

The background of the slide features a large, light blue watermark of the Coat of Arms of the City of Edinburgh. The crest includes a crown with thistles, a shield divided into four quarters (a saltire, a lion, a ship, and an eagle), and a motto scroll at the bottom.

Agenda Item 10

Zetland Park, Grangemouth, Masterplan

Falkirk Council

Title: Zetland Park, Grangemouth, Masterplan
Meeting: Executive
Date: 16 April 2019
Author: Director of Development Services

1. Purpose of Report

- 1.1 This report gives an update on the progress of the masterplan and funding bid for Zetland Park, Grangemouth. A revised masterplan has been prepared for Zetland Park. The revised masterplan builds on the masterplan approved by the Council's Executive in October 2015 and has been prepared to support a stage 2 bid for funding to the National Lottery Heritage Fund (NLHF) formerly HLF.

2. Recommendations

2.1 It is recommended that the Executive:

- (1) approves the revised Zetland Park Masterplan (Appendix 3)**
- (2) instructs officers to undertake further work on the detailed elements of the project and as required statutory consents and submit a stage 2 bid for funding to the National Lottery Heritage Fund in August 2019.**

3. Background

- 3.1 The Council's Open Space Strategy was approved in October 2016. The Strategy states that we will invest in the parks and open spaces which are particularly valued by the local community and identifies 14 of such assets across the Council area. Zetland Park is the key open space asset for the Grangemouth area. The Strategy also identifies the implementation of the masterplan referred to at para 3.2 for Zetland Park as a priority action.
- 3.2 The Zetland Park Regeneration Project seeks to deliver key elements of the masterplan approved by the Executive in October 2015. This also authorised the Director of Development Services to formulate a stage one funding bid to the Heritage Lottery Fund (HLF) and report back to Members should a stage two bid be considered.
- 3.4 It is worth noting that not every element of the 2015 masterplan will be delivered by the Zetland Park Regeneration Project as some elements were not considered to be eligible for funding. A stage one funding bid was submitted and approved by HLF in December 2017 who gave permission to start the project development phase in March 2018 to:
- Further develop proposals and a conservation plan for the regeneration of Zetland Park
 - Recruit a Project Manager to lead on developing proposals;

- Undertake visitor research to engage with existing and new users;
 - Further develop partnerships including those with corporate sponsors;
 - Develop a community researched interpretation plan to include the industrial history of Grangemouth and a Heritage Interpretation Wall;
 - Develop plans to enhance biodiversity and create a naturalised pond;
 - Develop proposals for a heritage themed children's play area and explore opportunities for naturalised play;
 - Develop a skills training programme to link with national training programmes and promote employability; and
 - Develop opportunities to promote health and wellbeing.
- 3.5 A project officer has been recruited to lead on developing proposals and works within Development Services. The appointment of activity planners (Rob Robinson Heritage) and lead landscape architects (Land Use Consultants) has also taken place.
- 3.6 A consultative draft masterplan (shown at appendix 1) and supporting drawings have been produced with the following key components:
- New landscaping proposals around the war memorial and fountain;
 - A restored and refurbished fountain;
 - A naturalised pond on the site of the old paddling pool;
 - A new play area;
 - A new performance space;
 - Heritage interpretation features;
 - A new ornamental garden; and
 - Relocated kiosk and toilets;

4. Consultation

- 4.1 Consultation on the consultative draft masterplan opened on the Council's Consultation Hub on 17th December 2018 and closed on 31st January 2019. Analysis of the age range of respondents was undertaken and revealed an under representation of young people. It was therefore decided to open up the consultation for an additional period to allow additional engagement with pupils at Grangemouth High School.
- 4.2 From 7th January 2019, the consultative draft masterplan, supporting drawings and consultation questionnaire were put on display at 5 locations throughout Grangemouth:
- Grangemouth Library;
 - Grangemouth Sports Complex;
 - Talbot House;
 - Kersiebank Community Project; and
 - Bowhouse Community Centre.
- 4.3 Advertising of the consultation took place through the Council's website and twitter feed as well as through the Zetland Park Regeneration Project's Facebook and Instagram pages. Additionally, posters advertising the consultation were put up within and around Zetland Park and within Grangemouth Town Centre.

