

RIBBLE VALLEY BOROUGH COUNCIL

REPORT TO PLANNING & DEVELOPMENT COMMITTEE

Agenda Item No 6

meeting date: 12 JANUARY 2017
title: DEVELOPER CONTRIBUTIONS
submitted by: DIRECTOR OF COMMUNITY
principal author: MARK BEVERIDGE

1 PURPOSE

1.1 To seek Member approval for the Assessment of Facility Needs and Calculation of Contribution Framework for offsite leisure being formally adopted in future negotiations with developers.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives - To help make people's lives safer and healthier .
- Corporate Priorities - To ensure a well-managed Council, proving efficient services based on identified customer need.
- Other Consideration – None.

2 BACKGROUND

2.1 The Open Space Working Group considered the scale of developer contributions to open space and sports developments in 2015. This was approved at Community Committee (minute 329, 13.10.15).

2.2 It is important that developers are asked for reasonable sums derived from a calculation based on need, to help provide for off-site leisure and recreational provision to recognise the impact that the rise in population will have on the existing provision of facilities and open space in the Borough in future years.

3 THE ISSUES

3.1 As can be seen from the attached report (Appendix A), in many areas the Borough falls short of recommended levels of provision according to the guidance provided by Sport England.

3.2 Whilst it is not proposed to try and match or even exceed the guidance provided by Sport England in every respect, there will inevitably be unmet expectations from both existing and new residents because the provision of leisure and open space in the Borough does not meet their needs.

3.3 It can be contentious when the Council is seeking contributions from developers towards off site open space projects. The approval of this report will provide more weight to the attached document when in discussion with developers and at future appeals regarding such contributions.

4. CONCLUSION

4.1 A considerable amount of permissions for housing have been granted and the properties have been built. Going forward it is not known the amount of capital that will be raised from developers from this proposal. However without a method to assess and determine contributions for off-site leisure and open space it is unlikely

that developers will voluntarily offer to provide the contributions will benefit all sectors of the population in the Borough.

5 RISK ASSESSMENT

The approval of this report may have the following implications:

- Resources – The amount of resources the Council has alone to provide and improve leisure facilities both in and outdoor is limited. Therefore seeking contributions from developers is an appropriate means of helping to ensure provision for residents is developed.
- Technical, Environmental and Legal – The Council is proposing a strategic approach to the way developer contributions are asked for and allocated in respect of leisure facilities.
- Political – none
- Reputation – The Ribble Valley is held in high regard by residents, the quality of life is enhanced with better and more accessible leisure facilities. The Council is in a position to try and facilitate this.
- Equality and Diversity – All sections of the population will benefit from improvements and additions to the provision of leisure facilities and open space.

6 RECOMMENDED THAT COMMITTEE

6.1 Approve the attached Needs Assessment.

6.2 Agree to it being used by officers as the basis for determining contributions when negotiating s106 agreements with developers.

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

MARK BEVERIDGE
HEAD OF CULTURAL AND LEISURE SERVICES

BACKGROUND PAPERS – Community Service report 13 October 2015, Open Spaces and Developer Contributions to Off-Site Provision of Leisure and Recreation Facilities.

RIBBLE VALLEY BOROUGH COUNCIL

SUPPLEMENTARY PLANNING GUIDANCE

1. Assessment of facility needs
2. Calculation of contribution framework

SECTION 1- ASSESSMENT OF FACILITY NEEDS

INTRODUCTION TO OPEN SPACES PAPER

This paper is intended to set out the Authority's position on the nature and scale of potential financial and other contributions towards the likely impacts on the area's open space and sports facilities flowing from future residential development proposals.

In general the need to address open space provision flows from the National Planning Policy Framework (NPPF) Chapter 8 Promoting Healthy Communities which emphasises that policies in local plans should be based on robust and up to date assessments of needs. Contributions may be sought through the application of policies within the forthcoming Ribble Valley Core Strategy DPD within Key Statement DMI 1 Planning Obligations. This sets out the Borough's priorities in seeking such contributions which include open space matters. Open space issues are defined in the document as "including all typologies of sport, leisure, green infrastructure and potentially allotments" (section 8.7).

The Strategy is underpinned by a variety of evidence based documents which were subject to the Examination in Public (EIP) of the Core Strategy by the Planning Inspectorate in January 2014.

With specific relation to the issue of Open Space, the following two EIP evidence documents are of relevance:

1. Ribble Valley Facilities Review (December 2013) – Lancashire Sport Partnership.

This is a review of current facilities and using a series of established models of provision and taking into account the proposed levels of development in the Core Strategy, made a series of recommendations as to how and where a variety of facilities in the Borough should be upgraded to take future needs and impacts of a growth in population into account.

2. Open Space and Sport and Recreation Provision Explanatory Paper (December 2013)- Ribble valley Borough Council

This referred to the above document but also included a variety of other evidence documents relating to other aspects of open space provision, including internal audits. Its structure was based on the open space typology derived within the still extant guidance accompanying PPG17 (Planning for Open Space, Sport and Recreation Provision).

