



CABINET: 14 January 2020

Report of: Corporate Director of Place and Community

Relevant Portfolio Holder: Councillor Y. Gagen

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SUBJECT: USE OF SECTION 106 MONIES IN HALSALL

Wards affected: Halsall ward

1.0 PURPOSE OF THE REPORT

- 1.1 To consider a proposal regarding the use of Section 106 (S106) monies for the enhancement of public open space provision in Halsall.

2.0 RECOMMENDATION

- 2.1 That the use of £25,426 of S106 monies be approved to enable improvements to be made at Halsall Memorial Hall.

3.0 BACKGROUND

- 3.1 Members will recall that under policy EN3 of the West Lancashire Local Plan 2012-2027, developers must provide open space facilities as part of housing developments. Where developments are less than 20 dwellings or on sites where it is not reasonable to expect a development to provide on-site facilities, and where there is a deficiency of open space, the Council can require a commuted sum for the provision of new or the enhancement of existing areas of public open space within its area

- 3.2 In accordance with the decision of the Planning Committee on January 10th 2002 the views of the relevant Parish Council/ward councillors have been sought in respect of the potential use of this money.
- 3.3 An Officer working group was established in February 2011 to co-ordinate the receipt of S106 commuted sums and report to cabinet on the use of the funding. A function of this group is to establish levels of uncommitted S106 funds across all wards and liaise with ward councillors and Parish Councils as to how this funding could be best utilised in line with the requirements of the S106 agreements.

4.0 CURRENT POSITION

- 4.1 The Council currently has an unallocated S106 sum of £25,426 received from developers of land at the rear of 114 Summerwood Lane, to be used in the Halsall ward. The S106 agreement states that the funds should be used for new/enhanced public open space in the local area.
- 4.2 A proposal has now been received from Halsall Parish Council for the extension of the existing play area adjoining Halsall Memorial Hall (see appendix 1 – Area of the proposed extended play area at Halsall Memorial Hall), including the installation of play equipment on safety flooring with secure fencing, and the installation of ball stop fencing between the play area and the adjacent cricket pitch. The project is currently costed at £30,101 and a bid for £25,000 S106 funds has been made by the Parish Council.

5.0 PROPOSALS

- 5.1 These enhancements will help to cater for the increased demand for safe play facilities to serve younger children within the proximity of the on-site café, and post and pre-school playgroups that operate in the Hall.
- 5.2 It is proposed, therefore, that Members support this project with an allocation of S106 funding. Although the bid is for £25,000 it is proposed that the scheme be offered the full availability of £25,426 rather than leave a small residual sum unallocated.

6.0 SUSTAINABILITY IMPLICATIONS

- 6.1 These improvements will contribute towards enhancing the availability of healthy outdoor play facilities for young children and families in Halsall.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 The overall project cost of £30,101 would be covered by the S106 allocation of £25,426, with the shortfall of £4,675 being covered by the Parish Council.
- 7.2 Co-ordination of the project and on-going management and maintenance will be undertaken by the Parish Council.

8.0 HEALTH AND WELLBEING IMPLICATIONS

8.1 Improvements to the play facilities at Halsall Memorial Hall will allow for greater use by local families increasing physical activity and promoting a healthier lifestyle. Enhancing the play facility in the vicinity of the site café will also promote social interaction which in turn will contribute towards improved mental wellbeing of the local community.

9.0 RISK ASSESSMENT

9.1 Implementation of these improvements will be a great asset to the local community but will have to be maintained effectively to continue that benefit. The Parish Council currently maintain the existing play facilities and will need to ensure that an effective inspection and maintenance routine is in place for the additional equipment.

Background Documents

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

1. Area of the proposed extended play area at Halsall Memorial Hall
2. Equality Impact Assessment