

Executive

7 December 2017

Report of the Corporate Director of Health, Housing and Adult Social Care from the portfolios of the Executive Member for Adult Social Care & Health and the Executive Member for Culture, Leisure & Tourism

Delivering Health and Wellbeing facilities for York: Sports Pitches at the Askham (Ashfield Estate) Site and a Health Hub at Burnholme

This report deals with two matters, both intended to deliver improved health and wellbeing facilities for York:

- a) It will note the investment in the works to create sports pitches and related facilities on land at Askham (Ashfield Estate) shown edged red on the Plan attached at Annex 1 (“the Askham Site”) and seek consent to then grant a lease of it to Bishopthorpe White Rose Football Club on acceptable terms and pursuant to the Council’s Community Asset Transfer policy. These actions would deliver the commitments already made by Executive to deliver new football pitches in the West of the city and enable the development of the Lowfield Green site.
- b) It also seeks agreement to dispose (by way of a long lease) of land at Burnholme to facilitate the provision of a health hub. An update on the provision of sports facilities at Burnholme is also given. Executive in May 2016 agreed to develop the Burnholme site as a Health & Wellbeing Campus and seek a health centre and retained sports provision on the site, as part of that development. Investment is already underway for the new library and community centre on the site. Construction of the new Burnholme Care Home will begin shortly.

The report is presented in two parts.

Recommendations

1. The Executive will be asked to:
 - a) Note the net investment of approximately £400,000 in the works necessary to deliver sports pitches and related facilities on land at the Askham Site subject to submission and approval of the necessary planning application. This investment to be funded from the capital programme agreed by Council as part of the enabling

activities for the Lowfield Green site, from Section 106 monies held for the development of sport provision and by relevant grants.

- b) Agree to enter into a Community Asset Transfer by way of a long lease with Bishopthorpe White Rose Football Club for pitches and facilities on the land at the Askham Site on terms acceptable to both parties in accordance with the Council's Community Asset Transfer policy and Financial and Contract Procedure Rules.

Reason: So that improved sports and active leisure facilities are made available and pitches re-provided from Lowfield Green.

- c) Agree to dispose of land (by way of a long lease) on the former Burnholme Community College site to Priory Medical Group who propose to develop a Health Centre, residential accommodation and associated car parking (subject to obtaining planning permission and any other necessary statutory consents on terms acceptable to them) in accordance with the Council's Financial and Contract Procedure Rules and as part of the Older Persons' Accommodation Programme.

Reason: So that improved health care facilities are made available in the Burnholme, Heworth and Tang Hall areas.

- d) Note progress being made to enhance retained sports facilities at Burnholme.

Reason: So that improved sports facilities can complement the health and community provision at Burnholme.

SPORTS PITCHES AT THE ASKHAM SITE

BACKGROUND

2. Executive on 14 July 2016 agreed additions to the Older Persons' Accommodation Programme, and agreed to move forward with the redevelopment of the Lowfield School site in order to deliver health and wellbeing facilities, including a care home, family housing, homes for the over 60s and play and open space. Members also authorised the examination of the opportunity to create football facilities on land off Tadcaster Road.
3. On 7 December 2016 Executive agreed the spatial plan for the Lowfield Green site "in order to deliver approximately 162 new homes, a care home, newly built accommodation for health & other public services as well as public open space". Executive also agreed the procurement of a new residential care home on the site and the undertaking of enabling works. A budget of £993,000 for enabling works was subsequently agreed by Council. They also requested that a further report be brought

to them in 2017 that provides “details of the football facilities that can be created on land off Tadcaster Road”.

THE PROPOSAL

4. Public Health colleagues have examined options for the best location for community football provision in the west area. Land at Tadcaster Road (the Askham Site) is suitable for the exclusive provision of community sports facilities, thereby preventing a conflict of use with others such as those exercising dogs. It is 18.82 acres (7.6 hectares) in size.
5. The proposal is therefore to enter into a Community Asset Transfer by way of long lease for the land at the Askham Site behind the London Bridge service station to Bishopthorpe White Rose Football Club to be developed into community sports pitches. This will help to address the need for additional pitch space in the south and west of the city and allows us to re-provide the pitches on the former Lowfield school site, which the Council plans to redevelop to create the Lowfield Green development.
6. Bishopthorpe Football Club is in need of additional pitch space as their Club is expanding and there is no opportunity to expand on their existing pitch site. The Askham site is accessible from the village for the junior players via the Route 658 cycle track. We have agreed, in principle, to support them in this project and they are likely to be able to use this support to leverage commitments from funders, such as the Football Foundation, for money to develop the pitches and ancillary facilities. The Council will undertake the necessary pitch construction and other work. A proposed pitch layout is shown in **Annex 2**.
7. The proposals include:
 - a) preparing the land for use as sports pitches;
 - b) marking out three 11-a-side pitches, two 9-a-side pitches and three 7-a-side pitches in accordance with the plan below;
 - c) improving pedestrian and cycle access, providing essential vehicular access and, where relevant, delivering sessional car parking on the nearby Park & Ride site; and
 - d) provision of on-site facilities, where relevant.
8. The net cost of these works is estimated to be £400,000 with funding coming from the Football Foundation, the football club, local sponsorship and small grants with the remainder from the capital programme agreed by Council as part of the enabling activities for the Lowfield Green site and from Section 106 monies held for the development of sport provision.

9. The Club aims to raise money to fund some of the work and a video, produced by the children who play at the Club, is illustrative of their vision and can be found at <https://youtu.be/tzjcpW95LTc>.
10. The Council will carry out the necessary works to deliver the pitches on this site, therefore ensuring that the land is used for this purpose. Pitch work will need to take place on the site during the spring and summer months and will take at least a year to establish from seeding. It is therefore estimated that they may be available from the 2019/2020 playing season (Sept-May).
11. The land is currently let on an agricultural tenancy. Property colleagues have been in discussion with the tenant, who has now been served notice to quit. The fields are currently meadowland, comprising low grade grasses *Holcus lanatus* (Yorkshire Fog), *Phleum pratense* (Timothy), *Agrostis* sp. (Bent), *Lolium perenne* (Perennial Ryegrass). There is also a high broad leaved weed population comprising mainly buttercup.
12. Pedestrian and cycle access is achieved from both the north and south of the site via the Route 658 cycle path. Users of the pitches will be encouraged to walk and cycle to the site. Upgrades to sections of the track, access onto the track and cycle storage will be required. Parking is possible on the Park & Ride site. We will engage the Park and Ride operator early in the new year in order to agree use and access arrangements. Emergency vehicle and maintenance access is achieved via the current access route which is to the south of the London Bridge service station. Options have also been drawn up to gain vehicular access to the site via a new access point further along the A1036.
13. The Council's Public Health team are working with Bishopthorpe White Rose to prepare a business plan and a Club development plan, to shape the management of the site in the future and to support grant funding applications.
14. A planning application is being prepared for these changes to the site and will be submitted early in the new year.