This document therefore sets out, using the above evidence, the basis of current provision and the likely future needs and impacts that are related to levels of planned future development in the Borough. It sets out in some detail where those impacts are anticipated in relation both to specific geographical parts of the Borough and to particular kinds of open space elements. It then sets out a transparent basis for the calculation of a contribution to those needs that will be requested from those proposing future development.

A Ribble Valley Facilities Modelling Study- prepared by Lancashire Sport Partnership, (referred to in this report as L.S.P. Study), and updated in December 2013 identifies the current situation with respect to provision of sports facilities. It takes into account the anticipated increase in population resulting from the levels of development proposed in the Core Strategy.

The Active Places Power tool (An interactive mapping and reporting tool provided by Sport England), has been used to provide an overview of the types, location and counts of the key sporting facilities in the Ribble Valley. Where possible a Sport England modelled indication of the facilities per 1,000 has been utilised to identify what would be required to service the population the size of Ribble Valley.

The LSP report made 4 recommendations (L.S.P Report chapter 5);-

1. Increased health and fitness provision of 63 gym fitness stations based on anticipated population levels.
2. A specialist Athletics facility linked to an existing facility such as a school and/ or Community Centre.
3. An approach to maintaining, improving and increasing the capacity of full-size Football pitches across the Borough.
4. The development of strategically planned and co-located sports facilities in the three key communities of Clitheroe, Whalley and Longridge, in line with total and emerging housing capacity and community profile for those areas. Consideration given to locating facilities on a single site in each of these places to help with efficiencies of operation.

The detail of need relating to the recommendations 1-4 above are presented in the following paragraphs and are drawn from the L.S.P. report.

Gym Facilities- Based on Sport England's national ratio of 5.88 stations per 1,000 population the Ribble Valley is below this with 4.71 stations per 1,000. The distribution serves the main populations well but not the rural communities. Overall the number of stations would need to increase by 63 to meet the Sport England average and consideration needs to be given to rural locations.

Facility Type : **Health and Fitness Suite**

SNO.	Name of Ward	Count in Ward
1	Aighton, Bailey and Chaigley Ward (Stonyhurst College)	1
3	Billington and Old Langho Ward (Foxfields)	1
4	Edisford and Low Moor Ward (Roefield)	1
5	Gisburn, Rimington Ward (Stirk House)	1
6	Derby & Thornley Ward(Longridge Community Gym)	1
7	Mellor Ward (Canberra)	1
9	Whalley Ward (Oakhill)	1
10	Waddington & West Bradford Ward (West Bradford Village Hall Gym)	1
11	Chipping Ward (Chipping Village Hall)	1
12	Littlemoor Ward (Ribblesdale High School)	1
Total		10

Of those facilities available to the community there are;

3 located in Clitheroe, 1 in Longridge, 2 in Whalley and 4 in outlying village areas.

Of those facilities available to community use two are located within a hotel complex, and the other eight offer gym and some fitness session memberships under varying management organisational arrangements.

Athletics Tracks- The Borough does not have an Athletics facility, although an Athletics club exists. The ratio of these facilities per 1,000 population is 0.05 facilities with Ribble Valley currently having 0.00. If the Borough were to have facilities of this type in line with the national average then 2.7 facilities would need to be considered against the current level of no facilities.

It is not intended to pursue recommendation 2 of the L.S.P. Report and there is no proposal to ask for an obligation contribution towards it. There are Athletics facilities located in neighbouring authorities and there is no identifiable provider in Ribble Valley based upon cost effectiveness and lack of evidence supporting demand for such a facility.

The guidance note issued by UK Athletics does not define any population or catchment criteria to map the location of a training facility, and points to a requirement to determine need for a local facility, through identification of gaps in athletes' opportunities to train. A full needs assessment would need to be undertaken to identify any gap in opportunity before considering how this might be met.

Recommendation 3 of the L.S.P Report points to the maintaining, improving and increasing the capacity of full size Football pitches.

Grass and Artificial Pitch Provision:-

The facilities for Football comprise grass and artificial pitch facilities and the existing provision is detailed below:-

Pitch/Facility	R.V. Total
Grass Pitch	
Senior Football	43
Junior Football	54
Junior *Football-Mini	5
Rugby	12
Artificial Pitch	
Sand Based	5
Water Based	1
3G Rubber Crumb	2

Grass Pitches- There are no modelled facility numbers of this type by Sport England, however evidence from Lancashire F.A. indicates that there is a shortage of access to full sized, high quality grass pitches for Youth and Adult games which will need further investigation and continued investment from the operators to maintain standards of provision.

In respect to Junior pitches the L.S.P Report refers to concerns that some of the facilities are over played and in some cases are in need of investment to maintain their current and future condition.

Synthetic Turf Pitch- There are 3 types of Artificial Pitch facility; Sand Based suitable for Hockey and Football, Water Based suitable for Hockey and the more recent 3 or 4 G Rubber Crumb Pile which is a specialist Football or Rugby facility.

