

SECTION 7 – SPORTS HALLS

7.1 Sports Hall Provision

- 7.1.1 Sports hall spaces for the range of indoor sports covering the various different levels of play are an essential component of delivering physical education provision within schools, and achieving sustainable, healthy and successful communities.
- 7.1.2 A typical sports hall will cater for sports such as badminton, short tennis, basketball, gymnastics, five-a-side football, handball, indoor hockey, korfball, netball, volleyball, aerobic, and sports hall athletics.
- 7.1.3 As well as being the UK's most popular indoor sport badminton has the most demanding requirements for a number of functional elements including lighting and associated roof structure, background colours and air velocities. For these reasons the overall dimensions of the halls are normally derived and classified from the optimum arrangement of badminton courts.

7.2 Identifying Local Needs and Opportunities

- 7.2.1 The consultation processes used to support the development of this PPG17 assessment and strategy identified the following needs:
- 7.2.1.1 Within the **Resident Survey**, just over 50% of residents are not satisfied with the existing indoor facility provision, highlighting:
- Many of the indoor sports halls were of a poor standard.
 - Facilities were too busy when required at peak periods.
 - There was a need for more indoor cricket net provision.
 - The need for more daytime use of multi purpose indoor space in Chard, Ilminster and Yeovil.
 - The lack of any suitable sport hall able to accommodate local, county and/or regional competitions.
 - There was a gap in sport hall provision in Ilminster.
- 7.2.1.2 The **Sports Club Survey** indicated that 20% of clubs needed to develop or find new indoor sports facilities to support their expansion.
- 7.2.1.3 Consultation with national governing of sport development officers identified that:
- **Badminton:** Existing facilities are perceived to be reasonable for recreational badminton, and that a specific badminton facility' would be particularly useful to provide a focus for development of the sport through providing a performance and development centre. The Badminton Association of England expressed their desire to develop a Performance Center for the sport in Somerset, which could be located in South Somerset.
 - **Basketball:** A central venue designed to cater for a central basketball league play with seating and catering facilities for 100 players and 50 spectators, would provide the platform for the sport to progress in Yeovil and South Somerset. The English Basketball

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Association identified that they would recommend per population of 100,000 a centre consisting of 1-2 courts.

- **Netball:** There was no suitable indoor sports hall to cater for premier league netball.

7.2.1.4 As part of the **Sports Zone Survey**, a large proportion of the 5071 respondents (28%) stated that they would wish to see a new multi-purpose sports hall within the facility mix.

7.3 Audit of Local Provision

7.3.1 This section identifies the baseline of sports hall provision. There are 18 sports halls within South Somerset, provided via the public, private and education sectors. The majority of these are on school sites, however many of these have very limited or no community access.

7.3.2 In conducting the audit of sports hall provision, the Authority has used the supply parameters applied within the Sport England Sports Hall Facility Planning Model. These are:

- Sports halls must be a minimum of 4 badminton courts in size.
- Sports halls must have a minimum of 49 hours per week secured community use.

7.3.3 An accessibility factor has been applied to sports halls on school or college sites, as the availability of these sports halls to the community is reduced by school/college use during the daytime (dual use). The same factor has also been applied to sports halls that can only be hired out as a whole, to clubs and associations, usually on a block booking system during evenings and weekends only. Supply has been calculated as 75% of a fully accessible public sports hall, therefore a 4 court hall becomes a 3 court in supply calculations.

7.3.4 Sports halls located in private boarding schools, have not been included in the supply calculation as any community use is strictly limited to one or two clubs, on a negotiated contract, as each school prioritises use towards its resident students.

7.3.5 **Table 1** below shows the accessibility factors used to determine the true level of supply throughout the district:

Table 1: Sport Hall Accessibility Provision

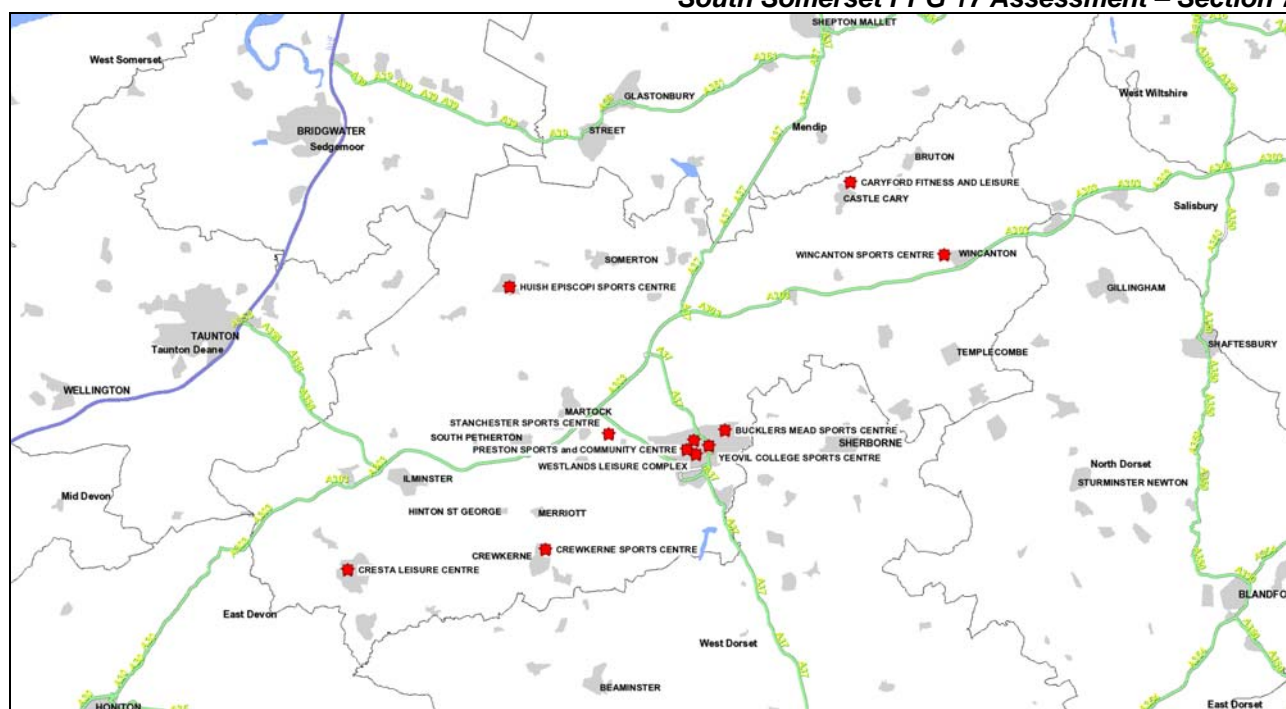
Facility Type	Accessibility Factor
Public	100%
Dual use	75%
Club use	75%
Private school	0% - not included

7.3.6 The application of these parameters reduces the number of halls down from 18 to 11. The location of these halls is set out below in **Map 1**. **Table 2** lists the audit information for the 11 halls which meet the supply parameters, and therefore represent the true supply picture for South Somerset:

Map 1: Existing Community Sports Hall Sites

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Table 2: Audit Summary

Site	SSDC Area	Management/ Type	No. of Courts	No. of courts after applying accessibility factor
Bucklers Mead Sports Centre, Yeovil	South	School / dual use	4	3
Caryford Sports Centre	East	AL&L ¹ / dual use	4	3
CRESTA	West	AL&L / dual use	4	3
Crewkerne Sports Centre	West	AL&L / dual use	4	3
Huish Episcopi Sports Centre	North	AL&L / dual use	4	3
Preston Sports Centre, Yeovil	South	AL&L / dual use	4	3
Stanchester Sports Centre	North	AL&L / dual use	4	3
Westfield Community School, Yeovil	South	School / club use	4	3
Westlands Leisure Complex, Yeovil	South	Private	4	4
Wincanton Sports Centre	East	Trust / dual use	4	3
Yeovil College	South	College / dual use	4	3
Totals			44	34

7.3.7 **Table 2** also show that the adjusted sports hall provision for South Somerset amounts to **34 courts** in 2007.

¹ AL&L – Somerset County Council Adult Learning and Leisure, switching to Somerset Leisure Trust in 2009.

