attractiveness of an existing area of recreational space for use by both local residents and visitors to the area. This will be achieved through the installation of street lighting, new play equipment, implementing access improvements, a planting scheme and visitor signage.

## **Site History**

Wingate Parish Council is aiming to encourage increased use of the facilities by enhancing a substantial community asset that will increase leisure provision in the area. This particular phase of improvements to the area is part of a much larger master plan which will see the introduction of a new sports building and Multi Use Games Area to the park

## **Planning Policy**

The Section 106 funding has been acquired through compliance with Policy 66 of the District of Easington Local Plan, which requires provision of children's play space on housing developments of ten or more dwellings, or a financial contribution as an alternative.

## **Consultations and Publicity**

Not Applicable

# Item no.

## Planning Consideration and Assessment

### Background

Planning approval has been granted recently for four large housing development schemes within Wingate in which the respective developers opted to provide a cash sum through a legal agreement made under Section 106 of the Town and Country Planning Act 1990 instead of providing a recreational facility within the development. The aim of this arrangement is to fund the provision or enhancement of other recreational facilities within the area.

At present the Council has received £128,500 from these developers and there is currently another £7,000 that is due to be received in the future when development commences on the final site. Members may recall that a small-scale scheme for general environmental works in Wingate at a cost of £3,285 has already been approved earlier this year. Therefore the total amount of funding available in Wingate stands at £132,215 once the final contribution has been made.

### The Proposal

As part of the general upgrading of this area of open space, Wingate Parish Council feel it is important to promote and enhance this section of the site given that it is currently underused. This would fall in line with a wider initiative to improve the general environmental appearance of the site.

The budgets for these works are given as;

Contract Preliminaries	£	4,500.00
Upgrade access into car park including kerbs and resurfacing, drainage and signage	£	30,570.00
Upgrade car park including improvements to street lighting, resurfacing and drainage and new fencing	£	57,800.00
Create entrance to park by access control, paving and signage	£	3,150.00
Upgrade access to school by improving existing path, a new path instead of steps, upgrading steps and new handrail	£	15,022.00
Upgrade footpath into the park	£	9,096.00
New footpath into play area and woodland by creating a new footpath and upgrading existing path, linking the paths and create access to play area including signage	£	20,965.00
Refurbish Play area through new equipment and safety surfacing, paving, drainage, Earthworks and planting in addition to site furniture	£	67,655.00
<b>Sub-total</b>	<b>£</b>	<b>208,758.00</b>
5% Contract Contingency Sum	£	10,437.90

# Item no.

<b>Total for works</b>	<b>£</b>	<b>219,195.90</b>
Additional fees	£	11,540.00
<b>TOTAL FOR ALL WORKS</b>	<b>£</b>	<b>230,735.90</b>
Funding secured from other sources including Big Lottery, The Parish and URRI	£	105,735.00
<b>Shortfall</b>	<b>£</b>	<b>125,000.00</b>

A request has been received from Wingate Parish Council for the sum which is outlined above to be met from the Section 106 monies currently held for their use.

Each Agreement is individual to the site and specifies the type and the location of development which would be suitable under its terms. As highlighted the District of Easington is in receipt of the amount of Section 106 monies requested by the Parish that have been secured for the Trimdon area. The current proposal is considered to accord with the terms as laid out in the Agreement.

The request for funding will not utilise all the funds currently available for the Wingate area. It is anticipated that another request will be submitted to utilise the remaining £7,215 to carry out further environmental improvements to the area when later phases of the master plan are brought forward.

## Conclusion

It is considered that the upgrading works at the recreational area will result in an important and valuable asset for local residents and visitors to the area. It is further considered that the proposal is in accordance with the specific requirements for the release of Section 106 monies, which are identified as being made to help towards the cost of the enhancement of a recreational facility within Wingate. Accordingly the request for funding to help ongoing works in this area is considered reasonable and should be supported.

Certain aspects of the proposed works are subject to a current planning application which is yet to be determined. At this stage it is not considered that there are any problems or issues with the application however if planning permission were not granted funding would not be released and a new funding request would need to be made to the Local Authority.

## Recommendation

That the Panel conditionally agrees to the release of the sum of £125,000.00 from the Section 106 Agreement monies to fund the enhancement of the established recreational of Welfare Ground, Wingate once planning permission has been granted and the works have been implemented.

## Background Papers

The following background papers have been used in the compilation of this report.

Section 106 Register

Letters from Wingate Parish Council including plans of the proposed development

District of Easington Local Plan