



Section 106 funding for public open space improvements

Proposed scheme

February 2025
(Delegated Approval Part 34)



Planning Development – Scheme

34.1	Broad Oak Recreation Ground, and Kinder Ave Open Space & Play Area (1 st payment of £105,913.99 received; full total of £173,180* for approval)	£173,180.00
34.2	Mirfield Memorial Grounds (Final payment of £29,404 invoiced of total £58,808 for approval)	£29,404.00
	Total S106 investment : (incl admin fees)	£202,584.00

*NB sum subject to change due to BCIS All in Tender Price Index

Delegated Approval Part 34 – February 2025



34.1 Broad Oak Recreation Ground, and Kinder Ave Open Space & Play Area

Site information

Ward: Colne Valley

Application: [2021/91571](#)

S106 permission date: 17/12/21, 13/06/22 (DoV)

Developer: Yorkshire Housing Ltd

Location of development: Land south of The Lodge and north of Church Lane, Linthwaite, Huddersfield

Description: Erection of residential development for 125 dwellings

POS scheme budget: 1st payment of £105,913.99 (£92,099.12 construction/£13,814.87 fees) received, of £173,180.00* total

S106 limitations/requirements for spend:

.... towards off site public open space works comprising but not limited to Broad Oak and Kinder play area and / or other facilities in the vicinity, the need for which directly arises from the Development.

Proposed scheme:

To fund the upgrade to existing recreation ground, play area and public open space to provide a high-quality space for people of all ages, abilities and backgrounds to access challenging opportunities for play, physical activity, contact with nature and social development, working within the context of the existing sites and facilities. Improvements include new paths, seating and play equipment and natural play, drainage works, pitch improvements, and biodiversity enhancement through tree and wildflower planting where appropriate and feasible.

Landscape job no.: LAD - TBC

POS Ref: KK51



*NB sum subject to change due to BCIS All in Tender Price Index

Delegated Approval Part 34 – February 2025



LP63 Requirements

Definitions of all 6 open Space Types are provided in Section 5.1 of the Open Spaces SPD

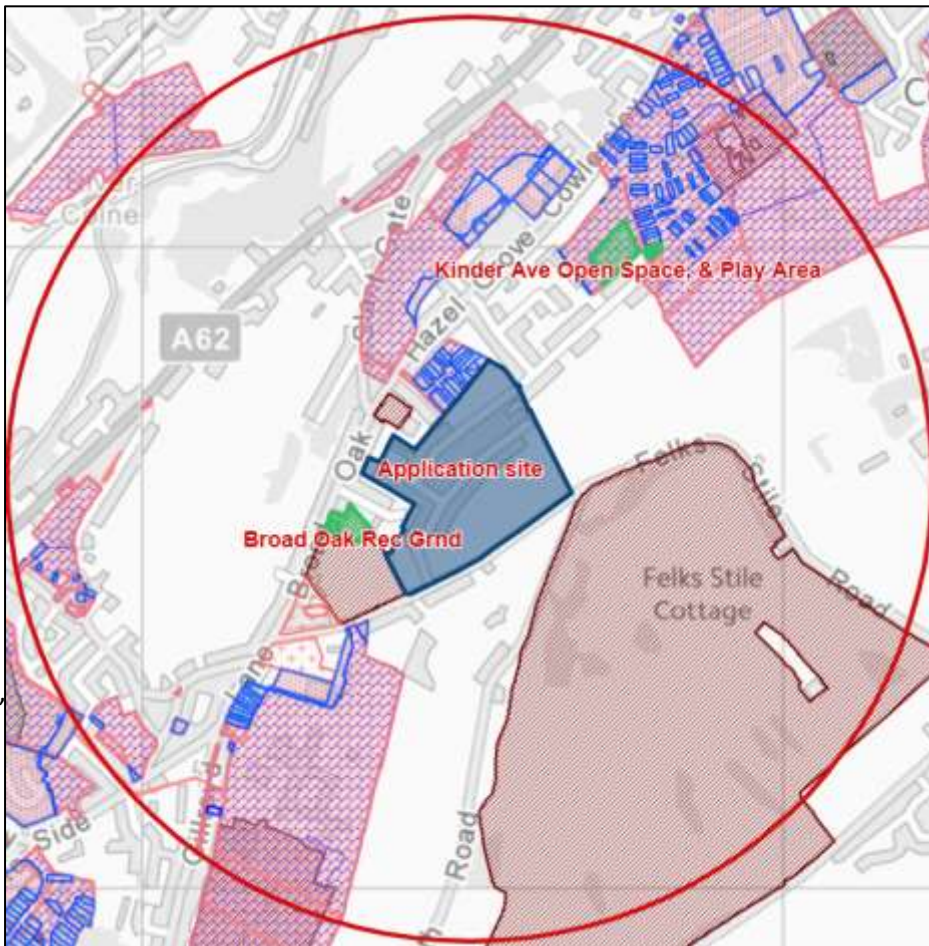
[Open Space SPD \(kirklees.gov.uk\)](http://kirklees.gov.uk)

