

Agenda Item No: 12

Report To: Cabinet

Date of Meeting: 27th February 2020

Report Title: Conningbrook Lakes Country Park Delivery Works

Report Author & Job Title: Amanda Scott, Play and Open Spaces Project Officer

Portfolio Holder Cllr. Peter Feacey
Portfolio Holder for: Culture, Tourism and Leisure



Summary: This Report seeks Cabinet endorsement of the proposed delivery plan for the next phase of infrastructure works within Conningbrook Country Park. It also seeks authority to forward-fund those works and advises members that other related infrastructure projects for the park are under development.

Key Decision: YES

Significantly Affected Wards: Little Burton, Kennington and North Willesborough

Recommendations: **The Cabinet is recommended to:-**

- I. Agree the delivery schedule for the park infrastructure as outlined within the Report;**
- II. Agree to forward fund the use of the S106 allocations of £1.625m from the Housing development (H1) at Conningbrook Lakes to facilitate the Country Park infrastructure works;**
- III. Agree the use of 18 smaller Strategic Park S106 contributions that are designated for Conningbrook Lakes Country Park, as they are collected to support further relevant project costs;**
- IV. Delegate authority to the Head of Finance & IT in consultation with her Portfolio Holder, to agree a financial strategy to facilitate the works described in the Report including a maintenance contribution.**

Policy Overview: Corporate Plan
Priority 3: Active & Creative Ashford *“Planned improvement to key public open spaces and parks – Conningbrook Lakes Country Park”*
Priority 4: Attractive Ashford – Environment, Countryside, Tourism & Hertiage *“To safeguard and conserve our local heritage and areas of outstanding landscape”*

Financial Implications: The cost to deliver identified essential infrastructure works to enable further access, car parking, public art and leisure facilities within the Country Park is estimated at £1,351,821.27 to be forward funded in line with the proposed delivery plan.

Legal Implications Delivery and scheduling of the project is subject to planning conditions.

Project delivery will include tendering and direct contracts with a variety of contractors.

The council holds a long term lease on the majority of the park from Bretts, ongoing support for the project will be required by the landlord.

Equalities Impact Assessment See Attached

Other Material Implications: Continued support from key officers for the delivery of this strategic project

Exempt from Publication: **NO**

Background Papers: **Appendix A:** Conningbrook Strategic Park S106 Contributions

Appendix B: Conningbrook Lakes Country Park Delivery Plan

Appendix C: Project Initiation Document (PID)

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Report Title: Conningbrook Lakes Country Park Delivery Plan

Introduction and Background

1. Members are reminded that Cabinet granted authority to consult on the Draft Master Plan for the Country Park in July 2019. Following that Cabinet meeting, there has been ongoing liaison with stakeholders on various elements of the Plan. The public consultation for the Plan will close on 2nd March 2020. The current consultation aims to clarify the design principles, as well as receive feedback on the proposals for the play space in particular.
2. To date there have been forty-three responses to the consultation which are overall supportive of the elements proposed within this Report. However, issues raised regarding potential conflict with the quiet nature of the park will need to be considered further in conjunction with the Portfolio Holder for Culture, Tourism & Leisure.
3. At the July 2019 Cabinet meeting, Members also agreed that the original forward funded sum for the original early access works is recovered back at a time that does not adversely affect the delivery programme for the park.
4. This Report introduces a delivery plan for the delivery of the next phase of infrastructure works for the park and seeks formal approval to forward fund those works. This is one of the key strategic projects that contributes to the Council's four corporate plan policies and is overseen by the Victoria, Conningbrook and Discovery Parks Advisory Committee.
5. Importantly, this Report seeks authority to use £100,000 of S106 contributions designated for the Country Park (taken from the H1 S106 payments) as a maintenance sum for the park for the next ten years. As further S106 contributions come forward, more contributions will be directed towards the ongoing maintenance, as part of the financial strategy for the park.
6. Officers are required through planning permission for the H1 Conningbrook Lakes and the Conningbrook Lakes Country Park development (12/01245) to submit the masterplan and surveys to discharge conditions and deliver the infrastructure works to the Country Park. Overall, the project is aiming to fulfil the obligations laid out by the original planning permission and objectives of the adopted Open Spaces Strategy (2017).
7. S106 Strategic Park contributions from H1 and 18 other smaller developments are obligated and restricted for capital and maintenance work specifically at the Country Park.
8. Members are reminded that the draft masterplan sets out infrastructure to enhance the leisure and conservation areas and improve the layout, access, framing of lake views, the interconnections between different zones (including the Julie Rose Stadium and housing development) and the visitor experience. This includes introduction of public art, car parking, and footpaths from the entrance and around the main lake, hub leisure space including destination play area, leisure hub building for the lake users (which will come forward as a separate proposal) and hub link road, landscaping, tree works, bunds, meadow areas, board walks, site furniture, fencing, gates and signage.
9. While this Report focuses on the delivery plan for specific works (footpath, play area, car parking, landscaping, public art and basic infrastructure in particular) Members are reminded that there are other projects under development within the Country Park and

adjacent to it, which have an impact on the overall design and layout. These include the proposed, pub, overflow car parking, proposed H2 residential development and Conningbrook Park residential development. There are also proposals to extend the Country Park in the future to provide more conservation space, which will further enhance the Parks conservation credentials.

Proposal/Current Position

10. The development phase has involved detailed research and information gathering through initial stakeholder consultation and with the appointed landscape architect. This report now proposes a delivery programme for the next phase of infrastructure works following the initial early access works commissioned in 2014.
11. The table below outlines the funding due from the main H1 S106 contribution and the smaller S106 contributions (further detail in **Appendix A**), plus the amount spent on the early access works to publically open the park in 2015/16.

