

**CABINET
7 JANUARY 2025**

RELEASE OF CAPITAL FOR CHILDREN'S PLAY AREA – WEST PARK

**Responsible Cabinet Member -
Councillor Libby McCollom, Local Services Portfolio**

**Responsible Director -
Dave Winstanley, Executive Director – Environment, Highways & Community Services**

SUMMARY REPORT

Purpose of the Report

1. The purpose of the report is to request the release of capital from the Section 106 Mount Pleasant and Stag House Farm agreement for a children's play area as part of the West Park development.

Summary

2. Through the Section 106 agreement for the West Park Development, a capital allocation of £333,565 has been received for a new children's play area.

Recommendation

3. It is recommended that the £333,565 capital allocation for West Park play area be released.

Reason

4. The recommendation is supported to enable the section 106 funding to be spent on the provision of a new play area.

**Dave Winstanley
Executive Director – Environment, Highways and Community Services**

Background Papers

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

Council Plan	The provision of a new play area has a positive impact on a number of the Council's priorities.
Addressing inequalities	The play area will be open to all residents, therefore contributing to inclusivity.
Tackling Climate Change	There is no impact on Climate Change
Efficient and effective use of resources	The funding for the play area is from Section 106 funding from the West Park Development.
Health and Wellbeing	Provision of play areas has a positive impact on young people's health and wellbeing.
S17 Crime and Disorder	Ensuring play areas are well maintained provides opportunities for young people to engage in positive activities.
Wards Affected	Brinkburn and Faverdale
Groups Affected	Young people will benefit from improved play areas.
Budget and Policy Framework	There is no impact on the budget and policy framework.
Key Decision	No
Urgent Decision	No
Impact on Looked After Children and Care Leavers	This report has no impact on Looked After Children or Care Leavers.

MAIN REPORT

Information and Analysis

5. As part of a Section 106 agreement for the Mount Pleasant and Stag House Farm development 15/00450OUT the capital funding agreed for a Children's play area on the West Park Development at Cow Green has now been received by the Council.
6. The funds were provided jointly by the developers West Park Joint Venture Ltd and Bussey and Armstrong Projects Ltd (BAPL). The site is approximately 1.55 hectares between Edward Pease Way (east) and Mortimer Wheeler Drive (west) as detailed on the attached plan at **Appendix 1**. The land is currently owned by BAPL and will be transferred to the Council free of charge.
7. The play area will be a mixture of landscaping and play equipment that will fit into the overall design and landscaping strategy for the development. Planning permission has already been approved under ref 22/00256/RM1, dated 12 September 2022.
8. Subject to Cabinet approval to release the capital, work will commence on finalising the design and tender documentation prior to going out to tender in early 2025. With work starting on site in spring 2025, it is anticipated that the play area could be completed and ready for the summer holidays in 2025.

Financial Implications

9. A capital allocation of £333,565 has been paid to the Council as part of the Section 106 agreement for Mount Pleasant, which is allocated to the play area on West Park as detailed above.
10. Future maintenance and inspections will be covered by existing budgets and arrangements on West Park.

Legal Implications

11. The funding is part of the wider development and is included in the Section 106 agreement for Mount Pleasant 15/00450OUT.

Estates and Property Advice

12. The site for the play area as detailed above will be transferred to the Council free of charge from BAPL.

Procurement Advice

13. Any procurement activity will be carried out in line with the Council's Contract Procedure Rules and current Procurement Legislation.

Consultation

14. It is anticipated a consultation process with local residents and school children will commence in March 2025.