

Item no.

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

Date: **20 May 2008**

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

Subject: **Application for S.106 Funding: Upgrading of Children's Play Area at the open space adjacent Ravensworth Court, South Hetton**

Ward: **Easington Village and South Hetton Ward**

The Application Site

The recreational area that is the subject of this application occupies an area of land to the east of Ravensworth Court which is situated some 150 metres north of Front Street. The site forms part of an established recreational park which occupies quite a central position in relation to surrounding housing estates and existing transport networks. The park is roughly circular in shape and currently benefits from existing play equipment although this is in quite a run down state.

The Proposed Development

The aim of the proposal is to provide an attractive play space for use by both local residents and visitors to the area. This will be achieved through the installation of several new pieces of play equipment to replace the older equipment currently on the site.

Site History

South Hetton Parish Council is aiming to encourage increased use of the park by creating a substantial community asset that will increase leisure provision in the area. This particular phase of improvements to the children's play facilities at South Hetton on the recreational space to the east of Ravensworth Court will complement a wider scheme to upgrade other sections of the open space.

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

Planning Consideration and Assessment

Background

Over the last few years a number of planning permissions have been granted for housing developments within South Hetton in which the respective developers have

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opted for providing cash sums through legal agreements made under Section 106 of the Town and Country Planning Act 1990 instead of providing recreational facilities within their various schemes. 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 £73,750 from these developers and there is currently another £16,500 that is due to be received in the future when development commences on these sites.

The Proposal

As part of the general upgrading of this area of open space, South Hetton Parish Council feel it is important to promote and enhance the children's play park currently at the site. This would fall in line with a wider initiative to improve the general environmental appearance of the site and bring this particular piece of recreational space to a standard in line with other areas within the locality.

The budgets for these works are given as;

Summary of page totals	£	100,329.78
Plus contingencies @ 5.0%	£	£5,016.49
Sub Total	£	105,346.26
Plus Groundwork fees @ 12.0%	£	12,641.55
Sub Total	£	117,987.82
CDM Co-ordinators fees	£	940.00
Signage	£	120.00
TOTAL FOR ALL WORKS	£	119,087.82
Funding secured from other sources	£	64,087.82
Shortfall	£	55,000.00

A request has been received from South Hetton Parish Council for the shortfall in their budget 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 majority of the Section 106 monies secured for South Hetton. The current proposal is considered to accord with the terms as laid out in the individual Agreements.

Conclusion

It is considered that the upgrading works at the Children's Play Area will result in an important and valuable asset for local residents and visitors to the area. It is further considered that the proposals are 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 the South Hetton

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area. Accordingly the request for funding to help ongoing works in this area is considered reasonable and should be supported.

Recommendation

That the Panel agrees to the release of the sum of £55,000 from the Section 106 Agreement monies to fund the shortfall in the budget for the Children's Play Area Improvements at the land adjacent Ravensorth Terrace.

Background Papers

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

Section 106 Register

Letters from South Hetton Parish Council including plans of the proposed development

District of Easington Local Plan