Minimum S106 from H1 development	£2,054,727.00 (plus future indexation)
Early Access Works (2015/16)	-£428,941.13
H1 Subtotal (to be forward funded)	£1,625,785.87
Further S106 Strategic Park contributions from 18 other offsite developments allocated to Conningbrook Lake Country Park (planning permissions granted)	£294,711.00
Current Subtotal	£1,920,496.87

12. £273,963.60 has now been collected from the developers of H1, as S106 contribution to the Country Park. That leaves a balance of **£1,351,821.27** to be forward funded. It is estimated the cost of forward funding that sum will be less than £1,000 if a proportion of that money has to be borrowed to facilitate the forward funding.
13. To enable the delivery plan to be delivered, authority is sought to forward fund the subtotal of £1,352m via prudential borrowing in lieu from the H1 contribution. The Delivery Plan schedule at **Appendix B** describes the work that will be delivered and an anticipated timetable for delivery.
14. The remaining H1 contributions are required to be collected by the S106 Monitoring Officer as every 10 properties become occupied.
15. Future payment from the developer, as per the S106 agreement is expected as follows:

2019/20	10 dwellings	£68,490.90
2020/21	50 dwellings	£342,454.50
2021/22	75 dwellings	£513,681.75
2022/23	75 dwellings	£513,681.75
16. The Delivery Plan programmes the following estimated budget spend up to 2024. Further detail on the proposed works is included in the PID attached at **Appendix C**:

2019/20	£16,000
2020/21	£695,700
2021/22	£424,400
2022/23	£211,600
2023/24	£276,000
Estimated total	£1,623,700

17. The provisional budget profile allows for capital costs, professional fees and a contribution towards ongoing maintenance for the Park. Members are advised that there is an intention for Freedom Leisure to take responsibility for some elements of park maintenance (predominantly within the leisure area) from 1st April 2020.
18. Future payments from Chartway will be dictated by the pace of current build out and occupancy rates remaining on track with projected delivery times.
19. A further 18 S106 contributions (as detailed in **Appendix A**) restricted for capital and maintenance work at Conningbrook Lakes Country Park by virtue of the relevant S 106 agreements, will be due over the next few years as other developments are built out. It is proposed that Members agree that as those payments are collected, as developments are occupied, be allocated to the capital project works or maintenance revenue as per the S106 obligations, which will allow for further elements of the masterplan to be delivered.
20. It is proposed £10,000 a year is allocated over the next 10 years for Aspire to maintain the children's play space. Further commuted sum amounts can be allocated from later S106 contributions restricted to the country park as they become available to further enhance the maintenance pot as part of the funding strategy which will consider whole lifecycle costs for the park.

Implications and Risk Assessment

21. If the forward funding of the H1 development S106 is agreed, it will enable the Council to embark on a delivery plan for completing the park in a shorter and more practical timeframe than would be possible if the Council waits for of the relevant S106 contributions to be collected.
22. If the housing market slows and S106 contributions for the park are not forthcoming, it will not be possible to fund the completion of the works unless alternative funding can be secured. It is noted that current house sales are progressing well, so the risk is currently low. However, the housing market can be volatile and subject to external influences that could cause the current positive position to change.
23. There is a balance to be struck between the passive and active recreational opportunities that have been identified in the consultation process. It is important that the guiding principles of the masterplan are retained and built facilities are limited to those considered to be essential to enhance the park and are of the appropriate scale.
24. Other risks associated with the project are a) construction costs increase with changes in the market – the project manager will work to fixed price tendering processes where possible and monitor pricing for best value to the council; b) ongoing maintenance costs become excessive – use of quality materials and fixings to reduce maintenance where possible; c) delivery schedule affected by outside influences such as delivery of the pub/restaurant which is outside the scope of this Report - an understanding that adaptability is required in the delivery timetable – however will look to escalate works where possible and as funds allow to provide flexibility in the programme of works.

Equalities Impact Assessment

25. Members are referred to the attached Assessment, which concludes that facilities need to be accessible to people of all ages and abilities wherever possible. By the rural nature of the country park, certain areas will be difficult to access for some people with limited mobility. However, appropriate access methods will be developed wherever practicably possible.
26. At least eight designated car parking bays will be provided within the main car park and the option of a Changing Places facility in the park or Julie Rose Stadium will be actively pursued as part of the ongoing negotiations relating to the proposed Conningbrook Park residential development Section 106 agreement.

Consultation Planned or Undertaken

27. Considerable public consultation was undertaken prior to the creation of the country park and the submission of the original planning application for the park in 2014. That consultation helped to describe the overall ambition and intent for the park. Further consultation has taken place on the draft masterplan during 2018 and 2019 which has helped to shape the plan that Members are being asked to consider. This included:
 - A stakeholder workshop at the Julie Rose Stadium, including ward members and park users
 - Consultation with the Victoria Park and Conningbrook Park Advisory Committee during 2018 and 2019
 - Further consultation with individual stakeholder groups
 - Consultation with Ashford Access Group
 - Meetings with Lake and Country Park users
 - Discussions with the Council's Cabinet Members and Management Team.
28. Public consultation of the Masterplan is currently live and due to close 2nd March 2020.
29. Two questionnaires have been issued for completion. The first seeking feedback about the Masterplan which will influence any final adjustments to the overall design. The second requests more detailed information about designing the new destination play area from local residents, parents and children. The data and information received will be used to inform the design specification that will go out to tender for the design and build of the play area.

Other Options Considered

30. During the production of the draft masterplan, alternative layouts and designs were considered. These have been amended and fine-tuned in response to the feedback from the consultation sessions undertaken.
31. The Council could wait for all relevant S106 contributions for the park to be collected before proceeding with the required infrastructure works. However, that would delay delivery of the park for a significant period of time and not resolve difficulties currently being experienced by park users wishing to enjoy this valuable recreation space.

Reasons for Supporting Option Recommended

32. Victoria, Conningbrook and Discovery Parks Advisory Committee has helped to steer this project and supported officers in the development of the draft masterplan, alongside the Cabinet and other key members. This support for the development of the plan has been crucial in producing the current version of the plan.
33. Having submitted the original planning application in 2014 and commissioning Allen Scott, Landscape Architects to complete the draft masterplan in 2018, the Council has committed to completing the delivery of the country park for the benefit of local residents and visitors to the Borough.
34. To avoid any notable delay in delivering the next phases of the park by agreeing to forward fund the proposed works.

Next Steps in Process

35. The results from the public consultation will be collected and analysed to inform any final changes during RIBA stage 3, plus inform the design specification for the destination play area.
36. If Members are minded to support and endorse the recommendations, the project manager will commission professional specialists to complete RIBA stage 3 detailed infrastructure specifications and drawings, plus required survey work, to enable the discharge of planning conditions.
37. Continue to liaise with colleagues working on other aspects of the parks infrastructure such as the proposed pub/restaurant and H2 residential development.

Conclusion

38. Conningbrook Lakes Country Park is recognised as a highly valued and important strategic open space in the Borough. It is imperative that the work to complete the park is commissioned in the near future so that the park can be delivered and enjoyed by the widest possible audience.

Portfolio Holder's Views

39. "I fully endorse this exciting project as it will supply a fantastic recreational facility for the residents of Ashford as well as provide a unique opportunity to enjoy the rich natural environments that the park has to offer. This is part of the council's ambitious big 8 projects and is one of our strategic parks which will enhance the lives of the people of the borough both now and into the future.." Cllr Peter Feacey.

