

REPORT TO:	FINANCE AND MANAGEMENT COMMITTEE	AGENDA ITEM: 6
DATE OF MEETING:	17 MARCH 2022	CATEGORY: RECOMMENDED
REPORT FROM:	ALLISON THOMAS STRATEGIC DIRECTOR - SERVICE DELIVERY	OPEN
MEMBERS' CONTACT POINT:	HANNAH PEATE ACTIVE COMMUNITIES AND HEALTH MANAGER AND CHRISTOPHER WORMAN PARKS AND GREEN SPACES MANAGER	DOC:
SUBJECT:	CADLEY PARK (URBAN COUNTRY PARK) FUNDING	
WARD(S) AFFECTED:	ALL	TERMS OF REFERENCE: (FM08)

1.0 Recommendations

- 1.1 That the Committee approves the updated funding package for Cadley Park (Urban Country Park) project adjacent to William Nadin Way.
- 1.2 That the Committee approves the acceptance of the Sport England Grant that supports the finances to deliver Cadley Park (Urban Country Park) project
- 1.3 That the Committee approves a permanent name for Cadley Park (Urban Country Park) as detailed within the report.

2.0 Purpose of the Report

- 2.1 To update the Committee on the progress of the development of the Cadley Park (Urban Country Park) project adjacent to William Nadin Way.
- 2.2 To update and seek approval from the Committee on the funding package for the project.
- 2.3 To seek approval from the Committee to formally accept a £149,300 Sport England grant (which forms part of the overall funding package), to facilitate the delivery of the cycle elements of Cadley Park (Urban Country Park) project adjacent to William Nadin Way.
- 2.4 To seek approval for permanent name for Cadley Park (Urban Country Park) as detailed within the report.

3.0 Executive Summary

- 3.1 The Cadley Park (Urban Country Park) project will bring to fruition the Council's ambition to deliver a new 'Urban County Park' within the Swadlincote area. Providing an environment which encourages and facilitates active travel, engagement in active environments and a rich biodiverse nature area for the local population of Swadlincote and the wider District to enjoy, connecting existing and new communities together.

- 3.2 Overall capital funding for the project of £1,106,900, comprises a combination of Section 106 funding, Capital Fund, Sport England, and Commuted sums. There is also a sum set aside for site activation. There are further commuted sums for site maintenance, with more anticipated as the overall site develops.
- 3.3 The project was approved at Planning Committee on the 8 March 2022.
- 3.4 If approved at this Committee, the successful contractors will be appointed and can be mobilised and be on site within a month. With an anticipated completion date of October 2022 to launch and be open for public use.
- 3.5 Cadley Park will provide connectivity from existing to new housing communities, connect the National Cycle route 63 to the town centre and lead it across the site towards East Staffordshire. The project will also support the delivery of the County's proposed Local Cycling and Walking Infrastructure Plan, the Key Cycle Network (KCN) and the Districts Local Cycle Network (LCN) that has previously been presented to the Council's Overview and Scrutiny Committee.
- 3.6 The project is supported by a wide range of partners including the National Forest Company, local primary and secondary schools, Active South Derbyshire, Sustrans, Active Derbyshire, leisure providers, British Cycling and Sport England.

4.0 Detail

- 4.1 The Cadley Park (Urban Country Park) project will bring to fruition the Council's ambition to deliver a new 'Urban County Park' within the Swadlincote area. Providing an environment which encourages and facilitates active travel, engagement in active environments and a rich biodiverse nature area for the local population of Swadlincote and the wider District to enjoy, connecting existing and new communities together.
- 4.2 Cadley Park (Urban Country Park) will be 3.89 hectares in size and will form part of a partially realised masterplan for the redevelopment of a former coalfield site.
- 4.3 The Cadley Park site is set in the surrounding context of a proposed 'Urban County Park', including car park, restaurant, visitor centre and golf course, all of which will support increasing dwell time and shows the co-location of welfare facilities and a wide-ranging leisure mix. This creates a destination for the Swadlincote Urban Core, enables cross pollination of facilities and ensures the site will become a significant destination for the local area. It will be a place where people can start, stop, stay, and explore.
- 4.4 The Urban Park is located close to established housing in Newhall, new housing on the former coalfield site and a planned revamped community football facility at Oversetts Road. The Oversetts Road site will also provide welfare facilities for Cadley Park, where individuals can purchase refreshments and access toilet facilities and parking for those who are unable to access the site via active travel means. This location has influenced the planned choice and mix of facilities for the site with links to these adjacent features via cycle paths and trails being a critical element of both this project and the overall masterplan.
- 4.5 The Council has worked with consultants, Turner & Townsend, who have been supporting the in-house project team in the continued development and delivery of the project. The consultants have provided technical expertise in landscape architecture, design, cost management, environmental management, and project management services throughout the life of the project. The finalised overview plans of the design for Cadley Park can be found within [Planning Application: DMPA/2021/1072](#).
- 4.6 The finalised plans illustrate the park boundaries and the facility mix of cycle features, pedestrian walkways, natural play, and environmental and biodiversity resources as well as its connectivity to the wider site and community.

