

## **PROPOSED SECTION 106 FUNDED CONCEPT PROJECTS**

It should be noted that the below projects are concept projects and are to be agreed by Members prior to any further work being undertaken. Costings associated to the below concept projects are informed estimates to give an idea of overall project costs only. S106 funding covers both capital and revenue (maintenance) costs.

Once the concept projects are agreed by Members, where necessary Officers will undertake feasibility work associated to each concept project to work up definitive scheme design as well as ascertain up to date capital and revenue costings. This will be funded through the S106 process itself and/or other external funding opportunities.

The feasibility work will ensure that the Council seeks the appropriate amount of S106 monies towards a scheme. It will also ensure that the Council does not undertake any abortive work at cost, whether that's from a financial or resource point of view.

## **POTENTIAL PARK PROJECTS**

### **Blaby Road Park**

To ensure that the park is constantly evolving and it continues to provide a much needed service to its community, it is proposed that further works are undertaken to the park to add to the park regeneration works that occurred a few years back.

The park provides opportunity to play sport, to walk pets, and to take part in leisure and exercise. To ensure that all of these can continue and the park provides a space to improve people's health and wellbeing, the following short to medium term projects are proposed:

- Increased parking facilities. Although the park provides a much needed service to its local community, it is also very much a 'destination' for teams, individuals, and, families. Also with the proposed further improvements, demand for its use would more than likely increase further. It is proposed that a small extension is undertaken to the existing car park, which increases the number of car parking spaces from the current 8 to 16. The approximate sum of capital investment that would be needed to provide the car park extension would be in the region of £35,000. In addition, the provision of electric vehicle charging points could be considered. Costings for this would need to be ascertained.
- The addition of cycle parking to the parking area. As the Council is trying to encourage cycling around the Borough, the addition of cycle parking to the park's car park would allow residents and visitors to cycle to the park and then

to safely stow their bicycle whilst they use the parks facilities. The approximate sum of capital investment that would be needed to provide cycle parking is in the region of £2,500.

- Installation of additional footpaths to the southern and south eastern boundary of Blaby Road Park in order to provide a full circuit around the park. This would (in total) measure in excess of 1 km and could also form part of a wider walking network connecting the park to the Grand Union Canal towpath and beyond, as well as to South Wigston district centre and beyond. It is proposed that the additional pathways are provided to the same standard as those of the existing pathways on the park. The approximate cost for completing the full walking circuit would be in the region of £45,000. Expected maintenance costs would be in the region of £1,000. Should the additional pathways be implemented, additional park benches and litter bins will be installed on these routes.
- Distance markers and signs. Improving health and wellbeing is paramount and therefore it is proposed that distance markers / signs are erected around the park to illustrate; how far a user is from a specific point, i.e. the canal or district centre; how far, or how many steps a full circuit would be; and, how many minutes it would take to walk and / or run a full circuit or to a specific point on the route. Erection of such signs and markers could increase the number of people that use the park for; getting from A to B; fitness and exercise; and / or leisurely walking to increase their number of daily steps. It is anticipated that in the region of £6,000 is set aside to implement this scheme.
- New low maintenance planting areas. Continually improving the quality and appearance of the parks planting and vegetation is paramount, not only for users of the park, but also the Borough's biodiversity. With advice from the Council's Arboricultural Officer and Grounds Maintenance Team, it is proposed that an increase in planting of trees, flowers and other vegetation occurs within the park. An increase will be undertaken in such a way as to improve the appearance and quality of the park, whilst not diminishing the parks usability. It is expected that £5,000 is set aside to undertake the planting improvement works.
- We are aware that the Football Association and the Football Foundation, as part of the Local Football Facilities Plan for the Borough has identified a potential need for a Small sided 3G artificial pitch, or two mini artificial pitches in South Wigston. Blaby Road Park could be a suitable location for this, although there would be significant issues that would need to be overcome in negotiating any S106 that would deliver this, for example, management of the facility and ongoing maintenance costs. The approximate sum of capital

investment that would be needed to provide such a facility would be in the region of £200,000, however it is anticipated that a significant degree of match funding would be provided by the Football Foundation.

It is also worth noting, that increasing the number of people that use the park could bring an economic benefit to the shops and facilities of South Wigston, associated to linked trips; for example a family visiting the park for leisure purposes, could then purchase food and refreshments from one of the local shops or cafes.

### **Uplands Park**

This park provides opportunities to play sport, to walk pets, and to take part in leisure and exercise. To ensure that all of these can continue and the park provides a space to improve people's health and wellbeing, the following short to medium term projects are proposed.