OUTCOMES

15. The proposals covered in this section of the report are expected to deliver the following outcomes:
 - a) This scheme will create pitches which are badly needed for the development of junior football in area. The Bishopthorpe White Rose Football Club has over 400 members and runs boys, girls and disability teams. They are aiming to develop further women and

girls' teams, second teams in many age groups and to recruit and train additional coaches and volunteers.

b) The Club has good relationships with Bishopthorpe Infant and Junior Schools and promotes football in the local community. It provides a quality and safe place for children to play football and fully supports the Football Association's Respect Campaign. Its ethos is to be an inclusive and friendly Club that provides football to children of all ages and abilities in a safe and nurturing environment. Club members coach their players and teams to be the best they can be, to play with purpose and skill, but above all else to have fun and enjoy the game. They also expect all players to play fairly with respect for coaches, teammates, opposition and referees and to develop skills they can use on and off the pitch. Their ambition is that players develop a lifelong love of sport, a passion for being active and a desire to be a positive member of a team.

16. The Askham site sits within the boundary of two wards (Bishopthorpe and Rural West York) and on the edge of Copmanthorpe and Dringhouses & Woodthorpe wards. The "Local Plan Evidence Base: Open Space and Green Infrastructure" study shows that each of these wards have a shortage of outdoor sports provision, with a total deficit of approximately 17.3 acres (7 hectares) in the four wards combined. The Askham site pitch project will meet almost this entire shortfall.

IMPACTS

Financial

17. The approximately £400,000 net cost of the works to create new sports pitches and associated access arrangements at the Askham site will be funded by a combination of capital set aside by Executive for the enabling works to facilitate the development of Lowfield Green, from Section 106 monies held by the authority for sports development in this area and from grants and Club self-funding.

18. The termination of the agricultural lease will result in a small reduction (£1,300) in revenue income to the Council.

19. The sports club will pay a peppercorn rent for the sports pitches.

Legal

20. It is presumed that no part of the Askham Site is currently (or has recently been) used by the public for recreation as it is understood that the land has been rented out for some years to an agricultural tenant. (However if the public do already use it for recreation then it may be classed as 'open space' land in which case:

- i. Pursuant to Section 10 of the Open Spaces Act 1906 it would be subject to a statutory trust obliging the Council to keep the land available for access by the public for recreation
 - ii. Any proposed disposal (including the grant of a lease to a football club) must be advertised in a local newspaper in two consecutive editions and any objections received must be considered before any disposal could be completed).
21. Since this land is not held for housing purposes the Council can dispose of it for less than best consideration without obtaining specific consent from the Secretary of State for Communities and Local Government provided that:
 - (i) The difference between the price being obtained and open market value does not exceed £2 million and
 - (ii) The Council (acting reasonably) considers that the disposal is for a purpose which is likely to contribute to the improvement of the economic, environmental or social well-being of the area.
22. The tenants will not be legally obliged to develop football or any other facilities on the land to any particular specification or within any timeframe unless their lease contains a specific obligation on them to do so. If the Council wishes to impose such an obligation in the leases, that would be construed as a contract for the provision of works or services which would therefore need to be procured in accordance with the Council's own Contract Procedure Rules (and in accordance with the Public Contracts Regulations if the value of the contract exceeds the relevant threshold).

Planning

23. The Askham site land is in the Green Belt. Therefore, relevant planning considerations will include :
 - a) The need for very special circumstances to be allowed to develop in the green belt.
 - b) The views of Sport England, which have already been sought.
 - c) Views of a landscape architect, which have already been sought.
 - d) Views of highways experts, which have already been sought.
 - e) Consideration of the Local Plan. The land is not designated for any other uses and the Local Plan evidence base for open spaces shows there is a shortage in this area. This development will contribute to addressing the deficit.

24. Access to and from the Askham site both for pedestrians, cyclists and vehicles has been evaluated and proposals are currently being drawn up.
25. We aim to submit a planning application in Q1 2018.

Property

26. The agricultural tenancy on the Askham site land has been terminated.
27. With regard to the lease to the football club, as the land owner and developer, the Council will be responsible for submitting funding applications, with Bishopthorpe White Rose Football Club as the named club. Upon completion, the land will be leased to the Club on agreed terms pursuant to the Council's Community Asset Transfer policy. This approach has guided our work on Community Assets Transfers on a number of occasions.

Equalities

28. In considering these matters the Council must have regard to the public sector equality duty. In summary, those subject to the equality duty must, in the exercise of their functions, have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equalities Act 2010.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.
29. The Equalities Act 2010 explains that having due regard for advancing equality involves:
 - Removing or minimising disadvantages suffered by people due to their protected characteristics.
 - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
 - Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
30. The ethos and practice of Bishopthorpe White Rose Football Club is very inclusive and, therefore, engagement with them in this project is in line with the Council's obligations under the Equalities Act 2010. The equalities implications of this proposal are examined in the Better Decision Making Tool included at **Annex 3**.

Human Resources

31. There are no human resources implications arising from this proposal.

Crime & Disorder

32. During redevelopment, plans will take account of design features, which minimise opportunities for vandalism and trespass, through consultation with the North Yorkshire Police Architectural Liaison Officer and following the principles of Secured by Design. All parties will thus minimise risk of trespass and vandalism and financial risk to the public purse.

Information Technology

33. There are no direct Information Technology implications to this report.

Better Decision Making Tool

34. The Better Decision Making Tool has been completed to help guide the proposals in this part of the report and is attached at **Annex 3**.

RISKS

35. Key risks are kept under review and mitigations are pro-actively managed. Key risks and mitigations are as follows:

ref	Risk	Mitigating Action
a)	Inability to secure planning approval for proposals for new sports facilities.	Consultation with stakeholders and planning consultees has already begun and their views are being incorporated into the scheme.
b)	Construction costs exceed capital funds secured	Support, if necessary, to value engineering process. Further exploration of fund raising opportunities. Opportunities to support further fundraising for the club will continue to be pursued.
c)	The tenant of the land does not use the land for the purposes intended.	The use of the land will be determined by its planning designation and, therefore, this process will control use.

A NEW HEALTH HUB AT BURNHOLME

BACKGROUND

36. The Council's Executive on 19th May 2016 approved the spatial plan and Business Case for the delivery of a Health & Wellbeing campus on the site of the former Burnholme Community College, including the provision of health facilities.
37. Executive received an update on the development of the Burnholme campus at their meeting on 7th December 2016 and requested that a report be brought in 2017 to "provide details of the health facilities that can be provided on the Site, the structure of the partnership which will deliver them and any land sales associated with delivering these facilities".

