



PROJECT SUMMARY

King George V Play Area, Felpham

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1. Purpose of Document

The purpose of this document is to summarise the project.

2. Background

The Council is proposing to make improvements to King George V play area in Felpham. The Council has identified 67.4K S106 funding from local developer contributions (from FP/92/04 Land North of Felpham) that can be allocated to the site to carry out the improvement works.

There are several other play areas in the Felpham area, including Flansham Lane, Larksfield, and the new play areas at Site 6 Felpham including Meadows Keep, Blakes Mead and Stanhorn Grove.

It is considered that KGV plays a significant role in local play provision for residents in the Felpham area, including those living on the Site 6 development, and the site would benefit the most from allocation of the S106 funding from the residential development.

2.1. King George V play area

King George V (KGV) play area is on the boundary of the wards of Felpham East and Felpham West close to the Site 6 residential development. The play area serves a large population in the Felpham area and is aimed at children up to the age of 14. The play area currently comprises a mixture of equipment including two rockers, a freestanding slide, a flat swing set, cradle swing, a roundabout, seesaw rocker and a basic climbing unit with tyre swings and a rope net.

Although the current play area at KGV is very popular it currently lacks a cohesive style or theme and would benefit from being modernised and enhanced. In addition, the play area could be improved in terms of inclusivity and the provision of play opportunities for those with a range of different abilities, and in terms of accessibility for those in wheelchairs or with impaired mobility.

The play area is designated a 'Parish Priority' in the Council's play strategy 2018-2028 as it plays a significant role for residents within a parish area. This means that the Council is committed to ensuring that KGV play area is improved in line with best practice to ensure it is one of the Council's good quality play areas.

The play area is located at the northern end of King George V recreation ground which is also used for wider events such as the funfair, kite festival and football tournaments. The play area is close to amenities such as a shop, local nursery, and local school which are all utilised by residents of the Site 6 development and residents in the wider area of Felpham.

2.2. Analysis of alternative play areas in the Felpham area (as shown in Figure 1)

Figure 1: Location of existing play areas in the Felpham area



2.2.1. Flansham Lane play area

Flansham Lane play area is the closest play area geographically to the Site 6 development. The play area has already been enhanced in 2012 through developer play funding contributions of £48,651.58 from the Site 6 development under planning reference FP/92/04. The play area currently provides a wide range equipment for a different ages and abilities and is in good condition.

2.2.2. Larksfield play area

Larksfield is also located near to KGV geographically, although not in the Felpham ward. The play area has also had recent Council investment in 2020/21 as part of the play strategy using capital play funding.

2.2.3. Site 6 Felpham play areas

Three phases of residential development were permitted at Site 6 Felpham under planning reference FP/92/04. The developer provided three play areas (Meadows Keep, Blakes Mead and Stanhorn Grove) as part of the development.

Meadows Keep play area is aimed at children under the age of 12, with a range of basic units including cradle swings, a basket swing, climbing tower with slide, and two spring rockers.

Blakes Mead play area has a range of play units that are aimed at the junior age group, up to the age of 14, including a junior climbing unit, flat swings, basket swing, rotating cone net, seesaw, embankment slide and spinning carousel.

Stanhorn Grove play area also has a range of equipment for children up to the age of 14, including a spinning bowl, rocker, roundabout, basic climbing unit with rope net, climbing wall and fireman's pole, a seesaw, flat swings and a basket swing. The play area will see an investment of approximately £29K from allocated S106 funding from FP/171/18/PL by 2029.

The equipment in these three play areas is in relatively good condition having been installed in recent years, and although the style is basic, it provides adequate play opportunities for a range of age groups for those living on the Site 6 development.

In addition to the play areas on Site 6 Felpham, the existing Multi-Use Games Area (MUGA) and the skate park are located adjacent to the Felpham Community Hall and Conference Centre and are both in good condition.

2.3. S106 funding - Site 6 Felpham residential development

The three phases of residential development were permitted at Site 6 Felpham under planning reference FP/92/04.

