

REPORT FROM: Planning, Economic Development and Regulatory Services
Manager

TO: Brierfield & Reedley Committee

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Section 106 Agreement for the Former Lucas Sports Ground

PURPOSE OF REPORT

To set out updated proposals for the use of the £200,000 funding for outdoor recreation/play infrastructure improvements in the Brierfield & Reedley area.

RECOMMENDATION

That members approve the updated proposals set out in the report.

REASONS FOR RECOMMENDATION

- (1) The proposals provide the necessary outdoor recreation and play facilities to serve the residents of the housing development and the local vicinity through a mixture of on-site provision at Lucas Sports Ground and the augmentation of existing green space facilities in the Brierfield & Reedley area that also serve the community.
- (2) These are the most reasonable and practicable projects to implement and take in to consideration important factors such as cost, demand, potential usage, the ongoing management and maintenance of the facilities, sustainability and ensuring liability and ownership issues are kept to a minimum (in reference to the transfer of services to Town/Parish Councils).
- (3) The proposals specifically put forward for the former Lucas Sports Ground site reflect the demand/needs of local residents (primarily from Clarkson Close, Reedley Drive and Reedley Road).

ISSUE

1. A report was submitted to the November 2019 Committee detailing suggested proposals for the use of the £200,000 funding for outdoor recreation provision and infrastructure that would serve the residents on the periphery of the site and the local community.

2. Subsequently, members resolved:
 - That members of this Committee agree to meet with local residents, Reedley Hallows Parish Council and officers of Pendle Council.
 - That the Planning, Economic Development and Regulatory Services Manager be asked to submit an update report to the next meeting of this Committee.
3. Following the November meeting, Reedley Hallows Parish Council met on the 9th December 2019 to discuss the proposals set down for the Lucas Sports Ground site specifically. It was decided that they would like to have the opportunity to raise some issues they had regarding the site and the report proposals prior to the public meeting which was yet to be organised.
4. As such, a meeting was set up between Pendle Council Officers and some members of the Reedley Hallows Parish Council in addition to a few residents who lived near to the Lucas site on 18 December 2019.
5. At this meeting, Reedley Hallows Parish Council put forward some ideas/options for alternative facilities at the Lucas Sports Ground site. They felt that a Cricket pitch wasn't a necessity and that the provision of a toilet block should not be pursued. They wanted to see a small play area, trim trail and then open green space for local people to enjoy as opposed to more formal usage of the site from Football and Cricket. The Parish Council agreed that they would firm up their ideas and put forward their proposals at the upcoming public meeting.
6. The public meeting took place on the 8 January 2020 at Brierfield Community Centre. Residents from Clarkson Close, Reedley Drive, Reedley Road and The Crescent were sent invites. The meeting notes are provided in Appendix 1.
7. At the meeting, the general consensus from the residents who lived nearby and Reedley Hallows Parish Council was that they did not want the Cricket pitch, the toilet block would be a magnet for ASB and as such should not be pursued and that they wanted the majority of the site to be a more family friendly wildlife/nature themed informal recreation space. The trim trail was looked on favourably as was having a grassed area that lent itself to having Football provision (be it formal or informal use).
8. Belvedere & Calder Vale Sports Club (located nearby) expressed a desire to use any Football pitch developed on site due to demand for their own facilities increasing year on year. It was identified by both them and the Green Spaces Manager that there was a definite need for more junior pitches in the locality to cater for the increase in demand for small sided pitches.
9. Under 9's and Under 10's (who play on 7-a-side pitches) do not need changing facilities and tend to come to matches changed and ready to play. The Belvedere & Calder Vale Sports Club site is approximately 5 minutes' walk from the Lucas site. Belvedere has appropriate changing and toilet facility provision on site if necessary. Subsequently, the toilet block originally mooted is not needed.
10. Any new developments and/or improvement of existing facilities need to be compliant with regulations relating to the use of Section 106 contributions as well as taking in to consideration cost, demand, potential usage of certain facilities, the management and maintenance of them once in place, sustainability and ownership/liability issues in the long term.

11. We have taken in to consideration the suggestions outlined as part of the meeting with Reedley Hallows Parish Council and the public meeting in early January 2020. We have also re-evaluated our needs in terms of what facilities and improvements are needed for the future from a sports pitch provision point of view. The list developed below reflects a reasonable and practicable way forward which hopefully satisfies, and is in accordance with, the local community and Pendle Council's needs.

12. Therefore, the projects we are now proposing to be funded by the above sum are:

Lucas Sports Ground:

- Small play area and nature themed informal space (£80,000) – This would be developed on the former Cricket Oval area of the site. It would include a small toddler orientated play area, a figure of eight path network, picnic area, wildflower meadow, an informal grassed area and tree planting to create a small woodland area which would enable wildlife and nature to flourish. New benches and bins would be installed. The Reedley Hallows Greenway path that runs along the top of the site to Reedley Drive would also be upgraded.
- Trim Trail (£7,500) – A small fitness trail would be developed around the periphery of the junior Football area. The equipment would be low key and robust to cope with open access exposure.

A draft plan of the Lucas Sports Ground proposals is attached in Appendix 2.