THE PROPOSED HEALTH HUB (with potential residential development above)

38. A 0.78 acre (0.31 hectare) site has been set aside for the Health Centre and associated car parking (see plan in **Annex 4**).
39. Council officers continue to work closely with health organisations including Priory Medical Group and the Vale of York Clinical Commissioning Group to create an integrated community health "hub" to the East of the City.
40. We have worked with the Vale of York Clinical Commissioning Group and via stakeholder engagement in 2014 and 2015 to identify the Priory Medical Group as our preferred partner to deliver this facility due to the fact that it currently operates three separate GP practices within a mile of the proposed Health and Wellbeing Centre and it's long-term active involvement in the plans to transform the Burnholme School site.
41. Subject to consultation with patients, stakeholders and local people, the Priory Medical Group is looking to bring together its three practices in the area onto the Burnholme site. The integration of smaller practices into a single new development has repeatedly been shown to be beneficial to patients and to contribute to key priorities:
 - a) Modern, fit-for purpose premises, which meet current standards and expectations.
 - b) The opportunity to provide a wider range of services and a Single Point of Access for the practice population.
 - c) Peer support to clinical and medical staff.
 - d) A multi-disciplinary approach to care delivery, with a range of professions available for consultation and case review.
 - e) Wider administrative staff base, supporting patients and clinicians.

- f) Increased staff numbers improves ability to cover longer opening hours and to provide Out of Hours support.
- g) Space for patient self-testing and information on self-care and lifestyle choices.

And, in the case of Burnholme:

- h) Referrals to sports and active leisure and/or social prescribing, liaising closely with other tenants on the site to ensure that activities meet the health needs of the local population.
- i) Access to patient support from the Local Area coordination team.
- j) Links to the YorWellbeing service for Health Checks, stop smoking support and lifestyle advice.

- 42. In addition to a GP led and community based health facility, Priory Medical Group will provide an Urgent Care Centre, replicating in the East some of the health and wellbeing provision currently delivered in the West of the city.
- 43. An Urgent Care Centre is for patients who need urgent and necessary treatment, which cannot wait for a routine GP appointment. These might include:
 - a) Minor Injuries: sprains, head injuries, burns/scalds, cuts, sudden back pain, foreign bodies, and soft tissue injuries.
 - b) Minor Illness: infections (such as tonsillitis, chest infection, urinary tract or bladder infection). Many minor ailments can also be treated by the local pharmacist.
 - c) Urgent Problems: such as mental health issues (depression, anxiety), emergency contraception, flare up of asthma, childhood illnesses, and skin rashes.
- 44. The availability of an Urgent Care Centre not only ensures that patients receive timely treatment, it also takes pressure off the Accident & Emergency department, which is then able to respond more efficiently to serious trauma.
- 45. GP, community healthcare and Urgent Care will be complemented by an on-site pharmacy so that patients can pick up their prescription medicines as well as any over-the-counter supplies required.
- 46. The new building, which is anticipated to be four storeys high, may also contain apartments to rent or buy from Priory Medical Group which was originally envisaged in the spatial plan for Burnholme and was the subject of public consultation.
- 47. The Vale of York Clinical Commissioning Group (CCG) has indicated that this proposal is its key priority for capital investment. With the CCG

support, the Priory Medical Group has applied for NHS funding for part of the capital costs. It will, however, fully fund the development through borrowing if the NHS capital is not forthcoming.

48. As the proposed changes will affect the patients of Tang Hall Lane and Park View Surgeries in Hull Road ward and Heworth Green surgery in Heworth ward, early engagement by the practice is taking place with people who are registered with these practices.
49. Public engagement regarding the design of the proposed new Health Centre will then be held, allowing neighbours and other stakeholders to see plans and comment on the proposals before it is submitted for planning, having taken comments into account. An indicative visual representation of the proposed new building is shown below.



50. It is proposed that (subject to Priory Medical Group obtaining planning permission for a Health Centre, residential accommodation and associate car parking on terms acceptable to them) the Council will grant PMG Ltd a long lease of the site for use for those purposes. Based on the valuation we believe that the disposal receipt will be approximately £800,000.

PROGRESS ON DELIVERY OF NEW SPORTS FACILITIES AT BURNHOLME

51. The Burnholme Health & Wellbeing campus, as agreed by Executive on 16th May 2016, will retain sports facilities and pitches on the Burnholme site so that we can give life to our wider health and wellbeing ambitions for the area. The facilities have continued to be provided in their current form during the demolition and redevelopment process and our expectation is that they will be improved in a future development phase of the site. That phase is likely to commence in 2018.
52. Urgent work has been authorised and funded for the roof of the main sports hall and its replacement was completed on 29th September, ready for the winter season use.

53. The sports facilities, which have been retained and managed by YorWellbeing staff for community use following the school closure in summer 2014, include the sports hall, school gym, changing rooms and toilets and a small office. These were designed many years ago with the requirements of a secondary school in mind and no longer meet the expectations of a community facility, which benefits from 10 acres of adjacent pitches.
54. The external and internal appearance of the existing sports buildings is not attractive to potential users, the materials used are deteriorating and due to their age, cause the facility to be expensive to run. Feasibility designs have been commissioned from external architects. This was initially undertaken to ensure that early investment in the sports hall roof would not be detrimental to the eventual design but it has also enabled Officers to determine the level of investment required to bring the facility to modern day standards.
55. To help guide our design we have begun to discuss future operation with our leisure management operator.
56. Architectural and technical capacity is available within the internal Property Services team to develop the designs and specification to a sufficient extent that they can be put out to tender and so that planning consent can be sought. This work has commenced with an initial review of the feasibility design and further consultation with YorWellbeing staff and leisure services client officer.
57. Additional capital investment will be required to transform the existing old school sports facilities into a modern day attractive sporting venue. This will need to include improvement to the existing pitches, which can become water-logged in winter, as well as improved access between the adjacent open spaces at Derwenthorpe and Burnholme. Executive approval will be sought for this investment early in 2018.
58. In 2018 we also intend to re-open the cycle and pedestrian path which safely links Derwenthorpe (and, beyond it, Osbaldwick) to the Burnholme facilities and the schools and shops beyond. The Derwenthorpe developer is obliged to undertake work to re-connect the path and replace the lighting along its length and once this is done we will open it for public use. This will bring health and wellbeing benefits as it will encourage walking and cycling.

OUTCOMES

The proposals covered in this section of the report are expected to deliver the following outcomes:

59. The development of a health hub will improve the links between primary care, preventative services and local community activities.

