

## **HIGH PEAK BOROUGH COUNCIL**

### **The Executive - Individual Executive Decisions**

**21 September 2023**

<b>TITLE:</b>	<b>Allocation of s106 monies from the Land at Burlow Rd &amp; Heath Nook Rd Development towards new play equipment at Trent Avenue Play Area, Harpur Hill.</b>
<b>EXECUTIVE COUNCILLOR:</b>	<b>Councillor Damien Greenhalgh - Deputy Leader &amp; Executive Councillor for Regeneration, Tourism and Leisure</b>
<b>CONTACT OFFICER:</b>	<b>Sally Curley – Service Development Officer</b>
<b>WARDS INVOLVED:</b>	<b>Cote Heath Ward</b>

#### **Appendices Attached – None**

#### **1. Reason for the Report**

- 1.1 To seek approval to allocate £14,000 s106 funding from the Land at Burlow Rd & Heath Nook Rd, Buxton developments towards new play equipment, signage and seating at Trent Avenue Play Area, Harpur Hill.

#### **2. Recommendation**

- 2.1 That the Executive Councillor for Regeneration, Tourism and Leisure approves £14,000 s106 funding for play area improvements, signage and seating at Trent Avenue Play Area, Harpur Hill as outlined in the report.

#### **3. Executive Summary**

- 3.1 Trent Avenue Play Area is located next to Harpur Hill Primary School. The current condition of the existing equipment is good, however, it is limited in play value and there is room to include additional items to improve this further.
- 3.2 Families with children at the school have asked whether the site could be improved. Through the involvement of the Primary School this has led to engagement and discussion with a number of requests for additional items including things such as swings and a roundabout to be installed to enhance the play value and allow for longer visits to the site. Ward members are also supportive of any improvements.

- 3.3 Harpur Hill Primary School is the only primary school in Harpur Hill and therefore will accommodate the majority of new children from both of the Heathfield Nook housing developments (phase 1 and 2) as well as the Persimmon Homes development. As such, it is a key asset for the local community and is extremely well used before and after school.
- 3.4 The land at Heathfield Nook & Burlow Road development (HPK/2014/0403 & variation 3.7.18) s106 agreement states that the play contribution of £91,342.70 can provide for improvements at Cote Heath Skate Park or the provision, maintenance and management of any play space within a 2 mile radius of the site.
- 3.5 As Trent Avenue Play Area falls within the geographic remit of the s106 agreement it would therefore benefit from additional play equipment provided by the s106 funds and would be very much within the spirit of the agreement.
- 3.6 The costs for the new equipment at the play area, as well as new signage and seating, are £14,000.

#### 4. **How this report links to Corporate Priorities**

- 4.1 Delivering play and open space projects in accordance with s106 agreements will contribute towards the following corporate priorities:

Aim 1: Supporting our communities to create a healthier, safer, cleaner High Peak. It will enable the development of a positive relationship with communities who will be engaged and involved throughout the project process, and will quite clearly see the benefits within their local community. With s106 contributions focussed on improvements to open space and play, these projects create leisure opportunities focussed on improving health and physical activity in free outdoor and indoor provision.

- 4.2 The s106 funds can be utilised towards play and open space projects which are needed but are currently unfunded, and this will also significantly reduce the risk of any funds having to be paid back.
- 4.3 This also links to Aim 4: Protect and improve the environment through the provision of quality parks and open spaces and clean streets. These identified projects will undoubtedly enhance the quality of recreational facilities in Memorial Park and increase opportunities for play, recreation and physical activity for the community of Harpur Hill, Buxton.

#### 5. **Alternative Options**

- 5.1 The Council has two options available to it:
  1. To allocate the s106 funding to increase play value and quality at Trent Avenue Play Area (**Recommended**)

- 5.2 2.To do nothing – this will mean that the community facilities in Harpur Hill are not enhanced to meet the needs of the growing community here due to the significant house building in the area.