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7.3.8 Audit summary for the other 7 sports halls within South Somerset and the reason they have been excluded from the audit and subsequent assessment, is summarised in **Table 3**.

Table 3: Excluded Sports Hall Audit Summary

Site	SSDC Area	Management	No. of courts	Reason for exclusion
Bruton School for Girls	East	Private school	4	No secured community use
Wadham School, Crewkerne	West	School	4	Minimal community use. Not promoted as on same site as Crewkerne Sports Centre
Hazelgrove Prep. School	East	Private school	4	No secured community use
Kings School, Bruton	East	Private school	4	No secured community use
Perrott Hill School	West	Private school	4	No secured community use
Sexey's School, Bruton	East	Private school	4	No secured community use
Yeovilton	East	MoD	2 x 4	No secured community use

Operation of Local Sports Hall Network

7.3.9 The levels of use at each of the local sports halls has been observed. From these observations, it is clear that the network of original dual use halls built pre-2003 are fully booked at peak times and operate with heavy off peak usage. The halls at Caryford and Crewkerne Sports Centres which were built after this time, have steadily developing programmes, but still have some capacity for increasing usage at off peak times. There is also some capacity for increasing usage at Westlands, however, private management and quality of the facility will constrain capacity.

7.4 Setting Provision Standards

7.4.1 In determining standards of provision, PPG 17 states that local standards of sports facility provision should include:

- A **quantitative** component (how much new provision may be needed). This is generally expressed in terms of the number of people served by each facility type (e.g. one sports hall per 15,000 people).
- A **qualitative** component (against which to measure the need for enhancement of existing facilities). The development of objective, measurable quality standards is important in determining where improvements are most needed.
- An **accessibility** component (principally concerned with distance thresholds to a facility). For

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local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

Quantity Standard

7.4.2 To set a quantity standard of square metres of sports hall space per 1,000 population, the authority has assessed three different methodologies using a population of 158, 460 (ONS, 2007), unless otherwise stated:

7.4.2.1 Comparing the quantity of sports hall provision in the District with the current population.

7.4.2.2 Comparing the quantity of sports halls provision in the District with the population within their effective catchments.

7.4.2.3 Utilising the demand profiles for sports halls across South Somerset from the Sport England, Facility Planning Model and Sports Facility Calculator which include factors for peak use, duration of visits and capacity. These parameters are then applied to the active population² (classified by age and gender).

7.4.3 For the purposes of this calculation, the size of 1 court is calculated to be 17.4 m x 9.4 m = 163.56m²₃

7.4.4 **Table 4** shows the results emerging from each methodology.

Table 4: Quantity Standard Comparisons

Methodology		Equivalent Standards		
		Size (sq m)	Sq m per 1,000	Sq m per person
1	Current Adjusted Supply Available to Current Population	5561	35.09	0.03509
2	Current Supply to their Catchment Population		36.88	0.03688
3	SE FPM / SFC Demand Parameters	-	44.65	0.04465

7.4.5 In setting the quantity standard provision needs to be made for the additional impact that will stem from the Council's commitment to drive up participation levels across South Somerset by at least 1%, year on year, expressed within its **Corporate Plan** and the **South Somerset Sport and Active Leisure Strategy the Next Level (2007 – 2012)**. The Sport England Active People Survey measures increases in participation and shows an increase in 2.5% over 2 years from 20.3% in 2006 to 22.8% in 2008 for South Somerset. To accommodate this trend alongside the increases in population over the next 20 years, a percentage increase in demand has been added for sports halls. This has been reasonably and prudently set at 5%.

7.4.6 Based on the outcomes of this analysis and the outcomes from the local needs assessment identifying the need for more daytime use of sports halls in certain areas of the District and the need for central performance facilities, it is recommended that the basis for the standard is the Sport England Facility Planning Model figure – 44.65 sq m per 1,000. When the 5% demand increase is applied to this figure, it gives a standard of 46.88 sq m per 1,000.

³ 17.4m x 9.4 m = 1 badminton court, including run-off - Sport England Comparative Sizes of Sports Pitches and Courts, 2007

Proposed quantity standard:	46.88 sq m of sports hall space per 1,000 population
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Setting a Quality Standard

7.4.7 The Council is proposing to adopt the following quality standard for all its indoor sports facilities. The quality standard reflects the views and aspirations of the local community and improvements to the quality of some of the existing facilities were highlighted in the consultation for this report.

Proposed quality standard:	<p>Indoor sports facilities should comply with the appropriate Sport England technical guidance.</p> <p>Indoor sports facilities (and ancillary facilities and equipment) should be in at least 'good' condition.</p> <p>Good condition is defined as:</p> <ul style="list-style-type: none"> • Well decorated and maintained, with no signs of neglect. • Well equipped as appropriate. • Effective storage space. • Meeting health and safety standards. • Welcoming reception area. • Reasonable number of changing accommodation for available facilities, as appropriate. • Well lit for sport and recreation activities, as appropriate. • Segregated changing and shower areas, as appropriate. • Segregated lockable changing areas as appropriate.
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Setting a Catchment and Accessibility Standard

7.4.8 Catchment areas provide a means of identifying the extent to which there is adequate geographical coverage of the District. Because propensity to travel varies between individuals, recreation planners normally apply the concept of 'effective catchment' defined as the travel time / distance 75%-80% of facility users are prepared to travel. Mode of transport is also important although for sports halls, given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

7.4.9 The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use indoor sport and recreation facilities. **Table 5** shows that only 2.3% of respondents were prepared to travel more than 10 miles to indoor recreation facilities.

Table 5: Resident Access Findings

How close to home do you think recreation facilities should be provided?	Indoor Facilities % response
Less than 1 mile	11.5
1 - 5 miles	40.6
5 - 10 miles	14.2
More than 10 miles	2.3

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7.4.10 Based on these survey outcomes, the catchment standard has been calculated and translated as a 15 minute drive time. It is therefore recommended that the following catchment and accessibility standard be adopted.

Proposed catchment and accessibility standard:	All South Somerset residents should live within a 15 minute drive time of a 4 court sports hall. Sports halls should have good access, DDA compliance and 'adequate daytime community use' ⁴
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Setting a Minimum Acceptable Size Standard

7.4.11 In order to provide a full range of indoor sports, a sports hall is normally marked out with a minimum of 4 badminton courts. It is therefore recommended that the following minimum acceptable size standard be adopted.

Minimum acceptable size:	4 badminton court (based on Sport England guidance). 1 court is calculated as 17.4 m x 9.4 m = 163.56 m ² 4 court hall is therefore calculated as 654.24 m ²
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7.5 Applying Provision Standards

7.5.1 This section applies the proposed standards for sport hall provision to the South Somerset district, to identify deficiencies.

Types of deficiency

7.5.2 Deficiencies in sport hall provision can be defined in a number of different ways:

- **Spatial deficiencies:** These can occur even if quantitative and qualitative standards are both met, but the geographical distribution of facilities is not equitable.
- **Quantitative deficiencies:** These occur where there is an absolute shortfall in the number of facilities to serve the identified catchment population.
- **Qualitative deficiencies:** These can occur whether or not there are sufficient facilities in numerical terms to serve an identified catchment population, if the quality of provision is sub-standard, with a consequential loss of usage capacity of a facility.
- **Accessibility deficiencies:** These may be related to the physical distance between the population and a facility, but more frequently to other barriers to access including:
 - Physical impediments (particularly for people with disabilities).
 - Financial barriers (where user charges are prohibitive for some people).
 - Psychological barriers.