Contact and Email

40. Amanda Scott, Play and Open Spaces Project Officer – amanda.scott@ashford.gov.uk

S106 Strategic Park Obligations restricted for use at Conningbrook Lakes Country Park

App	Site	Ward/Parish	Amount due (Capital)	Amount Due (Maintenance)	Total due (Approx if outline permission)	Total Rec.	Collected	Trigger point for payment	Project
14/195/AS	Land at Luckley Field	Wye	£3,650.00	£1,175.00	£4,825.00			75% occupation	For the provision of pathways, fencing, signage and the construction of a bridge
14/1456/AS	Blackwall Road	Willesborough	£4,964.00	£1,598.00	£6,562.00	£6,888.84	Y	75% occupation	Towards the Conningbrook Country Park Access Project
14/1305/AS	Godinton Way - Croudace	Ashford	£16,019.00		£16,019.00			Deferred	Towards the Conningbrook Country Park Access Project
15/260/AS	rear of 11 to 22 Waltham Close	Willesborough	£3,358.00	£1,081.00	£4,439.00			75% occupation	For the provision of pathways, fencing, signage and the construction of a bridge
16/1515/AS	Land SE of Glebe Close	Smarden	£3,650.00	£1,175.00	£4,825.00			75% occupation	Towards the costs of providing a bridge connection
16/0045/AS	Smarden Charter Hall	Smarden	£7,300.00	£2,350.00	£9,650.00			75% occupation	Towards the costs of providing a bridge connection
16/1512/AS	Land at Hinxhill Road	Willesborough	£28,032.00	£9,024.00	£37,056.00			75% occupation	Contribution towards capital works for outdoor storage solutions for sporting equipment, toilet and wash-down facilities and provision of outdoor furniture such as improved fencing and gates at Conningbrook Lakes Country to enable more use of Conningbrook Lakes.
15/1550/AS	Highmead House	Ashford	£4,088.00	£1,316.00	£5,404.00			14 occupations	For the provision of pathways, fencing, signage and the construction of a bridge
16/1271/AS	Courtlands	Bethersden	£2,482.00	£799.00	£3,281.00			13 occupations	Towards the capital cost of the provision of seating and a BBQ area at Conningbrook Country Park
17/952/AS	Land at Hope House	High Halden	£4,088.00	£1,316.00	£5,404.00			75% occupation	Contribution towards signage at Conningbrook Lakes Country Park
17/1118/AS	Prince Albert, 109-111 New Street	Ashford	£2,044.00	£658.00	£2,702.00			75% occupation	Signage at Conningbrook Lakes Country Park
18/0029/AS	Land at The Swan	Charing	£19,710.00	£6,345.00	£26,055.00			75% occupation	Towards the provision of a new access road into the activity hub linking the car park to the boating area.
17/1926/AS	Land at Charing Motors	Charing	£2,482.00	£799.00	£3,281.00			75% occupation	Towards the provision of bespoke entrance signage
14/1486/AS	Land on NE of Ashford Road	Charing	£6,132.00	£1,974.00	£8,106.00			Approx TBC	Maintenance towards the creation of Conningbrook Play Area BBQ
15/1496/AS	Kings Head	Shadoxhurst	£2,774.00	£893.00	£3,667.00			75% occupation	Towards the future maintenance of the aeration system
18/759/AS	Land at Sicklefield House	Tenterden	£4,380.00	£1,410.00	£5,790.00			75% occupation	Towards the provision of seating and shelters
18/572/AS	Delcroft	Shadoxhurst	£1,752.00	£564.00	£2,316.00			75% occupation	Towards the provision of seating
18/0098/AS	Waterbrook	Sevington	£58,400.00	£18,800.00	£77,200.00			Deferred	The provision of surfaced paths (suitable for wheelchair users) to provide public access from the car park to the play area and picnic areas at Conningbrook Country Park
18/0652/AS	Land at Park Farm	Kingsnorth	£68,129.00		£68,129.00			75% occupation	Tree planting within the recreation and car parking areas.
			£243,434.00	£51,277.00	£294,711.00				
12/1245/AS	Conningbrook - H1	Kennington			£2,054,727.00			every 10 occupations	Not to use the Country Park Contribution other than for or towards the following purposes:- 7.2.1.1 nature conservation and/or ecological activities and/or the provision of and/or maintenance of recreational leisure and sports facilities (both water and non-water based) as set out in Policy U22 of the Urban Sites and Infrastructure DPD or any successor to that policy in any development plan document adopted by the Council; and/or 7.2.1.2 the general management maintenance and upkeep of the Country Park Land; and/or 7.2.1.3 reimbursing any expenditure the Council incurs from other resources in accordance with the purposes outlined in paragraphs 7.2.1.1 and 7.2.1.2;

Conningbrook Lakes Country Park Development Project

Delivery Phase Cash Flow Summary

	Total available	Total Projection	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
S106 from H1	£1,625,785.87	£1,623,700	£16,000	£695,700.00	£424,400.00	£211,600.00	£276,000.00
S106 from 19 smaller Strategic Park contributions	£294,711.00						
	£1,920,496.87						

