

Boston Spa Village Park Phase One Proposal

For Parish Council consideration on Monday December 18th, 2017

1. Introduction

Working alongside Groundwork the Stables Lane Development Work Group have created a long term vision for new facilities to significantly enhance the current open field at Stables Lane, transforming it into a village park for all residents of all ages to enjoy.

Given current financial constraints, where we have an existing fund of £106,000, we are proposing a “Phase One” project be agreed and commenced immediately with a maximum budget of £85,500. (Further details below). This will provide basic infra-structure plus leisure and play facilities that will encourage village residents to use the park much more frequently than currently is the case. This will also leave substantial funds available for future works, including “match-funding” opportunities, whilst the Group endeavours to find additional sources of funding to complete the delivery of the whole scheme in future years.

We believe that this is a prudent recommendation that nevertheless delivers a substantial improvement for the open space that will enhance village life. We hope that the Parish Council will endorse this view.

2. Finance

Phase One is divided into 6 key elements. Based on Groundwork estimates that include fairly detailed specifications we are recommending a maximum budget cost for each of the key elements as follows:-

Element	Groundwork Estimated Cost	Suggested Budget
Preliminaries	2,500.00	2,500.00
Perimeter Footpath	24,613.00	25,000.00
Playground and Picnic Area	22,137.50	25,000.00
Wildlife Area	16,218.50	15,000.00
Open Grass Area	8,100.00	8,000.00
Earthworks and Soft Landscaping (not included elsewhere)	10,010.50	10,000.00
TOTAL	83,579.50	85,500.00

- Notes:-
 - Groundwork’s detailed analysis provided is the first effort to do this and hence many changes and choices can be made in relation to the actual final specifications.
 - The Group’s perception is that a number of the prices used can be improved upon and that the work can be delivered at a lower cost.
 - Each element is to be tendered separately
 - Toby Ware has agreed to carry out this task on our behalf. Working alongside the appropriate Group member

3. Organisation

Various members of the Working Group have agreed to pick up “lead responsibility” for each of the elements of the Phase One Project. In this regard they will be expected to deliver their element of the project to a good standard within the allocated budget.

Leads on each element are as follows :-

- Preliminaries – Kevin Alderson
- Perimeter Path + Earthworks and Soft Landscaping, (two elements) – Jon Beeson
- Playground and Picnic Area – Carol Taylor
- Wildlife Area – Keith Jackson
- Open Grass Area – Kevin Alderson

Other members of the Group have agreed to accept additional important roles as follows :-

- Further fund-raising opportunity investigation – Vivienne Skinner
- Financial Control and Analysis – Scott Courts
- Communications – Marina Heum and Kevin Alderson

There is a non-Group member, Toby Ware, who has volunteered to assist with both the Procurement management as well as the Project management of Phase One. (Toby is Director of Keystone Building Consultancy, he has a BSc (Hons) First Class degree in Building Surveying at University of Northumbria, Newcastle. Plus “MRICS” qualification. Full details of Toby’s firm can be seen at <http://keystonebuildingconsultancy.co.uk/>).

Finally, Vivienne Skinner has agreed to provide administrative support for documentation, meeting minutes, etc.

The Group will continue to look for all other opportunities to engage with local people who can provide relevant skills, expertise, time and effort to assist the project as it develops.

4. Other Considerations – Preliminaries

Budget £2,500

- Planning

It is recognised that ensuring that appropriate Planning Permissions are in place, prior to work commencing, is essential. Local Councillor Gerald Wilkinson has put us in touch with Adam Ward, the appropriate Planning Officer, to begin this process immediately.

Initial feedback explains the following about Stables Lane... “ [The site is protected in the development as Greenspace and as a Protected Playing Pitch, and therefore any development should not prejudice these land uses.](#) “

Hopefully our broader plans will not compromise this designation, especially as they include two junior football pitches that very clearly fulfil the “playing field” criteria.

5. Other Considerations – Perimeter Path + Earthworks and Soft Landscaping

Budget £35,000

- Power and Water

Discovering the nature of current power and water provision to the old changing rooms, so as to ensure that future power and water provisions for the wider park scheme are planned for appropriately, is part of this element.

- Security

Providing, as soon as possible, a CCTV camera service to cover the entrance of the park was agreed as a priority and part of this element.

- Old Changing Room Foundations

The removal of the old changing room's foundations from the site will be part of this element, (coupled with the investigation into power and water previously mentioned).

6. Other Considerations – Playground and Picnic Area

Budget £25,000

- Leeds City Council Involvement

Discussions with Kazia Knight, (from Wetherby Town Council), confirmed that their play equipment in Sandringham Park came via an arrangement with Leeds City Council that appeared to be mutually beneficial. This approach will be investigated to see if it is applicable to Stables Lane.

- Initial Play Area Provision

It is recognised that given the current budgetary constraints the initial provision of play equipment will not be the full provision that is eventually aimed for. The initial estimates by Groundwork provided for £5,800 for two pieces of play equipment. Subsequent phases will provide more equipment as and when funding becomes available.