- Moving the tennis courts from Ellis Park to Uplands Park. As part of the proposed development of the former Oadby Pool, it is proposed to move the tennis courts from Ellis Park to Uplands Park. This would provide brand new high quality tennis courts and would create more of a sports hub at Uplands Park. The approximate cost for moving the tennis courts would be in the region of £300,000. Expected on-going maintenance costs would be in the region of £2,500.
- Upgrading of existing sport facilities, including changing facilities at Uplands Park. As there is potential for the park to become more of a Sports Hub, existing sport facilities will be improved. In addition, with the increased sports provision at Uplands Park (if the tennis courts were to be moved) it is proposed that the changing facilities at Uplands Park are upgraded. The approximate sum of capital investment that would be needed to upgrade the sports facilities and provide a high quality changing facility would be in the region of £25,000-£30,000. Expected maintenance costs would be in the region of £3,000-£5,000.

### **Freer Park**

Freer Park provides opportunity to play sport, to walk pets, and to take part in leisure and to exercise. To improve access to activities on the park for children and to improve the sports provision within the park the following short to medium term projects are proposed:

- The provision of new children's play equipment. The Council is seeking to provide high quality, safe and interesting play environments in all of its parks for children. It is therefore proposed to provide new high quality toddler play

equipment within Freer Park. The approximate sum of capital investment that would be needed to provide a high quality facility would be in the region of £45,000. Expected maintenance costs would be in the region of £2,000.

- To improve the health and wellbeing of the residents of the Borough it is important that the Council continues to improve the sports facilities offered to ensure that high quality facilities are available to encourage people to be active. It is proposed to provide a combined new football goal and basketball equipment at Freer Park to improve the sports offering of the park. The approximate sum of capital investment that would be needed to provide new football and basketball hoop and net (back to back) would be £6,000.

### **Meadows Open Space**

The Meadows Open Space is an area of open space on The Meadows housing estate used for informal sports, children's play, to walk pets and to take part in leisure and exercise. To improve the area, the following short to medium term projects are proposed:

- The provision of new children's play equipment. The Council is seeking to provide high quality, safe and interesting play environments in all of its parks for children. It is therefore proposed to provide new high quality play equipment within the Meadows Open Space. The approximate sum of capital investment that would be needed to provide a high quality facility would be in the region of £45,000. Expected maintenance costs would be in the region of £2,000.
- New low maintenance park trees. With advice from the Council's Arboricultural Officer and Grounds Maintenance Team, it is proposed that an increase in planting of trees occurs within the Meadows Open Space. An increase will be undertaken in such a way as to improve the appearance and quality of the park and increase biodiversity, whilst not diminishing the parks usability. It is expected that £2,000 is set aside to undertake the planting improvement works.

### **Willow Park**

It is important for the Council to encourage everyone to be active and to provide facilities for different types of sports and recreational activities.

- Therefore it is proposed to implement new Skate Ramps within Willow Park. The approximate sum of capital investment that would be needed to provide a

high quality facility would be in the region of £20,000. Expected maintenance costs would be in the region of £1,000.

- Installation of additional footpaths in order to provide a new extension loop on the section backing onto Holmden Avenue. This could also form part of a wider walking network connecting the park to Wigston town centre and beyond. It is proposed that the additional pathways are provided to the same material and standard as those of the existing pathways on the park. The approximate cost for completing the full walking circuit would cost in the region of £85,000. Expected maintenance costs would be in the region of £1,000. It should also be noted that should the additional pathways be implemented, additional park benches and litter bins will be installed on these routes.
- Distance markers and signs. Improving health and wellbeing is paramount and therefore, it is proposed that distance markers / signs are erected around the park to illustrate; how far a user is from a specific point, i.e. the town centre; how far, or how many steps a full circuit of the pathways would be; and, how many minutes it would take to walk and / or run a full circuit or how many minutes it would take to walk to a specific point on the route. Erection of such signs and markers could increase the number of people that use the park for; getting from A to B; fitness and exercise; and / or leisurely walking to increase their number of daily steps. It is anticipated that in the region of £6,000 is set aside to implement this scheme.
- It is proposed to upgrade the changing facilities at Willow Park. It is important that the Council continues to provide high quality sports provision, including changing facilities, for the residents of the Borough. It is also hoped that through the expansion and /improvement of these facilities, this will allow FC Willow to be in a position to expand and deliver their ambitions for the club.
- New low maintenance park trees. With advice from the Council's Arboricultural Officer and Grounds Maintenance Team, it is proposed that an increase in planting of trees occurs within Willow Park. An increase will be undertaken in such a way as to improve the appearance and quality of the park and increase biodiversity, whilst not diminishing the parks usability. It is expected that £1,000 is set aside to undertake the planting improvement works.