Applying the Catchment Standard

⁴ Adequate year round, day time community use is defined as "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for daytime users"

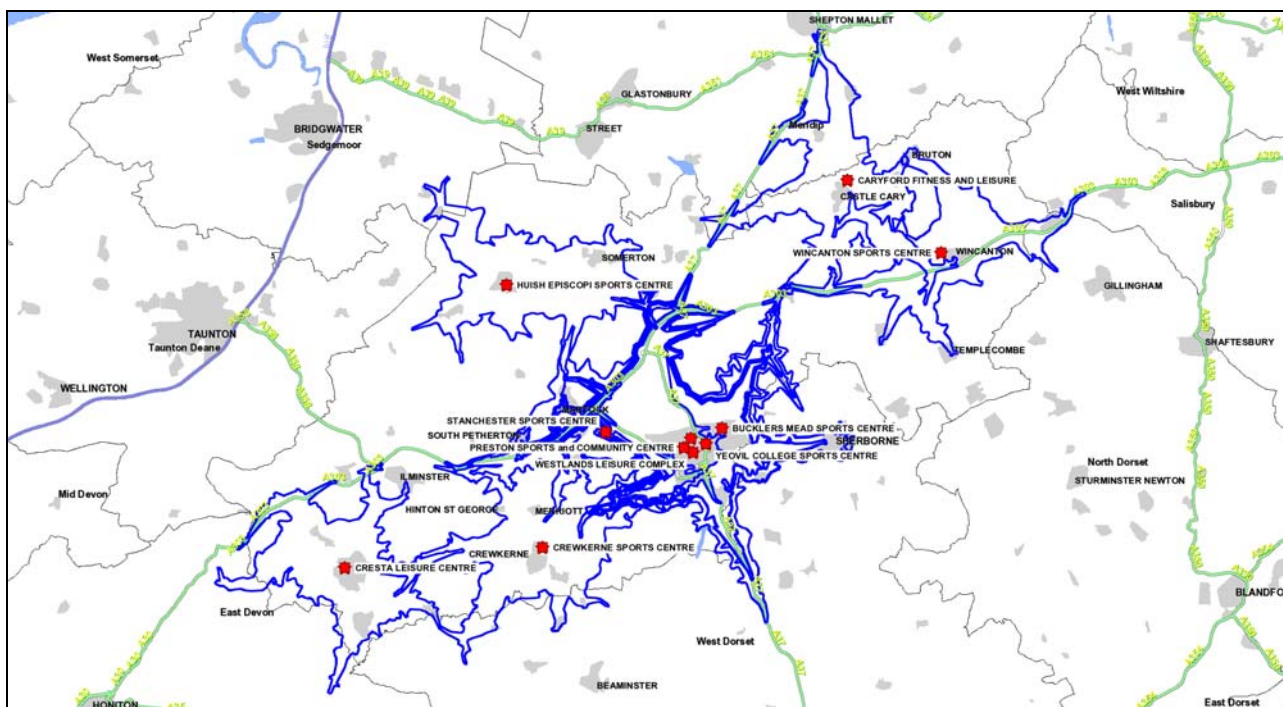
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7.5.3 The adequacy of the spatial distribution of facilities can be ascertained by mapping each of the sports halls and their effective catchment areas.

7.5.4 Map 2 identifies the location and 15 minute drive time catchments of the current network of sports halls which are available for community use within South Somerset.

Map 2: South Somerset Sports Hall Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

7.5.5 From this mapping analysis, it becomes evident that residents living in and around the following areas live beyond the 15-minute travel time of sports halls based in South Somerset:

- East of Bruton.
- A large area of Area East south of the A303.
- North and east of Somerton.
- A large area of Area North.
- Parts of Area West around Ilminster.

7.5.6 **Table 6** identifies the number of residents impacted by these spatial deficiencies.

Table 6: Numbers of residents outside 15 minute travel time

Spatial Deficiency	No. of residents (2007)
Area North	8,534
Area West	7,610
Area East	6,105
Area South	0

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- 7.5.7 When a resident is confronted by these deficiencies, a proportion will look for alternative sports hall provision to avoid being unable to participate. As a result the day to day effect of these special deficiencies are to place additional demands upon the existing network of sports halls either in South Somerset or in adjacent local authorities. Because the propensity to travel varies between individuals, recreation planners normally apply the concept of ‘reasonable visit redistribution’ where judgements are made on the alternative halls that residents will look to use.
- 7.5.8 In order to do this, a series of assumptions have been made about the alternative halls residents will travel to. These are detailed in **Table 7**.

Table 7 – Visit Redistribution – 2007 Population Figures

	Area North	Area West	Area East
Spatial Deficiency	8,534	7,610	6,105
Visit Redistribution Provisions	Huish Episcopi 3,910 (46%)	CRESTA 3,132 (41%)	Wincanton 2,811 (46%)
	Stanchester 2,341 (27%)	Crewkerne 3,651 (48%)	Caryford 2,621 (43%)
	Other sites 2,283 (27%)	Other sites 827 (11%)	Other sites 673 (11%)

- 7.5.9 It should be noted that no provision within these visit redistribution assumptions has been made for residents living in neighbouring authorities who are living outside of a 15 minute travel time of their own authorities or South Somerset’s provision who may also choose a South Somerset hall as their alternative provision. Therefore the subsequent quantity assessments should be viewed as the best-case scenario.
- 7.5.10 The impact of these redistribution provisions have been analysed in the next section which assesses the adequacy of the quantity of provision of sports halls.

Applying the Quantity Standard

- 7.5.11 The adequacy of the quantity of provision of sports halls in South Somerset can be calculated by comparing the number of facilities in the District with the population within their effective catchments.
- 7.5.12 The analysis of the quantity of sports hall provision is set out over the following pages. The analysis firstly sets out the District overview and then details the local assessments for each SSDC Area.

District Level

- 7.5.13 **Map 2** identified the location and 15 minute drive time catchments of the current network of sports halls which are available for community use within South Somerset.
- 7.5.14 The ONS data reveals that the population for South Somerset is **158,460**, and it is estimated using projections that the population in this area will change **4.26%** over the next five years, **8.59%** over the next ten years, **13.12%** over the next fifteen years, and **17.87%** over the next twenty years. The is detailed in **table 8**:

Table 8: Population Projections

2007	158,460
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2012	165,204
2017	172,071
2022	179,253
2027	186,777

7.5.15 Applying the proposed quantity standard to the current and future increases in population, **table 9** indicates that the total amount of sports hall supply that would be required to meet the increased demand for sports halls equates to **7,416 m²** in 2007, and would grow to **8,741 m²** in 2027.

Table 9: Current and Future Sports Hall Demand

	Demand m ²
Sports hall space required to meet potential demand/m ² , in 2007 :	7,416
The corresponding demand in 2012 will be :	7,732
The corresponding demand in 2017 will be :	8,053
The corresponding demand in 2022 will be :	8,389
The corresponding demand in 2027 will be :	8,741

7.5.16 Based on the current adjusted district wide supply of 5561 m², or 34 courts of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to **1855 m²**, or **11.34 courts** of hall space existed in 2007, and this will grow to **3180 m²** or **19.44 courts** by 2027. This is detailed in **table 10**:

Table 10: District Sports Hall Shortfall

Population Scenarios:	Adjusted Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	5,561	(1,855)	(11.34)
2012 :	5,561	(2,171)	(13.27)
2017 :	5,561	(2,492)	(15.24)
2022 :	5,561	(2,828)	(17.29)
2027 :	5,561	(3,180)	(19.44)

7.5.17 Whilst these results confirm the needs assessments findings, there is a need to determine more accurately where the shortfalls and levels of unmet demand from South Somerset residents comes from. To assess this, additional local assessments have been conducted for each of the SSDC operational areas (North, East, West, and South). These assessments take account of:

7.5.17.1 **Neighbouring Provision:** The effect of neighbouring authority sports hall provision.