Essential/Primary Works
Additional/Secondary Works

Spending	Max £	2019/20		2020/21				2021/22				2022/23				2023/24			
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
2019/20																			
Public art (Tim Norris, Outdoor Studios and Francis Knight)	£44,500		16,000.00	28,500.00															
2020/21																			
Detailed design, site surveys and PP	£40,000			30,000.00	10,000.00														
Tree removals - Green Gateway (after bird nesting)	£35,000					35,000.00													
Other removals (fencing, vegetation, etc)	£35,000					35,000.00													
Lakeside footpath (up to third gate)	£50,000			50,000.00															
Adventure play space (including picnic area - phase one)	£200,000						100,000.00	100,000.00											
Car park (phase one)	£80,000					80,000.00													
Green gateway footpaths and Hub Area	£70,000				40,000.00	30,000.00													
Fencing and gates	£15,000					15,000.00													
Bins and benches (with plinths)	£10,000					10,000.00													
Allowance for grading works	£30,000				30,000.00														
Hub link road	£135,000				75,000.00	60,000.00													
2021/22																			
Lakeside footpath (final section)	£100,000							50,000.00	50,000.00										
Green gateway boardwalk	£60,000							60,000.00											
Landscaping/tree planting/meadow creation - Green Gateway	£45,000							45,000.00											
Tree removals (lakeside)	£15,000							15,000.00											
Additional Public Art - View commission - £36,000																			
2022/23																			
Car park (Phase Two)	£80,000												80,000.00						
Adventure play space (Phase two)	£150,000									50,000.00	100,000.00								
2023/24																			
Contribution to 'hub' building (including Changing Spaces shower and toilet space) (project brought forward on separate PID)	£150,000																	150,000.00	
Overflow Car Park (funding from H2)	£0																		
Signage	£25,000																	25,000.00	
Interpretation - £45,000	£0																		
Footpath - Phase 2 (conservation area) - £40,000	£0																		
Further works																			
ANPR system - £130,000																			
Further footpaths/landscaping relating to pub area - £100,000																			
Further boat storage and Hub storage surfacing - £50,000																			
Great Stour Boardwalk, path and Interpretation - £50,000																			
High Ropes Facility - £800,000 - Variable costing due to currency rates																			
Further Public Art - £50,000																			
Further Tree Planting - £40,000																			
Sub Totals	£1,369,500	0.00	16,000.00	108,500.00	10,000.00	295,000.00	215,000.00	100,000.00	0.00	170,000.00	100,000.00	100,000.00	0.00	80,000.00	0.00	25,000.00	150,000.00	0.00	0.00
Allowance for premlims (12%)	£154,200			£6,000	£0	£35,400	£25,800	£12,000	£0	£20,400	£12,000	£12,000	£0	£9,600	£0	£3,000	£18,000	£0	£0
Allowance for Commuted Sum (Maintenance)	£100,000										10,000.00			10,000.00					80,000.00
Totals	£1,623,700	Total	16,000.00	Total		695,700.00		Total		424,400.00		Total		211,600.00		Total			276,000.00

Project Initiation Document	
Project name	Conningbrook Lakes Country Park Development Project
Project type	<p>This project will have positive impacts in the following areas:</p> <ul style="list-style-type: none"> • Improving Health and Wellbeing opportunities • Improving ABC Capital Assets • Improving ABC Open Spaces • Reducing carbon footprint by encouraging more walking and cycling
Project Sponsor	Len Mayatt – Cultural Projects Manager
Portfolio Holder	Cllr Peter Feacey – Culture, Tourism and Leisure
Project Manager	Amanda Scott – Play and Open Spaces Project Officer

Business case	
Project context/background	<p>Outline planning permission (12/01245/AS) was granted for the development of 300 dwellings to the north of the Julie Rose Stadium plus creation of a new Country Park at Conningbrook Lakes. S106 funding obligations totalling £2,054,727 from the planning permission has been allocated for the development of the Country Park. Planning conditions are in place guiding the process for design and delivery.</p> <p>The Country Park land is owned by Brett Group and is leased to Ashford Borough Council through the agreement of a 500 year lease signed in 2018. The park is currently designated into two main zones. The larger land area (and two smaller lakes) is the Conservation Zone, managed by Kent Wildlife Trust. The second zone is the Leisure/activity Zone which will be managed by Freedom Leisure from 1st February 2020 (currently managed by Ashford Leisure Trust) and includes the main lake where sailing opportunities are provided by the Royal Cinque Ports Sailing Club, fishing on the lake is managed by Mid-Kent Fisheries and other groups and clubs such as the Scouts and Guides, canoeing and model boat sailing operate.</p> <p>Initial, forward funded early works were commissioned in 2014 to enable public access for visitors and lake users to the site. The works comprised of:</p> <ul style="list-style-type: none"> • 2014/15 – Access roads and paths, disabled access to lake, creation of slipway, creation of two culverts, floating pontoon and pontoon bridge, shelter, containers, groundworks, fencing, gates, signage and safety equipment - £269,278.51 • 2014/15 – mark out and fence boundary of Country Park - £18,180

- 2015/16 - Fencing/gates in northern meadow to facilitate grazing and to create circular walk / green corridor - £19,498.50
- 2017 – Water quality improvement works (aeration system) - £121,984.12
- **Total - £428,941.13**

Along with the development of the Country Park itself, there are plans for the building of a new Pub/Restaurant beside the main lake, which will enhance the leisure offer of the park. Although the scheme to deliver the Pub/Restaurant is outside the scope of this PID, there is a close working relationship between the two projects.

A draft masterplan to develop the plans for the delivery of the main infrastructure within the Country Park was commissioned during 2019 in consultation with the following groups:

- Member Task Group
- Ward Members
- KCC Member
- Kent County Council
- Kennington Community Council
- Kent Sport Development
- The Education People
- Royal Cinque Ports Sailing Club
- Pirates Canoe Club
- East Kent Radio Sailing Club (Model Boats)
- Mid Kent Fisheries
- Kent Wildlife Trust
- Environment Agency
- Ashford Access Group
- Brett
- Chartway

The consultation identified the main requirements and spatial layouts for the improvements of the Leisure Zone, including car parking, new hub building, pub/restaurant, destination play space, landscaping, pathways and how the area will interact and relate to the Julie Rose Stadium and new housing development. It accounted for the location of the proposed pub and associated car parking.

This PID relates to authorisation to spend the next tranche of funds from Conningbrook H1, **£1,625,785.87 plus indexing**, for delivery of the draft Conningbrook Lakes Country Park masterplan that encompasses the next phase of works in the evolution of the park.

In July 2019, a Cabinet report pursued endorsement to publically consult on the draft masterplan, make any minor amendments resulting from the consultation and agree an approach to account for the previous forward funded works.

	<p>It was agreed to; a) place the consultation on the Council’s consultation portal for six weeks and; b) that as appropriate S106 payments are received by the Council for the park and work to deliver the park progresses, the forward funded sum is repaid at a time that does not adversely affect the delivery programme for the park. This approach allows the park to be developed to meet demand and repayment of funds to the Council.</p> <p>The consultation of the draft Country Park masterplan is currently underway and is due to be completed early March 2020.</p> <p>The masterplan also proposes the inclusion of a hub building for the clubs that access the lake involved in sailing, fishing, canoeing, etc and a possible use for educational outdoor day activities. A sum of £150,000 is set aside from the S106 funding for developing the park facilities (referenced below – 12/01245/AS) intended as a contribution to the development of the hub building. A PID is currently under development as a separate project proposal, which will come forward in due course as further funding is identified.</p>
<p>Project objectives</p>	<p>Fulfilling the obligations laid out by the original planning permission and objectives of the adopted Open Spaces Strategy (2017).</p> <p>To carry out a programme of works within the Country Park which will enable access and opportunities for a wide range of users, whilst working with local communities and onsite clubs to ensure the new facilities meet the needs of the community.</p>
<p>Expected outcomes and benefits</p>	<ul style="list-style-type: none"> • Fulfil the Council’s obligation to deliver the new leisure facilities and features in the Country Park • Create a new attractive flagship destination park for the benefit of all residents in the Ashford Borough and further afield. • Further build on engagement and partnerships with the water sports clubs operating from the lake to boost lakeside activities for the long term. • Ensure the park fulfils its function as a community hub, a place for recreational activity and events and enhance local habitat to improve biodiversity as a key ambition of the park. <p>ABC Corporate Plan</p> <p>This project has strong links to:</p> <p>Priority Three – Active and Creative Ashford – developing outdoor play and active spaces that encourage healthy activities for all age groups.</p>