Key cycle features include:

- Circular family route for cycling / scooting
- Pump track
- Learn to ride zone

Additional features include:

- Cycle paths and footpaths for active travel to, from and across the park providing connectivity to the facility mix and local town centre.
- A 'Wild Play' LEAP (Local Equipped Area for Play)
- Public Art
- Signage, way-markers and noticeboards
- Wildflower meadows
- Green corridors
- Habitat creation.

- 4.7 The full implementation of some of these additional features are aspirational and form part of the overall long-term vision and masterplan, which will be realised in later phases of the park development as and when additional funding is secured.
- 4.8 The original full aspirational vision, driven by the original brief given to the consultants, was costed at close to £1.7m. However, this vision and cost was value engineered to the present scheme (£1,106,900) which retains the key elements of the initial brief, whilst future-proofing the design to ensure it allows for expansion of the cycle features and introduction of other additional features at a later stage based on use, demand and/or availability of additional funding.
- 4.9 In relation to the management and maintenance, the consultants brief was to consider this as part of the design from the outset and the proposals reflect high quality robust features intended to last and require minimal, modest upkeep. Routine maintenance such as litter collection and general grounds maintenance will be undertaken by the Council's ground's maintenance team, although the new park will have a natural feel with low maintenance landscape features. There are sufficient commuted sums to cover the first 10-15yrs of anticipated management and maintenance. When surrounding housebuilding is sufficiently complete and occupied (which it is currently anticipated under two years) then further commuted sums, that will be specifically ringfenced for the site, will be released.
- 4.10 The project was approved at Planning Committee on 8 March 2022.
- 4.11 Part of the planned attraction of the cycling features and the park in general, is their location within and adjacent to interesting environmental features such as the watercourses, sympathetic tree planting and wildflower areas.
- 4.12 Following a successful bid into the British Cycling Places to Ride process Sport England has awarded the Council a grant of £149,300 towards the project, which will form part of the overall funding package of the park including capital costs and some costs towards activation of the site once completed.
- 4.13 The Sport England grant is crucial in being able to successfully deliver this new, additional park with Swadlincote urban core. The grant will support the development of a family cycle route, pump track and learn to ride zone within the park which has been an aspiration for the Council for many years.
- 4.14 Various Committees have previously approved S106 funding and a Capital bid (8 October 2020) towards the costs of delivering Cadley Park (Urban Country Park) project.
- 4.15 Delays to the deliverability of the park have been by-in-large due to the impact of the pandemic. However, more recently due to technical matters relating to Great Crested Newts, which officers have resolved via District Level Licence (DLL) application and

approval from Natural England. This has incurred additional expenditure of £11,400 and is included within section 5.1.

- 4.16 Cadley Park will provide connectivity from existing to new housing communities, connect the National Cycle route 63 to the town centre and lead it across the site towards East Staffordshire. The project will also support the delivery of the County's proposed Local Cycling and Walking Infrastructure Plan, the Key Cycle Network (KCN) and the Districts Local Cycle Network (LCN) that has previously been presented to scrutiny committee.
- 4.17 The project is supported by a wide range of partners including the National Forest Company, local primary and secondary schools, Active South Derbyshire, Sustrans, Active Derbyshire, leisure providers, British Cycling and Sport England.
- 4.18 The current project is known Cadley Park (Urban Country Park), which is adjacent to the Cadley Park development. Therefore, officers seek approval for a permanent name for the new park. Considering this year is also Her Majesty's the Queens Platinum Jubilee year, members may wish to consider such names as;
- Cadley Park
 - Cadley Jubilee Park
 - 70 Park
 - Queen's Green
 - Queen's Park
 - Jubilee Park
 - Platinum Park
 - Elizabeth Park
 - Queen Elizabeth Park*

**Noting that that if members wished to name it Queen Elizabeth Park, formal permission may be needed.*

- 4.19 If the recommendations are approved by this Committee the appointed contractors can formally be instructed, mobilised, and begin work on-site within a month. This would provide an anticipated completion date of October 2022 and be open for public use.