- Links to the sports facilities and the type of activities which can be offered to support patients.
 - Access to HEAL - GP referral activities.
 - Indoor and outdoor community sport and active leisure activities.
 - Access to public open space to support mental and physical wellbeing.
60. The wellness facilities at Burnholme will also allow the Council to give life to its public health and Local Area co-ordination ambitions.

IMPACTS

Financial

61. The current valuations show that we should expect approximately £800,000 from the sale of the leasehold land for the health centre.
62. Additional capital investment will be required for the improvement to sports facilities at Burnholme, this will include c£350k of section 106 monies held for this purpose. Executive will be asked to sanction this investment early in 2018.

Legal

63. It is presumed that no part of the site of the proposed Health Centre is currently (or has recently been) used by the public for recreation as Legal Services have been told that the land has only ever been used as part of former educational facility. (However if the public have accessed it for recreation then it may be classed as 'open space' land in which case:
- i. Pursuant to Section 10 of the Open Spaces Act 1906 it would be subject to a statutory trust obliging the Council to keep the land available for access by the public for recreation
 - ii. Any proposed disposal (including the grant of a lease) must be advertised in a local newspaper in two consecutive editions and any objections received must be considered before any disposal could be completed).
64. S.123 of the Local Government Act 1972 authorises the Council to dispose of land owned by it (including by lease). If less than best consideration/full open market is obtained then the consent of the Secretary of State for Communities and Local Government is required unless:
- (i) The difference between the price being obtained and open market value does not exceed £2 Million AND
 - (ii) The Council (acting reasonably) considers that the disposal is for a purpose which is likely to contribute to the improvement of the economic, environmental or social well-being of the area.

65. The tenant/leasehold purchaser will not be legally obliged to develop healthcare or any other facilities on the land to any particular specification or within any timeframe unless their lease contains a specific obligation on them to do so. If the Council wishes to impose such an obligation in the lease, that would be construed as a contract for the provision of works or services which would therefore need to be procured in accordance with the Council's own Contract Procedure Rules (and in accordance with the Public Contracts Regulations if the value of the contract exceeds the relevant threshold). The Council does not wish to do so but instead proposes to include a covenant in the lease prohibiting the tenant from using the site for anything other than a health centre, including pharmacy use (and a possible element of residential accommodation) for at least part of the lease period.

Planning

66. Extensive public engagement has guided the plans for the re-development of the Burnholme school site and this included construction of a health centre on the site. There was positive public support for this and no major planning concerns have been raised.

Property

67. This site was occupied by school buildings to which staff and pupils could enter. Members of the public also entered the site, by invitation, to take part in school activities and to use services based there. Once the school closed the necessary consents were granted to release it from educational use. The building was then demolished and the site has been secured against public access from that date.
68. The 125 year lease will prohibit the use of the site for any purpose other than as a health facility (including pharmacy) and associated functions and for residential purposes for at least part of the lease period.
69. External advisers have identified that, having regard to the requirements of the site, the long leasehold interest should command a premium payment payable to the Council of approximately £800,000.

Equalities

70. In considering these matters the Council must have regard to the public sector equality duty. In summary, those subject to the equality duty must, in the exercise of their functions, have due regard to the need to:
- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equalities Act 2010.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.

71. The Equalities Act 2010 explains that having due regard for advancing equality involves:
- Removing or minimising disadvantages suffered by people due to their protected characteristics.
 - Taking steps to meet the needs of people from protected groups where these are different from the needs of other people.
 - Encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.
72. An Equality Impact Assessment (at that time a “Community Impact Assessment”) for the Burnholme Site was undertaken in July 2014 and remains valid. It particularly highlighted the positive implications of the Project for the health, security and wellbeing of all residents. This will continue to be updated as the project progresses.
73. An Older Persons’ Accommodation Project Board and a Reference Group have been established to act as a sounding board for the development of plans as the implementation of the Programme unfolds. The project team also continues to use established channels to communicate with, and gather the views of, members of the local community, partners, stakeholders and staff.

Human Resources

74. There are no human resources implications arising from this report.

Crime & Disorder

75. During redevelopment, plans will take account of design features, which minimise opportunities for vandalism and trespass, through consultation with the North Yorkshire Police Architectural Liaison Officer and following the principles of Secured by Design. All parties will thus minimise risk of trespass and vandalism and financial risk to the public purse.

Information Technology

76. There are no direct Information Technology implications to this report.
77. Provision has been made within the budget for the installation of an appropriate level of IT access within the sports facilities.

Better Decision Making Tool

78. This matter forms part of an existing project agreed by Executive and which has been the subject of extensive scrutiny of the Business Plans and Equality Impacts and, therefore, a Better Decision Making Toolkit form has not been prepared.

RISKS

79. Key risks are kept under review and mitigations are pro-actively managed. Key risks and mitigations are as follows:

ref	Risk	Mitigating Action
d)	Inability to secure planning approval for proposals for new sports facilities.	Designs are complementary to other developments on site. Council team have clear understanding of expectations.
e)	Priory Medical Group are unable to secure support for their proposals from their patients and/or stakeholders	Council officer support to consultation process. Clear briefings regarding benefits to co-location.
f)	Priory Medical Group are unable to secure NHS capital funding to deliver their proposals	The CCG has confirmed its support to the bid. If NHS capital is not available, the practice will borrow from the financial markets.
g)	Vale of York Clinical Commissioning Group withdraw support for the proposals	The CCG has reconfirmed its support for these proposals.
h)	Health Centre plans are not approved by the Planning Committee	Support and coordination between health centre and other architects working on the site to ensure individual elements are complementary.
i)	The tenant or purchaser of land does not use the land for the purposes intended.	The use of the land will be determined by its planning designation and, therefore, this process will control use. A user covenant will be included within the lease.

End

Contact Details

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	<p>Report Approved</p>	<p>✓</p>	<p>Date 24 November 2017</p>
<p>Specialist Implications Officer(s) Legal – Cathryn Moore (Ext 6006) and Gerard Allen (Ext 2004) Finance – Debbie Mitchell (Ext 4161) and Steve Tait (Ext 4065) Property – Tim Bradley (Ext 3355) and Ian Asher (Ext 3379)</p>			
<p>Wards Affected: Bishopthorpe, Rural West York, Heworth, Heworth Without, Osbaldwick and Hull Road</p>			
<p>For further information please contact the authors of the report</p>			

Annex 1 - Plan of Askham site land

Annex 2 - Proposed pitch layout for the Askham site land

Annex 3 - Better Decision Making Tool for Askham site pitches and other play provision.