## 6. Implications

- 6.1 Community Safety - (Crime and Disorder Act 1998)  
Improvements to open spaces and recreational facilities in the vicinity of the s106 agreements will increase usage of these sites, thus helping to create safe environments. It will provide opportunities for the whole community to become more involved and partake in activities which will potentially divert children and young people away from anti-social behaviour.
- 6.2 Workforce  
The play area will continue to be inspected and maintained by our grounds maintenance partner AES.
- 6.3 Equality and Diversity/Equality Impact Assessment  
Throughout the development of the open space improvements, any new facilities or equipment will be inclusive for all. The new play equipment will include items which are accessible to able and non-able bodied children.
- 6.4 Financial Considerations  
The costs for improvements to the play area which include two new items of equipment, signage and seating are £14,000. This will be funded from existing s106 funds which are allocated to the provision, maintenance and management of any play space within a 2 mile radius of the Site which includes the site at Trent Avenue.
- 6.5 Legal  
The Council is accountable for the delivery of improvements through the planning obligations set out in the s106 agreement, which is a legally binding document. The proposed project is within the parameters of the agreement as outlined above in section 3.4.
- 6.6 Climate Change  
The installation of new play equipment will enhance the play value and quality of the facilities reducing the ongoing maintenance costs. Enhancing the site will mean that residents from the locality will utilise this provision, rather than travelling, thus reducing car use and encouraging walking and cycling to the play area. The use of local suppliers and contractors where possible will also contribute to the climate change agenda as well as using materials which are sustainably sourced.
- 6.7 Consultation  
The play area is next to Harpur Hill Primary School and they have consulted with parents and children who have all identified a need

for additional equipment at this play area to enhance the children's experience. It is a very popular space both before and after school and the Primary School are very supportive of the proposed improvements. The local ward members have also been involved and are keen to see this project delivered.

#### 6.8 Risk Assessment

The Council has a responsibility to ensure that facilities meet the needs of the local community and that s106 funds are allocated within their intended catchment to benefit residents. It is therefore acknowledged that the use of s106 monies for this purpose would be acceptable and reduces the risk of them having to be repaid.

Mark Trillo

#### **Executive Director (Governance & Commissioning)**

#### **Web Links and Background Papers**

#### **Contact details**

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#### **7. Detail**

- 7.1 Trent Avenue Play Area is located next to Harpur Hill Primary School and was originally installed in 2003 as a facility for both the school and local community to use. The limited funds at the time allowed for only 2 items of play equipment to be installed which included a low level trim trial and climbing unit which meant that space was available for additional equipment at some point in the future.
- 7.2 The current condition of the existing equipment is good, however, families with children at the Primary School have requested that additional items be installed to enhance the play value and allow for longer visits to the site.
- 7.3 The play area is extremely well placed to provide opportunities for physical activity and fun both before and after school and is seen as a safe place being close to the school. The proposal to increase the play value is very much supported by the school who see it as a key asset to the local community.
- 7.4 Harpur Hill Primary School is the only primary in Harpur Hill and therefore will accommodate the majority of new children from both of the Heathfield Nook housing developments (phase 1 and 2) as well as the Persimmon Homes development.
- 7.5 The local ward members are very keen to see the site enhanced and the school have undertaken some general discussion with families who have suggested that swings should be included and possibly a roundabout or see saw.

- 7.6 Advice and costs have been sought which show that a combination of a flat, cradle and inclusive basket swing along with a tipi roundabout can be accommodated within the space available. The costs for supply and installation of these items including appropriate safety surfacing is £12,000.
- 7.7 Costs for new signage and seating are also to be included at the same time which are £2,000 making up the total s106 request of £14,000.
- 7.8 The Land at Heathfield Nook & Burlow Road development (HPK/HPK/2014/0403 & variation 3.7.18) s106 agreement states that the play contribution is a contribution towards the development, maintenance and/or refurbishment, including the purchase of new equipment and/or provision of other facilities at the Cote Heath Skate Park, Buxton and/or the provision, maintenance and management of any play space within a 2 mile radius of the site.
- 7.9 The off site contribution which has been secured by the Council towards play improvements from this development is £91,342.70.
- 7.10 Cote Heath Skate Park has received capital funding as part of the Council's Play and Outdoor Sport Investment and Delivery Plan as well as s106 funding from Land at Foxlow Farm development (HPK/2013/0603 and HPK/2017/05990).
- 7.11 Trent Avenue Play Area falls within the geographic remit of the s106 agreement being within a 2 mile radius of the development and would therefore benefit from additional play equipment provided by the s106 funds.