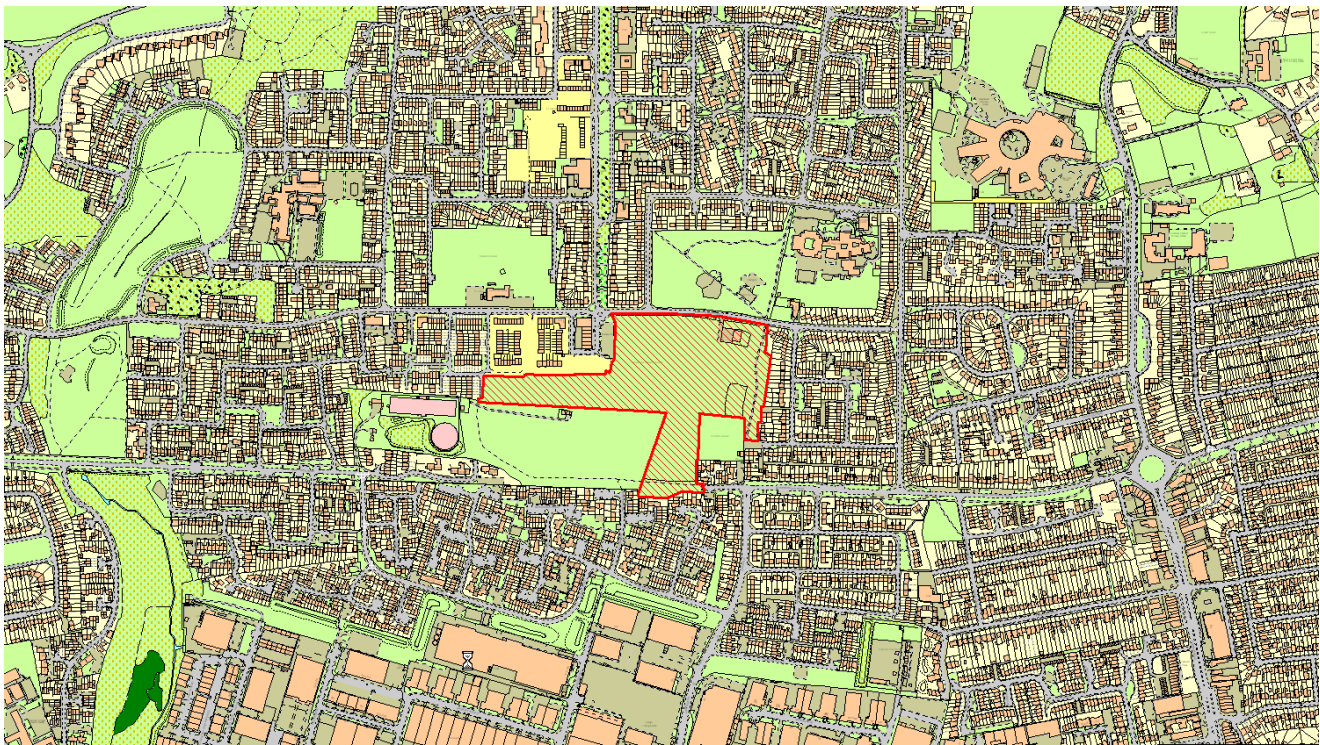


<b>Registration Date:</b>	07-Mar-2016	<b>Applic. No:</b>	S/00134/012
<b>Officer:</b>	Mr. Albertini	<b>Ward:</b>	Britwell and Northborough
		<b>Applic type:</b>	Major
		<b>13 week date:</b>	6 <sup>th</sup> June 2016
<b>Applicant:</b>	Mr. Gerald Pleace, Slough Borough Council		
<b>Agent:</b>	Mr Matt Nokes, Ground Control Ltd Kingfisher House, Radford Way, Billericay, Essex, CM12 0EQ		
<b>Location:</b>	Kennedy Park, Long Furlong Drive, Slough		
<b>Proposal:</b>	Enhancement to park including new paths, outdoor gym, natural play area & landscaping.		