	<p>Priority Four – Attractive Ashford – enhancing the Borough’s open spaces and promoting outdoor activities</p> <p>The projects will serve the population of Ashford and the wider community and make a substantial contribution to the delivery of the Corporate Plan, Ashford’s Health and Wellbeing policy and the Big 8 Agenda.</p> <p>The benefits of this plan would be achieved over 4 years.</p> <p>Wherever possible, the delivery plan for the park will consider carbon neutral initiatives wherever possible.</p>
Project approval	Formal approval required at Cabinet (Key Decision)
Project measures	<p>The measures to be delivered include:</p> <ul style="list-style-type: none"> • Laid out entrance and car parking to the Country Park • Linking pathways into the main area of the park and lakes from the car parks and new access road (the new road is being provided by the Conningbrook H1 developers) • Landscaping in keeping with the character of the Country Park – meadow planting, bunds and scrapes • An all-weather circular path around the main lake to link to the H1 development • A destination play area for families, including picnic and BBQ facilities • Signage • Interpretation (subject to further funding) • Public art (which is a requirement of the original planning permission)
Project dates	Start date: 01/02/2020 Finish date: 31/03/2024

Cost benefit

Financial resource requirements	<p>From the S106 agreement (ref: 12/01245/AS), page 15:</p> <p>Country Park Contribution</p> <p>The sum of £6,849.09 (six thousand eight hundred and forty nine pounds and nine pence) per each and every Dwelling permitted by the Planning Permission payable in accordance with the terms of paragraph 7 of Part 2 of Schedule 2 of this Deed.</p>
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Total – 300 dwellings x £6,849.09 = £2,054,727 (this amount will also be subject to indexing)

The S106 contribution (12/01245/AS) is due to be paid between 2019 to 2023 based on the following occupations:

2019/20 50 dwellings = £342,454.50

2020/21 50 dwellings = £342,454.50

2021/22 75 dwellings = £513,681.75

2022/23 75 dwellings = £513,681.75

Taking into account the forward funded spend of £428,941.13 on early access works, **£1,625,785.87 plus indexing** remains available from the Country Park Contribution. Currently 35 dwellings have been occupied and the S106 Monitoring Officer has started requesting payments from Chartway. The first payment of £273,963.60 is due to the council in January 2020.

S106 Strategic Park Contributions obliged to Conningbrook Lakes Country Park

A further 19 other S106 offsite development contributions are allocated by legal obligations through planning permission to the Country Park – these are much smaller amounts ranging between £2,000 to £80,000 individually. Overall this totals **£294,711.00**. The list of contributions is attached. It is intended these contributions are allocated to further infrastructure works as they are collected in the future including the hub building, boardwalks and maintenance where applicable.

The attached cash flow summary details proposed estimated capital spend for the development works – forward funding is required to hit the proposed forecast in lieu of the identified S106 contributions being collected.

It is expected that further potential S106 contributions (for example Conningbrook H2 and Conningbrook Park residential development) will come forward over the next 5 years, it will be proposed these funds support the development plans for Conningbrook and approval to allocate these funds will be sought at a later date.

Freedom Leisure (responsible for the Leisure Zone), Kent Wildlife Trust (responsible for the Conservation Zone) and Aspire (responsible for the destination play area) will manage and maintain the Country Park's assets and landscape. Day to day work includes grounds maintenance, inspections of assets, repairs to equipment, surfacing and replacement parts. The proposed work will provide a benefit where brand new

	<p>equipment and assets will not require initial repairs, plus have various warranties/guarantees in place should items fail in the first 5 years.</p> <p>A proportion of the anticipated S106 allocations is proposed be apportioned to a maintenance budget specifically to support Aspire in the upkeep of the play area. It is proposed £10,000 a year is allocated over the years is agreed for this purpose and further commuted sum amounts are allocated from later S106 contributions to the country park.</p>
<p>Short term feasibility funding required?</p>	<p>This has been costed into the financial resource requirements in the previous section – please see above. Initial items that will be required include:</p> <ul style="list-style-type: none"> • Survey work • Technical Design work <p>Estimated £35,000 - £40,000 from the agreed H1 S106.</p>
<p>Income generator?</p>	<p>There is an opportunity to consider car parking charges at the appropriate time – the planning conditions require a feasibility study into the setting up of a car parking charging system and resultant operating charges and conditions. This has been raised with the Strategic Parks Task Group, who are prepared to consider an appropriate management system for car parking subject to detailed proposals being developed.</p> <p>There will be health benefits which have a worth in terms of supporting healthy lifestyles and in turn lessening the pressure on local health and social support services.</p> <p>Play spaces next to economic centres (Pub/Restaurant) will support and increase footfall into these areas increasing potential commercial gain for the operator.</p> <p>Beyond the scope of this project there are additional facility options for later consideration should further funding come forward. A ticketed high ropes facility is described in the master plan, which would bring in an income to the operator (Freedom Leisure). Currently a suitable space has been incorporated within the draft masterplan should funding come forward.</p> <p>Freedom will be able to consider offering more activities on the lake as part of their operational activities.</p>
<p>Efficiency saving?</p>	<p>The planning conditions require a BREEAM study with calculations and subsequent low and zero carbon (LZC) technologies to be fitted to the Hub building when that project comes forward. These technologies would reduce power use off the main grid and aim to reduce carbon use to a neutral level.</p>

