

APPENDIX 2 - Options for POS Improvement Schemes

Summary

1. Improvements to Griffe Field Park
2. Adding lighting columns on or around open space in the Heatherton area into an established PFI scheme
3. Improvements to the infrastructure across parks in Littleover – use of better bins, such as the Big Belly bins used in Nottingham
4. Improvements to Play Areas within Heatherton
5. Improvements to Millennium Wood
6. Extensions to Millennium Wood
7. Creation of a cycleway-walkway between Blagreaves and Heatherton
8. Improving paths and relocating the play area and improving equipment at Sunnydale Park
9. Improvements to the Staunton Avenue Recreation Ground
10. Developing Clemson's Park as an arboretum with specimen tree planting
11. Resurface the Clemson's Park entrance via Elliot Road
12. Replace seating on the parks across the area, use of recycled plastic benches that look like wood
13. Improvements to Heatherton Park Pond
14. Improvements to Glenmoy Close Recreation Ground
15. Potential lighting on the Bendall Green play area and additional bins to improve attractiveness and usability of the area
16. Improvements to the pavilion, cricket facilities and additional gym equipment on KGV.

Costings are approximate as no detailed design or survey work has been carried out. Many of the schemes include a package of different

improvements so the scheme as a whole could be reduced (or in some cases expanded) depending on the precise mix of what is included.

Scheme	Pros & Cons	Cost
<p>1. Improvements to Griffie Field Park</p>	<p>This park was created through other s106 money as part of the early phases of Heatherton. It provides a link between the north western part of the estate and the existing King George V and Clemson Parks to its north.</p> <p>Improvements were made to Griffie Field Park in 2012/13, focussing on soft features such as tree planting and improving wildlife areas. The community continues this, especially through the Friends of Littleover Parks.</p> <p>The area still has an underutilised feel to it and will benefit from more soft 'low maintenance' features, such as more planting and additional seating/signage/interpretation boards as part of Green Flag bid for whole linear park, King George 5th to Millennium Wood.</p> <p>£20,000 could be set aside for this, possibly also a circular path* through the two rear fields and an access through the hedge between them. This figure could be reduced or increased subject to priorities.</p> <p>Not all parts of this park have been adopted by DCC – so some is still in the ownership of the developer.</p> <p>*It is unlikely that a path could be implemented as part of the £20,000 and may need another £20,000. this would need to be assessed as part of detailed design.</p>	<p>£20,000</p>
<p>2. Adding lighting columns on or around open space in the Heatherton area into an established PFI scheme</p>	<p>There are 12 lighting columns in the Heatherton area which were put in by the developer to serve areas of public open space; 2 on KGV, 1 on the cycle path at Somerville Close and 9 on the cycle path from Callow Hill Way to Maize Close.</p> <p>However, no provision was made to incorporate them into the private finance initiative arrangement with Balfour Beatty,</p>	<p>£20,000</p>

	<p>which covers the on-going maintenance of street lighting across the city.</p> <p>Therefore any issues regarding broken lights, maintenance and repairs will be an additional pressure on the shrinking parks budget.</p> <p>Getting these columns incorporated into the PFI, which is usually for a period of 25 years, would help to relieve some of the pressure on their revenue budget.</p> <p>The cost of this, including some remedial works to bring them up to standard, would be about £1660.00 per column, so for 12 units total would be £19,920.</p>	
<p>3. Improvements to the infrastructure across parks in Littleover – use of better bins, such as the Big Belly bins used in Nottingham</p>	<p>Streetpride are keen to replace the existing green bins in all the City's parks with a new style wheelie casing with bin inside. They have prepared a business case for this which is currently being considered.</p> <p>These new style bins are larger and so fewer of them are needed and they don't need emptying as often. This offers savings to the maintenance budget whilst reducing unsightly overflow during busy periods. They also don't need to be manually emptied which improves health and safety of operatives.</p> <p>Parks officers regularly get feedback from customers and friends groups that aren't happy with the existing bins, so this would help to address that issue.</p> <p>However, this option is dependent on acquiring a new vehicle at a cost of around 60,000 to empty the new bins. So it is dependent on being able to fund the vehicle – the s106 money would not be appropriate for this.</p> <p>If this scheme is not feasible, a more conventional, but improved, bin could be installed across these parks, which would look much smarter and reduce revenue costs repairing and replacing the old ones which aren't very good. These could be along the lines of the 'Big Belly' bins used in</p>	<p>£25,000</p>