**Recommendation:** Approve



## 1.0 **SUMMARY OF RECOMMENDATION**

Approve.

### **PART A: BACKGROUND**

#### 2.0 **Proposal**

- 2.1 This Slough Borough Council planning application covers those elements of a wider park enhancement scheme that require planning permission.
- 2.2 Approximately 700 metres of new path are proposed running west to east and up and over the mound to link with the existing path behind Aldridge Close. At the west end it links with Twist Way with a spur towards the Segro land for dog walkers. It links with and crosses the new north south cycle and foot path from Wentworth Ave to Pentland Road.
- 2.3 Opposite the shops a short path will branch off the north-south path to serve the new outdoor gym and link with a crossing point on Long Furlong Drive at its junction with Monksfield Way. This provides a short cut to Monksfield Park which has an equipped play area, skate park and multi use games area.
- 2.4 A further minor path at the south end of the site will project from the end of Northborough Road, along the edge of the park behind Pennine Road, to the edge of the Segro land near the new steps and ramp at Pentland Road which are part of the north – south path link.
- 2.5 A play glade is proposed spread along part of the grass area south of Twist Way and next to the north edge of the Segro land. There will be no formal play equipment as such but instead natural features set amongst planting and small trees to provide an activity space for children. The application indicates things such as log stacks, balance beams, boulders etc. but full details have not yet been settled by the Council's Parks Team. The features will be spread out over an 80 metre long area. The closest point to Twist Way homes will be more than 40 metres away from the front wall of two of nearest homes.
- 2.6 An outdoor gym is proposed next to the shopping area car park on the east side of the new cycle path. 6 pieces of special outdoor gym equipment will be set amongst a small plantation of trees.
- 2.7 Other features are a circular feature with seating area on top of the mound, small feature area and seating at the main park entry point off Twist Way, feature entrance opposite Monksfield Way. The existing parking area next to the scout and guide will be resurfaced but at present it would be used for special events only. The path over the mound will have sleeper steps in places. Most paths will be surfaced with buff coloured self binding gravel.
- 2.8 Not part of the planning application but part of the wider landscape enhancement are natural planting on parts of the mound slope and its fringes, small terracing on the south west face of the mound, an a feature on top of the southern spur of the

mound, general tree, shrub and hedge planting, signage, railings (along Twist Way). Monksfield Park will also have additional planting and path links agreed when the skate park was approved last year.

2.9 Some minor revisions are expected before the Planning Committee meeting.

2.10 The proposals have been discussed with the Neighbourhood Action Group, Britwell Boys Club and Parish Council.

### 3.0 **Application Site**

3.1 This application site covers just under one hectare of the 7 ha Kennedy Park. Kennedy Park is on the south side of Long Furlong Drive and abuts the new housing of Twist Way and associated roads and the new Kennedy Parade shops face the park. The east part of the park is a landscaped mound (about 10 metres high) formed as part of a Council landfill operation in the 1990's. The park also contains a Scout/Guides hut with hard surface area.

3.2 To the south are rear gardens of homes in Pennine Way and Segro owned rough land which is used for dog walking. To the east of the mound is Cowper Road allotments and rear of Aldridge Road homes. To the north is Long Furlong Drive with Monksfield Park beyond and the new housing and retail development. To the west is the edge of the new housing area and Segro water reservoir building to the south west.

3.3 Excepting the mound area the rest of the site is generally flat grassland with some trees. The Mound and its fringes are landscaped but with a natural appearance and the fringes contain more wildlife friendly habitat. There is path along the east side of the site (to Cowper Road) and a new north south cycle path through the middle to link the Pentland Road area with Wentworth Ave. Some existing shrubs and scrub have been removed ready for the new more extensive scheme.

### 4.0 **Site History**

4.1 171 new homes and retail development adjacent. Approved Nov 2013.