Discussed with Finance?	Yes Request made for Forward Funding of £1,351,821.27 in lieu of the agreed contributions to be collected. * This figure reflects the amount collected from H1 S106 contributions to date.		
Discussed with procurement?	Yes		
Discussed with Planning	Yes Outline permission is already secured through 12/01245/AS for development of the Country Park, with a range of conditions to be discharged before works commence.		
S106 Funding?	Further to the S106 funds identified above there are a number of other potential S106 funding streams to come forward over the medium term. Permission for authorisation to allocate these other funds to this project will be sought at a later date.		
	Minimum S106 from H1 development	£2,054,727.00	
	Early Access Works (2015/16)	-£428,941.13	
	Further S106 Strategic Park contributions from 19 other offsite developments allocated to Conningbrook Lake Country Park (planning permissions granted)	£294,711.00	
	Total	£1,920,496.87	
Have you completed A Data Protection Impact Assessment	Personal data will not be collected from contributors to consultation phases. More general demographic data such as age and gender will be collected from which individuals will not be identifiable.		
Does the project contribute to the Digital agenda?	We will be working on developing the following digital content to promote our open spaces including Conningbrook Lakes once the new website goes live. <ul style="list-style-type: none"> • Interactive map on the ABC website • Partner websites – Explore Kent and Visit Kent • Look into being featured on Google’s UK tourist map • Apps – existing walking, tourism, leisure and hospitality apps. • Social Media – Facebook, Instagram and Twitter 		
Project Team			
Core Team	Role	Level of involvement (number of days)	When?
• Amanda Scott	• Project Manager	• Medium/High	• From the outset

<ul style="list-style-type: none"> • Len Mayatt • Culture Team 	<ul style="list-style-type: none"> • Project Sponsor • Project Support 	<ul style="list-style-type: none"> • Medium/Low • Low/Medium (at times) 	<ul style="list-style-type: none"> • From the outset • Project support
Extended Team			
<ul style="list-style-type: none"> • Dean Spurrell • Caroline Roberts • Maria Hadfield • James Laidlaw • Debbie Jones • Claire Marchant • Dan Stone • Adam Bagnell • Aymi Laws 	<ul style="list-style-type: none"> • Communications • Procurement • Finance • Aspire • Legal • Planning • Property • IT • Procurement 	<ul style="list-style-type: none"> • Medium (at times) • Low/Medium (at times) • Low • Low • Low/Medium (at times) • Low/Medium (at times) • Low • Medium (at times) • Low 	<ul style="list-style-type: none"> • Digital/social media content and press releases • Procurement of services and construction • Budget monitoring • Grounds Maintenance advice and project consultation • Leases/governance • Planning advice • Awareness of the project – interested stakeholder • Developing digital content/internet reach • Contract Management
Resource impact	<p>The project will sit within the core activities and service plan of the Cultural, Leisure & Tourism Team and as such core project team members will have identified dedicated capacity to this project. The project management and day to day work will sit in this team. External consultants will also be engaged for selective areas of work such as design and survey work where there is no in-house expertise.</p> <p>The extended team will be required to provide advice, support and written work to the core team on an as and when basis based on the project plan.</p>		

Necessary skills/training requirements	None identified at this stage
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Project delivery	
Main products and deliverables	<ul style="list-style-type: none"> • Landscape and consultation led designed destination park • Maintainable fixed destination play space • New entrance and arrival with formal car parking area and overflow parking area. • Surfacing and pathways • Signage and interpretation • Public Art • Boardwalks • Outdoor furniture (benches, picnic tables, bins) • Fencing and gates • Cycle racks to support the walking/cycling strategy
Scope	<p>The scope of the project is for the capital delivery and development of the Country Park with funding from Section 106 H1 and collected S106 funding from off-site contributions.</p> <p>The programme does not include:</p> <ul style="list-style-type: none"> • Development of the pub/restaurant and any work as is necessary for the required maintenance of the park. • Delivery of the hub building (which will come forward in a separate PID). • Funding from H2 or other schemes yet to be approved.
Key Stakeholders	<ul style="list-style-type: none"> • Member Task Group • Culture, Tourism and Leisure Portfolio Holder • Ward Members • KCC Member • Kent County Council • Kennington Community Council • Kent Sport Development • The Education People • Royal Cinque Ports Sailing Club • Pirates Canoe Club • East Kent Radio Sailing Club (Model Boats) • Mid Kent Fisheries • Kent Wildlife Trust • Environment Agency • Ashford Access Group • Brett • Chartway (Housing Developer) • Pub/restaurant developer/operator • Aspire

	<ul style="list-style-type: none"> • Kent Police design unit • Schools and preschools • Local communities and residents • Local businesses
<p>Main stages, phases and tasks</p>	<p>Please see the gantt chart further down for breakdown of stages for different areas of development. The construction timescales of the pub/restaurant is currently flexible with a completion date indicated for Spring/Summer 2022. <u>This programme will be required to adapt to change with the pub/restaurant construction plans as they emerge.</u></p> <ul style="list-style-type: none"> • Public consultation of draft masterplan • SPACE session, PMG and then onto Cabinet (Mar 2020) • Scope of project and funding agreed • Survey and technical design stage (including discharge of planning conditions) • Specification and tender documentation • Tendering and Evaluation • Award of contracts • Production time • Installation and completion • Opportunity for a couple of ribbon cutting events (play area, hub building) <p>Throughout the phases of work will be opportunities for media and social media coverage.</p>
<p>Constraints and dependencies</p>	<p>Developing the site requires ongoing support from local communities, clubs and local politicians</p> <p>The budgets will be constrained to the level requested within this document</p> <p>Requirements within the outline planning permission</p>
<p>Assumptions</p>	<p>It is assumed that the Portfolio Holder for Culture, Tourism and Leisure will show continued support for the proposed programme.</p> <p>It is assumed the S106 contributions will be released to the council by the developers.</p> <p>It is assumed that only minor amendments may be required following public consultation on the draft masterplan</p>

Project plan: Include a Gantt chart or other schedule showing the main project milestones, tasks and dependencies between them

	2019/20		2020/21				2021/22				2022/23				2023/24			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Public Consultation																		
Reporting and Cabinet																		
Detailed design stage and survey work																		
Discharge planning permission																		
Technical specification stage																		
2019/20 Construction																		
Public Art																		
2020/21 Construction																		
Removals, groundworks and infrastructure (Green Gateway, trees, paths, car park, fencing, site furniture)																		
Adventure play space (1st phase)																		
Hub link road																		
Public Art																		
2021/22 Construction																		
Lakeside path (2rd phase)																		
Green Gateway boardwalks																		
Removals, landscaping, tree planting, meadow creation																		
Public Art																		
2022/23 Construction																		
Car Park (Phase two)																		
Play Area (Phase two)																		
2023/24 Construction																		
Conservation area footpath																		
Signage and interpretation																		
Hub Building (subject to agreement)																		
Overflow car park																		
Additional project options (beyond 2023/24)																		
ANPR car park charging system																		
Further footpaths/landscaping relating to pub area																		
Further boat storage and Hub storage surfacing																		
Great Stour Boardwalk, path and Interpretation																		
High Ropes Facility																		
Further Public Art																		
Further Tree Planting																		

Risk Management plan: please refer to the council's risk management policy to assist in scoring the impact and likelihood of the risk.

