



Item No.

7

Ward

DELAPRE

<b>Name of Group:</b>	<b>CABINET</b>
<b>Meeting Date:</b>	19 <sup>th</sup> December 2006
<b>Directorate:</b>	Citizens, Governance and Finance
<b>Corporate Manager:</b>	John Whiteoak
<b>Agenda Status:</b>	Public

**Report Title**

**DELAPRE PARK BUND: PROGRESS REPORT**

**Key Decision**

**YES**

## **1. Recommendations**

**Cabinet is recommended to:**

- 1.1 Note a further report will be brought to Cabinet at the next available opportunity after the consultation results are available and funding investigations have been completed.**
- 1.2 Note the planning application for the removal of the Delapre Park Bund (excluding the golf club bund) was approved on 22<sup>nd</sup> November 2006.**
- 1.3 Note the progress in respect of the cost and method of the potential removal of the Delapre Park Bund.**
- 1.4 Note the options for alternative measures to prevent unauthorised vehicle entry to Delapre Park.**
- 1.5 Note the progress of the consultation with local residents, concerning views about the potential removal of the park bund and the prevention of unauthorised vehicular access.**

## **2. Summary**

**In 2005 a bund was installed running parallel to London Road along the Delapre Park frontage, as part of a larger scheme by the Delapre Golf Club to protect the golf course similarly, with the view to preventing entry of unauthorised vehicles. The installation of the bund has been unpopular with some residents.**

**At Full Council on 26<sup>th</sup> June 2006, a resolution was passed, in summary, that a planning application for the removal of the park bund be lodged, to identify the likely costs of the work and potential funding and to look at alternative protection measures for the park and their costs. Any future decision to remove the bund will be a cabinet decision.**

**This report is intended to advise on progress.**

## **3. Report Background**

**Delapre Park is an attractive and historic Council-owned park centred on Delapre Abbey. The southern section of the park has operated as a golf club for many years, and was leased out for this purpose for a further period in 2004. The new operator applied for planning permission for the installation of bunding around the golf course (as well as extensive landscaping works) to protect the golf course from unauthorised entry. During the consideration of the planning application, it was suggested that it might be appropriate to protect the London Road frontage of the public park similarly, and a Section 106 Agreement was used to achieve this.**

**The installation of the bunding at Delapre has been unpopular with some residents, who have campaigned for its removal, leading to the Full Council resolution on 26<sup>th</sup> June 2006 as follows:**

**“This Council instructs officers to submit a planning application and investigate the full cost of a scheme to remove Delapre Park bunding along London Road from the pond to the Park gates and identify possible funding sources.**

**This Council instructs officers to review and investigate the possibility of implementing all other appropriate measures to prevent unauthorised vehicles entering Delapre Park.”**

## **4. Options and Evaluation of Options**

### **4.1 Method of Removal**

The removal of the Delapre Park bund will be a considerable civil engineering operation. The works will include the excavation, transportation and disposal of approximately 20,000 cubic metres of material. The reinstatement of the area will include approximately 1500 square metres of topsoil and seeding.

An operation of this magnitude will be disruptive and inconvenient to adjacent residents and users of Delapre Park. Nuisance in the form of dust, noise and mud on the highway will result from the works.

To reduce the timescale the removal should be undertaken in a single operation. To achieve this a single source for disposal needs to be identified. The alternative would be to remove the material as and when suitable sites became available. This option would be difficult to manage and have a protracted timescale.

Discussions have taken place with English Partnerships with the view for them using the bund material on one of their Northampton development sites. It is envisaged that English Partnerships would only remove suitable bund material and not be responsible for any reinstatement works.

The acceptance of the material would be subject to it being suitable of its intended use. To determine the suitability of the material will require a geotechnical assessment and discussions are in hand with the Halcrow Group, the retained engineering consultant for English Partnerships. The assessment will be in the form of trial holes and a suite of chemical testing. In the event of the material not being suitable, the test results would still be required for disposal to alternative sites.

The material would be removed by a suitably experienced civil engineering contractor after method statements and Health and Safety documentation are in place. The sequencing of the works can only be determined once the contractor is appointed, however, points which will need particular consideration will include:

- The adjacent residents and Park users.
- The existing highway network and the view to minimising additional traffic congestion.
- The protection of the existing trees and other vegetation.
- The timing of the works.
- The security of the Park as the bund is removed.
- The protection of any previously unknown archaeological remains.