Under the S106 agreement for the development, sums of £48,000 and £24,000 were provided as play maintenance contributions for the three play areas. Additional off-site S106 play funding contributions were provided and the purpose of these S106 developer contributions is to create or improve play facilities close to the development to meet the demand created by the increase in population.

The additional S106 play contribution sums resulting from the development were identified as follows:

Planning reference	Funding amount	Wording in S106 agreement
FP/55/15/PL (FP/92/04)	£2,596.12	Additional Locally Equipped Area of Play (LEAP) Contribution
FP/90/13 (FP/92/04)	£31,311.86	Locally equipped area of play (LEAP) contribution
FP/102/16/PL (FP/92/04)	£33,489.66	Increased locally equipped area of play (LEAP) contribution

The following S106 sum specifically allocated to Stanhorn Grove play area was identified as follows:

Planning reference	Funding amount	Wording in S106 agreement
FP/171/18/PL	£29,183.36	Local Play Facilities Contribution. The sum to be paid to the council in accordance with paragraph 2 of the first schedule to be used for local play facilities at Stanhorn Grove Play Area. Fifty percent prior to commencement and the remaining fifty percent prior to first occupation.

Further sums of £132,568 for public open space maintenance, £48,000 for MUGA maintenance, £57,000 for senior football pitch maintenance, £26,695 for junior football pitch maintenance, £9,694 for changing facilities maintenance and £48,000 for five a-side football pitch maintenance were also allocated to facilities across the wider Site 6 development.

2.4. Conclusion

It is proposed to allocate £67K S106 funding from the Site 6 Felpham residential development (FP/92/04) for play enhancements at King George V play area in Felpham. This allocation is in line with the wording of the S106 agreements which seeks to enhance play equipment in the local area and will also allow improvements to be made in accordance with the Council’s play strategy.

Alternative play areas in Felpham have been considered for the S106 funding, however these are not recommended as they have already undergone recent improvements or have recently been installed and are in relatively good condition.

3. Scope

The council proposes to enhance the existing King George V play area including installation of new play equipment for a range of ages and abilities, and improvements to the surfacing. This will include improvements to the inclusivity and accessibility of the play area.

4. Deliverables

- a. Undertake public consultation to help inform the design brief
- b. Undertake a tender process to obtain a preferred supplier
- c. Improve theme/design concept to a create sense of space that is appropriate for the location
- d. Undertake improvements so that the enhanced play area is open for use by end of financial year 2023/24.

5. Interface Activities

- Greenspace Management Contract 2017 – 2027
- Play Area Strategy 2018-2028

6. Costs

Item	Total Cost
Removal works, ancillaries	£5K
Play equipment	£30K
Surfacing, installation works	£25K
Contingency	£7K
Total	£67K

The costs above are a best estimate at the current time and final costs will be known following the procurement process. It should be noted that costs for risk mitigation have not been included above. Further investigation of risks identified in the Risk Log will ascertain whether additional costs will be incurred and the likely impact on the project budget. These are expected to be known once the design stage commences.

7. Risk Log

The following risks were highlighted and require further investigation to establish mitigation measures and associated costs:

ID	Risk Type	Score
1	<u>Budget and project funding:</u> S106 funding for the project has been proposed for the improvement works.	Low
2	<u>Programme:</u> Requirement for the play area to be operational by end of financial year	Low
3	<u>Planning consent:</u> Planning consent not required. Enhancement of play area itself is allowed under permitted development.	Low
4	<u>Highways:</u> No envisaged impact on cost/programme of Traffic Regulation Orders (TROs), access from Felpham Way.	Low
5	<u>Existing site constraints:</u> Location of services and sewer pipe could impact construction. Sewer pipe running along northern edge of site.	Low
6	<u>End users/Public support:</u> Minor disruption to site users and local residents likely during construction phase.	Low

7	<u>Public Consultation:</u> Consultation with local residents, general public, ward members.	Low
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8. Programme

The proposed programme identifies the project stages:

Project Activities	Timescale
Public Consultation	Spring 2023
Tender Process for designs	Late spring - Summer 2023
Delivery	Autumn – Winter 2023