Identified risk	Impact (score 1-5)	Likelihood (1-5)	Mitigation	Risk owner
Ongoing maintenance costs are excessive	3	2	Ensure construction is of high quality with minimal maintenance requirements	Amanda Scott
Construction costs raise the overall project costs	3	2	Fixed price tender process where possible and monitoring of construction costs	Amanda Scott
Lack of internal capacity in extended project team	3	2	Early notice of work requirements to other departments. Going out for external support where required	Amanda Scott
Timescales impacted by outside influences (funding, other construction timescales)	3	4	An understanding that adaptability is required in the delivery of the project – however will look to escalate works where possible and as funds allow to provide flexibility in programme.	Amanda Scott

Communication plan:				
What needs to be communicated?	What do you want to achieve? e.g. awareness or take action	Audience? e.g. Members, public, MT.	Channel? e.g. whole campaign, leaflet, social media etc.	Discussed with Communications?
Consultation opportunities	Raise awareness of opportunity to influence designs	Stakeholders as above	Media releases, questionnaires to schools and households, promotion on website	Not yet
Development and construction onsite	Ongoing update of progress to communities	Stakeholders as above.	Social media, letters to residents, press releases	Not yet
Grand Opening events	Event	Stakeholders as above.	Social media, letters to residents, press releases	Not yet
Promotion of sites once completed	Let communities know what's available for leisure time	Communities, other stakeholders	Digital channels as described above	Not yet

Project change request: Record changes to the project such as deliverables, budget, deadline, quality here. Significant changes must be agreed at the appropriate level.

Project change	Impact	Action	Project Team owner	Signed

V2 06/01/2020

Equality Impact Assessment

1. An Equality Impact Assessment (EIA) is a document that summarises how the council has had due regard to the public sector equality duty (Equality Act 2010) in its decision-making. Although there is no legal duty to produce an EIA, the Council must have **due regard** to the equality duty and an EIA is recognised as the best method of fulfilling that duty. It can assist the Council in making a judgment as to whether a policy or other decision will have unintended negative consequences for certain people and help maximise the positive impacts of policy change. An EIA can lead to one of four consequences:

- (a) No major change – the policy or other decision is robust with no potential for discrimination or adverse impact. Opportunities to promote equality have been taken;
- (b) Adjust the policy or decision to remove barriers or better promote equality as identified in the EIA;
- (c) Continue the policy – if the EIA identifies potential for adverse impact, set out compelling justification for continuing;
- (d) Stop and remove the policy where actual or potential unlawful discrimination is identified.

Public sector equality duty

2. The Equality Act 2010 places a duty on the council, when exercising public functions, to have due regard to the need to:
- (a) Eliminate discrimination, harassment and victimisation;
 - (b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it (ie tackling prejudice and promoting understanding between people from different groups).

3. These are known as the three aims of the general equality duty.

Protected characteristics

4. The Equality Act 2010 sets out nine protected characteristics for the purpose of the equality duty:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership*
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

*For marriage and civil partnership, only the first aim of the duty applies in relation to employment.

Due regard

5. Having 'due regard' is about using good equality information and analysis at the right time as part of decision-making procedures.
6. To 'have due regard' means that in making decisions and in its other day-to-day activities the council must consciously consider the need to do the things set out in the general equality duty: eliminate discrimination, advance equality of opportunity and foster good relations. This can involve:
- removing or minimising disadvantages suffered by people due to their protected characteristics.
 - taking steps to meet the needs of people with certain protected characteristics when these are different from the needs of other people.
 - encouraging people with certain protected characteristics to participate in public life or in other activities where it is disproportionately low.
7. How much regard is 'due' will depend on the circumstances. The greater the

potential impact, the higher the regard required by the duty. Examples of functions and decisions likely to engage the duty include: policy decisions, budget decisions, public appointments, service provision, statutory discretion, decisions on individuals, employing staff and procurement of goods and services.

8. In terms of timing:

- Having 'due regard' should be considered at the inception of any decision or proposed policy or service development or change.
- Due regard should be considered throughout development of a decision. Notes shall be taken and kept on file as to how due regard has been had to the equality duty in research, meetings, project teams, consultations etc.
- The completion of the EIA is a way of effectively summarising this and it should inform final decision-making.

Armed Forces Community

9. As part of the council's commitment to the Armed Forces Community made through the signing of the Armed Forces Covenant the council's Cabinet agreed in November 2017 that potential impacts on the Armed Forces Community should be considered as part of the Equality Impact Assessment process.

10. Accordingly, due regard should also be had throughout the decision making process to potential impacts on the groups covered by the Armed Forces Covenant:

- Current serving members of the Armed Forces (both Regular and Reserve)
- Former serving members of the Armed Forces (both Regular and Reserve)
- The families of current and former Armed Forces personnel.

Case law principles

11. A number of principles have been established by the courts in relation to the equality duty and due regard:

- Decision-makers in public authorities must be aware of their duty to have 'due regard' to the equality duty and so EIA's must be attached to any relevant committee reports.
- Due regard is fulfilled before and at the time a particular policy is under consideration as well as at the time a decision is taken. Due regard involves a conscious approach and state of mind.
- A public authority cannot satisfy the duty by justifying a decision after it has been taken.
- The duty must be exercised in substance, with rigour and with an open mind in such a way that it influences the final decision.
- The duty is a non-delegable one. The duty will always remain the responsibility of the public authority.
- The duty is a continuing one so that it needs to be considered not only when a policy, for example, is being developed and agreed but also when it is implemented.
- It is good practice for those exercising public functions to keep an accurate record showing that they have actually considered the general duty and pondered relevant questions. Proper record keeping encourages transparency and will discipline those carrying out the relevant function to undertake the duty conscientiously.
- A public authority will need to consider whether it has sufficient information to assess the effects of the policy, or the way a function is being carried out, on the aims set out in the general equality duty.
- A public authority cannot avoid complying with the duty by claiming that it does not have enough resources to do so.

