

**Teignbridge District Council**  
**Executive**  
**6 December 2022**  
**Part i**

**Contribution towards new play park at Manor Gardens, Dawlish**

**Purpose of Report**

To seek approval for the use of money secured through Section 106 obligations as a contribution towards a new play park at the Manor Gardens, Dawlish

**Recommendation(s)**

The Executive RESOLVES to:

- (1) Approve the use of £143,000 from Section 106 funding for use in the creation of a new play park at the Manor Gardens, Dawlish

**Financial Implications**

The financial implications are set out in paragraphs 2.1 and 3.2 of the report.

Chief Finance Officer & Head of Corporate Services  
Email: martin.flitcroft@teignbridge.gov.uk

**Legal Implications**

There are no specific legal implications arising from this report.

Head of Legal Services & Monitoring Officer  
Email: paul.woodhead@teignbridge.gov.uk

**Risk Assessment**

Risks are set out in section 3.3 of the report.

Head of Place and Commercial Services  
Email: neil.blaney@teignbridge.gov.uk

**Environmental/ Climate Change Implications**

Environmental and climate change implications are covered in Section 3.4 of the report.

Climate Change Officer  
Email: william.elliott@teignbridge.gov.uk

## Report Author

Head of Place and Commercial Services  
Email: [neil.blaney@teignbridge.gov.uk](mailto:neil.blaney@teignbridge.gov.uk)

## Executive Member

Cllr John Nutley, Executive Member for Sport, Recreation and Culture

## Background Papers

1. Dawlish Town Council minutes approving the play park project 6 July 2022 ([Public Pack](#))[Agenda Document for Town Council, 06/07/2022 19:00 \(dawlish.gov.uk\)](#)

### 1. Introduction

- 1.1 Dawlish Town Council are delivering a new play park in the Manor Gardens, Dawlish, and a Play Trail between the park and The Lawn.
- 1.2 The play park and trail will provide enhanced recreational and leisure facilities for all users, with paths and equipment designed to be wheelchair friendly and other features for the visually impaired. The trail will include interactive 'play totems' and a climbing trail.
- 1.3 The new play area is orientated differently to enable a primarily level play space. This has resulted in a loss of open space, which is offset by a much larger and more accessible play area.
- 1.4 The redundant section of the old play area footprint will have a standard tree planted and will be sown with wildflower seed for the benefit and enhancement of biodiversity, habitat and pollination.
- 1.5 The 'Play on the Way' element commences on the Lawn open space. This encourages users to explore the trail, which leads to the new play area, via a small coppice known as The Knowle. The equipment provides climbing, balance, information and interaction.

### 2. Funding

- 2.1 The total cost of the project is £320,882.85, with the Town Council providing up to £200,000 and £143,000 earmarked from Section 106 contributions from developments in Dawlish towards play space and town centre enhancements.
- 2.2 Section 106 money is tied to specific projects or types of projects, and expenditure is time bound.

### 3. Implications, Risk Management and Climate Change Impact

- 3.1 **Financial** – There are sufficient funds available that can be used to fund this request.
- 3.2 **Legal** – There are no specific legal implications arising from this report.
- 3.3 **Risks** – The Town Council has procured the equipment and agreed a project timeline for delivery, on the basis that the Section 106 funding is available for the project. If the transfer of the money is not approved, it places a financial risk on the Town Council. Such that it is likely to jeopardise delivery of the project.
- 3.4 **Environmental/Climate Change Impact** – Applying an emissions factor of 0.142kgCO<sub>2</sub>/£ for Services to Buildings and Landscape to the total project value of £320,882.85 yields an indicative embodied carbon footprint of 45 tonnes CO<sub>2</sub>. When compared to the Authority's total scope 3 carbon footprint, the project would represent approximately 1% of the Authority's carbon footprint. Where the provision of enhanced play parks prevents the need for residents to travel further afield, there will be carbon savings associated with the reduced need to travel.

### 4. Alternative Options

- 4.1 There are no current opportunities or requirements for further investment in play space in the town. On this basis there are no alternative options for investing the Section 106 money, which is earmarked for specific uses.

### 5. Conclusion

- 5.1 There is sufficient budget from Section 106 contributions in Dawlish to fund this contribution.
- 5.2 The proposal represents a very positive opportunity to enhance play provision for all in Dawlish.
- 5.3 The trail and park could have a transformational impact for Dawlish in the same way that The Den play area had in Teignmouth, with wider economic benefits to the town and businesses in the town centre.