4.2 Cycle/footpath link to Pentland Road Approved Sept 2014.

4.3 Landfill and Landscaping Various approvals 1989 to 1993.

4.4 Replacement Guides and Scouts building Approved April 2012.

### 5.0 **Neighbour Notification**

5.1 Long Furlong Drive 100-110 ev; 35-41 odd  
Monksfield Way 1  
Aldridge Rd 2 – 44, 42a 42b  
Northborough Rd 202, 204  
Pennine Road 69 – 79 odd  
Pentland Road 100- 110 ev 112 – 116 ev 126, 128

Twist Way 35 – 63, odd  
Foxley Rd. 2 – 14 ev.

5.2 One letter of support received.  
14 letters of objection received raising issues of :

- Wish for 50 % to be grass
- Opposed to outdoor gym – would give reason for gangs to hang out.
- Instead of gym spend money on CCTV in and around the park (concerned about level of crime in and around the park).
- Opposed to cycling in the park as it would encourage mopeds with associated danger etc.
- Car park – ensure non-residents use it not park in residential streets.
- One person concerned about west end gap into Segro land/lack of fencing having had break in.

5.3 Response to objections :

About 50 % of park will still be grass.

Outdoor gym dealt with at para 8.4 and 8.5 below.

CCTV – has been installed at retail area; no proposal at present for park.

Excepting the north-south cycling path other paths will not be specifically intended as cycle paths although small scale use of them is likely and reasonable. Moped use is unauthorised and enforcement action, whilst difficult, can be taken. Because of the multiple boundaries it is impractical to block all moped access without affecting pram/push chair and wheelchair access but bollards will be placed at entry points to make it difficult for mopeds to go through at speed.

The car park is not intended to be open for general visitor use. It will be available for special events. The retail area car park will hopefully be used by any visitors with cars.

Western link to Segro land – this matter will be reviewed as part of the detail design in terms of additional fencing at least.

## 6.0 **Consultation**

6.1 Traffic/ Highways  
No comments

6.2 Environmental Quality (Contamination)  
No objections received. Contamination Officer is in direct contact with Council's contractor re soil tests carried out recently and precautions to be taken in certain places.

6.3 Environment Agency  
No objection subject to two conditions to be applied to planning permission relating to 1 Protection of landfill capping and 2 surface water disposal details to be agreed.

## **PART B: PLANNING APPRAISAL**

## 7.0 **Policy Background**

- 7.1 The site is public open space on the Local Plan Proposals Map 2010. Core Strategy policy 2 seeks to preserve and enhance public open space. Policy 9 Natural and Built Environment seeks to preserve and enhance natural habitats/biodiversity. The site is within the Britwell Regeneration area (SSA2) of the Site Allocations Development Plan 2010. Apart from the built development and north south path proposals it seeks to enhance open space recreation facilities and enhance wildlife habitat.
- 7.2 In particular the Site Allocation requirement to justify loss of part of Kennedy Park for development includes enhancement in terms of quality and range of activities for the local community with specific provision for older children plus enhance biodiversity. The planning application for housing development was approved on the basis of these enhancements taking place and a Section 106 planning obligation provides money for the Council to implement the park enhancements and money to maintain the area. When the housing and retail development was approved the Council Park's Section outlined a broad range and scale of enhancements for the park.
- 7.3 In conjunction with the recent skate park and multi use games area in Monksfield Park the proposal does provide a range of recreation activities and habitat enhancement to comply with Core Strategy and Site Allocation policy. The play area and grass spaces next to Twist Way also provide neighbourhood play space to serve the new housing development to comply with Local Plan policy OSC15 new facilities for housing development.
- 7.4 It should also be noted that concerns were raised by English Nature and Burnham Beeches about housing development and consequent extra pressure on local recreation use at Burnham Beeches, a specially protected area. These concerns were dealt with by the commitment to enhance Kennedy Park in terms of natural habitat, create more natural areas for recreation, walking and in particular dog walking to provide a local alternative to regular visits to Burnham Beeches. The enhancement scheme provides for these features by way of a more natural planting scheme around the mound and scope for dog walking away from the play and gym areas.
- 7.5 The Kennedy Park enhancement links to some of the informal gaps in the boundary of the Segro land currently used informally for dog walking. The Council is in negotiation with Segro to gain control of the maintenance of this area.