- 4.4 Council officers arranged a consultation drop in event on Saturday 12th January 2019 at Grangemouth Bowling club within Zetland Park. Approximately 35 people attended the event.
- 4.5 Council officers also attended meetings of the Friends of Zetland Park, Grangemouth and Skinflats Community Council and the Grangemouth Rotary Club to advertise the consultation.
- 4.6 In total 681 separate responses were received during the consultation period. 5 of these responses were from organisations (Friends of Inchyra Park; War Memorials Trust; Buglife; Scottish Natural Heritage; and Kape (Kersiebank)) with the remainder from individuals. This scale of response demonstrates the strength of feeling about Zetland Park within the community of Grangemouth. A consultation summary has been produced and is reproduced at appendix 3.
- 4.7 9% of respondents stated that they had a disability as defined by the Equality Act 2010. In comparison, 6.9% of the population within the Grangemouth Ward were registered as claiming disability living allowance in May 2016. This therefore shows that the consultation has successfully engaged with a higher proportion of people with disabilities than might normally be expected. On-going engagement with Carrongrange High School is likely to have contributed towards this enhanced level of engagement.
- 4.8 In tandem with the masterplan consultation, further detailed consultation was carried out with Bowhouse, Beancross and Moray Primary Schools and Carrongrange High School about proposals for an upgraded play area. As a result of this over 1000 young people have been given the opportunity to contribute. The results of this will feed into the detailed design of the upgraded play area.

5. Masterplan Consultation Results

- 5.1 Overall 84% of respondents indicated that they supported or strongly supported the proposals contained within the masterplan.
- 5.2 Consideration of feedback received to the various elements of the masterplan during the consultation is shown at appendix 2. Recommended changes to the masterplan to respond to comments received during the consultation are shown below and a revised masterplan can be seen at appendix 3:
- Further work on the disabled access ramp position should be undertaken by the design team in consultation with Historic Environment Scotland;
 - The fountain should be refurbished and restored, but not to working order;
 - The new play area should be designed with inclusivity in mind aiming to achieve Plan Inclusive Play Areas (PiPA) accreditation;
 - Appropriate signage should be introduced and path access improvements made to enable users of the play area to safely use the toilet facilities within Grangemouth Sports Complex;
 - A wheeled sports pump track integrated with the existing cycle skills track and new play area should be added to the masterplan;

- Wildflower meadow corridors connecting habitats surrounding the park (particularly the Grange Burn) to the new naturalised pond should be created;
- The performance space should be retained in its existing location but the stage should be relocated to towards the centre of the park to a position over 100m away from residential properties;
- The proposal to enhance the rose garden should be retained within the masterplan but in a more traditional form in keeping with its previous design; and
- The toilet/kiosk building should be relocated to a position to the south of the grounds maintenance bothy and disabled parking spaces.

6. Finances

6.1 Since the stage 1 bid to the HLF was approved in December 2017, the scope of the delivery phase of the project has increased to include an enhanced play area, restored rose garden and relocated toilet block and kiosk. Consequently delivery phase costs have increased from £1.302m to £2.305m. This cost increase has been matched by an increased estimate of partnership funding which it is intended to lever in to support the project. This has increased from £216k to £872k and an increased estimated Council contribution increased from £138k to £313k. Table 1 below summarises the current anticipated cost of the delivery phase:

Table 1: Delivery phase costs

Masterplan element	Cost
Capital Costs	
Landscaping around the war memorial and fountain incorporating: memorial garden; fountain garden; and refurbishment of gateways and railings	£219k
Fountain Restoration	£129k
Naturalised Pond	£193k
Play Area and Wheeled Sports Pump Track	£502k
Performance Space	£92k
Heritage Interpretation	£39k
Rose Garden	£25k
Toilet Block and Kiosk	£191k
General Landscape Conservation/ Enhancement and Path Improvements	£553k
Total Capital Costs	£1944k

Total fees and other activities (including contingencies and inflation)	£361k
Total delivery phase costs	£2305k

6.2 Delivery phase income estimates have increased from £1.303m in December 2017 to £2.118m. This is primarily due to increased expectations of the project's ability to secure funding from other public sector agencies and project partners and an increase in the Council's capital contribution towards the project. Table 2 below shows the current anticipated funding for the delivery phase:

Table 2: Delivery phase funding

	Secured	Unsecured	Total
Industry/ business	£66k	£0	£66k*
Community fundraising	£27k	£20k	£47k
Council contribution	£288k	£10k	£298k
Public sector grants	£129k	£530k	£659k
Partner contributions	£0	£100k	£100k
National Lottery Heritage Fund	£0	£928k	£928k
Volunteer time	£0	£20k	£20k
Total	£510k	£1608k	£ 2118k

- *
- INEOS
 - CalaChem
 - CalaChem Unite Union
 - BP
 - Nustar
 - Recognition Express
 - Bilanco Blinds; and
 - Powdrake Servicentre Ltd.