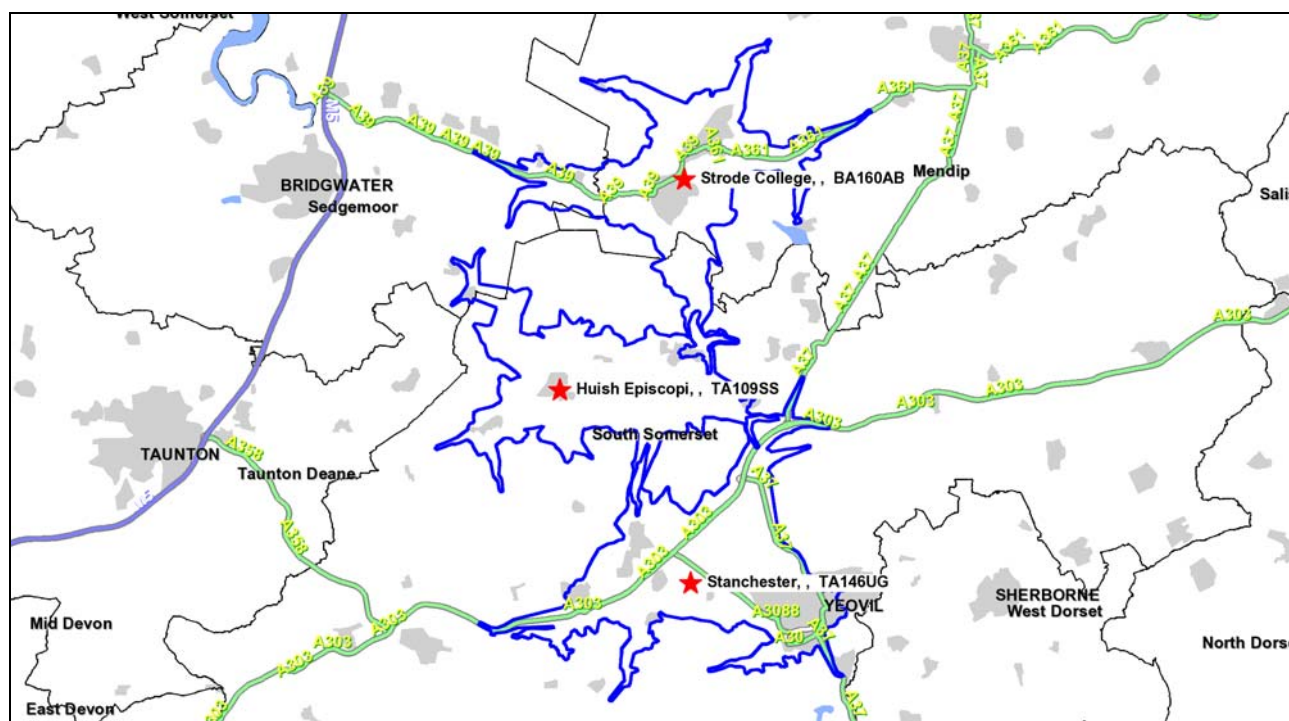
7.5.17.2 **Hall Capacity:** The number of people living within the 15 minute travel time catchment of a facility and whether the hall provision is able to accommodate all this demand.

7.5.17.3 **Excessive Travel Time:** The number of people living beyond the 15 minute travel time catchment.

SSDC Area North

7.5.18 Map 3 shows the location and 15 minutes drive time catchments for the three sports hall sites supplying residents in SSDC Area North.

Map 3: Area North Sports Hall Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

- 7.5.19 The mapping analysis shows a clear spatial deficiency in sports hall provision to a significant number of Area North residents. In 2007, the number of people living outside these catchment areas in Area North is **8,534**.
- 7.5.20 After consideration of the catchment overlaps between the three sites, the mapping analysis indicates that the number of people living within the effective catchment population for Huish Episcopi Sports Centre is **13,259**.
- 7.5.21 The catchment of Stanchester Sports Centre has also been compared with Preston Sports Centre in Yeovil and Crewkerne Sports Centre, and after consideration of these overlaps, the mapping analysis indicates that the number of people living within the effective catchment population for Stanchester Sports Centre is **16,632**.

Huish Episcopi Sports Centre

- 7.5.22 It is estimated using ONS and Experian projections that the population in this catchment area will increase to **13,707** by 2012, **14,170** over the next ten years by 2017, **14,623** over the next fifteen years to 2022, and to **15,091** over the next twenty years to 2027.
- 7.5.23 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 11** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **622 m²** in 2007, and would grow to **707 m²** in 2027:

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Table 11: Huish Episcopi Sports Centre - Current and Future Sports Hall Demand

	Demand m ²
Sports hall area required to meet potential demand/m ² , in 2007 :	622
The corresponding demand in 2012 will be :	643
The corresponding demand in 2017 will be :	664
The corresponding demand in 2022 will be :	686
The corresponding demand in 2027 will be :	707

7.5.24 Based on the dual use supply at Huish Episcopi of 491 m² (3 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to **131 m²**, or **0.8 courts** of hall space existed in 2007, and this will grow to **217 m²**, or **1.33 courts** by 2027. This is detailed in **table 12**:

Table 12: Huish Episcopi Sports Centre – Hall Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	491	(131)	(0.8)
2012 :	491	(152)	(0.93)
2017 :	491	(174)	(1.06)
2022 :	491	(195)	(1.19)
2027 :	491	(217)	(1.33)

7.5.25 Applying the visit redistribution rates from **table 7** on page 10, the effective catchment population increases to:

Table 13: Huish Episcopi Sports Centre - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Visit redistribution figure	3,910	4,042	4,179	4,312	4,450
15 min Catchment (100%)	13,259	13,707	14,170	14,623	15,091
Totals:	17,169	17,749	18,349	18,935	19,541

7.5.26 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population can be summarised as follows:

Table 14: Huish Episcopi Sports Centre - Uplifted Current and Future Sports Hall Demand

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
Hall area required in 2007 :	805	491	(314)	(1.92)

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The corresponding demand in 2012 will be :	832	491	(341)	(2.09)
The corresponding demand in 2017 will be :	860	491	(370)	(2.26)
The corresponding demand in 2022 will be :	888	491	(397)	(2.43)
The corresponding demand in 2027 will be :	916	491	(425)	(2.6)

7.5.27 The effect of the identified spatial deficiency and the corresponding increase in demand stemming from residents needing to access provision who live outside of the effective catchment, indicates a shortfall equivalent to **314 m²**, or **1.92 courts** of sport hall provision in 2007, and this will grow to **425 m²**, or **2.6 courts** by 2027.

Stanchester Sports Centre

7.5.28 It is estimated using ONS and Experian projections that the population in this catchment area will increase from **16,632** to **17,553** by 2012, to **18,443** over the next ten years by 2017, to **19,382** over the next fifteen years to 2022, and to **20,359** over the next twenty years to 2027.

7.5.29 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 15** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **780 m²** in 2007, and would grow to **954 m²** in 2027:

Table 15: Stanchester Sports Centre - Current and Future Sports Hall Demand

	Demand m ²
Sports hall area required to meet potential demand/m ² , in 2007 :	780
The corresponding demand in 2012 will be :	823
The corresponding demand in 2017 will be :	865
The corresponding demand in 2022 will be :	909
The corresponding demand in 2027 will be :	954

7.5.30 Based on the dual use supply at Stanchester of 491 m² (3 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to **289 m²**, or **1.77 courts** of hall space existed in 2007, and this will grow to **464 m²**, or **2.84 courts** by 2027. This is detailed in **table 16**:

Table 16: Stanchester Sports Centre – Hall Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	491	(289)	(1.77)
2012 :	491	(332)	(2.03)
2017 :	491	(374)	(2.29)
2022 :	491	(418)	(2.56)
2027 :	491	(464)	(2.84)

7.5.31 Applying the visit redistribution rates from **table 7**, the effective catchment population increases to:

Table 17: Stanchester Sports Centre - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027

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Visit redistribution figures	2,341	2,471	2,596	2,728	2,866
15 min Catchment (100%)	16,632	17,553	18,443	19,382	20,359
Totals:	18,973	20,024	21,039	22,110	23,225

7.5.32 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population can be summarised as follows:

Table 18: Stanchester Sports Centre – Uplifted Current and Future Sports Hall Demand

