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**CENTRAL PARK**

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**Responsible Cabinet Members - Councillor David Lyonette,  
Regeneration and Planning Portfolio  
Councillor Don Bristow, Resource Management Portfolio**

**Responsible Director - John Buxton, Director of Development and Environment**

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**Purpose of Report**

1. To seek agreement to undertake the relocation of some of the Hundens Lane allotments to Arnold Road as a Darlington Borough Council capital project on behalf of Tees Valley Regeneration (TVR) and to release the requisite funding received from Tees Valley Partnership and/or TVR for this purpose.

**Information and Analysis**

**Background**

2. On 13 July 2004, Cabinet resolved that the Council participate in the Central Park project as landowner, including the relocation of the Council depot to a location off Yarm Road/Salters Lane and relocation of the Hundens Lane allotments to alternative sites.
3. The Council have entered into a joint venture agreement with TVR, English Partnerships and ONE North East, following Cabinet approval in April 2006.
4. The Haughton Road junction contract and associated infrastructure works on behalf of Tees Valley Regeneration (TVR) are now complete following Cabinet approval to release the requisite funding received from the Tees Valley Partnership and/or TVR for this purpose. The 4 No. Council houses on Vicarage Road have been demolished to facilitate the road junction/access road.
5. The new Darlington College, located on Central Park is complete and opened to students in September 2006.
6. Consultations with allotment holders have taken place and construction of two of the three new sites is estimated for completion in March 2007.

**Arnold Road Allotments**

7. In order to progress the Central Park development between Yarm Road and Haughton Road, the allotments on Hundens Lane must be relocated.
8. On 15 February 2005, Cabinet granted authority to relocate the Hundens Lane allotments to alternative sites on Lascelles Park and Arnold Road.

9. The Lascelles site was awarded and managed by TVR and is estimated for completion in March 2007.
10. Since the Council will ultimately own the new sites, it has been proposed and agreed by the Central Park project board that the Council be requested to award and manage the Arnold Road contract. This will also enable VAT to be recovered on the contract.
11. The necessary funding has been secured from One NorthEast's Single Programme allocation for Central Park and will be distributed to the Council via the Tees Valley Partnership and/or TVR. The funding will be in the form of an 'offer letter' or legal agreement committing to give the Council funds for the cost of the works estimated at £500,000. Any cost overruns on the contract will be a cost to the Central Park project and met by TVR/One NorthEast.
12. The works involved to include a secure perimeter fence, levelling of the site, producing 42 allotments with internal fencing, structures and internal parking provision. A site plan is **attached**.
13. Planning application for Arnold Road allotments was submitted on 29 January 2007 and in line with the Council's procedures, works are estimated to commence in May 2007 with completion in September 2007.
14. Extensive consultation on Central Park have taken place as part of the application for outline planning permissions. Previous consultations on the masterplan for Central Park have been carried out by TVR and have produced largely supportive responses.
15. Additional consultations will be held as the schemes progress.
16. Specialist consultants, Groundwork West Durham were engaged to manage the consultation process and numerous consultations have been held with the allotment tenants, who are supportive of the relocations.

### **Outcome of Consultation**

17. A consultation with residents in the vicinity of the site was held on 11 December 2006 and this assisted in reassuring residents of the measures being taken to minimise disruption and aesthetical measures planned through landscaping and the engagement of landscape designers and artists.

### **Legal Implications**

18. This report has been considered by the Borough Solicitor for legal implications in accordance with the Council's approved procedures. There are no issues which the Borough Solicitor considers need to be brought to the specific attention of Members, other than those highlighted in the report.

## **Section 17 of the Crime and Disorder Act 1998**

19. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is not considered that the contents of this report have any such effect. Particular attention is being given to ensuring that the design promotes personal safety, and deters anti-social behavior and vandalism.

### **Council Policy Framework**

20. The issues contained within this report do not represent change to Council policy or the Council's policy framework.

### **Decision Deadline**

21. For the purpose of the 'call-in' procedure this does not represent an urgent matter

### **Key Decisions**

This report represents a Key Decision because it affects more than one ward.

### **Recommendation**

22. It is recommended that subject to the Council receiving confirmation of funding for the Arnold Road allotment site, Members agree to the contract being awarded and managed by the Council and to the release of such funding to the value of approximately £500,000.

### **Reasons**

23. The recommendations are supported by the following reason: to progress the relocation of the Hundens Lane allotments to Arnold Road which is essential to the Central Park development .

**John Buxton**  
**Director of Development and Environment**

### **Background Papers**

No Background papers were used in the preparation of this report.

Rebecca Dent : Extension 2041  
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