



ADUR & WORTHING  
COUNCILS

Joint Strategic Committee  
6 November 2018  
Agenda Item 12

Key Decision [~~Yes~~/No]

Ward(s) Affected: Selden

**Adoption of the Brooklands Park Masterplan**

**Report by the Director for Communities**

**Executive Summary**

**1. Purpose**

- The purpose of the report is to request that the Joint Strategic Committee approves the adoption of the concept masterplan produced for Brooklands Park.
- The report also provides information on the public engagement to be carried out following the launch of the masterplan in October 2018.
- It also outlines the proposed next steps for the redevelopment of Brooklands Park into a destination park, that will be also be a valued community asset for local residents.
- It also provides an update on the capital funded scheme to dredge Brooklands Lake and also the associated environmental enhancements of the islands, margins and Valley Gardens section of the Teville Stream which was undertaken over the past year.

**2. Recommendations**

2.1 It is recommended that Joint Strategic Committee approves:

- To adopt the concept masterplan produced for Brooklands Park.
- To recommend to Worthing Borough Council to approve the use of the budget for the replacement Par 3 club house of £225,000 for the initial works associated with the Master Plan.

- To note that the closure of the Par 3 golf course will result in a loss of budgeted income to the Council of £90,000 in 2019/20.
- To delegate authority to the Director for Communities, in consultation with the Executive Member for Environment for a detailed brief and specification to now be drawn up to enable the project to be tendered in a phased approach, having regard to the legal matters contained within the report.
- To actively pursue a reduction in the Council's costs through seeking external financial contributions towards the total cost of the scheme.
- To continue with the planned public engagement exercise to ensure that the local community are kept fully engaged and involved in the project.
- To request a further update report on progress made be brought to a future Joint Strategic Committee meeting when appropriate.

### **3. Context**

- 3.1 The Councils' strategic plan 'Platforms for our Places' highlights the stewardship of our natural resources as one of our key priorities, the ongoing investment into Brooklands Park is an exciting and current example of how the Council is delivering on these ambitions, working closely with Members, the public, key partners and departments across the Councils.
- 3.2 Three previous reports have been received by this Committee since December 2016, when options to dredge Brooklands Lake were proposed and an option agreed to dredge the lake and undertake associated environmental enhancements of the islands, margins and Valley Gardens section of the Teville Stream.
- 3.3 The dredging of the lake and the majority of the environmental enhancement works were successfully completed in Spring 2018, with the contractors due to return this November to complete the outstanding works needed to complete the scheme:
- Planting of the islands
  - Replacement planting
  - Installation of an oxygenating fountain
  - First year maintenance programme.

- 3.4 During this year, the Council also appointed (following a procurement exercise) Chris Blandford Associates (CBA), a nationally renowned landscape design and environmental planning consultancy, to produce a 'concept masterplan' for the development of Brooklands Park. Included in the brief was an aim to provide a master plan that supported the development of the park into a major asset for the community.
- 3.5 The process of developing this Masterplan has been fully supported by departments within the Councils including the Communications team who supported the launch of an online consultation exercise to ensure that the local community and interested parties, had every opportunity to give the Councils their views and help to shape the future of the park.
- 3.6 The feedback from the local community was fantastic, with over 800 responses received online and other feedback generated at engagement events. The collated results have been used by CBA to develop the concept masterplan.
- 3.7 Other key activities that have been required to support the development of the Masterplan have included:
- The completion of an ecological study to ensure that the park's current wildlife habitats and species were taken into account when drawing up the master plan.
  - A commercial feasibility study to assess the long term practicality and financial sustainability of the proposed concept master plan, when tested against standard commercial viability parameters. This was considered essential to help to contribute to the park's future sustainability.
  - Provision of all available service plans and known ground condition surveys to enable to ensure that any known restrictions were taken into account and which could impact on the development of the park when designing the master plan.
- 3.8 A draft masterplan and associated commercial feasibility study was produced by CBA in Summer 2019, and relevant Officers from Planning, Environmental Health, Technical Services & Environmental Services have since carried out a range of internal checks to ensure that the proposals contained in the plan could feasibly be delivered, subject to finance being available and any necessary planning consent granted.

3.9 The Officer's comments were fed back to CBA who revised and produced the final proposed master plan attached to this report for consideration.