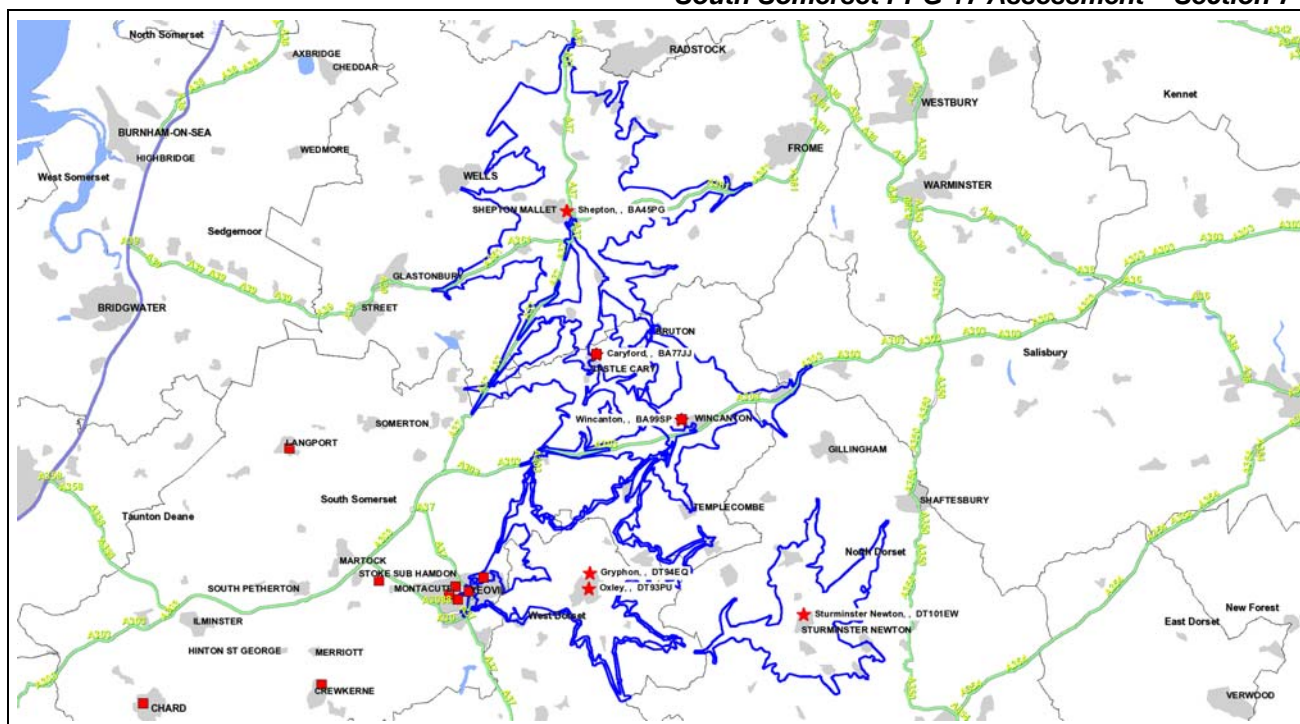
	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
Hall area required in 2007 :	889	491	(399)	(2.44)
The corresponding demand in 2012 will be :	939	491	(448)	(2.74)
The corresponding demand in 2017 will be :	986	491	(496)	(3.03)
The corresponding demand in 2022 will be :	1,037	491	(546)	(3.34)
The corresponding demand in 2027 will be :	1,089	491	(598)	(3.66)

7.5.33 The effect of the identified spatial deficiency and the corresponding increase in demand stemming from residents living outside of the effective catchment, indicates that Stanchester has a shortfall equivalent to **399 m²**, or **2.44 courts** of hall space in 2007, and this will grow to **598 m²**, or **3.66 courts** by 2027.

SSDC Area East

7.5.34 **Map 4** shows the location and 15 minutes drive time catchments for the five sports hall sites supplying residents in SSDC Area East.

Map 4: Area East Sports Hall Sites with 15-Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

7.5.35 The mapping analysis shows a clear spatial deficiency in sports hall provision to a significant number of Area East residents, particularly those east of Bruton, south of the A303 and north of Ilchester. In 2007, the number of people living outside this catchment in Area East is **6,105**.

7.5.36 After consideration of the catchment overlaps between the five sites, the mapping analysis indicates that the number of people living within the effective catchment populations for the two sports halls within the area are: Wincanton Sports Centre - **10,584** and for Caryford - **8,921**.

Wincanton Sports Centre

7.5.37 It is estimated using ONS and Experian projections that the population in this catchment area will increase from **10,584** to **10,971** by 2012, from 10,971 to **11,366** over the next ten years by 2017, from 11,366 to **11,744** over the next fifteen years to 2022, and to **12,170** over the next twenty years to 2027.

7.5.38 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 19** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **496 m²** in 2007, and would grow to **571 m²** in 2027:

Table 19: Wincanton Sports Centre - Current and Future Sports Hall Demand

	Demand m ²
Sports hall area required to meet potential demand/m ² , in 2007 :	496
The corresponding demand in 2012 will be :	514
The corresponding demand in 2017 will be :	533
The corresponding demand in 2022 will be :	551
The corresponding demand in 2027 will be :	571

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7.5.39 Based on the dual use supply at Wincanton of 491 m² (3 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to 5 m², or **0.03 courts** of hall space existed in 2007, and this will grow to 80 m², or **0.49 courts** by 2027. This is detailed in **table 20**:

Table 20: Wincanton Sports Centre – Hall Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	491	(5)	(0.03)
2012 :	491	(24)	(0.14)
2017 :	491	(42)	(0.26)
2022 :	491	(60)	(0.37)
2027 :	491	(80)	(0.49)

7.5.40 Applying the visit redistribution rates from **table 7** on page 10, the effective catchment population increases to:

Table 21: Wincanton Sports Centre - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Visit redistribution figure	2811	2914	3019	3119	3232
15 min Catchment (100%)	10,584	10,971	11,366	11,744	12,170
Totals:	13,395	13,885	14,385	14,863	15,402

7.5.41 Applying the proposed pro-rata quantity standard of 46.88 sq per 1,000 population to these current and future increases in population can be summarised as follows:

Table 22: Wincanton Sports Centre – Uplifted Current and Future Sports Hall Demand

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
Hall area required in 2007 :	628	491	(137)	(0.84)
The corresponding demand in 2012 will be :	651	491	(160)	(0.98)
The corresponding demand in 2017 will be :	674	491	(183)	(1.12)
The corresponding demand in 2022 will be :	697	491	(206)	(1.26)
The corresponding demand in 2027 will be :	722	491	(231)	(1.41)

7.5.42 The effect of the identified spatial deficiency and the corresponding increase in demand stemming from residents needing to access provision who live outside of the effective catchment, indicates that Wincanton Community Sports Centre has a shortfall equivalent to 137 m², or **0.84 courts** of sport hall provision in 2007, and this will grow to 231 m², or **1.41 courts** by 2027.

Caryford Sports Centre

7.5.43 It is estimated using ONS and Experian projections that the population in this catchment area will

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increase from **8,921** to **9,240** by 2012, to **9,546** over the next ten years by 2017, to **9,856** over the next fifteen years to 2022, and to **10,213** over the next twenty years to 2027.

7.5.44 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 23** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **418 m²** in 2007, and would grow to **479 m²** in 2027:

Table 23: Caryford Sports Centre - Current and Future Sports Hall Demand

	Standard m ²
Sports hall area required to meet potential demand/m ² , in 2007 :	418
The corresponding demand in 2012 will be :	433
The corresponding demand in 2017 will be :	448
The corresponding demand in 2022 will be :	462
The corresponding demand in 2027 will be :	479

7.5.45 Based on the dual use supply at Caryford of 491 m² (3 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that the hall is operating within capacity, with a small oversupply of **72m²**, or **0.44 courts** of hall space in 2007, and this will reduce to **12 m²**, or **0.07 courts** by 2027. This is detailed in **table 24**:

Table 24: Caryford Sports Centre – Hall Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	491	72	0.44
2012 :	491	58	0.35
2017 :	491	43	0.26
2022 :	491	29	0.18
2027 :	491	12	0.07

7.5.46 Applying the visit redistribution rates from **table 7** on page 10, the effective catchment population increases to:

Table 25: Caryford Sports Centre - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Visit redistribution figure	2,621	2,715	2,805	2,896	3,001
15 min Catchment (100%)	8,921	9,240	9,546	9,856	10,258
Totals:	11,542	11,955	12,351	12,752	13,213

7.5.47 Applying the proposed pro-rata quantity standard of 46.88 sq per 1,000 population to these current and future increases in population can be summarised as follows:

Table 26: Caryford Sports Centre – Uplifted Current and Future Sports Hall Demand