### **Coombe Park**

Coombe Park provides opportunities to play sport, to walk pets, and to take part in leisure and exercise. It is also the home of the Oadby Owls Football Club. To ensure

that all these can continue and the parks provide a space to improve people's health and wellbeing, the following short to medium term projects are proposed:

- Installation of additional footpaths in order to provide a full circuit around the park. This would (in total) measure approximately 750m. It is proposed that the additional pathways are provided to the same material and standard as those of the existing pathways on the park. The approximate cost for completing the full walking circuit would cost in the region of £85,000. Expected maintenance costs would be in the region of £2,000. It should also be noted that should the additional pathways be implemented, additional park benches and litter bins will be installed on these routes.
- Distance markers and signs. Improving health and wellbeing is paramount and therefore, it is proposed that distance markers / signs are erected around the park to illustrate; how far a user is from a specific point; how far, or how many steps a full circuit of the pathways would be; and, how many minutes it would take to walk and / or run a full circuit or how many minutes it would take to walk to a specific point on the route. Erection of such signs and markers could increase the number of people that use the park for; getting from A to B; fitness and exercise; and / or leisurely walking to increase their number of daily steps. It is anticipated that in the region of £2,500 is set aside to implement this scheme.

## **POTENTIAL TOWN CENTRES PROJECTS**

### **Wigston Projects**

- The back land area around Junction Road, Frederick Street and Spring Lane is dominated by service entrances and provides a poor initial impression of Wigston to visitors and can at night create an impression of being unsafe. Added to this, it can be confusing to first time visitors as there is currently no clear route through to the main town centre areas. Proposed improvements to this area include:
  - Improvements to the pedestrian flow across the car parks using the original medieval street pattern. This will help visitors to Wigston find logical routes to the town centre from the car parks and will help restore links to Wigston's historical past.
  - The car parks at Junction Road and Frederick Street are currently looking tired and do not present a good impression to visitors of the town. It is proposed to carry out improvement works to car parks to both improve their physical condition and visual appearance. This would include

replacing physical barriers with floor studs, planting and surface improvements.

- It is proposed to improve connections through the enhancement of the historic route of Long Lane. This would help to restore the historic connections through Wigston and would help to encourage more people to visit the town centre by walking. It would also aide visitors to the town who have parked at either Junction Road or Frederick Street car parks to navigate easily through the town and beyond through the Lanes.
- An Events Space. The development of a square to the rear of the library around Spring Lane could attract an increased number of visitors into Wigston, allowing events, outdoor performances, street markets and possibly an aspect of sports to be held in the centre of Wigston. Providing attractions to bring increased numbers of people to Wigston would help bring an economic benefit to the shops and facilities of the town centre.
- Greening of the Area. With advice from the Council's Arboricultural Officer and Grounds Maintenance Team, it is proposed that an increase in planting of low maintenance trees, flowers and other vegetation occurs within these back land areas and particularly around the car park. An increase will be undertaken in such a way as to improve the appearance and quality of the area, screening the rear entrances to shops, whilst not diminishing the car parks usability. Innovative forms of planting such as living walls may be used.
- Wigston is a historical town whose heritage should be recognised and celebrated. It is proposed to highlight the history of Wigston through a Historic Trail with interpretation boards at key points. It is proposed that the trail should include:
  - The Lanes which still follow their original medieval routes through and across the historic centre of Wigston.
  - Spring Lane Car Park which was the medieval heart of Wigston.
  - The area surrounding All Saints Church (Newgate Lane, Gas Lane and Moat Street).
  - The area surrounding St Wistan's Church and Spa Lane.

It is hoped that the trail will encourage people to be more aware and interested in the places that they live and that it will encourage people to be more active through walking the trail.