	<p>Nottingham.</p> <p>Parks estimate that the new bins would be needed at a cost of about £1,000 each and the estimate is based on 25 bins.</p>	
4. Improvements to Play Areas within Heatherton	<p>The original DT article included two quotes from residents who appear to be saying that local play areas within the Estate need improving – though neither said which areas.</p> <p>Three play areas have been looked at, two still in the developer's ownership and one adopted by DCC. All three were being used when visited. But they are intentionally small and aimed at toddlers.</p> <p>The Council owned area, near to Griffie Field park, was refurbished a few years ago.</p> <p>The other two are still in the developer's ownership. Parks officers are having discussions with the developers on adopting these and DCC would look for improvements to them as part of that process rather than through s106 spend.</p> <p>It is not appropriate to use the s106 money purely on maintenance of existing facilities.</p>	£5,000 – 10,000
5. Improvements to Millennium Wood	<p>Millennium Wood is situated on the other side of Moorway Lane to the eastern side of Heatherton. It consists of mainly open scrub land and areas with larger bushes and trees with a circular walkway running through it. There are some great views looking southwards as the land drops significantly away from it.</p> <p>Although close to the eastern side of Heatherton, it is not well integrated with it and feels separate, partly because Heatherton's boundary to Moorway Lane is quite strong.</p> <p>As such, it has the feel of somewhere you leave Heatherton to get to – an informal walking and natural history area that has its own sense of place. Because of this, it isn't a particularly good location for local play facilities and that any improvements should be</p>	£40,000

	<p>'soft', making more of the area as an open feature with natural history interest.</p> <p>The community, together with the Council, is actively seeking to reinforce the natural history and wildlife value of the area with tree planting, creation of a community orchard, seating and so on.</p> <p>The park would benefit from path improvements, tree management, an extension to the community orchard, maybe more seating and some specimen tree planting. Creation of a new pond would add a focal point to the park with seating/picnic tables.</p> <p>£40,000 is suggested towards this, though the detailed design work could seek to identify priorities for specific schemes.</p>	
6. Extensions to Millennium Wood	<p>Two pieces of land have been put forward for incorporation into Millennium Wood.</p> <p>Part of the idea of these proposals is to help create a 'horseshoe' shaped continuous open space from Clemson's Park in the north west to Sunnysdale Park in the north east. This involves incorporation of two adjacent areas of land into Millennium Wood and a new cycleway-walkway link between Oaklands Avenue and Moorway Lane – which is dealt with separately under Option 7.</p> <p>The main difficulty with this idea is that, whilst both pockets of land lie within one of our green wedges, they both almost certainly have residential 'hope value' and need to be valued on this basis.</p> <p>One of these pockets of land is a 'new park link' off Blagreaves Lane, providing a link into the north eastern side of Millennium Wood. Acquisition costs have been estimated at approximately £1.44 million.</p> <p>The other land pocket is immediately to the south of the Community Orchard off Moorway Lane. This would provide a 'new community field' to complement the community orchard</p>	£2.78 million at residential value.

	<p>being developed to its north.</p> <p>Again, this site will have residential 'hope value'. Indeed, it is being actively promoted for housing development. Acquisition costs have been estimated at approximately £1.34 million.</p> <p>It seems unlikely that the landowner of either site would agree to sell the land for anything less than residential value. Any attempt to compulsory purchase them would be complex, time consuming and the outcome uncertain.</p> <p>The land parcel to the south of the Community Orchard off Moorway Lane forms part of a site being proposed to us for residential development through the Part 1 Local Plan (Core Strategy).</p> <p>This has not been included as an allocation to date as there are planning concerns over its suitability for housing. However, the issue will need to be considered in more detail as part of the Part 2 Local Plan.</p> <p>As such, it may be possible to secure at least this land parcel as an extension to Millennium Wood through development of nearby land, though there should be no assumption at this point in time that they can be.</p>	
7. Creation of a cycleway-walkway between Blagreaves and Heatherton	<p>A proposal has been put forward for the creation of a cycleway - walkway from Oaklands Avenue to Moorways Lane (referred to in Option 6). This would provide improved connectivity and health benefits in the area.</p> <p>However, this might be difficult to achieve as the part of the track on the Moorways Lane side appears to be in the ownership of interests promoting land for housing. At this point in time it is unclear whether the land could be acquired and if so at what cost.</p> <p>An alternative has therefore been considered, possibly as a first phase to the main scheme. This would provide access from Oaklands Avenue directly into Millennium Wood and use the existing access onto Moorway Lane. More</p>	£120,000 – 150,000 for the physical works. Land acquisition costs would need to be considered separately.