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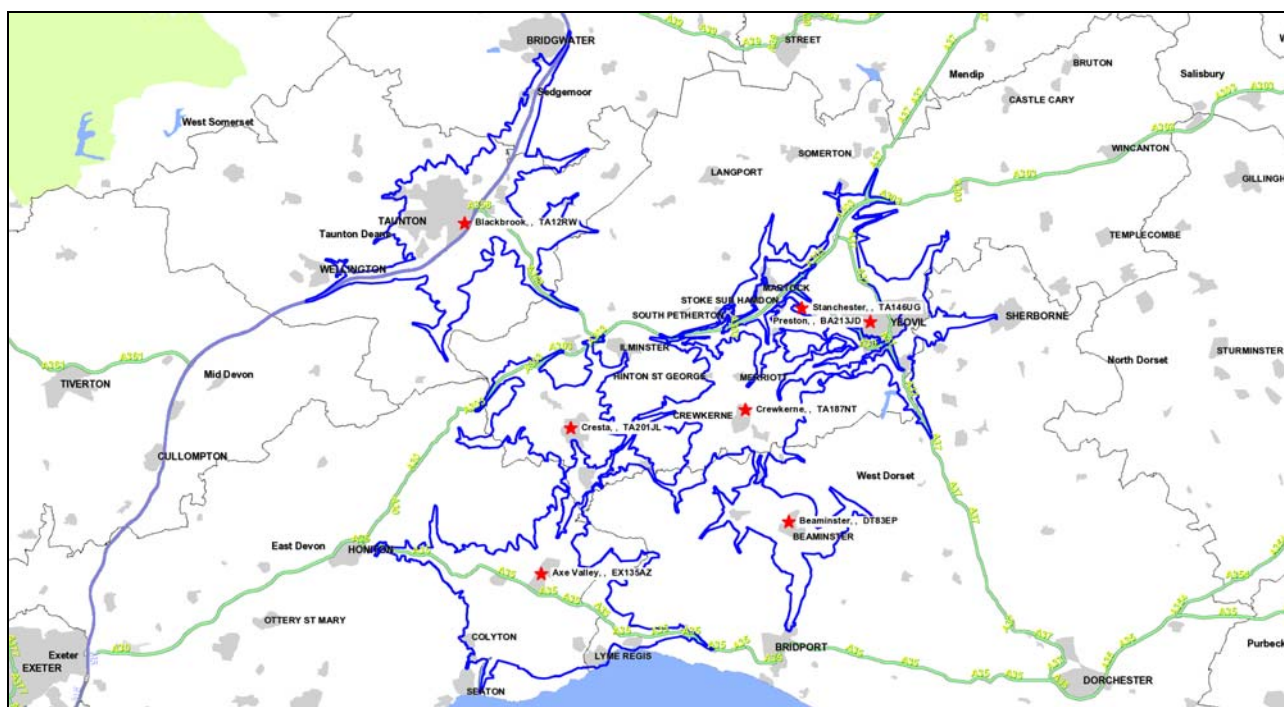
	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
Hall area required in 2007 :	541	491	(50)	(0.31)
The corresponding demand in 2012 will be :	560	491	(70)	(0.43)
The corresponding demand in 2017 will be :	579	491	(88)	(0.54)
The corresponding demand in 2022 will be :	598	491	(107)	(0.66)
The corresponding demand in 2027 will be :	619	491	(129)	(0.79)

7.5.48 The effect of the identified spatial deficiency and the corresponding increase in demand stemming from residents needing to access provision who live outside of the effective catchment, indicates that Caryford has a shortfall equivalent to 50 m², or 0.31 courts of sport hall provision in 2007, and this will grow to 129 m², or 0.79 courts by 2027.

SSDC Area West

7.5.49 Map 5 shows the location and 15 minutes drive time catchments for the sports hall sites supplying residents in SSDC Area West.

Map 5: Area West Sports Hall Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

7.5.50 The mapping analysis indicates that the majority of residents in Area West are living within a 15 minute travel time of a sports hall. However, a proportion of residents living west and south of Ilminster are living beyond the 15 minute travel time catchment, which is consistent with its communities desire to see new sports hall provision within the town. In 2007, the number of people living outside this catchment in Area West is **7,610**.

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7.5.51 After consideration of the catchment overlaps between the sites, the mapping analysis indicates that the number of people living within the effective catchment population for the two sports halls within the area in 2007 are: CRESTA – **18,762** and for Crewkerne – **20,855**.

CRESTA

7.5.52 It is estimated that the effective CRESTA catchment population will increase from **18,762** to **19,378** by 2012, to **20,014** over the next ten years by 2017, **20,787** over the next fifteen years to 2022, and to **21,537** over the next twenty years to 2027.

7.5.53 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 27** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **880 m²** in 2007, and would grow to **1010 m²** in 2027:

Table 27: CRESTA – Current and Future Sports Hall Demand

	Demand m ²
Hall area required to meet potential demand/m ² , in 2007 :	880
The corresponding demand in 2012 will be :	908
The corresponding demand in 2017 will be :	938
The corresponding demand in 2022 will be :	974
The corresponding demand in 2027 will be :	1,010

7.5.54 Based on the dual use supply at CRESTA of 491 m² (3 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to **389 m²**, or **2.38 courts** of hall space existed in 2007, and this will grow to **519 m²**, or **3.17 courts** by 2027. This is detailed in **table 28**:

Table 28: CRESTA – Hall Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	491	(389)	(2.38)
2012 :	491	(417)	(2.55)
2017 :	491	(447)	(2.74)
2022 :	491	(483)	(2.96)
2027 :	491	(519)	(3.17)

7.5.55 Applying the visit redistribution rates from **table 7**, the effective catchment population increases to:

Table 29: CRESTA - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Visit redistribution figure	3,132	3,235	3,341	3,470	3,595
15 min Catchment (100%)	18,762	19,378	20,014	20,787	21,537
	21,894	22,613	23,355	24,257	25,132

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Totals:

7.5.56 Applying the proposed pro-rata quantity standard of 46.88 sq per 1,000 population to these current and future increases in population can be summarised as follows:

Table 30: CRESTA – Uplifted Current and Future Sports Hall Demand

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
Hall area required in 2007 :	1026	491	(535)	(3.27)
The corresponding demand in 2012 will be :	1060	491	(569)	(3.48)
The corresponding demand in 2017 will be :	1095	491	(604)	(3.69)
The corresponding demand in 2022 will be :	1137	491	(646)	(3.95)
The corresponding demand in 2027 will be :	1178	491	(687)	(4.20)

7.5.57 The effect of the identified spatial deficiency and the corresponding increase in demand stemming from residents needing to access provision who live outside of the effective catchment, indicates that Cresta has a shortfall equivalent to **535 m²**, or **3.27 courts** of sport hall provision in 2007, and this will grow to **687 m²**, or **4.20 courts** by 2027.

Crewkerne Sports Centre

7.5.58 It is estimated that the effective Crewkerne Sports Centre catchment population will increase to from **20,855** to **21,527** by 2012, to **22,221** over the next ten years by 2017, to **22,972** over the next fifteen years to 2022, and to **23,790** over the next twenty years to 2027.