Annex 4 - Plan showing site of proposed Health Centre at Burnholme

Abbreviations:

CCG – the Vale of York Clinical Commissioning Group

GP – General Practitioner

HEAL – Health, Exercise, Activity and Lifestyle

NHS – National Health Service

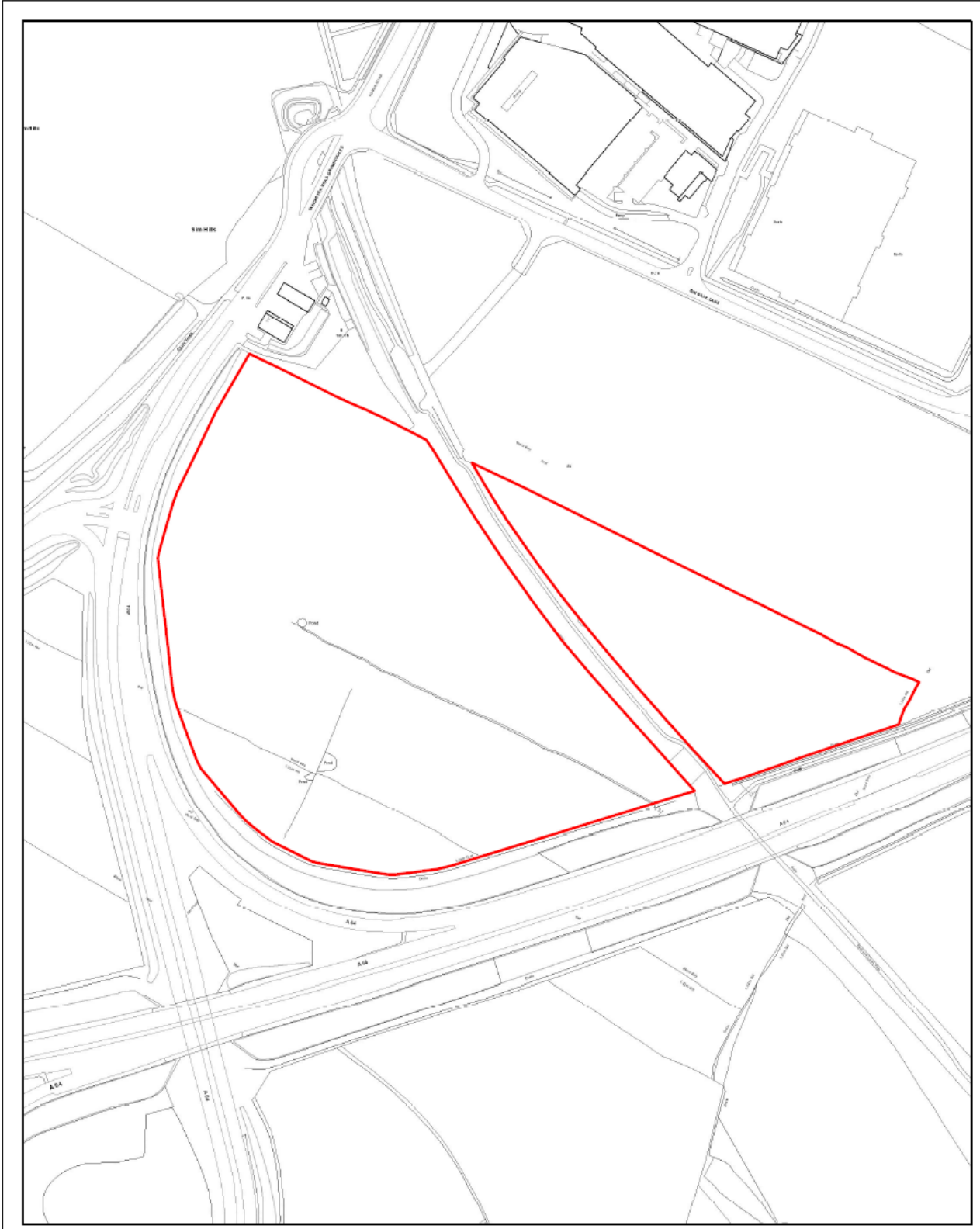
s106 – Section 106 of The 1990 Town and Country Planning Act

Background Papers:

3 Mar 2015	Report to Executive seeking approval of revised proposals based on creating new Extra Care Housing and reforming the Council's existing ECH stock; building a new care home on the Burnholme site as part of wider health and community facilities; and working more closely with current care providers to deliver more specialist dementia accommodation across the city.
30 July 2015	Report to Executive seeking approval of the Business Case for the Older Persons' Accommodation Programme and agreement to proceed.
29 Oct 2015	Report to Executive regarding securing a viable future for the Burnholme school site in Heworth ward. Following extensive public consultation Members agreed to sanction further work to identify partners to progress the continued community and sports use of the site, complemented with wider health and enterprise services, the building and operation of a residential care home for older people and the provision of housing.
19 May 2016	Report to Executive that obtained consent to begin to deliver the Burnholme Health & Wellbeing Campus and secure a viable future for the former Burnholme Community College site (the Site) in Heworth ward.
14 July 2016	Report to Executive by the Director of Adult Social Care. Agreement to move forward with examination of the development potential for Lowfield, alternatives to closure of Haxby Hall and sanction to consult on the closure of a further two older persons' homes.
28 th Sept 2016	Report to the Audit & Governance Committee by the Programme Director, Older Persons' Accommodation, providing an update on progress of the Programme and actions taken to address External Audit recommendations.
7 th Dec 2016	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The report obtained consent to complete the next phase of delivery of the Burnholme Health & Wellbeing Campus including sanction for the investment of £4.73m in new and refurbished community and library facilities, subject to Department for Education (DfE) approval to dispose of redundant land, as well as £200,000 in urgent repairs and works to the sports facilities on site.
16 th March 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care. The Executive received an update on progress made towards delivering health & wellbeing services at Burnholme and agreed to enter into a long lease with a care home developer over a portion of the Burnholme Health & Wellbeing Campus site. Executive also agreed to enter into a

	head lease over the Community & Library facilities and the disposal of the Tang Hall Library site.
31 st August 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care and the Corporate Director of Children, Education and Communities. Executive received information on the outcome of public consultation concerning the future of Burton Stone Lane Community Centre and agreed to confirm its closure and approve investment into the provision of a 33 home extension to Marjorie Waite Court Extra scheme to provide accommodation for older people and new community facilities.
28 th September 2017	Report to Executive by the Corporate Director of Health, Housing and Adult Social Care and the Corporate Director of Children, Education and Communities. The Executive received information that demonstrated the progress of the Older Person's Accommodation Programme towards delivering over 900 new units of accommodation with care for older people. The Executive gave consent to undertake consultation on the option to close two further Council run older persons' homes.