- Increased signage and the development of walking/cycling trails throughout Wigston centre and linking to Peace Memorial Park. Improving health and wellbeing is paramount and therefore it is proposed that distance markers / signs

are erected around Wigston and the Peace Memorial park to illustrate; how far a user is from a specific point, i.e. the town centre to Peace Memorial Park; how far, and, how many minutes it would take to walk and / or cycle to a specific point on the route. Erection of such signs and markers could increase the number of people that walk and cycle in and around Wigston, reducing the reliance on motor vehicles

- To ensure that the town centre is constantly evolving and it continues to provide a much needed service to its community, it is proposed that further public realm works are undertaken to Bell Street to add to the regeneration works that occurred a few years back. This will allow Bell Street to keep improving its quality and standard.
- Currently the pavements along Leicester Road are narrow and patched with many types of surfacing, with barriers and cluttered signage. To add to the improvements in Wigston Town Centre made in Bell Street, it is proposed to replicate these works along Leicester Road. An improved shopping environment will hopefully help to draw more people to Wigston for their shopping and benefit the Borough economically.
- The Jitty's through from the car parks to the shopping streets do not provide a positive representation of the town centre and in the dark can feel intimidating and unsafe. It is therefore proposed to enhance the Jitty's visually and to improve security through improved lighting and the addition of security cameras.

### **South Wigston Projects**

- Increased signage and the development of walking routes throughout South Wigston to link the district centre with the historic sites. Routes would include the Orson Wright Trail, walks to the Canal Towpath and the Railway Station. Improving health and wellbeing is paramount and therefore it is proposed that distance markers / signs are erected around the centre to illustrate; how far a user is from a specific point; and, how many minutes it would take to walk to a specific point on the route. Erection of such signs and markers could increase the number of people that walk in and around South Wigston, reducing the reliance on motor vehicles. Interpretation boards would be included to highlight the history of South Wigston. Digital trails would also be included.
- To ensure that the district centre is constantly evolving and it continues to provide a much needed service to its community, it is proposed that further public realm works are undertaken to Blaby Road to add to the regeneration



works that occurred a few years back. This will seek to invigorate the public realm along Blaby Road and allow it to keep improving its quality and standard.

- It is proposed to carry out works within Blaby Road Park to the façade of the Pladis factory wall. This wall is plain, very high and domineering over the park. It is thought that by softening the effects of the wall through the use of street art or livings walls, the transition from the factory to the park could be greatly improved.
- It is proposed to introduce cycling routes from the Tigers Road Employment Site and Saffron Lane into South Wigston centre. This area experiences heavy traffic and the introduction of a cycling route could help to encourage people to cycle to and from their place of work into South Wigston and beyond. This would not only be beneficial to the health of residents, but would also help to reduce traffic in a congested area.

### **Oadby Projects**

- Increased signage and the development of walking routes throughout Oadby to connect key places such as Brocks Hill, Ellis Park and the Tigers Training Ground to the centre. Improving health and wellbeing is paramount and therefore it is proposed that distance markers / signs are erected along the routes to illustrate; how far a user is from a specific point, i.e. the district centre to Brocks Hill; and, how many minutes it would take to walk to a specific point on the route. Erection of such signs and markers could increase the number of people that walk in and around Oadby, whilst reducing the reliance on motor vehicles.
- It is proposed to improve the links to and from the car parks within Oadby centre, especially Sandhurst Street, to improve clarity of routes when moving to and from the car parks. This would include signage to direct pedestrians from the car parks and improved signage to direct motorists to Sandhurst Street Car Park which is currently underused.
- The Jitty's through from the car parks to the shopping streets do not provide a positive representation of the district centre and in the dark can feel intimidating and unsafe. It is therefore proposed to enhance the Jitty's visually and to improve security through improved lighting and the addition of security cameras.
- To ensure that the district centre is constantly evolving and it continues to provide a much needed service to its community, it is proposed that further public realm works are undertaken to The Parade to add to the regeneration works that occurred a few years back. This will allow The Parade to keep improving its quality and standard.

- The shopping area on London Road was the historic centre of Oadby. Through time the links to this area from The Parade are being lost. It is proposed to develop the connections from The Parade to the London Road Local Centre through improved public realm and increased signage to encourage shoppers to walk to the Local Centre, with information on how far it is, and, how many minutes it would take to walk. Interpretation boards would be added at key points along the route to develop the history of old Oadby.
- The proposed creation of an Events Space in Oadby could attract an increased number of visitors into the district centre, allowing events, outdoor performances, street markets to be held. Providing attractions to bring increased numbers of people to Oadby could help bring an economic benefit to the shops and facilities of the district centre.
- The provision of power sources around the Events Space to allow more flexibility for events and to increase the capacity of what could be held in the space.

### **Borough Wide Projects**

- The awareness of the health effects and damage to the environment of air pollution has increased. It is proposed to install Air Quality Monitoring Stations in the most congested areas of Wigston town centre. This will allow the collection of data to identify those areas where there are issues and so that measures to improve air quality can be implemented if required. The approximate capital cost for installing an air quality monitoring station would cost in the region of £5,000 with an ongoing revenue cost of £3,600 per year to run each station.