Parks and recreation grounds

Managed and accessible, high public value opportunities for informal recreation and community events, including country parks, urban parks, local recreation grounds, formal gardens and pocket parks.

Provision for children and young people (play spaces)

Designated areas designed primarily for play and social interaction involving young people, such as equipped play areas, ball courts, green gyms and other healthy active facilities, multi-use-games areas, skateboard parks, wheeled facilities and teen shelters. In line with Kirklees Playable Spaces Strategy, the aim is to provide a diverse range of quality outdoor spaces close to home with opportunities for creative, accessible and well-connected play to benefit children, families and the wider community. Provision should be accessible and well connected and may include informal play opportunities in addition to formal play facilities



Kirklees Land Disposals and Acquisitions

- Freehold Disposals
 - OverrideTheme
 - ▣ OverrideTheme
 - Aa OverrideTheme

- ▣ Other_Disposals
- ▣ Freehold Acquisitions
- ▣ Other Acquisitions
- ▣ Ramsden Estate etc

Kirklees Registered Land

- ▣ Kirklees LR Polygons 2013

Open Space Sites 2016

- ▣ OLS Parks and Recreation Grounds
- ▣ OLS Provision for Children and Young People
- ▣ OLS Outdoor Sport Facilities

Outdoor sports Natural or artificial playing pitches for football, rugby, cricket, hockey and other sports, tennis courts, bowling greens and athletics tracks.



34.1 Broad Oak Recreation Ground



Delegated Approval Part 34 – February 2025



34.1 Kinder Ave Open Space & Play Area



Delegated Approval Part 34 – February 2025



34.2 Mirfield Memorial Grounds

Site information

Ward: Mirfield

Application: [2019/91467](#)

S106 permission date: 14/12/21

Developer: Miller Homes Ltd

Location of development: Land south of, Granny Lane, Mirfield

Description: Erection of 67 dwellings with associated access and parking.

POS scheme budget: Final payment of £29,404 (£25,568.70 construction/£3,835.30 fees) invoiced from a total of £58,808.

S106 limitations/requirements for spend:

'... towards the existing facilities in the Mirfield Ward including the Mirfield Memorial grounds.'

Proposed scheme:

To upgrade the existing recreation ground, to better provide a diverse range of high-quality experience and opportunities for parks and recreation uses, both formal and informal, for people of all ages, abilities and backgrounds considering natural and seminatural green spaces, access, community growing, landscape planting and biodiversity improvements throughout, where possible and funds allow.