Synthetic surfaces are relevant to maintaining and improving the grass pitches as they serve to provide a quality surface for participation in Football and their provision avoids over use of the existing grass surfaces. It is not proposed to require contributions towards the provision

of grass pitches but it is intended to pursue the installation of a 3G Artificial surface which is currently not available to the community in the Borough and will help protect the existing stock of grass pitches.

The Council is in the process of undertaking a Playing Pitch Strategy and this assessment of all playing pitches including Football and Rugby will help to determine the improvements necessary across specific sites.

The information below has been obtained from club audits and pitch condition judgements provided by those utilising the playing pitches at Club, School and community venues. The L.S.P. Report identifies a shortage of Artificial Pitches for community use.

- Sport England's Facilities Planning Model identifies that there is a shortage of Artificial Grass Pitches, and that given there is only 1 full sized facility and 2 smaller area facilities available to community use out of a total of 8 facilities, the population is served poorly. There are 2 specialist full size 3G rubber crumb facilities but neither of these are available to community use and as this is increasingly becoming the preferred surface for Football training the population is served poorly.

In respect to recommendation 4 of the L.S.P report there are two types of sports facilities that are identified as requiring a planned strategic focus in satisfying the projected increase in demand; Sports Halls and Swimming Pool.

Sports Hall- The ratio of these facilities modelled by Sport England as 80.71m² of facility per 1,000 population, with the Ribble Valley currently having 111.84m². It must be underlined that these facilities are almost entirely under educational control and access is variable. The apparent over provision masks considerable low levels of provision particularly in rural areas.

Facility Type : **Sports Hall**

Facility Sub Type : **Main**

SNO.	Name of Ward	Count in Ward
72	Aighton, Bailey and Chaigley Ward (Stonyhurst College)	1
73	Alston and Hothersall Ward (Longridge High and St Cecilia's)	2
74	Billington and Old Langho Ward (St Augustines High)	1
76	Edisford and Low Moor Ward (Roefield)	1
77	Littlemoor Ward (Ribblesdale High)	1
79	St. Mary's Ward (Moorland School)	1
80	Waddington and West Bradford Ward (Bowland High School)	1
81	Whalley Ward (Oakhill Academy)	1
Total		9

Only half (5) of these facilities are available to the community and 1 (Roefield L.C.) that does not restrict access to outside school hours.

Swimming Pool- The Borough has 1 Main Pool to service it's population. The ratio of these facilities per 1,000 population is modelled by Sport England as 13.07m2, with the Ribble Valley currently having 11.36m2. The level of provision falls short of the national average for the Borough given that there is only one community use facility available, providing approximately half of the water space that should be available to serve the population of the Borough.

Geographical Distribution of Main/ General Pools

Facility Type : **Swimming Pool**

Facility Sub Type : **Main/General**

SNO.	Name of Ward	Count in Ward
84	Aighton, Bailey and Chaigley Ward (Stonyhurst College)	1
85	Edisford and Low Moor Ward (Ribblesdale Pool)	1
Total		2

Geographical Distribution of Learner/ Teaching Pools

Facility Type : **Swimming Pool**

Facility Sub Type : **Learner/Teaching/Training**

SNO.	Name of Ward	Count in Ward
86	Billington and Old Langho Ward	1
87	Edisford and Low Moor Ward (Ribblesdale Pool)	1
88	Gisburn, Rimington Ward (Stirk House)	1
Total		3

PROJECTED IMPACT ON PROVISION FROM INCREASE IN POPULATION

PROVISION OF HOUSING ACROSS SETTLEMENTS (2008-2028)

A total of 5,600 housing units are planned for the Borough from 2008 to 2028 and assuming an average figure of 2.4 residents per unit (2011 census figure), then the population is projected to increase by 13,440 by 2028.

4.2 IMPACT OF PARTICIPATION INCREASE

The best indication of participation levels in sports and physical activity; is provided by the Active People Survey. Carried out on behalf of Sport England by a research company the Active People Survey (APS) measures the number of adults taking part in sport across England. Providing the most comprehensive and authoritative picture of sports participation in England, APS is central to Sport England's measurement of its own strategy and the performance of key partners. There have been 6 waves completed nationally with the most

recent being undertaken in 2011/12. It identifies how participation varies from place to place and between different groups in population.

The survey measures the proportion of the adult population (age 16 and over) who take part in at least 30 minutes of moderate intensity sport and active recreation by frequency of participation per week. It is the proportion of adult population (age 16 and over) that is used in the L.S.P. study in analysing the need for facilities against the Ribble Valley population.

Prediction of Participation in Sport Across all Proposed Developments

- * Active People 6 (2011/12) – 43.3% of people in the Ribble Valley participate in sport & active recreation at least once a week spending at least 30 minutes doing so.
- * 43.3% of 13,440 people living in proposed new developments; (based upon R.V. Core Strategy projection of 5,600 houses by 2028 = 5820 people
- * 5820 extra people participating in sport and active recreation for a minimum of 30 minutes per week.
- * Therefore, there would be an additional use of sports facilities by 5820 visits in any given week.