Annex 1 - Plan of Askham (Ashfield Estate) site land



CBSS
Asset & Property Management

Tadcaster Road Ashfield Estate Land



SCALE 1:3,000 DRAWN BY: GR DATE: 01/05/2012

Originating Group: **Asset & Property Management**

Drawing No. **E01384**

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Annex 2 – Proposed pitch layout for the Askham site land



Annex 3 - Better Decision Making Tool for Askham site pitches and other play provision.



The 'Better Decision Making' tool has been designed to help you consider the impact of your proposal on the health and wellbeing of communities, the environment, and local economy. It draws upon the priorities set out in our Council Plan and will help us to provide inclusive and discrimination-free services by considering the equalities and human rights implications of the decisions we make. The purpose of this tool is to avoid decisions being made in isolation, and to encourage evidence-based decision making that carefully balances social, economic and environmental factors, helping us to become a more responsive and resilient organisation.

Introduction

Service submitting the proposal:	Older People's Accommodation Programme/ Public Health
Name of person completing the assessment:	Vicky Japes/ Roy Wallington
Job title:	Public Health Programme manager/
Directorate:	Health, Housing & Adult Social Care
Date Completed:	2 nd October 2017
Date Approved:	23 rd November 2017

Section 1: What is the proposal?

1.1	Name of the service, project, programme, policy or strategy being assessed?
	Development and enhancement of sport and recreational facilities at Askham site, new, publically accessible play space at Lowfield Green and improvements to the ball play facilities at Chesney Fields.
1.2	What are the main aims of the proposal?
	To find a new match and training venue for Bishopthorpe White Rose Football Club and to re-provide the playing pitches from the Lowfield site to ensure that there is no net loss of playing fields. To create new play spaces in the Westfield ward and to satisfy the demand for pitches in the west of the city.

	What are the key outcomes?
1.3	<p>1) Continued and expanded training and matches for Bishopthorpe White Rose Football Club.</p> <p>2) Re-provision of the playing pitches to ensure that there is no net loss of playing fields.</p> <p>3) Support Bishopthorpe Junior FC to develop the pitches they need for their growing player numbers.</p> <p>4) Delivery of new, publically accessible play spaces at Lowfield Green and improvements to the ball play pitches at Chesney Fields.</p>

Section 2: Evidence

	What data / evidence is available to support the proposal and understand its likely impact? (e.g. hate crime figures, obesity levels, recycling statistics)
2.1	<p>The city's playing pitch strategy and open spaces study set out the need for additional playing fields in the West of the city. The Local plan evidence base for Open Space Sport & Recreation specifically identifies Bishopthorpe as an area with high demand for increased pitch provision.</p> <p>The city's 2014 playing pitch strategy identifies a shortage of at least 11 junior football pitches across the city and specifically mentions the over use and lack of capacity of pitches for Bishopthorpe White Rose.</p> <p>The Open Space, sport and recreation study, also identifies that there is a shortage of children's play space in Westfield ward. This project will provide a new play space in the Lowfield Green development.</p>

	What public / stakeholder consultation has been undertaken and what were the findings?
2.2	<p>Bishopthorpe White Rose Football Club has been actively engaged in plans for new football facilities at the Askham site. A public engagement event will be held in January 2018 to share the plans for the Askham site with the wider community.</p> <p>Extensive public engagement has been held, both face to face, via meetings and on-line. This includes two community engagement events at Acomb gateway about the Lowfield development plans; attendance at several Ward Committee Meetings and local resident association meetings. Information has also been made available via the Acomb Explore Library and on line. This has allowed many hundreds of people to engage with the plans for Lowfield Green.</p> <p>Direct consultation with Woodthorpe Wanderers who have decided to join with another local club and move their matches and training to St Helen's Road rather than move to the new pitches on Tadcaster Rd.</p> <p>A consultation event was held at Acorn Rugby league club specifically about a proposal to relocate Woodthorpe wanderers to Chesney's field and to improve the pitches for their use. This raise concerns about the local community not being able to access all of the field if a low level fence is erected around the match pitches. Attendance and discussion at Foxwood residents association which again raised concerns about the fencing of the pitches and the relocation of the club's equipment container onto Chesney's field. The residents association have also invested in the field for general community access and to not want access across the field to be restricted. Following these meetings the project is now proposed to be in stages, with some pitch improvements being carried out in spring 2018 to</p>

encourage general use. Issues regarding dog fouling and pitch wear will remain under review.

Are there any other initiatives that may produce a combined impact with this proposal?
(e.g. will the same individuals / communities of identity also be impacted by a different project or policy?)

2.3 These open spaces projects are all directly linked to the development of the Lowfield Green site. Without the investment in this site the creation of recreational open space at the Askham site and Lowfield Green will not be possible. There are local initiatives to increase participation in physical activity, encourage healthy behaviours and support community sports clubs. There has been some tree damage on Chesney's field recently, this project can invest in other minor improvements on the site e.g. tree work, benches, fitness equipment etc to increase positive use of the site.

Section 3: Impact on One Planet principles

Please summarise any potential positive and negative impacts that may arise from your proposal on residents or staff.
This section relates to the impact of your proposal on the ten One Planet principles.

For 'Impact', please select from the options in the drop-down menu.
If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

Equity and Local Economy

	Does your proposal?	Impact	What are the impacts and how do you know?
3.1	<p>Impact positively on the business community in York?</p>	mixed	<p>This project will facilitate the development of the Lowfield site which will have a positive impact on local business. The pitch project itself will have a small positive impact on local businesses by providing one off opportunities for pitch contractors. The project on Tadcaster Rd will have a negative impact on local farming, as the land is currently used to provide a hay crop and this will not be able to continue when the pitches are developed.</p>

3.2	Provide additional employment or training opportunities in the city?	Positive	Again the project will facilitate the Lowfield scheme which will create employment opportunities for the care sector and self build and training opportunities in sustainable construction. While the pitch projects themselves will have little impact on paid employment or adult skill training it will facilitate the development of key team working and other skills and values amongst the young people who engage in ball sports on this site.
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	The project will invest in play and pitch provision which will benefit young people in the area, encouraging skill development, team skills and physical wellbeing. These facilities will benefit young people from communities of deprivation and, in respect of team ball sports, will actively engage girls in a sport which has traditionally been played by boys.

