

Item no.

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

Date: **17 March 2009**

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

Subject: **Application for S.106 Funding: Enhancement of Children's Play area at Memorial Park, Horden**

Ward: **Horden South Ward**

The Application Site

The Memorial Park at Horden is the area of land that is the subject of this funding request. Due to its location the park occupies quite a central position in relation to surrounding housing estates and existing transport networks. The open space is roughly rectangular in shape and currently benefits from existing play equipment and a recreational ground.

The Proposed Development

The aim of the proposal is to enhance the existing play space for use by both local residents and visitors to the area. This will be achieved through the installation of new safety surfacing around the existing play equipment at the site.

Site History

Horden Parish Council is aiming to encourage increased use of Memorial Park by enhancing a substantial community asset that will improve leisure provision within the area.

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

Planning approval has been granted recently for three housing development schemes within Horden in which the developers have opted to provide cash sums 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.

Item no.

At present the Council has secured a total of £33,000 for the area of which £12,750 has been received from developers. The Parish Council on this occasion request to utilise the funds from the rear of Dene House Road development for £7,500.

The Proposal

As part of Horden Parish Council's aim to upgrade this area of open space, they feel it is important to promote and enhance the children's play park currently at the site. This scheme falls in line with a wider initiative to enhance other recreational spaces within the village.

The budgets for these works are given as;

Coloured safety surfacing	£	7,500.00
TOTAL FOR ALL WORKS	£	7,500.00

A request has been received from Horden Parish Council for the above amount 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 on this occasion which have been secured for the Horden area. The current proposal is considered to accord with the terms as laid out in the Agreement.

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 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 Horden. 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 £7,500 from the Section 106 Agreement monies to fund the enhancement of the Children's Play Area at Memorial Park, Horden.

Background Papers

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

Section 106 Register
Letters from Horden Parish Council including plans of the proposed development
District of Easington Local Plan