The impact upon the existing facility provision is detailed in Appendix 1.

FACILITY NEEDS BASED UPON INCREASE IN POPULATION

The increase in population of 13,440 across the Borough will increase impact on current facilities. The Sport England Facility Calculator (SFC) for sports facilities provides an estimate of the projected increase in certain facilities in order to satisfy the addition increase in population within a specific Borough Council. It is believed to be a reliable means of calculating the additional facility requirements for Swimming Pool, Sports Hall and Artificial Grass Pitches.

The SFC has been created by Sport England to help local planning authorities quantify how much additional demand for key community sports facilities (swimming pools, sports halls and artificial grass pitches), is generated by populations of new growth, development and regeneration areas. The calculation uses the projected increase in population over the period of the Core Strategy (2008-28), and applies the population profile for the Borough in projecting the anticipated facility needs for each sports facility.

In calculating the increased demand for sports facilities for a given population increase, the SFC uses parameters developed for Sport England's Facilities Planning Model. These are used to estimate how many visits per week in the peak period the population would generate for a hall, pool and artificial grass pitch. In order for these numbers to be meaningful, they are converted into the equivalent size of facilities needed to satisfy this demand.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations are sensitive to the needs of the people who actually live there.

The SFC then turns this estimation of demand (visits per week) into a representative amount of facility space needed to meet these visits each week. For swimming pools it uses square metres of water, lanes and 25m, four lanes pool units. For halls, it uses the number of badminton courts and four court hall units. For artificial grass pitches it uses pitches.

SWIMMING POOL- An increase of 57.6 sq. m. or 0.27 pools which = £779,224

SPORTS HALLS- An increase of 1.46 Courts or 0.37 Halls = £882,206

ARTIFICIAL TURF PITCHES- An increase of 0.15 pitches = £107,084 Sand Based and £121,499 3G.

The need for fitness stations as identified in the LSP Report refers to provision being facilitated through a third party and developing existing community provision at strategic locations rather than a new build Gym facility.

FITNESS ROOM STUDIO- An increase in fitness stations (63) Based upon facility improvement and equipment installation at strategic locations at an estimated £5,000 per fitness station = £315,000

**GRASS PITCHES- An estimated cost of improving senior and junior pitches in line with Sport England costs-(Fourth Quarter 2013).
Based upon 6 senior pitches @ £38,500 and 7 Junior Pitches @£ 32,500 = £458,500.**

PROVISION FOR PLAY

In addition to sports facilities contributions are also being sought towards provision for children and young people. The Ribble Valley Play Strategy(2007), identified greatest need for play provision with regards to challenging play facilities on a neighbourhood basis as defined within the Fields in Trust categorisation for play facilities as a Neighbourhood Play Area or (NEAP); which includes Floodlight MUGA (Multi-use Games Area), wheeled sports facilities and green outdoor gym's.

The Play Strategy produced in 2007 identified the following points with regards to play facility provision;-

- There are no challenging play areas for teenagers other than for skate boarding and 'very unofficial' mountain bike tracks.
- The most obvious type of play space that is missing is a high quality kick about area equipped for a large range of ages which could also be a safe meeting place with shelter and seating for younger people.

Given the limited provision and there has been very limited additional provision since the Play Strategy. An internal audit of play facilities across the Borough undertaken in 2014 (Appendix 2), has identified additional provision at Kestor Lane in Longridge for older children but the extent of the facilities across the 3 main settlements includes;

Clitheroe- The Castle Grounds contains a Skate Park and M.U.G.A
Longridge- Kestor Lane- Skate Park area and more adventurous play equipment- (Zip-line).
Whalley – QE2 playing field has an unlit and unfenced MUGA.

Further developments are believed necessary to cater for the existing and projected future population, and which are in keeping with recommendation of the L.S.P. Report to be provided in the 3 main settlements.

Contributions are therefore to be sought for;

Outdoor Gym in Clitheroe- £100,000

2 x M.U.G.A. facilities at Longridge and Whalley- £125,000 per facility

Total estimated cost of £350,000

(Costs of Multi-Use Games area based upon Sport England Facilities Costs- 2013).

The Ribble Valey Play Strategy (2007) did not identify specific under provision with respect to play facilities for under 12 year olds on a local basis, categorised by Fields of Trust as Large Play Areas (LEAP's). This is a formal play facility which can be reached safely by children beginning to travel independently and offering a wide range of play experiences. Located within a reasonable travel time (5-10 minutes) for residents.

The Play Strategy refers to;

- There are a large number of formal play areas equipped with traditional swings and a significant number of natural play areas with innovative play features but largely for under 12's.

There are 38 play area facilities across the Borough and 18 of these are provided and maintained by Ribble Valley B.C. The other 20 play facilities in the Borough are provided by Parish Council's or independent trusts. There are no significant areas of the Borough without fixed play provision.