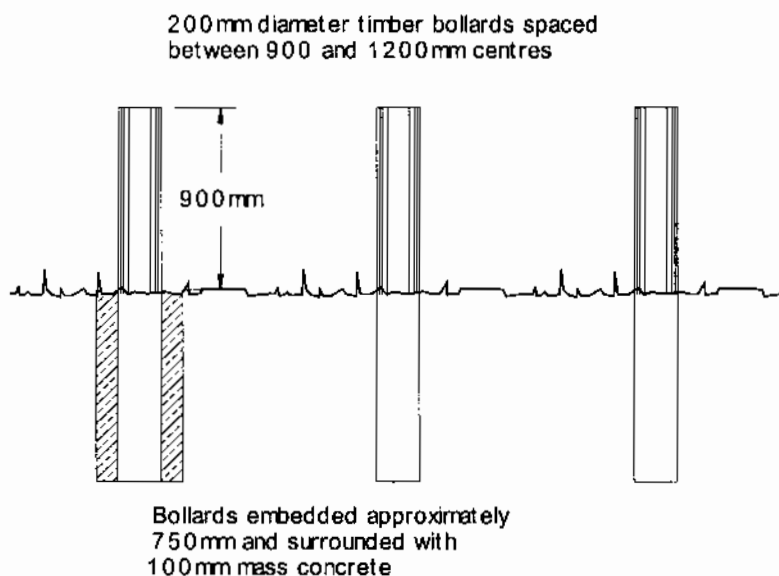
## **4.2 Options to prevent unauthorised vehicle access**

The total prevention of motorcycles onto Delapre Park would be difficult to achieve without the provision of a continuous fence around the Park perimeter. This would be unsightly, have high capital and maintenance costs and restrict free pedestrian access from the London Road frontage.

To prevent the unauthorised access of cars onto the park various options have been considered.

- a. Do nothing and leave the bund in place.
- b. Remove the bund but do not undertake any further works
- c. The provision of timber bollards positioned approximately along the base of the existing bund adjacent to the tree canopy. The line of the bollards would need to avoid the archaeological remains. The bollards would be 200mm diameter preservative treated softwood, embedded in concrete spaced between 900 and 1200mm centres.

### **Bollard detail.**



This preventative option has been used successfully in various locations within Northampton. The spacing of the bollards would prevent car access, allow free pedestrian access but would not prevent motorcycles entering the Park.

### **4.3 Costs**

The provisional costs to remove the bund to include:

- Geotechnical investigation
- Remove the topsoil and store on the site
- Excavate material
- Transportation and disposal
- Top soil
- Seed and turf
- Contingency
- Fees and Charges

The estimated maximum cost would be £294,000, which assumes all of the material would be unsuitable for English Partnerships and subsequently deposited in a landfill site.

The estimated minimum cost would be £148,000. The figure assumes that English Partnerships would only remove 80% of the material, leaving the remaining unsuitable material to be deposited in a landfill site.

In addition

The provisional cost to provide bollards to include:

- 200mm diameter softwood bollards with a timber preservative
- Installation with concrete infill

**Provisional Cost £28,000 to £37,000**

## **5. Resource Implications (including Financial Implications)**

Members will be aware that there are no currently identified resources provided with the 2006/2007 Capital programme.

If the bund removal is to proceed, with or without an alternative boundary protection, the significant capital costs will need to be considered as part of the bids for future Capital Programmes.

## **6. Risk and Opportunity Issues**

The results of the public consultation will be presented to a future Cabinet.

## **7. Consultees (Internal and External)**

<b>Internal</b>	<b>Parks, Development Control</b>
<b>External</b>	<b>Delapre Park Residents' Delegation</b>

## **8. Compliance Issues**

### **A: How Proposals Deliver Priority Outcomes**

<b>Recovery Plan</b>
n/a
<b>Corporate Plan</b>
n/a

### **B: Other Implications**

<b>Other Strategies</b>
n/a

<b>Finance Comments</b>

<b>Legal Comments</b>

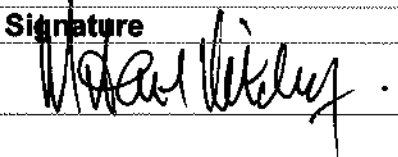
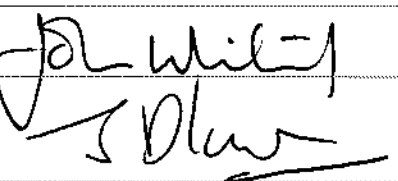
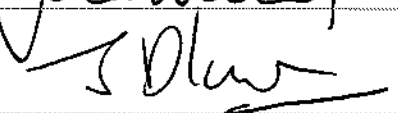

<b>Crime and Disorder Issues</b>
<b>An effective barrier to unauthorised vehicular entry to Delapre Park should reduce the frequency of such incidents.</b>

<b>Equality Impact Assessments</b>

## 9. Background Papers

Title	Description	Source
Full Council 26 <sup>th</sup> June 2006	Council minutes	Council archive on modern.gov/internet
Cabinet 21 <sup>st</sup> August 2006	Council minutes	Council archive on modern.gov/internet

Mike Kitchen, Project Development Team Leader, Ext 7681

Name	Signature	Date	Ext.
Author		30/4/06	7681
Corporate Manager			
Director		4/12/06	
Monitoring Officer or Deputy (Key decision only)		4.12.06	7335
Section 151 Officer or Deputy (Key decision only)		01/12/06	7167