6.3 With a funding gap of £187k, further fund raising work will need to be carried out to deliver the full scope of delivery phase works, failing which the works programme will be re-prioritised. It should also be noted that, should elements of the unsecured funding described above fail to materialise, this will also be the case.

7. Next Steps

- 7.1 The funding strategy aims to increase contributions from business and industry and community fundraising together with driving down costs for delivering the capital works and activity programme. Efforts are already underway to fundraise for the project with approaches being made to other external agencies.
- 7.2 Subject to Executive approval officers will obtain necessary statutory consents for more detailed proposals to be submitted alongside a stage 2 bid and submit that stage 2 bid to the NLHF in August 2019. A decision on the bid from the NLHF is expected in December 2019.
- 7.3 If successful the delivery phase of the project will take place between December 2019 and September 2021 with capital works likely to be delivered from late summer 2020.
- 7.4 Officers will continue to explore opportunities to implement the proposals contained within the 2015 masterplan which are not included within the revised masterplan at appendix 3.

8. Implications

Financial

- 8.1 It is currently anticipated that £298k will be needed from Falkirk Council to cover delivery phase costs. Core Parks, Play Area and Grangemouth Flood Protection Scheme capital budgets can be utilised to meet this commitment together with some Council administered grant funding and some developer contributions for improvement of open space which have been secured through the planning process. This scale of funding can be met within existing and anticipated future budgets.

Resources

- 8.2 Existing Council staff will be involved in the delivery of the masterplan. If funding is successfully secured from the National Lottery Heritage Fund the Zetland Park project officer will be retained and a new part time project development officer will be recruited for the duration of the project. A grounds maintenance charge hand will need to be located within Zetland Park for the duration of the project to oversee the revised maintenance regime and to supervise an apprentice. Staff costs can be met from within existing budgets and anticipated income from funding partners. Work to quantify the on-going management and maintenance cost implications of implementing the masterplan is in progress.

Legal

- 8.3 Certain elements of the masterplan will require planning permission and building warrants to be obtained. Subject to approval of the masterplan, all necessary statutory consents will be sought.

Risk

- 8.4 The Grangemouth Flood Protection Scheme is likely to impact upon the park through the construction of flood defences. The design of flood defences is still at an early stage, however, the masterplan has been designed to ensure that its proposals are not adversely affected. A project risk matrix has been established and will be maintained throughout the project.

Equalities

- 8.6 The implementation of the masterplan will have an impact on people so a full EPIA has been produced. The EPIA did not suggest any additional changes would be required to the masterplan.

Sustainability/Environmental Impact:

- 8.7 The implementation of the masterplan will have positive environmental effects through enhancing habitat value, improving the quality of parks and open spaces. It will also improve accessibility to open space and enhancing recreational opportunity within Grangemouth. These effects are not considered to be strategically significant, therefore a full Strategic Environmental Assessment is not required.

9 Conclusions

- 9.1 The consultative draft Zetland Park Regeneration Project masterplan has been subject to extensive community consultation. Proposals have been warmly received with 84% of respondents indicated that they supported or strongly supported the proposals contained within the masterplan.
- 9.2 As a response to comments raised during consultation a number of changes to the masterplan are recommended and these are shown at paragraph 5.2
- 9.3 Approval of this revised masterplan (shown at appendix 3) for the Zetland Park Regeneration Project will enable officers to obtain necessary statutory consents for more detailed proposals to be submitted alongside a stage 2 bid for funding to the National Lottery Heritage Fund in August 2019. If successful this will enable the delivery of the top local priority highlighted within the Council's Open Space Strategy for the Grangemouth area.

Director of Development Services

Author: Danny Thallon, Environment Coordinator – 01324 504927
danny.thallon@falkirk.gov.uk

Date: 3 April 2019