Landscape job no.: LAD.592

POS Ref: HH38-s



Delegated Approval Part 34 – February 2025

LP63 Requirements

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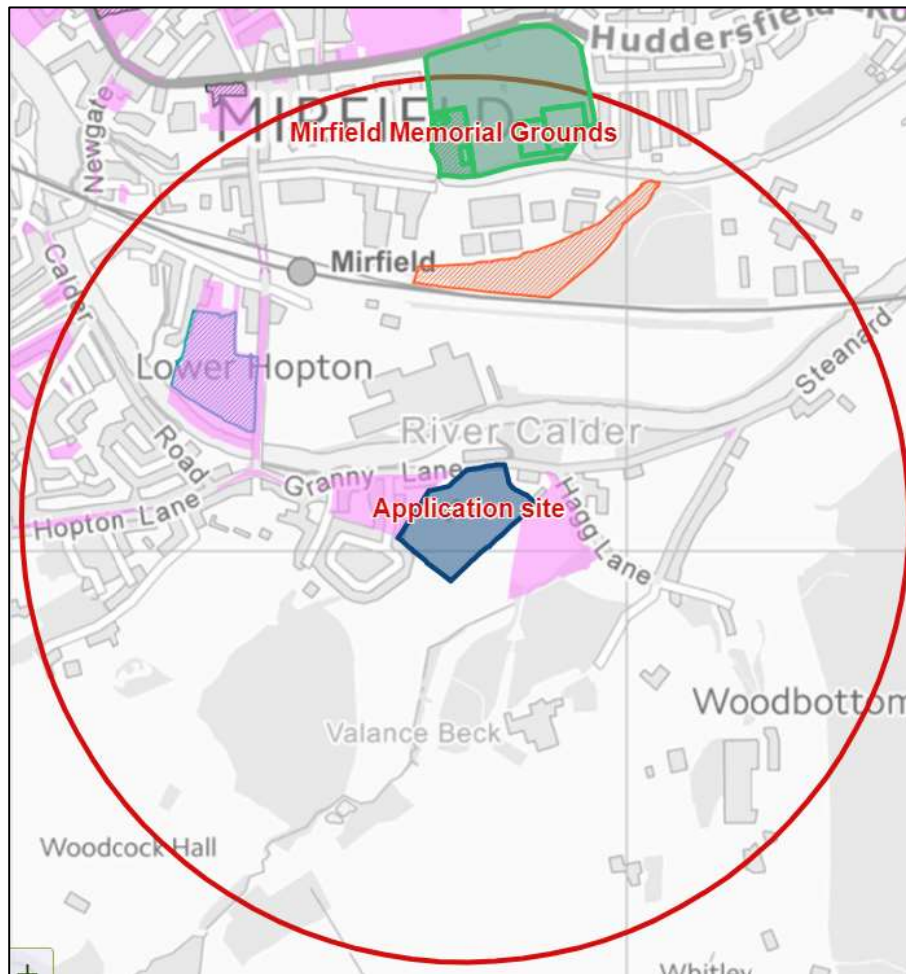
[Open Space SPD \(kirklees.gov.uk\)](http://kirklees.gov.uk)

Parks and recreation grounds

Managed and accessible, high public value opportunities for informal recreation and community events, including country parks, urban parks, local recreation grounds, formal gardens and pocket parks.

Natural and semi-natural greenspace

Sites that provide wildlife conservation, biodiversity and environmental education and awareness. This type of greenspace includes woodlands, local nature reserves, scrubland, grassland, heath or moor, wetlands, wastelands and bare rock habitats, as well as unmanaged and unused sites. In Kirklees, these also comprise tracts of natural and semi-greenspace used for agricultural and horse grazing purposes which may have limited public access but are important for their landscape, visual amenity or wildlife function.



Kirklees Land Disposals and Acquisitions

- Freehold Acquisitions
- Other Acquisitions
- Ramsden Estate etc

Open Space Sites 2016

- OLS Parks and Recreation Grounds
- OLS Natural and Seminarsatural Greenspace
- OLS Allotments

Allotments & community food growing

Opportunities for people to grow their own produce, including allotments, community gardens, community orchards and growing areas such as fruit trees and vegetable patches



34.2 Mirfield Memorial Grounds



Delegated Approval Part 34 – February 2025

