

Item 5

KEY DECISION

REPORT TO CABINET
2 NOVEMBER 2006

REPORT OF DIRECTOR OF LEISURE
SERVICES

Portfolio: Leisure and Culture

Feasibility Study, Development of Open Space, Burnhill Way, Newton Aycliffe

1 SUMMARY

In June 2005 LDA Design Consultants were appointed by the Borough Council to devise a 2 option approach for the redevelopment of land along Burnhill Way in the western area of Newton Aycliffe.

The final version of the feasibility study has now been received and members of Cabinet are asked to agree a way forward.

Plans will be available for members but in essence the area of land under consideration extends from Burn Lane, which is adjacent to the Pioneering Care Centre through to Greenfield Way, which is adjacent to Greenfield Community Arts College.

2 RECOMMENDATION

- That Cabinet agree to consult on the key findings of the report and report back in due course.

3 DETAIL

Members may be aware that in the early days of the Cobblers Hall development, significant sport and recreational provision was identified for this land, information which was contained in the area structure plan.

The recent playing pitch strategy and other developments has led officers to reconsider sport and recreation provision which originally included providing grass pitches for a range of sporting activity.

It is clear that given the extent of the way in which the Cobblers Hall site has been developed to date, sports provision and its location needs to be reconsidered. In an effort to provide options for land use, LDA Consultants were commissioned in 2005 to develop a two option appraisal.

Although the study suggests some fairly major engineering consideration to the pedestrian underpasses that run alongside Burnhill Way, in essence the environmental features suggest an exciting gateway into the town of Newton Aycliffe providing a progression from informal play through to more organised sporting activity.

It is clear from the feasibility study that more detailed local consultation is required and members are asked for their views to enable officers to develop a strategy for what is currently a significantly underused area of public open space.

4 FINANCIAL CONSIDERATIONS

Although LDA Consultants have identified costs in their study, without the benefit of detailed consultation around what might be considered appropriate, any financial analysis at this stage serves little purpose.

However, should Cabinet agree to the reports recommendation, consideration will be given to whether the capacity to commence the public consultation exercise exists in-house or whether it is necessary to buy this in from external sources.

5 CONSULTATION

The consultants have taken soundings from a limited local audience in Newton Aycliffe about their proposals and it was always accepted that within the budget profile for commissioning this study more consultation would be required with all those organisations and individuals who could be affected by investment in the Cobblers Hall area.

6 LINKS TO COUNCIL AMBITIONS

The development of this land into an attractive exciting gateway into the town of Newton Aycliffe will contribute to the key regeneration principles of bringing currently underused/unattractive land into greater public use.

7 OTHER MATERIAL CONSIDERATIONS

7.1 Risk Management

Key risk issues which could impact on the project are around the relationship between the outcome of public consultation and the ability to deliver the project in a way which reflects the consultation.

Planning issues and an environmental impact study will need to be taken into account.

7.2 Sustainability

Consideration as to future maintenance of the land mass will be required if a high quality scheme is to be sustained in the long term.

7.3 Equality and Diversity

Not Applicable.

7.4 Crime and Disorder

Opportunities provided by the scheme to encourage more sport, physical activity and play will add to the ability to divert some people into more positive use of their leisure time.

7.5 Human Rights and Social Inclusion

Not Applicable.

7.6 Health and Safety

Not Applicable.

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Ward(s) More than two wards.

Background Papers

Examination by Statutory Officers

	Yes	Not Applicable
1. The report has been examined by the Councils Head of the Paid Service or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. The content has been examined by the Councils S.151 Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. The content has been examined by the Council's Monitoring Officer or his representative	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. The report has been approved by Management Team	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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