It should also be noted that there is a £25,000 budget for the playground, so the sub-group looking at this aspect of the plan will be able to make decisions about how much to spend on equipment and what type of equipment to procure. Groundwork's suggestions are a useful guide, but only a guide in this case, it is up to the sub-group to fully specify and procure the best possible provision within the allocated budget.

The full extent of the planned Play Area will however be clearly identified in the Phase One layout, so that the future anticipated "filling up" of the whole area with additional equipment is obvious.

- Picnic Tables and Outdoor Barbeques

Given that we won £1,000 of specific funding from Tesco for the provision of picnic tables and outdoor barbeques for Stables Lane it is essential that these form part of this element so that we can report back to Tesco on the successful use of their funding.

7. Other Considerations – Wildlife Area

Budget £15,000

- Local Involvement

Once again, as with the playground element, the Groundwork estimates and suggestions for the Wildlife Area are very much "indicative", plus a good means of setting a realistic budget. It will be very much up to the sub-group involved to come up with the best possible scheme within the allocated budget.

It is recognised that there is great scope for additional local involvement with this element of the project. Given the local prominence of such organisations as Boston in Bloom and the Open Gardens events, plus allotments right next to the site, it is envisaged that a lot of local voluntary assistance ought to be forthcoming in making this element a reality.

This is to be strongly encouraged!!

- [School Involvement](#)

With the projected Wildlife Area being placed directly adjacent to the St Marys School boundary it is hoped that there can be strong engagement between the school organisation and the sub-group to deliver an area that is useful both to the school as well as the wider community. The other local schools, who are all close to Stables Lane will also be approached in support of the Wildlife area. This could become especially useful if the west side of the field is opened up for access as a result of development, thus making access for the other local schools much easier.

[8. Other Considerations – Open Grass Area](#)

Budget £8,000

- [Local Junior Football Teams](#)

Both Clifford FC and Collingham Juniors FC have expressed a strong interest in using the proposed pitches. They have also been approached for suggestions on funding for the necessary goalposts and equipment as well as any other ideas they may wish to provide.

These enquiries brought one interesting comment back from Collingham who have previously used Stables Lane.....

“The parents of our younger age groups were very pleased with the facilities - parents tended to drop kids and then walk up the high street, grab a coffee and do a bit of shopping.”

So, a local economic boost through the provision of junior football pitches!!

[9. Other Considerations – General](#)

- [Timing](#)

With the Village Gala scheduled as usual for mid to early June 2018 there is a clear time deadline for getting Phase One completed. This does not leave a great deal of time, so we are keen to gain agreement and get to work on Phase One immediately.

If work were to extend into June, then contingency plans may be required to move the Gala to Church Fields, St Johns' School fields, West End grass area, or any other similar open space for one year. Far from ideal of course, but a contingency plan of this nature is probably prudent to adopt.

- [Co-ordination and Teamwork](#)

Whilst the Project is split up into various “elements” with different team members leading their activities it is recognised by the group that continuous coordination and teamwork will be essential to delivering the best possible outcome. There will be many overlaps between the various elements and it is vital that a consistent “look and feel” is maintained across the whole of the park as it develops. This requires close teamwork, coordination and communication which we all feel confident will be maintained, especially as the group has already functioned well up to this point.

It remains the Working Group Chair's key responsibility to ensure that this coordination is maintained throughout.

- [Local Resident Engagement](#)

The meeting and discussion with Kazia Knight highlighted very strongly the need to engage as effectively as possible with local residents, in order to ensure their positive involvement with the new developments. Whilst we currently have strong and positive support from the Bowling Club and the Tennis Club, represented on the Working Group, there is more work to be done in relation to the local householders. This is a key task to address as the initial plans commence, and requires further work and effort to be put in place, there is not currently an obvious answer as to how best to achieve this engagement.

- [Adjacent Developments](#)

With the recent sale of two development plots to the west of the playing field it is anticipated that new residential developments will follow in the relatively near term. This should represent an excellent opportunity for the project in two key ways :-

1. [Improved access](#)

With these developments offering connectivity with Church Street, that does not currently exist, there will be a much better opportunity to encourage “through traffic” of pedestrians across the park further enhancing its utility to the local community.

2. [CIL money](#)

The use of the CIL funds that will come from the development to further enhance the park should be a very clear and obvious choice for local decision makers. We intend to be well prepared to make a good strong case for the use of these funds to further improve the new park.

[10. Summary and Recommendation](#)

We are requesting a maximum budget of £85,500 to be allocated from the existing funds in order to deliver the Phase One of the project which comprises the following elements :-

- Preliminaries
- Perimeter Path
- Earthworks and Soft Landscaping
- Playground and Picnic Area
- Wildlife Area
- Open Grass Area

We recommend that various Working Group members will take on lead responsibility for delivering these elements to a good standard within the allocated budget.

The Working Group believes that the Phase One Proposal outlined above represents :-

- A prudent starting phase for the project given current financial circumstances
- Retains sufficient funds “in hand” for future purposes and financial security
- Makes a clear and strong statement of intent about greater use of Stables Lane
- Delivers a number of new and attractive facilities that will encourage greater usage by the local community of this important green space

We recommend that the Parish Council agrees to the commencement of the Phase One project as outlined above with immediate effect.