3.10 The key features and benefits contained in the proposed master plan include:

- To develop the park into a new science adventure park, building upon ecological and environmental themes. These were key to the decisions regarding the dredging of the lake, and continue to be of significance to our communities.
- Provision of multiple indoor and outdoor leisure activities
- New cafe and lakeside picnic area
- Improved accessibility around the whole of the park
- Introduction of fitness trails and science related play activities
- Outdoor events and community activity areas
- Outdoor education area
- Community gardens
- New adventure play area which will continue to provide a number of specialised play equipment for children living with disabilities that the park already caters for
- Iconic vertical public art feature
- Improved access and connection to the seafront and cycling routes
- Increase in car parking spaces provided
- Refurbished public conveniences
- Further environmental improvements to complement the enhancements already completed in and around the lake

3.11 To enable the new features and benefits to be fitted into the park:

- The existing cafe and Par 3 pavilion buildings will be demolished
- The go kart circuit's concession lease will not be renewed when it expires in September 2019
- Par 3 course, putting green and pitch and putt course will not reopen
- The existing pleasure park buildings will be removed off site when the concession lease ends in October 2018

3.12 The Council has committed to help support the go kart concessionaire in potentially relocating the business in the local area.

#### **4. Proposed Next Steps**

- 4.1 Subject to approval being granted, it is next proposed for a detailed brief and specification to now be drawn up based on the concept master plan to enable the project to be tendered in a phased approach, having regard to the legal matters contained within this report.
- 4.2 A phased approach is proposed for a variety of reasons, firstly to ensure that as much of the park remains open whilst these works are ongoing, and secondly to support the Council to secure estimated funding of £2 million pounds required to deliver all of the features included in the concept master plan.
- 4.3 The Council has already allocated in the region of £225,000 through the existing capital programme towards delivering the project. In addition, the Programme contains rolling programmes for the delivery of both new playgrounds and public toilets which could be used to fund these elements of the project. This will enable the Council to start the detailed design work needed to take the scheme to the tendering stage, and also to start delivering the first phase(s) of the redevelopment of the park.
- 4.4 Officers will also actively seek external funding via sponsorship opportunities, external grant funding and private investment sources to reduce wherever possible the Council's financial commitments to the scheme.
- 4.5 It is proposed that a Project Board consisting of Elected Members (Executive Member for Environment and Ward Councillors) and Officers is set up to provide guidance and oversee the project. Progress reports will be brought back to this Committee at key stages of the project.

#### **5. Engagement and Communication**

- 5.1 Public consultation was carried out in Spring 2018, with over 800 responses received which were used by the consultants CBA to help shape the master plan.
- 5.2 The Friends of Brooklands Park have been actively involved in all matters related to the park since their formation and will continue to be instrumental in the proposed development and future management and maintenance of the park.

5.3 Public engagement around the concept master plan was launched in October 2018. Over 125 people attended the two public meetings held on 11 October 2018 organised to showcase the masterplan.

5.3 In the first week of the master plan being made available to view on the Council's social media channels:

- Total FaceBook reach for Brooklands Masterplan story: 28k
- Twitter: 5.7k impressions
- LinkedIn: 347 impressions
- Website interactive map accessed: 2.4k times
- Website story accessed: 1.1k

5.4 The master plan launch has also been covered in the Worthing Herald, Worthing Argus and Worthing Journal and a radio interview on More Radio.

5.5 Public engagement will continue throughout the process and feedback received will be used to help shape the future development of the park.

## 6. Financial Implications

6.1 Overall the scheme is estimated to cost £2m. This can be broken down as follows:

<b>Invest to Save Initiatives</b>	£
Infrastructure for a new leisure facility	518,200
New car park	250,000
New cafe	400,000
<b>Total invest to save initiatives</b>	<b>1,168,200</b>
<b>New facilities (funded by future capital programme):</b>	
Playground	250,000
Toilets	100,000
<b>Total cost of new facilities</b>	<b>350,000</b>

<b>Parks Infrastructure works (largely funded from the existing budget provision of £225,000) :</b>	
Site clearance	69,820
New Roads and pathways	85,520
Improvements to entrance	26,200
New street furniture and hard-landscaping	70,000
Improvements to existing parking	10,000
Other improvement works	41,000
<b>Total cost of infrastructure works</b>	<b>302,540</b>
<b>Enhancements (potentially funded from external contributions):</b>	
	£
Sensory garden	30,000
Adventure play installations	22,000
Lakeside Picnic area	15,000
Community Orchard	10,000
Pondlife exploration area and associated planing	10,000
Public art	24,500
Shelter	8,000
Cycle stands	16,000
<b>Total enhancements</b>	<b>135,500</b>
<b>Overall scheme cost</b>	<b>1,956,240</b>

- 6.2 External funding will be actively sought towards the cost of the project. It should be possible to raise at least £140k towards the project. In addition to the items detailed above, funding will also be sought for the adapted play equipment which will be contained within the new playground and an application will be made to the Community Infrastructure Levy to support the project.
- 6.3 The proposed redevelopment contains three invest to save initiatives. Whilst modelling for the car park indicates that the income stream from the car

parking charges will generate sufficient income to recoup the cost of the improvements, the position with respect to both the cafe and new leisure facility are less certain as the rental income will depend on market conditions.