## 8.0 **Design and Layout Matters**

- 8.1 The scheme successfully provides a range of recreation activity for health benefits and general amenity. It balances the desire for both formal and informal recreation with a more suburban open space near the housing and retail development and a more natural country park feel on the rest of the site. It also provides a better appearance than now combined with better wildlife habitat. The proposal provides play space for the adjacent new homes and the wider neighbourhood complimented by the formal facilities in Monksfield Park.

- 8.2 There will be flat grass areas for kick-about and the larger grass area south of the retail area either side of the main path provides space for small park events.
- 8.3 The play glade area is over 40 metres from the nearest homes and the outdoor gym 30 metres from homes on the opposite side of Long Furlong Drive. These separation distances are sufficient for users not to cause disturbance to residents. 20 metres is a recommended separation distance for local play areas.
- 8.4 The above two features are also well overlooked from public areas. This helps security in two ways, users feel safer and its easier to spot any misbehaviour. The existing north-south path is lit. The new west-east path will not be lit as its not intended as a key link for connecting neighbourhoods and there is a nearby alternative lit route by way of Twist Way and Long Furlong Drive.
- 8.5 Whilst the enhancements will attract people to the park it is recognised that good management is needed to limit inappropriate use or behaviour. Local residents have raised concerns about crime and the gym, for example, being a place for young people to gather who may cause a nuisance. The Parks Team are aware of these risks and are familiar with having to work with the Neighbourhood Enforcement Team and local police. Should a particular feature become a significant problem in terms of crime or nuisance the Parks Team have the option of reviewing the features in the park.
- 8.6 The paths and works on the mound will be formed in such a way so as to not take away any of the protective clay capping of the former landfill mound. This will satisfy the Environment Agency and can be controlled by condition. At the construction stage existing boreholes for monitoring the landfill will need to be protected. This can be controlled by condition or contractually as the Council is the landowner.
- 8.7 The proposed path at the south end of the site off Northborough Road will go up to the Council's ownership boundary. It will be extended onto the adjacent Segro land when agreement reached with them to make the short link to the steps to Pentland Road. This will provide a shorter route to the new shops for Northborough Road residents.
- 8.8 The recommendation assumes that a satisfactory revised drawing is received prior to the meeting regarding clarification of boundary treatment and entry points.

## **PART C: RECOMMENDATION**

### 9.0 **Recommendation**

Approve

### 10.0 **PART D: LIST OF CONDITIONS**

1. Commence within three years  
The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

GC.139767.K.100 Site Wide Footpath Plan

GC.139767.K.102 Outdoor Gym

GC.139767.K.103 Natural Play Glade

GC.139767.K.104 Car Park detail

GC.139767.K.90 Location Plan.

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. Boundary Treatment

Construction works shall not commence until boundary treatment for the Kennedy Park boundary has been submitted to and been approved in writing by the local planning authority. The approved boundary treatment shall be installed before the play glade and outdoor gym have been bought into use.

REASON In the interest of visual amenity and security.

4. Environment Agency 1

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason This development is over an authorised landfill that accepted household and commercial waste. The Lynch Hill Gravel member (Principal Aquifer) is likely to be missing in the location of the landfill (gravel extraction) and hence the geology directly underlying the landfill is likely to be the Lambeth Group (Secondary A Aquifer). The Lambeth Group typically has sandy lenses that could form pathways for landfill leachate to migrate to the Chalk (Principal) Aquifer that underlies the site at depth. This site is also within an outer source protection zone (SPZ2) for an abstraction from the Chalk. Environment Agency 1.

Therefore, to avoid pathways being created for landfill leachate to migrate vertically into the Chalk, we need to ensure that foundation design avoids disturbance of the landfill cap and base liner of the landfill.

5. Environment Agency 2

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON The Design and Access Statement states that drainage is proposed for this development site located over an authorised landfill. In order to prevent increased leachate levels within the landfill waste, there should be no infiltration drainage into the landfill.