7.5.59 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 31** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **978 m²** in 2007, and would grow to **1115 m²** in 2027:

Table 31: Crewkerne Sports Centre – Current and Future Sports Hall Demand

	Demand m ²
Hall area required to meet potential demand/m ² , in 2007 :	978
The corresponding demand in 2012 will be :	1,009
The corresponding demand in 2017 will be :	1,042
The corresponding demand in 2022 will be :	1,077
The corresponding demand in 2027 will be :	1,115

7.5.60 Based on the dual use supply at Crewkerne of 491 m² (3 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to **487 m²**, or **2.98 courts** of hall space existed in 2007, and this will grow to **624 m²**, or **3.82 courts** by 2027. This is detailed in **table 32**:

Table 32: Crewkerne Sports Centre – Hall Capacity

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Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
2007 :	491	(487)	(2.98)
2012 :	491	(518)	(3.17)
2017 :	491	(551)	(3.37)
2022 :	491	(586)	(3.58)
2027 :	491	(624)	(3.82)

7.5.61 Applying the visit redistribution rates from table 7, the effective catchment population increases to:

Table 33: Crewkerne Sports Centre - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Visit redistribution figure	3,651	3,769	3,890	4,022	4,165
15 min Catchment (100%)	20,855	21,527	22,221	22,972	23,789
Totals:	24,506	25,295	26,111	26,993	27,954

7.5.62 Applying the proposed pro-rata quantity standard of 46.88 sq per 1,000 population to these current and future increases in population can be summarised as follows:

Table 34: Crewkerne Sports Centre – Uplifted Current and Future Sports Hall Demand

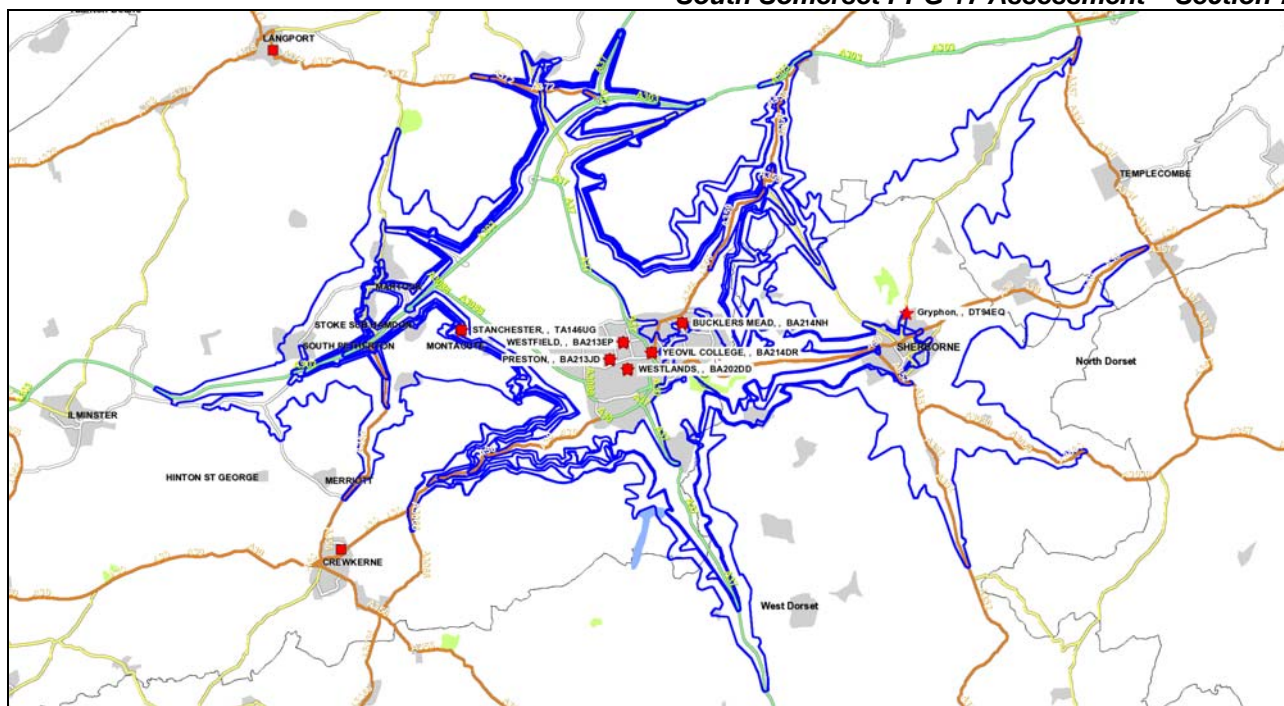
	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts
Hall area required in 2007 :	1,149	491	(658)	(4.02)
The corresponding demand in 2012 will be :	1,186	491	(695)	(4.25)
The corresponding demand in 2017 will be :	1,224	491	(733)	(4.48)
The corresponding demand in 2022 will be :	1,265	491	(774)	(4.73)
The corresponding demand in 2027 will be :	1,310	491	(819)	(5.01)

7.5.63 The effect of the identified spatial deficiency and the corresponding increase in demand stemming from residents needing to access provision who live outside of the effective catchment, indicates that Crewkerne has a shortfall equivalent to **658 m²**, or **4.02 courts** of sport hall provision in 2007, and this will grow to **819 m²**, or **5.01 courts** by 2027.

SSDC Area South

7.5.64 **Map 6** shows the location and 15minutes drive time catchments for the sports hall sites supplying residents in SSDC Area South.

Map 6: Area South Sports Hall Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

- 7.5.65 As the sports halls in Yeovil are in close proximity and largely serve the same catchment area, recreational planning considers the totality of provision with the overall catchment population rather than considering each sport hall individually. Based on a 15 minute drive time from the centre of Yeovil, the population in this area, in 2007, is **64,633**. It is estimated using projections that the population in this catchment area will grow to **71,089** over the next five years to 2012, **75,058** over the next ten years to 2017, **84,062** over the next fifteen years to 2022, and to **90,893** over the next twenty years.
- 7.5.66 Applying the proposed pro-rata quantity standard of 46.88 sq m per 1,000 population to these current and future increases in population, **table 35** indicates that the total amount of sports hall supply that would be required to meet the increased demand equates to **3,030 m²** in 2007, and would grow to **4,261 m²** in 2027.

Table 35: Area South – Sports Hall Demand

	Demand m ²
Hall area required to meet potential demand/m ² , in 2007 :	3,030
The corresponding demand in 2012 will be :	3,333
The corresponding demand in 2017 will be :	3,519
The corresponding demand in 2022 will be :	3,941
The corresponding demand in 2027 will be :	4,261

- 7.5.67 The supply for Area South is five 4-court sports halls. As four of these halls are based on school or college sites, this equates to 16 courts, or 2,617 sq m. Based on the current adjusted supply of 2,617 m² (16 courts) of hall provision, the effect of this increase in population and the corresponding increase in demand for sports halls, indicates that a shortfall equivalent to **413 m²**, or **2.53 courts** of hall space existed in 2007, and this will grow to **1,644 m²**, or **10.05 courts** by 2027. This is detailed in **table 36**:

Table 36: Area South – Sports Hall Provision Shortfall

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Population Scenarios:	Adjusted Supply m ²	Over Supply / (Shortfall) m ²	Over Supply/(Shortfall) no. of courts
2007 :	2617	(413)	(2.53)
2012 :	2617	(716)	(4.38)
2017 :	2617	(902)	(5.51)
2022 :	2617	(1,324)	(8.09)
2027 :	2617	(1,644)	(10.05)

7.6 Applying the Quality Standard

7.6.1 This section contains an analysis of the quality of sports hall facilities, based on site visits to each identified community hall. The qualitative analysis is based on a standardised assessment system to enable each aspect of the facility to be graded in accordance with the quality standard. The scores allocated are based upon the following categorisations:

Table 36: Categorisation scores

Categorisation	Score
High Quality	5
Good	4
Average	3
Below Average	2
Poor Quality	1

7.6.2 The summary of the qualitative assessment results are summarised over the page below in **Table 37**.

Table 37: Sport hall qualitative assessment summary

Site	Year Built	Size	Reception	Changing	Flooring	Lighting	Storage	Equipment	Condition	Mean
Huish Episcopi	1976	5	3	4	4	4	3	3	3	3.63
Stanchester	1987	5	5	4	4	4	3	4	4	4.13
Caryford	2005	5	5	5	5	4	4	4	5	4.63
Wincanton	2001	5	5	5	5	4	5	4	5	4.75
Cresta	1985	5	3	3	2	2	3	3	3	3.00
Crewkerne	2004	5	5	5	5	4	5	4	5	4.75
Bucklers Mead	1972	5	4	3	3	3	3	3	3	3.38
Preston	1950	5	3	1	3	3	3	3	2	2.88
Westfield	1976	5	1	1	2	2	2	2	1	2.00
Westlands	1989	5	2	1	2	2	2	2	1	2.13
Yeovil College		5	3	3	3	3	3	3	3	3.25
Mean		5.00	3.55	3.18	3.45	3.18	3.27	3.18	3.18	3.50

7.6.3 Based on the assessment and the application of the proposed quality standard that all indoor

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facilities should be in at least good condition, identifies that qualitative shortfalls exist at Cresta, Bucklers Mead, Preston, Westfield, Westlands, and Yeovil College. The findings are driven in the main by the age of the facilities.

