

BASFORD AND BESTWOOD AREA COMMITTEE – 21 SEPTEMBER 2016

Title of paper:	Use of Section 106 Funding on Parks & Open Spaces in Basford	
Directors/ Corporate Directors:	Andy Vaughan, Corporate Director, Commercial & Operations	Wards affected: Basford
	Hugh White, Director, Sport, Culture & Parks	
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Other colleagues who have provided input:	James Tilford, Parks Development Officer Emily Aron, Biodiversity Officer Alex Begg, Allotments Officer	
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input checked="" type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
This report sets out proposals for the spend of £95,000 of Section 106 funding on parks, open spaces and allotments in the Basford ward.		
Recommendation:		
1	To approve the allocation of the Section 106 funding (from planning application 09/03300/POUT) as set out in the report.	

1 REASONS FOR RECOMMENDATIONS

- 1.1 The Parks Development Officer, Allotment Officer and Biodiversity Officer have set out proposals for the spend of £95,000 Section 106 funding that is now available to spend on the “provision and/or enhancement of open space in the City of Nottingham”. The development that generated the funding was in the Basford ward and so the spend proposals are for Basford.

- 1.2 Whitemoor Nature Reserve is a linear open space running alongside the River Leen between Western Boulevard and Wilkinson Street. The site is a haven for wildlife, providing an important green infrastructure asset on a relatively natural stretch of the otherwise heavily engineered River Leen. Since a cycle-route and boardwalk have been installed allowing the open space to function as a through-route linking St Leodigarius' church to Wilkinson Street, footfall has increased and the quality of this space for users has become all the more important.
- 1.3 The improvements proposed are aimed at improving its quality in terms of biodiversity value as well as accessibility and enjoyment for visitors. Benches would be installed at appropriate locations for people passing through to stop and enjoy the space in comfort. Creation of a wildlife pond at a naturally low and damp part of the site will increase the biodiversity value of the nature reserve and provide complimentary habitat to the existing stretch of river and marsh habitat adjacent to the tram and rail route. This will support a greater range of wildlife, as well as creating a focal point for visitors. New surfaced pathways will link the pond to existing routes. Extensive litter and fly-tipped waste that has accumulated on the nature reserve will be removed and the areas affected levelled and landscaped to make them safe and attractive. Extensive habitat management will be undertaken to make trees safe and to reverse natural succession to scrub that has taken place. The habitat management will create a more open and species-diverse area that will be easier to maintain in the future. Any felled timber will be retained on site as habitat piles for invertebrates and amphibians.
- 1.4 Stockhill Park has benefited from pavilion refurbishment, a new play area and will soon receive a new outdoor gym. However funding is still required for park entrance gates, installing electric shutters on the pavilion and installing a path around the park. It is proposed to allocate £30,000 to the site.
- 1.5 Stockhill Circus contains a small area of approximately 11 allotments many of which are currently unusable due to waste clearance needed. It is proposed to allocate £5,000 to bring this site back into use so that the allotments can be allocated to City residents on the waiting list.
- 1.6 Bagthorpe and Whitemoor Allotments are managed by allotment associations. It is proposed to allocate £30,000 funding to the site to make improvements that will increase the sites' capacity and ability to take on new allotment tenants. These works will also encourage the associations to take on a new lease and/or management agreement with the City Council, which will require that they provide higher standards of customer service, equality and diversity policies and work jointly with the City Council on allotment waiting lists, for example.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Planning application 09/03300/POUT was an outline application for the erection of 39 dwellings following demolition of existing buildings, at site of Breconshire Dyeworks, Barlock Road.
- 2.2 The planning approval included a Section 106 agreement which agreed that the developer would pay an £82,188.38 open space contribution to Nottingham City Council prior to the occupation of 50% of the housing units.
- 2.3 As the financial contribution was index linked, £95,016.52 was received from BDW Trading Limited in October 2015.

2.4 The Section 106 agreement sets out that this funding must be used “towards the provision and/or enhancement of open space in the City of Nottingham” and must be spent within 5 years of receipt, i.e. by October 2020.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

3.1 If the Section 106 funding is not allocated and spent by October 2020, it would be possible for the developer to reclaim it.

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

4.1 The spend proposals are summarised as follows:

Site	Proposals	Spend
Whitemoor Nature Reserve	Landscaping Pond creation Path works Site furniture	£30,000
Stockhill Park	Park gates Pavilion shutters Path works around park	£30,000
Stockhill Circus Allotments	Waste clearance to allow re-use of allotments	£5,000
Whitemoor & Bagthorpe Allotments	Path works & access surfacing Security improvements Plot access improvements Power supply	£30,000
TOTAL		£95,000

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 Legal comments will be sought at the Delegated Decision stage of approvals.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

6.1 N/A

7 EQUALITY IMPACT ASSESSMENT

7.1 An EIA is not required because this report does not include proposals for new or changing policies, services or functions.

8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 8.1 Section 106 agreement: Nottingham City Council and Crestmont Holdings Limited, re development land at Barlock Road, Basford, Nottingham, dated 19 January 2010.

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 9.1 None.