



Title: **Facilities on Horsewell Lane Park, Wigston.**

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1 Introduction

- 1.1 This report provides an update on the options for redeveloping the Horsewell Lane Park to provide improved sporting, leisure and community facilities.

2 Recommendations

- 2.1 Members note the progress made on the option analyses undertaken to date and the work with stakeholders on options for redeveloping Horsewell Lane park and approve in principle the proposed basis on which the Council will move the project forward and seek funding.
- 2.2 That the Director of Services commissions further work to establish the cost of the redevelopment proposals so as to inform individual discussions with stakeholders and develop a funding package for the scheme.
- 2.3 That the Council will consider a capital contribution to the scheme in considering the 2016/17 budget.

3 Information

- 3.1 It has been identified that many of the built facilities situated on Horsewell Lane Park are in a poor condition and are becoming out of date in terms of usage requirements. These comprise a Young Peoples Club, a private Tennis Pavilion/Courts and Council owned Changing Rooms and Pavilion used for Pre-school and other community uses. The Changing Rooms service the three adjacent grass football pitches. The area also comprises open space and includes an equipped children's playground.
- 3.2 The Playing Pitch Strategy for the Borough (2014) highlighted that there is an identifiable need to redevelop the Horsewell Lane site. Accordingly it has been recognised that the Horsewell Lane Recreation Ground offers an opportunity for a comprehensive redevelopment affording much improved sports and community facilities to the area. In terms of site specific actions,

the Playing Pitch Strategy recommended the following approach for Horsewell Lane recreation ground:

- Enhancement of existing facilities
- Pitch improvements generally
- Provision of a 3G Artificial Turf Pitch to enable more matches and training to take place
- New pavilion including 5 aside 'kick about' pitch and space for Young Peoples Club, Little Fishes Nursery
- Retention/refurbishment of Tennis club.

- 3.3 Initial consultations and working groups with key local stakeholders along with Sport England and Leicester-Shire & Rutland Sport have taken place and support the redevelopment case and potential bids to fund the project. At the Horsewell Lane Working Group meeting held on the 12th June 2014 it was concluded that the initial options/indicative plan did not necessarily meet the aspirations of the users of the Horsewell Lane facilities.
- 3.4 At a subsequent meeting of the working group on 25 September 2014 an indicative plan was presented to the group that responded to the initial concerns and met the requirements of Sports England. Through separate meetings with individual stakeholders their key aspirations and concerns were identified.
- 3.5 The Working Group concluded that the way forward would be to establish the size requirements for each of the current users on the site and produce further plans outlining the building and costs including council funding and other sources. Also the group compared the current footprint of the three buildings on the site to the building shown on the plan. It would be a mixed use facility with potentially parts of the building allowing sole use.
- 3.6 Based upon these discussions the Council produced a potential "shopping list" of the minimum requirements for a new development and commissioned architects CPMG to produce preliminary design work and a cost estimate. Following the architects initial plans the design was refined and a meeting with stakeholders held. Copies of the latest proposals are attached at Appendix 1.
- 3.7 In the design and layout of the building and facilities consideration needs to be given to the management of the building particularly in terms of access to changing rooms and to pitches, security, minimising future maintenance etc. Key to this will be a decision on the approach to the running of the facilities and four potential options have been identified for consideration once further design work has been completed. These include; using a leisure management provider; consider managing in house by the Council; or community management

3.8 To contribute towards funding the facilities there are section 106 monies available from the housing development on the South Leicestershire college site off Station Road Wigston. This consists of a capital contribution to an all weather pitch of £400,000 and a further £217,000 for play and open space contribution (approx 50% in form of revenue support). These monies need to be spent within 5 years from when the total is paid over which is when the 30th house is occupied on the site- this date is imminent and means spending the monies by 2020. In looking at an overall funding package consideration could also be given to the possibility of some small scale housing development within the site. Initial pre application discussions indicate a preference for any housing development to not be on the Exmoor Close corner but the opposite corner replacing the play area with the play area then being on the Exmoor Close corner. The housing would then not be too close to the pitch and floodlights. Formal pre application advice is being sought.

3.9 The initial comments of the stakeholders to the latest proposals were sought at a meeting with the stakeholder group on 29th June. The layout and usage of the building was discussed with points including:

- The size of the individual elements was questioned and it was confirmed that they would be at least the same comparable floor area.
- The size and use of communal areas and need for space for a seating area for the local community.
- The provision of showers in the changing rooms for the tennis club and they were seeking a balcony with side on views to the tennis courts. They referred to the need for a lease of at least seven years to be able to secure external funding.
- The nursery will require stringent access arrangements to be included, though changing rooms for instance could be separated by a set of doors. The nursery also suggested that the play area be next to the communal room.
- Both the nursery and the youth club mentioned the need for storage which could potentially be incorporated in the main room.
- The layout of external facilities was also discussed including the possible enabling residential development to part fund the project.

All the parties confirmed a consensus that the basic layout was agreed but accepting there would need to be individual minor changes.

There was a general agreement to now move to the next stage and cost up the proposals and have individual discussions with stakeholders.

4 Next steps

4.1 Following the initial discussions with stakeholders on the latest plans the following steps have been identified:

Further work by the architects to establish detailed costs of the elements of the proposed scheme

Individual discussions with stakeholders

Development of a funding package

Consultation with stakeholders

Complete Funding Strategy

Committee report with recommendations on way forward

Planning Permission

Procure Contractor

Construction Period

Procure Housing Developer (if needed)

Project Completion

CPMG can be commissioned to undertake the further architectural work to establish costs for which there is budget provision in the 2015/16 revenue budget

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Implications	
Legal	There may be Legal issues relating to ownership, planning and governance. The specific nature of these will become apparent as the project progresses.
Financial (PL)	The financial viability will need to be assessed and then a funding strategy agreed. Business plan(s) would then need to be drafted
Equalities	Community and stakeholder consultation and involvement are key to success of the project and continue to take place. An EIA has been prepared and will be updated as necessary as proposals will progress.
Risks	CR5 Effective utilisation of assets/buildings

	<p>The significant risk is that there is insufficient funding available to be able to fund and run the project from capital funding (Section 106, grants, club contributions etc) and ongoing revenue funding There is a risk that the parties will be unable to agree on a scheme and for it to be viable in physical and monetary bases.</p>
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	<p>The mitigation of these risks will be to ensure the scheme is fundable, though this may not meet all the stakeholder's aspirations.</p>
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