5.0 Financial Implications

- 5.1 The overall current project costs are £924,641.66 which includes an estimated 6.9% increase in construction fees due to market conditions.
- 5.2 The spend to date on the project totals £127,235.
- 5.3 The funding package below allows for project contingency fund of approximately.17% and any surplus sums will revert to maintenance costs for the park, if not needed in the capital phase of the project.
- 5.4 The funding package for this project is:
- | | |
|-----------------|-------------------|
| Capital Funding | £391,560 |
| S106 | £366,040 |
| Sport England | £149,300 |
| Commutated Sums | £200,000 |
| Total: | £1,106,900 |
- 5.5 Committees have previously approved the funding to this project through S106 funds and through the Council's capital programme (8 October 2020).
- 5.6 The Commuted Sum of £200,000 listed above is a proportion of the combined total commuted sums of £552,000 (which consists of two individual amounts of £122,000 and £430,000) currently identified for Cadley Park (Urban Country Park) project.
- 5.7 The specific S106 agreement 9/2014/0888 (£430,000) relating to this element of the agreement is *"a contribution towards the cost of the carrying out and subsequent*

maintenance of the Urban Park Works by the Council". £200,000 of this sum is being used to fund the construction of the park leaving the remaining funds to fund the future management and maintenance of the park. Further commuted sums from the surrounding housebuilding will be specifically ringfenced for site maintenance for further ongoing maintenance.

- 5.8 The Sport England grant is an essential piece of the overall funding package that will result in the overall Cadley Park (Urban Country Park) project being realised. £24,377 of the Sport England funding is a contribution to activation of opportunities at the site once it is launched.
- 5.9 Any remaining commuted sums will be available for the ongoing maintenance of the site into the future.
- 5.10 It is recommended that the Committee receives and approves the updated funding package for Cadley Park (Urban Country Park) project adjacent to William Nadin Way.

6.0 Corporate Implications

Employment Implications

- 6.1 None

Legal Implications

- 6.2 If the Council was unable to fully delivery the Cadley Park project, then the Council could be liable to pay back all or part of grant funding from Sport England. It should be noted Cultural and Community Services (CCS) has an excellent track record and reputation of delivering Sport England funded programmes.

Corporate Plan Implications

- 6.3 The project will support the Council to deliver services to the residents of South Derbyshire and fulfil elements of Our Environment, Our People and Our Future themes of the Corporate Plan.

Risk Impact

- 6.4 The Corporate and Departmental risk registers will be updated with any risks identified if they arise from this report.

7.0 Community Impact

Consultation

- 7.1 This project will make positive contributions to the Active South Derbyshire Physical Activity, Sport and Recreation Strategy 2017-2022 and all key themes within the Sustainable Community Strategy - Children and Young People, Healthier Communities, Safer Communities, Stronger Communities and Sustainable Development. These documents were developed in consultation with South Derbyshire citizens and organisations.
- 7.2 Consultation also took place with a wide range of partners and local school children to seek their views, ideas, and options for the overall park design.

Equality and Diversity Impact

- 7.3 This project will provide the opportunity for South Derbyshire residents to access a free modern and engaging environment to socially connect, be active and lead happy and healthy lives.

Social Value Impact

- 7.4 Physical inactivity can cost the economy millions of pounds per year. By supporting the District's least active population to become active it will work to improve an individual's / community's health and wellbeing and potentially reduce wider costs to society such as the health service.

Environmental Sustainability

- 7.5 The connectivity of the site will enable people to cycle and walk to opportunities locally, which will potentially reduce traffic congestion and pollution.

8.0 Conclusions

- 8.1 The funding package will enable this strategically important project to come to fruition and will result in a joined-up approach from the Council's the Corporate Plan, District and National strategies.

9.0 Background Papers

- 9.1 Planning Application [Planning Application: DMPA/2021/1072](#)
9.2 Capital Bid Committee Paper 20201008 [REPORT TO: \(cmis.uk.com\)](#)