Geographical Distribution of Play Facilities

Clitheroe- There are 10 sites across the town with varying levels of provision from those with the greatest equipment range and play value at Clitheroe Castle Grounds, Highfield Road and Salthill to those which have limited equipment range at; Colthurst Drive, Hawthorn Place and Mearley Syke.

Whalley- There are 3 sites across the town located at Proctor's Field, Calderstones and Woodlands Park. The play area at Woodlands Park is small offering minimal play value.

Longridge- There are 4 sites serving the town with the main facility in terms of equipment and play value at Kestor Lane. The facility in John Smith's Park is believed to present a valued facility whilst the other 2; Mardale and Redwood Drive are comparatively small with limited play value.

The Play Strategy (2007) and subsequent internal audit of all play facilities undertaken in 2014 (Appendix 2) indicates that on the whole the main settlements and villages are served well, and it is not a requirement that new developments should contribute towards new facilities.

However, contributions are required towards the maintenance and repair/ replacement of equipment to sustain the quality of play experience currently provided at existing sites across the Borough. The cost contribution below therefore reflects the actual maintenance expenditure incurred across facilities operated by the Council and Parish/ other operators. (Source- RVBC expenditure on Council Play areas 2012-2015/16).

NEIGHBOURHOOD PLAY FACILITY PROVISION- Provision of Outdoor Green Gym @ £100,000 (Clitheroe), and 2 x Muga facilities (Longridge and Whalley) @ £125,000 = £350,000

JUNIOR PLAY FACILITY- Provision of facilities/ improvements to existing facilities. The estimated contribution per play facility based upon the maintenance and improvement funding of Council facilities is £2,500 per facility per year.

A specification of facility needs, respective costings and strategic geographic location is provide in Appendix 3.

SECTION 2

Determining Financial Contributions for On and Off Site Open Space and Sport and Recreational Provision.

A financial contribution for on or off site provision of the above facilities may be sought in principle through the application of Core Strategy Key Statement DMI 1 Planning Obligations. This identifies Open Space as one of four priority obligations issues for the authority and defines Open Space (Core Strategy section 8.7) as “including all typologies of sport, leisure, green infrastructure and potentially allotments”.

Contributions will initially be sought through Section 106 agreements though the Council will eventually move towards a CIL approach.

Contributions may be sought on the particular open space items outlined earlier in this report, which have been identified through a variety of evidence documents which themselves have been subject to the Examination in Public of the Core Strategy in January 2014 and which will be updated as required.

In brief these items areas are:

- Fitness suite provision
- Grass pitches maintenance and upgrading
- Swimming and Sports Hall provision
- Play provision maintenance
- On-site amenity open space

Contributions will be calculated based on the impact of the proposed development on the Borough’s current provision and it’s identified future needs as outlined earlier in the document. This could entail either on- site provision or a financial contribution to off- site facilities based on a Borough-wide costed need as outlined below.

The general impact of new development, in terms of proposed general population increase, has been calculated earlier based on a 2011 Census based figure of 2.4 people per dwelling leading to a potential increase of 13,400 residents from 2008 to 2028 based on an uplift of 5,600 dwellings as outlined in the Core Strategy (Development Strategy) Key Statement DS1. This figure has been used below to generate a per head contribution that relates overall resident numbers to the overall combined costs of the various open space requirements.

However each individual development that appears in future through the planning process will necessarily contain a mix of various house types that may vary from the general formula of 2.4 people per dwelling set out above and may result in a variety of impacts on open space provision. Therefore a more detailed and appropriate calculation takes the initial per head calculation and applies it to each development proposal by applying an occupancy ratio (again based on 2011 Census figures) to each house type within each proposal.

Therefore in general a calculation would be based on this formula:

Occupancy ratio x per person cost x number of units = contribution

The occupancy ratios proposed are:

1 bed unit	1.3 people
2 bed unit	1.8 people
3 bed unit	2.5 people
4 bed unit	3.1 people
5 + bed unit	3.5 people

Contributions may be sought on each new dwelling permitted in the Borough as each will potentially generate an impact on and need for open space facilities.

Please note that amenity open space requirements are to be on-site and based upon the approach in the Core Strategy policy DMB4 Open Space provision.

To avoid uncertainty the financial contribution tariff will be applied to all proposals from the date of adoption of this document.

The per head calculation is 13,400 divided into the following global open space anticipated costs;

SWIMMING POOL- An increase of 57.6 sq. m. or 0.27 pools which = £779,224

SPORTS HALLS- An increase of 1.46 Courts or 0.37 Halls = 882,206

ARTIFICIAL TURF PITCHES- An increase of 0.15 pitches = £107,084 Sand Based and £121,499 3G.

FITNESS ROOM STUDIO- An increase in fitness stations (63)- Based upon S.E. Health and Fitness Facility provision within affordable Sports Halls/ Pool/ Fitness Room costings= £315,000

GRASS PITCHES- An estimated cost of improving senior and junior pitches in line with Sport England costs-(Fourth Quarter 2013).

Based upon 6 senior pitches @ £38,500 and 7 Junior Pitches @£ 32,500 = £458,500.