Heyhead Park:

- Extend existing senior play area (£13,000) - two additional pieces of senior play equipment would be added to the adventurous play facility. An old, unused spinner would be taken out and replaced with a more contemporary piece. Appropriate safety surfacing would be provided.
- Trim Trail (£8,000) – A small fitness trail similar to the one proposed at the Lucas site would be developed adjacent to the existing junior playground.
- Junior playground improvements (£11,000) - Replacement of an old see saw with a small ground trampoline. A self-closing gate would be installed in addition to a concrete pad to replace the existing dog grid (which is not fit for purpose).
- Installation of Multi-Use Games Area (MUGA) (£48,000) – the MUGA would replace the existing middle court that is currently a tennis court that is rarely played on. The area would be re-surfaced and a new path formed to access the court from the play area side. We feel that a dedicated MUGA would be a great addition to the Park and something that would be used by children of all ages throughout the year. The facility would cater for Football, Cricket, Basketball and Netball. The facility would not be floodlit.
- Re-surface existing ball court and line mark (£12,000) – The 5-a-side Football ball court would be re-surfaced, line marked and a new path and entrance point formed to allow easier access from both sides.
- Re-surface existing tennis court, replace fencing and line mark (£10,000) – The tennis court would be re-surfaced and line marked.

Appendix 3 provides a plan of the play area and trim trail improvements.

John Bradley Playing Fields:

- Drainage improvements to 7-a-side Football Pitch (£10,000) – The small sided pitch at this site suffers from poor drainage and as such money would be used to improve

existing, and install new, drainage that would alleviate issues and provide a better facility for juniors using the Football pitch for organised games and informal use.

13. The above costs (£199,500 in total) are estimated and would be subject to a tendering process via the Council's Chest programme ensuring best value and competitive rates are forthcoming. The proposals may need further modification depending on the outcome of this exercise.
14. We have also received two other suggestions. The first is for the installation of floodlights at the existing **Taylor Street MUGA** in Brierfield. This is a well-used facility that can facilitate Football, Cricket, Volleyball and Basketball. The floodlights would extend the usage of this site for all users during winter and provide added benefit in terms of health & well-being and encouraging recreational pursuits. The floodlights would be timed to go off at 9pm to ensure that nuisance for local residents was kept to a minimum. This proposal would cost an estimated £18,000.
15. The second suggestion is for improvements of the **play area at Chatburn Park Drive** for a similar estimated cost of £18,000.
16. If Members chose to include either of these as one of the projects to be funded by the Section 106 funding, then a proposal(s) in item 12 would have to be taken out of the original list to accommodate it.
17. The ongoing management and maintenance of the above sites including the proposals in this report rest with Pendle Council's Environmental Services. New equipment would be robust and vandal resistant and would be added to the playground inspector's list for weekly inspection.
18. The original s106 agreement included a football pitch to be provided by Barnfield. This is shown at the lower level on Appendix 2 as a 7x7 junior pitch which could be used for formal and informal football and other sports use.
19. Users of it for organised games would access the site via the main entrance off The Crescent. A vehicular barrier would be in place at all times apart from when teams are using the pitch. Users would be issued with a key for the barrier for them to open and close as and when necessary. The car park would have capacity for approximately 25 spaces.
20. Alternatively, there could be further discussion with Belvedere & Calder Vale Sports Club on an arrangement whereby users met and parked at their existing facility and walked to the pitch.
21. The provision of a sports pitch would bring about more protection under planning regulations than if the whole site was left as informal green space. Once the site has been developed, the Council could look to protect it via the Fields in Trust to ensure it is used as community green space in perpetuity.
22. Members will be aware of the Council's strategy to transfer play facilities and green spaces to Town/Parish Councils in recent years. The Council does not want to take on more liability and as such there would need to be discussion with the Parish Council on responsibility for ownership and maintenance of the different elements of the former Lucas sports ground
23. The extension and upgrade of the play/recreation facilities at Heyhead Park or Chatburn Park Drive would increase the play value and cater for a wider range of ages thus increasing the catchment area for children accessing such facilities from further afield.

24. In conclusion, we feel that the mix of outdoor recreation and play proposals put forward would provide better quality facilities for a wider range of residents within the Brierfield and Reedley area without placing too much additional liability and negative cost implications for the Council in the long term.

IMPLICATIONS

Policy: The proposals set out in the report are compliant with the regulations of the Section 106 Agreement.

Financial: All of the projects would be funded from the Section 106 monies (£200,000). There would be some additional revenue implications in terms of ongoing management and maintenance of some of these facilities but this would be minimal.

Legal: See 'Policy' implications.

Risk Management: None

Health and Safety: None

Sustainability: The upgrade, improvement and extension of existing facilities at Heyhead Park, John Bradley Playing Fields and Taylor Street MUGA will prolong the lives of assets whilst making them more attractive to users.

If there is a sports pitch (Football) on site at Lucas, there is more protection under planning regulations than if the whole site was left as informal green space.

Community Safety: The new and enhanced existing facilities will provide diversionary activity for children/teenagers within the Brierfield & Reedley area. The removal of the proposed Toilet Block for the Lucas Sports Ground site will alleviate any concerns from local residents regarding the potential negative ASB implications.

Equality and Diversity: None

APPENDICES

Appendix 1 – Notes of a public meeting held at Brierfield Community Centre on 8 January 2020.

Appendix 2 – Lucas Sports Ground draft proposals.

Appendix 3 - Proposed Junior and Senior Play Area and Trim Trail improvements for Heyhead Park.

LIST OF BACKGROUND PAPERS

Item 68 – Section 106 Agreement for the former Lucas Sports Ground report to Brierfield & Reedley Committee 03/09/2019

Section 106 Agreement for the former Lucas Sports Ground report to Brierfield & Reedley Committee 06/11/2019