The Equality and Human Rights Commission has produced helpful guidance on "Meeting the Equality Duty in Policy and Decision-Making" (October 2014). It is available on the following link and report authors should read and follow this when developing or reporting on proposals for policy or

service development or change and other decisions likely to engage the equality duty. [Equality Duty in decision-making](#)

Lead officer:	Amanda Scott, Play and Open Spaces Officer
Decision maker:	Cabinet
Decision: <ul style="list-style-type: none"> • Policy, project, service, contract • Review, change, new, stop 	Agreement to endorse the Conningbrook Lakes Country Park Delivery Plan and associated S106 funding for capital and maintenance spend.
Date of decision: The date when the final decision is made. The EIA must be complete before this point and inform the final decision.	27 th February 2020
Summary of the proposed decision: <ul style="list-style-type: none"> • Aims and objectives • Key actions • Expected outcomes • Who will be affected and how? • How many people will be affected? 	<p>The Report seeks Cabinet endorsement of the proposed delivery plan for the next phase of infrastructure to be delivered in the park. It also seeks authority to forward fund those works and advises members that other related infrastructure projects for the park are under development.</p> <p>The Country Park will be available for all residents of the borough.</p>
Information and research: <ul style="list-style-type: none"> • Outline the information and research that has informed the decision. • Include sources and key findings. 	<p>Considerable public consultation was undertaken prior to the submission of the original planning application and opening of the country park in 2014. That consultation helped to describe the overall ambition and intent for the park. Further consultation has taken place on the masterplan during 2018 and 2019 which has helped to shape the plan further.</p> <p>The final draft of the plan is currently out to consultation with the public and project stakeholders for six weeks to the beginning of March 2020. Comments back from the consultation will inform further minor amendments incorporated in the final masterplan in consultation with the Portfolio Holder for Culture, Tourism and Leisure.</p> <p>The consultation and design work completed to date has highlighted significant levels of interest in the Country Park from current and potential users. There is a requirement to ensure the park is available for all members of the community regardless of age, gender or ability. Therefore, there needs to be a range of easily accessible, stimulating, active and passive recreational opportunities within the park.</p>
Consultation: <ul style="list-style-type: none"> • What specific consultation has occurred on this decision? • What were the results of the consultation? 	Prior to starting work on the draft masterplan officers and the appointed consultants have reviewed the documentation, consultation and relevant management plans completed to date. Further consultation then took place as described below to refine plans and proposals so that the draft masterplan could be completed.

<ul style="list-style-type: none"> • Did the consultation analysis reveal any difference in views across the protected characteristics? • What conclusions can be drawn from the analysis on how the decision will affect people with different protected characteristics? 	<ul style="list-style-type: none"> • A stakeholder workshop at the Julie Rose Stadium, including ward members and park users in September 2018. • Consultation and discussion with the Victoria Park and Conningbrook Park Advisory Committee during 2018 and 2019 • Further consultation with individual stakeholder groups in 2018 and 2019 • Consultation with Ashford Access Group in 2018 • Meetings with Lake and Country Park users 2018 and 2019 • Discussions with the Council’s Cabinet Members and Management Team in 2018 and 2019 <p>While proposals were brought forward for the country park and its future layout and design, resulting conversations highlighted that facilities need to be accessible to people of all ages and abilities wherever possible. By the rural nature of the country park, certain areas will be difficult to access for some people with limited mobility. However, appropriate access methods will be developed wherever practicably possible to ensure those visitors with protected characteristics are not adversely affected or their enjoyment of the space lessened.</p> <p>At least eight designated car parking bays (as per planning policy) will be provided within the main car park and the option of a Changing Places facility in the park or Julie Rose Stadium will be actively pursued as part of the ongoing negotiations relating the proposed Conningbrook Park residential development Section 106 agreement.</p>
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Assess the relevance of the decision to people with different protected characteristics and assess the impact of the decision on people with different protected characteristics.

When assessing relevance and impact, make it clear who the assessment applies to within the protected characteristic category. For example, a decision may have high relevance for young people but low relevance for older people; it may have a positive impact on women but a neutral impact on men.

Protected characteristic	Relevance to Decision High/Medium/Low/None	Impact of Decision Positive (Major/Minor) Negative (Major/Minor) Neutral
<u>AGE</u> Elderly	Medium	Positive
Middle age	Medium	Positive
Young adult	Medium/High	Positive
Children	Medium/High	Positive

<u>DISABILITY</u> Physical	Medium	Positive
Mental	Medium	Positive
Sensory	Low	Positive
<u>GENDER RE-ASSIGNMENT</u>	None	Neutral
<u>MARRIAGE/CIVIL PARTNERSHIP</u>	None	Neutral
<u>PREGNANCY/MATERNITY</u>	None	Neutral
<u>RACE</u>	None	Neutral
<u>RELIGION OR BELIEF</u>	None	Neutral
<u>SEX</u> Men	None	Neutral
Women	None	Neutral
<u>SEXUAL ORIENTATION</u>	None	Neutral
<u>ARMED FORCES COMMUNITY</u> Regular/Reserve personnel	None	Neutral
Former service personnel	None	Neutral
Service families	None	Neutral

<p>Mitigating negative impact: Where any negative impact has been identified, outline the measures taken to mitigate against it.</p>	<ul style="list-style-type: none"> • Ensure quality of access through design specification • Eight planned disabled parking bays • Proposed Changing Places facility
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<p>Is the decision relevant to the aims of the equality duty? Guidance on the aims can be found in the EHRC's Essential Guide, alongside fuller PSED Technical Guidance.</p>	
Aim	Yes / No / N/A
1) Eliminate discrimination, harassment and victimisation	Yes

2) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it	Yes
3) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it	Yes

<p>Conclusion:</p> <ul style="list-style-type: none"> • Consider how due regard has been had to the equality duty, from start to finish. • There should be no unlawful discrimination arising from the decision (see guidance above). • Advise on whether the proposal meets the aims of the equality duty or whether adjustments have been made or need to be made or whether any residual impacts are justified. • How will monitoring of the policy, procedure or decision and its implementation be undertaken and reported? 	<p>Due regard has been made to the equality duty, throughout the development of the masterplan and will continue during the delivery phase</p> <p>There will be no unlawful discrimination arising from the decision</p> <p>The proposal meets the aims of the equality duty as all sections of the community including those with protected characteristics will benefit from the enhancements to the park</p> <p>Monitoring of the policy, procedure or decision and its implementation will be undertaken and reported by the stakeholder group</p>
EIA completion date:	31th January 2020