NEIGHBOURHOOD PLAY FACILITY PROVISION- Provision of Outdoor Green Gym @ £100,000 (Clitheroe), and 2 x Muga facilities (Longridge and Whalley) @ £125,000 = £350,000

JUNIOR PLAY FACILITY- Provision of facilities/ improvements to existing facilities. The estimated contribution per play facility based upon the delivery of specific schemes in Council maintained facilities is £2,500 per facility per year.

The total estimated cost of the facility needs is £2,906,428

The cost per person assuming an increase in residents of 13,400 is £216.90 (The figure does not include the contribution towards maintenance of a formal play area for children under 12 years).

APPENDIX 1

IMPACT OF ADDITIONAL POPULATION ON CURRENT FACILITY PROVISION

Having identified the current provision of facilities across the Borough and the respective levels of under/ over provision with respect to the Sport England modelled ratio per 1,000 population in the main participation sports/ activities, and projected the increase in demand generated by the amount of new housing development, it is necessary to set out the strategic policy priorities in meeting this demand.

The specific nature of the facility development and estimated expenditure required are considered in a geographical context and forms the basis of an Infrastructure Delivery Plan (IDP). The purpose of this plan is to highlight the priorities of the council in supporting new development in addressing the shortfalls in provision and a changing population over the plan period.

SWIMMING

Ribblesdale Pool is the only pool in the Borough, which is available to the general public on a non-membership basis.

There are two small private pools attached to hotels and one similar to Ribblesdale Pool in design and size at Stoneyhurst College but Ribblesdale is the only Council run facility open on a pay and play basis. The nearest local authority operated Pool facilities are; Padiham (Burnley) 8 miles, Mercer Hall L.C. (Hyndburn) 8 miles and Daisyfield (Blackburn) 11 miles. To the west of the Borough; Longridge is served by the main pools in Preston and those people located towards the north east of the borough are closest to Skipton Pool (Craven).

There is good reason to expect that the projected increase of 9,600 new residents across the Borough will have considerable impact upon the ability of Ribblesdale Pool in coping with the increased usage. This level of increased participation on all parts of the programme; (general public swimming, swimming lessons and activity sessions), will create additional pressure not only on the water space, but on the changing facilities and pre and post swim experience. Irrespective of the location of any new housing development it is anticipated to be within the catchment of Ribblesdale Pool.

The annual attendances for 2015-16 were 139,704. The Pool is open for a total of 98 hours per week and approximately 15% of this time is allocated to club use, 20% of water space is allocated to the Pools internally organised swimming instruction programme, 17% allocated to school swimming and the remainder of the time is for public swimming sessions. The public do share the Pool with internally organised lessons.

There is a waiting list for children to commence swimming lessons and as of March 2016 the count was 73 for absolute new beginners and 50 for levels 1 to 8. This suggests a shortage of available spaces especially for lessons in the Teaching Pool despite the current provision of lessons Monday to Friday between 4-7pm and 9-12 on Saturday. If more beginner lessons were introduced then there would be a corresponding increase in the number of level 1-8 stages as the children progress and move into the Main Pool.

It is also understood that Clitheroe Dolphins Swimming club would wish to utilise the Pool for at least one other evening in addition to the three they currently hire already.

The public swimming sessions currently available are well attended at peak times and during specially organised sessions. There is some capacity to accommodate more swimmers at some public swimming times especially during the day-time.

The changing facilities and reception area were modernised in 2000 and are due for refurbishment in early 2017. However this work will not increase the physical size of the building or the amount of water space available.

ARTIFICIAL PITCH FACILITIES

As there is no existing provision of a full size 3G Artificial Pitch facility, available for community use in the Borough this is considered a priority. There is also a need to re-surface existing pitches. The strategic locations are identified as;

3G Facility:

Clitheroe- Edisford Rd.

Whalley- Q.E.II, (Small sided M.U.G.A), Oakhill Academy

Sand-Based Facilities:

Longridge and Chipping Village Hall- Longridge H.S. (Sand based facility)

CLITHEROE

Edisford Rd.

The Artificial Pitch surface at Edisford is operated by the Council and is utilised extensively by community Football clubs and groups. (22 hirers of the facility)

The facility receives a high level of usage during the winter period with capacity during peak hours at around 80%, though levels during weekends and off peak are considerably lower.

This facility is 10 years old and currently provides community access (2x 5-a-side grids for football and 3 tennis courts), although the tennis courts are now extensively utilised for football.

The need for improvements to the Tennis surface is becoming especially necessary as flooding/sanding and silting of the surface occurs over large sections. The 2x 5-a-side grids were resurfaced as 3G in 2016.

Corrective rejuvenation work is estimated at a cost of £10,000 to maintain the surface in a condition safe for use. Routine maintenance of £1000 per year is also required.

The flood lighting is also proving to be problematic and expensive to maintain due to regular fault repair to the electrics and bulb replacement. The estimated cost of replacing the floodlights and integral control gear is £20,000.