Health & Happiness

	Does your proposal?	Impact	What are the impacts and how do you know?
3.4	Improve the physical health or emotional wellbeing of residents or staff?	positive	The Tadcaster Rd project will create 6 new playing pitches for junior football, benefitting the players and the wider community. The pitches will be used by Bishopthorpe White Rose FC and visiting teams. The project will increase opportunities for sport and for physical activity. The project is designed to encourage players to arrive at the pitches by bike, and will provide cycle parking at the north and south of the site. The Chesney's field project will improve the ground conditions on the site for sport and provide improved sports equipment. Subject to further review, it will also invest in other equipment to encourage people to use the site for walking, play and relaxation. However, the health benefits of sport provision at Chesney Fields will only be positive is the issue of dog fouling is

			addressed. The project at Lowfield Green will provide a new play area, new amenity land and areas for edible planting for residents in the existing and new residential area.
3.5	Help reduce health inequalities?	Positive	<p>The Ashfield site sits on the outer boundaries of four wards. Bishopthorpe, Copmanthorpe, Rural West York and Dringhouses and Woodthorpe. “The Local Plan Evidence Base: Open Space and Green Infrastructure” study shows that these wards have a shortage outdoor sports provision, with a total deficit of approximately 7 hectares in the four wards combined. The Ashfield site pitch project will provide a significant increase in pitch provision in the area. Both Westfield and Dringhouses and Woodthorpe wards have childhood obesity figures above the city average. investment in sport and play facilities in the area will increase opportunities for these young people to lead active lifestyles. New play facilities at Lowfield Green will allow create new opportunities for physical activity in the area.</p>
3.6	Encourage residents to be more responsible for their own health?	positive	<p>This project will encourage the uses the Chesney's fields for ball and other play and will make sport more visible. The pitches at Ashfield site will significantly increase the capacity for sport in the West of the city, encouraging players and their families to be physically active. The link with the cycle track and the park and ride will encourage people to travel to the pitches by bike where possible and allow visiting teams to travel by bus and walk to the pitches. The Lowfield Green development will create new open access community green space including equipped play provision, amenity green space and beds for local food production.</p>

3.7	Reduce crime or fear of crime?	Mixed	<p>The provision of new sports pitches on Tadcaster Rd is unlikely to have an impact on crime or the perception of it in the area. Any club house building will be shuttered to protect against vandalism. There will not be anything of any significant value on the site. The site will be the responsibility of the community sports club who will visit regularly, in and out of the playing season.</p> <p>The consultation events about the proposals for Chesney Fields concerns have been raised about vandalism and anti-social behaviour which could be encouraged by the location of fixed equipment and storage facilities on the site. However, the site is overlooked by housing on 3 sides and has an existing play area, is used by families and walkers, which will all provide supervision of the site. By contrast the former Lowfield site is locked and is unsupervised and on a number of occasions people have entered the site and caused damage to equipment. There is strong evidence that site supervision reduces incidences of crime. The situation will be monitored closely.</p>
3.8	Help to give children and young people a good start in life?	Positive	<p>The open spaces projects at Askham site, Chesney's field and Lowfield Green will all provide engaging opportunities for young people to be active and engage with open space and their community. A community club based at the Askham site will provide structured training and competition. There will also be opportunities for informal activities. Lowfield Green will have a new equipped play area and opportunities for edible planting, learning about sustainable food production and opportunities to enjoy outdoor activity.</p>

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.90	Help bring communities together?	Positive	Bishophthorpe white Rose is an expanding club which has opportunities to increase the number of teams, provide more girls football and provide disability sport but their current sites do not allow for this growth. The Askham site project will provide a facility which will be managed by the community club which will cater for all ages and abilities. the club are raising approximately 10% of the project costs and have had a lot of support from the local community.
3.10	Improve access to services for residents, especially those most in need?	Positive	The project provides new services to residents, particularly the young people in the west of York.
3.11	Improve the cultural offerings of York?	Positive	Community sports clubs and sports facilities contribute to the cultural opportunities in an area. They allow people to meet and belong to their local area. The projects will provide these opportunities on 3 site in the West of the city, by creating new and enhancing existing recreational open space.
3.12	Encourage residents to be more socially responsible?	Positive	Bishophthorpe White Rose Football Club will benefit from investment in sporting facilities. Bishophthorpe will be fully responsible for the management and maintenance of the site, the club are developing policies for safe use of the site, encouraging active travel to the pitches, volunteer recruitment and support etc. Some concerns have been raised regarding the health risks of dog fouling to players on the Chesney's field pitches if they are not fenced off. The initial stage of the project will not include fencing, but will encourage dog walkers to be responsible and pick up after their pets. The risks to players will be monitored. The Lowfield green development will include beds for edible planting which will be managed and maintained by the local community.

Zero Carbon and Sustainable Water

Does your proposal?		Impact	What are the impacts and how do you know?
3.13	<p>Minimise the amount of energy we use and / or reduce the amount of energy we pay for? E.g. through the use of low or zero carbon sources of energy?</p>	Neutral	<p>The project is predominantly about open space and beyond the initial works will not require on-going energy use. Opportunities to install LED lighting in the underpass access to the Askham site will be explored. If a club house is to be built the project brief will include measures to reduce energy use and reduce the cost of energy and operating costs for the facility.</p>
3.14	<p>Minimise the amount of water we use and/or reduce the amount of water we pay for?</p>	Neutral	<p>The project is predominantly about open space and beyond the initial works will not require on-going water supply beyond rain water. If a club house is to be built the project brief will include measures for capturing and reusing rain water.</p>

Zero Waste

Does your proposal?		Impact	What are the impacts and how do you know?
3.15	<p>Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?</p>	Neutral	<p>The project is predominantly about open space and beyond the initial works will not require the disposal of any off site waste. Grass cuttings will remain on site and any waste from additional gardening and ground works will be composted. If a club house is to be built at the Askham site players and spectators will be encouraged to take waste home. It is anticipated that waste collections would be only on an as and when needed basis (a few times per season).</p>

Sustainable Transport

Does your proposal?		Impact	What are the impacts and how do you know?
3.16	Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?	Positive	Bishopthorpe White Rose Football Club are committed to encouraging players to travel to matches and training via the cycle track running between the pitch site and the village. Cycle parking will be provided at the north and south of the pitch site. Both the Chesney's field and Lowfield Green open space projects will provide and enhance recreational open space within walking distance of residential areas. Away teams for the Askham site will be encouraged to use park and ride busses where possible. Those travelling by car will park at the park and ride site and then walk to the pitches. this will prevent parents sitting in cars with engines running to watch their children play. It is likely that this will also encourage use of the park and ride busses for players' families to travel to town when matches are on.
3.17	Help improve the quality of the air we breathe?	Neutral	The open spaces projects are unlikely to have a significant impact on air quality in the city.

Sustainable Materials

Does your proposal?		Impact	What are the impacts and how do you know?
3.18	Minimise the environmental impact of the goods and services used?	Mixed	The Askham site will involve the loss of agricultural land, for it to be developed as formal playing field. Advice from the Council's Landscape Architect is that the central hedge line should be retained and that there should be some additional tree planting for screening and habitat. Both of these will be considered. The Lowfield green site will create new habitat areas with the addition of shrubs and formal planting in additional to grass areas. This will increase the mix of habitats.