	<p>detailed consideration would need to be given to whether to create a separate cycleway within Millennium Wood or upgrade the existing track.</p> <p>Access from Oaklands Avenue would be from an existing track between houses. It is very over grown and a site visit reveals that Prize Farm has been burnt out and looks abandoned.</p> <p>Use of this track to access the wood has been looked at on several occasions. The problem is that it has proven impossible to establish who its legal owner is – indeed it looks as though there isn't one.</p> <p>However, whilst more detailed thought would need to be given to this, it should be possible to compulsory purchase the track. In theory, this should be relatively quick and cheap to do as there is no owner to contest it or to compensate.</p> <p>Existing access rights from the track would need to be maintained. Whilst there appear to be restrictions on using the track for general public access, this could be addressed through the CPO. More detailed examination of this would be needed should it progress.</p> <p>There is a chance that an owner may come forward during the CPO process or within a 6 year period of grace they have from the point of taking possession. So, there is a small risk that compensation would need to be paid.</p> <p>Some of the s106 money could be set aside as a reserve in case a valid owner did come forward. However, there is a risk that this money would be classed as unspent by the deadline of 2019 and thus clawed back by the developer.</p> <p>The track would also need improving to make it suitable for public use and ensure existing access rights are maintained. At the moment it is very over grown and in parts there isn't really a track at all.</p>	
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	<p>Costs would depend a great deal on the precise scheme drawn up, but would be in the region of £120,000 -150,000.</p> <p>Providing a route from Oaklands Avenue to Moorway Lane would cost a similar amount, again subject to surveys and detailed design specifications. However, this figure does not include costs of implementing the route through the potential development site on the Moorway Lane side, which is likely to be valued at residential prices.</p>	
8. Improving paths and relocating the play area and improving equipment at Sunnysdale Park	<p>This play area is currently in a part of the park which is often wet and which floods in winter. The idea is to relocate it to higher ground with improvements to equipment. Approximately £15,000 was spent in 2014/15 on improvements to paths in this park following approval by the Neighbourhood Board and this is included in the costing.</p>	Up to £100,000 (of which £15,000 has already been spent)
9. Improvements to the Staunton Avenue Recreation Ground	<p>This would provide new outdoor gym and play equipment as well as new fencing around the play area.</p>	£90,000
10. Improvements to Clemson's Park	<p>This scheme would develop the park as an arboretum with specimen tree planting.</p>	£5,000
11. Resurface the Clemson's Park entrance via Elliot Road	<p>Previous resurfacing has been sporadic and so the entrance is somewhat patchy and not that pretty. The works are probably not essential at the moment, but would clearly improve the path's appearance.</p> <p>The land is held by Housing rather than Parks. Officer view is that spending the s106 on this proposal would be within the terms of the s106 Agreement, provided the works would be likely to lead to increased use of the park.</p> <p>The original proposal included parking spaces. However, there is no clear justification of the car parking to improve use of the park. Parks officers' understanding is that the only 'parking' issue is a resident who does not have a driveway and parks partially on the pavement. When it rains, and puddles form,</p>	<p>£5,000 excluding car parking – precise cost will depend on what is being sought.</p> <p>The £5,000 is really just to make good the existing tarmac area.</p>

	they have to get out of their car where the puddles are. It is unlikely that this would meet the terms of the s106 as a justification for spending money and so is not included in the option.	
12. New seating	New seating across the area, including along the Hell Brook linear park.	£10,000
13. Improvements to Heatherton Pond	<p>Improvements to make the pond area more attractive and accessible, including improved car parking, seating, facilities for disabled anglers and fishing platforms. The package includes provision for about 10 parking spaces (which may raise visual intrusion issues) and includes about £10k for the fishing platforms.</p> <p>The car parking and the platforms are intended to help disabled anglers. The Earl of Harrington Fishing Club, who manage the site for DCC, are keen to develop it on this basis and have a large network of members who would ensure that it is well used.</p>	£35,000 – will result in some annual revenue to DCC.
14. Improvements to Glenmoy Close Recreation Ground	Improvements to the footway entrance to make it more attractive and usable.	15,000 (depending on precise area and improvements)
15. Improvements to Bendall Green Recreation Ground	Potential new lighting on the play area and additional bins to improve attractiveness and usability of the area. Costs are estimated at £10,000, but may be lower if the bins are provided as part of Option 3. Parks officers do not consider lighting around the play area to be a significant priority	£10,000
16. Improvements to the pavilion, cricket facilities and additional gym equipment on KGV	<p>This project would complement anticipated external funding to provide an artificial wicket from English Cricket Board.</p> <p>Improvements to the Pavilion and wicket would improve cricket facilities locally but may also help meet aspirations for better cricket facilities beyond the immediate locality.</p> <p>It could also help lease the asset to the local community in line with asset management strategy.</p>	<p>£65,000 in total</p> <p>£15,000</p>

	Supply and installation of new cricket nets to complement the artificial wickets and develop site as a cricket hub.	£30,000
	Ground reinforcement or widening of main drive and re-planting of shrub bed along drive up to pavilion.	£10,000
	Additional outdoor gym equipment.	£5,000
	Some additional seating/signage/interpretation boards/new litter bins/picnic tables as part of Green Flag bid for whole linear park, King George 5 th to Millennium Wood.	£5,000
	Removal of shrubs on the approach to the pavilion at KGV and grass seed of the area.	£10,000