The larger section of the artificial surface at Edisford was designed exclusively for tennis (x 3 courts). In practice the area is predominantly used for Football. To convert and upgrade this area into a football specific facility; would require the replacement of the carpet into a 3rd generation surface with underlining shockpad and long pile 3G at an estimated cost of £70,000.

The installation of a full sized facility which ideally would be positioned on the changing pavilion side of Edisford Rd. will require at least 2 of the existing grass pitches to be allocated to an Artificial Pitch and would cost approximately £650K.

Ribblesdale High School.

A sand based Full size Hockey pitch surface is provided on the site of the outdoor sports pitches and changing pavilion a short way from the main school building. The pitch is currently utilised exclusively by the school and there is no floodlight provision to enable community use outside school hours. There are 2 football and 1 rugby pitches which potentially could be converted to artificial, but given that this is a residential area there must be a reasonable doubt that planning permission would be granted to permit installation of floodlighting.

WHALLEY

Oakhill Academy comprises of a range of sports facilities include Sports Hall, Gym facility and some outdoor grass pitches and Netball courts.

All facilities are available to the general public and the grass pitches are utilised by three community Football clubs/groups.

The installation of a 3G Artificial pitch would require some re-levelling work and is expected to cost approximately £600K.

LONGRIDGE

Longridge High School.

There is already a full sized Hockey sand based pitch on this school site. It was originally installed in 1996 and re-surfaced in 2008. The pitch is widely utilised by community Football clubs/ groups and is the home venue of Longridge Hockey Club. Re-surfacing is expected to cost £250-£300K when required.

Chipping Village Hall

This is a full size Hockey pitch facility suitable for Football (11, 7 or 5 a-side), Hockey, Netball or Tennis. It is available to the community over a full 7 days each week and is currently utilised by community groups for approximately 16 hours per week. Changing facilities are located within the Village Hall. The pitch surface is maintained by Chipping Village Hall who clean and re-sand the surface. They also replace equipment as necessary.

GRASS- SPORTS PLAYING PITCHES

CLITHEROE

Edisford Rd.- There are 9 grass pitches;- 4 on the Swimming Pool and Changing Pavilion side of Edisford Rd. and 5 on the car park side. The configuration of pitches caters for junior and senior matches and currently there are 10 junior teams and 3 senior teams playing for this venue (2015-16 season), but there is known to be a considerable level of dis-satisfaction with the quality of the pitches and the amount of participation has reduced as teams have sought alternative venues.

WHALLEY

Q.E. II Playing Fields- There are 2 youth team pitches appropriate for 11-a-side matches and 1 suitable for 7-a-side. Whalley Juniors F.C. organise 6 junior teams and 3 mini-soccer teams from the site. The playing surface is not well drained, however a Sport England Grant has been awarded to support improvements.

The teams currently change in the Cricket Pavilion and this shared arrangement is not an ideal arrangement.

The whole site infrastructure; (parking, road access), is in need of improvements which would benefit the Football, Cricket, Tennis and Bowls sections.

St Augustine's High School- There are 5 pitches on this site suitable for youth team matches.

Oakhill Academy- There are 3 pitches on this site which are utilised by the school and by the community. There are believed to be three clubs utilising the pitches on a regular basis; Read and Whalley Juniors and Pro Future. They are believed to be over-used and require drainage and levelling improvements.

LONGRIDGE

Mardale Road- There are 4 grass pitches on this site and a changing pavilion. There is currently only 1 senior team utilising the venue for the 2015-16 season. The quality of the playing surface does not meet the expectations of teams and a council based assessment has identified significant drainage problems.

Longridge H.S. and St. Cecilia's H.S. There are 4 grass pitches appropriate for youth and junior ages. These are utilised by local clubs including Chipping Juniors and teams from the neighbouring Preston area.

Longridge Town F.C.- The club have developed their own ground and changing facilities. They have a senior pitch available for the two teams and a mini-Football pitch for up to 8 years age level. Longridge Town Junior F.C. utilise this facility and also Mardale, Kestor Lane and Longridge Primary Schools.

SPORTS HALLS

CLITHEROE

Roefield L.C.- A 4 Badminton Court Sports Hall, which is operated by Roefield Sport and Recreation Trust. It is available to the community a full 7 days weekly (up to 6pm at weekends), and accommodates a full range of activities for all levels and abilities.

WHALLEY

Oakhill Academy-The Sports Hall is available to the community during the evenings after school hours and all day at weekends. There is capacity to accommodate more use and current hirers include Netball, Junior Football, Badminton and Cricket. There are no specific plans to improve the hall facility but feel they could create more indoor space if they could improve the outdoor playing pitches.

LONGRIDGE

Longridge H.S.- The Hall is mainly utilised for Football, Cricket, Badminton, Martial Arts, Netball and Basketball. It is available to the community outside of school hours and between

9-4pm at weekends. It is utilised for approximately 80% of the available time and there is no latent demand. The existing hard Granwood floor has been in place for approaching 40 years, was recently replaced with a cushioned surface.