	Income	Debt charges	Costs	Net annual income
	£	£	£	£
Car Park	86,840	-6,250	-28,780	51,810
Cafe - Annual rental	22,000	-10,000	0	12,000
Leisure Facility - Ground rent	25,000	-12,960	0	12,040
Overall	133,840	-29,210	-28,780	75,850

To help mitigate this risk, it is proposed to undertake some soft market testing to establish market interest prior to committing the Council to spend of £1.2m on these initiatives.

- 6.4 The current capital programme contains a budget of £225,000 for the replacement of the Par 3 Club House. It is recommended within the report that this is used to fund the initial infrastructure works associated with the master plan. This will require Council approval as it exceeds the virement limits of the Joint Strategic Committee.
- 6.5 The capital programme contains rolling provisions for the cost of items such as Public Toilets and Playgrounds. It is recommended that when the 2019/20 - 2020/21 programme is considered in December that these budgets are earmarked towards the cost of replacing the facilities at Brooklands.
- 6.6 The recommendation within the master plan to remove the golf course from the park will mean a loss of net income in the interim. The golf course used to generate net income to the Council of £90,000 per year and this is contained within the existing revenue budget. Consequently, growth of £90,000 will need to be allowed for within the 2019/20 budget. In the longer term, income from the activity within the park is expected to grow particularly from car parking and rental income.



## **7. Legal Implications**

- 7.1 Section 1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.
- 7.2 Section 19 of the Local Government (Miscellaneous Provisions) Act 1976 allows a local authority to provide either indoor or outdoor recreational facilities as it thinks fit and that includes the power to provide buildings, facilities, equipment, supplies and assistance of any kind, either without charge or on such payment as the authority thinks fit.
- 7.3 Section 1 of the Local Government (Contracts) Act 1997 provides that every statutory provision conferring or imposing a function on a local authority confers the powers on the local authority to enter into a contract with another person for the provision or making available of assets or services, or both (whether or not together with goods) for the purposes of, or in connection with, the discharge of the function by the local authority.
- 7.4 Section 111 of the Local Government Act 1972 provides that the Council has the power to do anything to facilitate or which is conducive or incidental to the discharge of any of their functions.
- 7.5 The Council will need to comply with its Contract Standing Orders in respect of any procurement for the provision of additional services as set out in this report.

## **Background Papers**

- Joint Strategic Committee Report - 6 December 2016 - Environmental improvement and future management options - Brooklands Lake.
- Joint Strategic Committee Report - 6 June 2017 - The environmental management of Brooklands Lake.
- Joint Strategic Committee Report - 10 April 2018 - Brooklands Park - Update on the actions made to date
- Brooklands Park Webpage:  
<https://www.adur-worthing.gov.uk/parks/find/worthing/brooklands-park/>
- Brooklands Park Masterplan:  
<https://www.adur-worthing.gov.uk/brooklands-park-masterplan/>

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## **Sustainability & Risk Assessment**

### **1. Economic**

- The proposal will have a positive impact on the economic development of our places. The redevelopment of the park into a destination park will help to attract additional visitors into the area, and the commercial feasibility study carried out will help ensure that the park's future financial sustainability.

### **2. Social**

#### **2.1 Social Value**

- The proposed redevelopment of Brooklands will provide meaningful opportunities for community involvement in the future management and maintenance of the park, either as a individual or through the Friends of group that are already in place.

#### **2.2 Equality Issues**

- Included in the concept master plan design is the planned accessibility improvements around all of the park, as well as the commitment to retain specialist play equipment for children living with disabilities in the play area.

#### **2.3 Community Safety Issues (Section 17)**

- Through providing a vibrant park that will be used regularly and valued by the local community will help to reduce anti social behaviour activities taking place in the park.

#### **2.4 Human Rights Issues**

- Matter considered and no issues identified.

### **3. Environmental**

- The protection and enhancement of the park's bio diversity was a key factor in determining the final design of the concept master plan building on the environmental enhancements already taken to the lake and its surroundings.

### **4. Governance**

- The proposed ongoing investment into Brooklands Park is an exciting and current example of how the Council is delivering on the ambitions contained in Platform for our Places, in particular in its commitment to responsibly steward our natural resources.