Local and Sustainable Food

	Does your proposal?	Impact	What are the impacts and how do you know?
3.19	Maximise opportunities to support local and sustainable food initiatives?	Positive	The Lowfield Green site will create an area for edible planting, to be used, maintained and managed by the local residents

Land Use and Wildlife

	Does your proposal?	Impact	What are the impacts and how do you know?
3.20	Maximise opportunities to conserve or enhance the natural environment?	Neutral	The Askham site will involve the loss of agricultural land, for it to be developed as formal playing field. Advice from the Council's Landscape Architect is that the central hedge line should be retained and that there should be some additional tree planting for screening and habitat. Both of these will be implemented. The Lowfield green site will create new habitat areas with the addition of shrubs and formal planting in additional to grass areas. This will increase the mix of habitats.
3.21	Improve the quality of the built environment?	Positive	The project is focussed on developing and enhancing areas of recreational open space. It is not yet clear whether the Askham site will include a club house. If so it will be of a modular construction. It will be sited below the road level of Tadcaster Rd, behind the petrol station. It will have appropriate cladding to limit its visibility and ensure that it is in keeping with its surroundings. The play and publically accessible open spaces at Lowfield Green will significantly enhance the built environment on that development.

3.22	Preserve the character and setting of the historic city of York?	Neutral	The project is focussed on developing and enhancing areas of recreational open space. It is not yet clear whether the Askham site will include a club house. If so it will be of a modular construction. It will be sited below the road level of Tadcaster Rd, behind the petrol station. It will have appropriate cladding to limit its visibility and ensure that it is in keeping with its surroundings.
3.33	Enable residents to enjoy public spaces?	Positive	The 3 open spaces elements of this project will provide new and enhanced places for people to enjoy out door activities which will have a positive impact on their mental and physical wellbeing. The facilities will offer places to meet, play, do sport and grow food, and relax.

Section 4: Impact on Equalities and Human Rights

Please summarise any potential positive and negative impacts that may arise from your proposal on staff or residents.
This section relates to the impact of your proposal on **advancing equalities and human rights** and should build on the impacts you identified in the previous section.

For 'Impact', please select from the options in the drop-down menu.
If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'

Equalities

Will the proposal **adversely impact** upon 'communities of identity'?
Will it **help advance equality** or **foster good relations** between people in '**communities of identity**'?

4.1	Age	Impact	What are the impacts and how do you know?
		Positive	The playing fields projects are primarily for junior sport, play and physical activity, but the open space on the Lowfield green site will be over looked by the care facilities, which will allow the older residents to engage with young people, watch wildlife and enjoy outdoor activities.

4.2	Disability	Positive	The Askham site will be accessible from the park and ride site via a level accessible ramp and path. Bishopthorpe White Rose are planning to expand their disability football offer on the new site. They already have teams in 2 age groups but are planning to broaden the offer.
4.3	Gender	Positive	The recreational open space will be available for all. Bishopthorpe White Rose Football Club are planning to increase the number of women and girls teams within the club when they have new pitches to play on. If a club house is built at Askham site, this will have uni sex changing facilities designed to encourage women and girls to continue playing. All of the amenities at Lowfield Green and Chesney's field will be available to all.
4.4	Gender Reassignment	Positive	The recreational open space projects are unlikely to have a significant positive impact on these groups. The club has equalities policies and will continue to ensure that they comply with these and all other Football Association requirements around equalities and safeguarding. All other elements of the schemes will be available to the community in the same way as all other Council public open space.
4.5	Marriage and civil partnership	Positive	
4.6	Pregnancy and maternity	Positive	
4.7	Race	Positive	
4.8	Religion or belief	Positive	
4.9	Sexual orientation	Positive	
4.10	Carer	Positive	
4.11	Lowest income groups	Positive	
4.12	Veterans, Armed forces community	Positive	

Human Rights	
Consider how a human rights approach is evident in the proposal	

		Impact	What are the impacts and how do you know?
4.13	Right to education	Neutral	The recreational open space projects are unlikely to have a significant impact on these rights. The club has equalities policies and will continue to ensure that they comply with these and all other Football Association requirements around equalities and safeguarding. All
4.14	Right not to be subjected to torture, degrading treatment or punishment	Neutral	
4.15	Right to a fair and public hearing	Neutral	

4.16	Right to respect for private and family life, home and correspondence	Neutral	other elements of the schemes will be available to the community in the same way as all other Council public open space.
4.17	Freedom of expression	Neutral	
4.18	Right not to be subject to discrimination	Neutral	
4.19	Other Rights	Neutral	

Section 5: Planning for Improvement

	What have you changed in order to improve the impact of the proposal on the One Planet principles? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
5.1	<p>We have listened to the residents at the consultation who had concerns about fencing off the pitches on Chesney's field. We will monitor the risks from dog fouling on the football players and reconsider the need for a fence if a problem occurs. This will allow all users to enjoy access to the open space but will hopefully also encourage people to be responsible dog owners.</p> <p>We will evaluate changes to the Askham site plans to limit the access to the pitch site to emergency, maintenance and blue badge holders vehicles only, all other access will be from the cycle track by bike or foot from the south or the park and ride. We have changed the scheme design to retain the central hedge and include additional planting. We will aim to design in energy and water efficiency measures in the pavilion if the project includes one.</p>

	What have you changed in order to improve the impact of the proposal on equalities and human rights? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
5.2	<p>As part of the project Bishopthorpe White Rose Football Club will have to submit a development plan. This sets out their plans for increasing the provision for women and girls and disability football.</p> <p>The Lowfield Green site has been designed to encourage shared use of the open space and intergenerational activity.</p>

	Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits? e.g. consultation with specific vulnerable groups, additional data)
5.3	<p>Highways and landscape planning consultees will need to be satisfied about the impacts of the Askham site proposal. We will continue to consult the 2 football clubs as the projects progress. We will work with the FA to ensure that the facilities comply with their pitch and facility standards. We will continue to work with residents and users to agree to what investment would serve the needs of users on Chesney Fields and to monitor the impact of dog fouling on players.</p>

5.4	Please record any outstanding actions needed to maximise benefits or minimise negative impacts in relation to this proposal? (Expand / insert more rows if needed)
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Action
Review the football clubs' equalities policies.
Design a lighting scheme for the underpass from the park and ride which is energy efficient and sustainable.
Establish whether a club house is to be built on the Askham site and ensure its development specification includes energy and water efficiency measures.

Person(s)	Due date
Public Health Improvement Specialist	Q1 2018
Designer	Dec-18
Designer	Q1 2018

Annex 4 - Plan showing site of proposed Health Centre at Burnholme