St, Cecilia's H.S.- Restricted community access and no funding improvements identified.

CRITIQUE OF FACILITY DEVELOPMENT

The facility needs have been considered in terms of the Sport England standards in meeting the requirements of the current population of Ribble Valley. The anticipated projected population profiled across the main towns and other settlements also serves to illustrate the expected increase in demand in respective sports and the impact this is likely to have on the existing facilities.

In respect to indoor and outdoor sports facility provision the following guidance is provided to direct future off site funding contributions from developers;

1. Swimming:

As there is only one swimming pool in the Borough, which is accessible to members of the public and the building of a new pool facility is unlikely, funding should be directed towards it's improvement in coping with the visitor demand. All three main towns and other settlements are likely to utilise this facility and so funding from any new development may be considered appropriate.

2. Artificial Pitches ;

There is a shortage of Artificial Pitch availability in meeting the playing needs of Football predominantly and for the practicing of Rugby and Cricket.

The sites which have been identified as those providing the best options for meeting current and future participation, and which have already established themselves to some extent with regards to delivering quality opportunities for the community are; Clitheroe- Edisford Road –Ribblesdale Pool and Changing Pavilion.

Installation of a 3G surface to existing Tennis Court area.

Clitheroe Cricket and Tennis Club is an alternative option for replacement of the existing artificial cost and is approximately the same size and cost as the Edisford facility.

Installation of a full size 3G surface

Management and ongoing maintenance responsibility to continue with Ribble Valley B.C.

Ribblesdale High School pitch-The current pitch surface is in need of replacing but as this is effectively a school pitch and as the absence of floodlighting means that community access is minimal; this of little value in meeting community needs. If planning permission were approved to provide floodlighting and the school demonstrated a resourced commitment to making it available for the community then this would significantly raise the appeal of this venue.

Whalley- Both Oakhill Academy and Q.E.II Playing fields provide potential options for installation of a full sized facility.

Oakhill has demonstrated a track record of managing facilities, which are available to the community and the installation of a 3G pitch could potentially free up more of the Sports Hall space for community activity hire.

Whalley F.C. organise teams from the Q.E.II Playing fields and the installation of a new pitch on this site would necessitate additional provision of changing facility

accommodation. As this is an outdoor community sports complex; (Cricket, Tennis, Bowls), there would need to be a management arrangement with the capability of controlling access and supervising and maintaining the facility after installation.

Longridge- The facility is well utilised and managed and the feasibility of replacing the surface is currently being considered.

3. Grass Pitches

Football

There is not believed to be a shortage of playing pitches across the Borough and there is adequate availability within the 3 main settlements. The NPFA standard for Natural Turf Grass Pitch provision (16m square per person), is believed to be met and the audit of Football Clubs across the Borough did not identify a shortage of pitch availability. However, the pitch quality overall is unsatisfactory and does not meet the levels of usage that might normally be expected.

The two main council sites; Edisford and Mardale are the most suitable sites as there is already appropriate access and changing facility provision. It is the condition of the playing surface which restricts greater use of these venues for Football.

The estimated cost of pitch improvements at Edisford (Clitheroe) is;

4 senior pitches @ £38,500= £154,000

5 Junior pitches @ £32,500= £162,500

or £316,500.

The estimated cost of pitch improvements at Mardale Road (Longridge) is;

2 senior pitches @ £38,500= £77,000

2 junior pitches @ £32,500 = £65,000

The High Schools sites (Longridge H.S. and St. Cecilians); provide another option in Longridge but as availability is more restricted to the community being on a school site and changing also linked to access to the school building this is less favourable.

Pitch improvements in Whalley are listed in terms of preference;

1. Q.E.II Playing Fields- A Sport England grant has been awarded towards the support of drainage work.
2. Oakhill College- Extensive drainage and re-levelling work.

4. Sports Halls

There is adequate sports hall provision in the each of the main towns. There are 4 Badminton Court size Sports Halls in Clitheroe, Longridge and Whalley accessible to community use.

Longridge (Longridge H.S.)

Clitheroe (Roefield L.C.) - The replacement of Lighting has been identified as an improvement.

Whalley is served well by Oakhill L.C.

5. Gym / Fitness Facilities

The catchments of Clitheroe and Whalley have a number of Gym/ Fitness facilities but Longridge has one comparatively small facility based in Longridge Civic Hall. The development and improvement options may be identified at a future point and be directed to the area of greatest identified need.

OUTDOOR PLAY FACILITIES

As identified earlier the 38 play facilities designed to meet the needs of young children provide a quality play experience across all communities as identified in the Play Facility audit (2015). Any additional facilities for this age group which are proposed on sites of new development will take existing provision into account. The priority is in providing facilities for teenagers and older in the 3 main towns and to include;

Clitheroe- Outdoor Gym in the Castle Grounds

Whalley- M.U.G.A facility (Q.E.II) or Outdoor Gym near Proctor's Field

Longridge- M.U.G.A facility at Kestor Lane.