7.7 Applying the Accessibility Standard

7.7.1 The accessibility standard has been applied by using detailed maps showing the proposed 15 minute drive time catchment areas (identified previously in this assessment) and through assessing the physical access, DDA compliance access, and daytime use at each facility. The summary of the accessibility assessment results are summarised below in **Table 38**.

Table 38: Sport hall accessibility assessment summary

Site	Parking	Public Transport	DDA	Paths	Signage	Daytime Use	Mean
Huish Episcopi	4	3	4	4	4	1	3.33
Stanchester	5	3	5	4	4	1	3.67
Caryford	5	3	5	4	4	2	3.83
Wincanton	5	4	4	4	4	2	3.83
Cresta	3	4	3	3	3	1	2.83
Crewkerne	5	4	5	4	4	2	4.00
Bucklers Mead	3	5	3	4	4	1	3.33
Preston	3	5	3	3	4	1	3.17
Westfield	2	5	2	3	3	1	2.67
Westlands	4	5	2	5	4	5	4.17
Yeovil College	3	5	3	3	4	1	3.17
Mean	3.82	4.18	3.55	3.73	3.82	1.64	3.45

7.7.2 Based on the assessment and the application of the proposed accessibility standard that all sport halls should have adequate access, DDA compliance and daytime use, identifies that accessibility shortfalls primarily exist at Cresta and Westfield sport halls, however, significant deficiencies in daytime use exist in Area South.

7.8 Summary of Deficiencies

7.8.1 **Table 39** below summarises the deficiencies that have been identified through the application of the proposed standards.

Table 39: Summary of Identified South Somerset Sports Hall Deficiencies

Deficiency	Issue No.	Description
Catchment	1	<ul style="list-style-type: none"> A significant proportion of Area North residents are living beyond the 15 minute travel time catchment. In 2007, the number of people living outside this catchment in Area North is 8,534.

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	2	<ul style="list-style-type: none"> A proportion of residents in Area West living around Ilminster are living beyond the 15 minute travel time catchment. In 2007, the number of people living outside this catchment in Area West is 7,610.
	3	<ul style="list-style-type: none"> A proportion of Area East residents living around Bruton and south of the A303 are living outside the 15 minute travel time catchment. In 2007, the number of people living outside this catchment in Area East is 6,105.
Quantitative	4	<ul style="list-style-type: none"> District: There is a shortfall of equivalent to 1,855 m², or 11.34 courts in 2007 and this shortfall will increase to 3,180 m², or 19.44 courts by 2027. There is a need and opportunity to develop a larger central sports hall with the ability to stage district, county and regional training and competition in the process of addressing these deficiencies.
	5	<ul style="list-style-type: none"> Area North: There is a shortfall at Huish Episcopi Sports Centre equivalent to 131 m², or 0.8 courts in 2007, which will increase to 217 m² or 1.33 courts in 2027.
	6	<ul style="list-style-type: none"> Area North: There is a shortfall at Stanchester Sports Centre equivalent to 289 m², or 1.77 courts in 2007, which will increase to 464 m² or 2.84 courts in 2027.
	7	<ul style="list-style-type: none"> Area South: There is a shortfall of equivalent to 413 m², or 2.53 courts in 2007, and this shortfall will increase to 1,644 m² or 10.05 courts by 2027.
	8	<ul style="list-style-type: none"> Area West: There is a shortfall at CRESTA Sports Centre equivalent to 389 m², or 2.38 courts in 2007, which will increase to 519 m² or 3.17 courts in 2027.
	9	<ul style="list-style-type: none"> Area West: There is a shortfall at Crewkerne Sports Centre equivalent to 487 m², or 2.98 courts in 2007, which will increase to 624 m² or 3.82 courts in 2027.
	10	<ul style="list-style-type: none"> Area East: There is a shortfall at Wincanton Sports Centre equivalent to 5 m², or 0.03 courts in 2007, which will increase to 80 m² or 0.49 courts in 2027.
	11	<ul style="list-style-type: none"> Area East: Caryford Sports Hall is operating within capacity, with a small oversupply equivalent to 72 m², or 0.44 courts in 2007, which will reduce to 12 m² or 0.07 courts in 2027.

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Qualitative	12	<ul style="list-style-type: none"> Bucklers Mead
	13	<ul style="list-style-type: none"> Cresta
	14	<ul style="list-style-type: none"> Preston
	15	<ul style="list-style-type: none"> Westfield
	16	<ul style="list-style-type: none"> Westlands
	17	<ul style="list-style-type: none"> Yeovil College
Accessibility	18	<ul style="list-style-type: none"> Cresta
	19	<ul style="list-style-type: none"> Westfield
Minimum Size		There are no minimum size deficiencies.

7.9 Strategic Policy Options

7.9.1 This section examines the policy options available to address each of the sports hall deficiencies summarized in **Table 39**, and sets out the proposed strategic policy.

7.9.2 The strategic policy options have been identified and assessed to test the potential changes to sports hall provision at the local level, and to assess the extent to which these might help to address the identified deficiencies. The assessments have also been conducted to consider how any closures and / or new provision could impact on existing facilities.

7.9.2.1 New facility provision.

7.9.2.2 Upgraded facility provision.

7.9.2.3 Replace facility provision.

7.9.2.4 Enhanced access to existing facility provision.

7.9.2.5 Integrated facility provision.

Table 40: Strategic Policy Options

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	

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1	<p>Area North Spatial Deficiency in 2007: 8,534 residents</p> <p>The analysis of the scale, role and proximity of settlements to existing facility catchments identifies that there are no feasible options to address the identified spatial deficiencies.</p>		No action to be taken.
2	<p>Area West Spatial Deficiency in 2007: 7,610 residents</p> <p>The analysis of the scale, role and proximity of settlements in Area West identifies that the development of a new facility in Ilminster would: address the largest area of spatial deficiency in Area West; reduce the level of spatial deficiency to the south of Area North; reducing the level of quantity shortfalls in Area West; and will not impact upon the viability of existing facilities.</p>	SH 1	<p>Develop a new facility in Ilminster.</p> <p>Rationale: Community aspirations, settlement role, ability to reduce spatial deficiencies in Areas West/North, Area West quantity shortfalls, and operational viability.</p>
3	<p>Area East Spatial Deficiency in 2007: 6,105 residents</p> <p>The analysis of the scale, role and proximity of settlements to existing facility catchments identifies that there are no feasible options to address the identified spatial deficiencies in Area East.</p>		No action to be taken.
4	<p>District Wide Sport Hall Quantity Shortfall in 2027 of 3,180 m² and a multi-purpose Competition Sports Hall Need</p> <p>The options to resolve the district shortfall of 19.44 courts is addressed through the combined recommended strategies for issues 5-11.</p> <p>Available options for addressing the need for a multi-purpose competition sports hall include:</p> <ul style="list-style-type: none"> • 8 court hall • 12 court hall <p>The determination of the most suitable option is considered below as part of the policy options analysis for addressing the quantity shortfalls in Area South.</p>	SH 2	<p>Develop new multi-purpose competition sports hall centrally in Area South.</p> <p>Rationale: Central district location, and the level of quantity shortfall in Area South.</p>

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<p>5</p>	<p>Area North Huish Episcopi Shortfall in 2027: 425 m² or 2.16 courts</p> <p>The impact of the Strategic Policy 1 to provide new 4 court facility in Ilminster will reduce the Huish Episcopi shortfall to 343 m² or 2.10 courts in 2027.</p> <p>Available options include:</p> <ul style="list-style-type: none"> • Develop a new facility in Somerton. • Replace existing provision through BSF Programme and enhance capacity through the provision of an additional 2 courts. 	<p>SH 3</p>	<p>Replace existing Huish provision through Building Schools for the Future Programme, enhancing capacity by 2 courts to provide a 6-court facility.</p> <p>Rationale: This strategy will deliver additional capacity required, supports the schools 6th Form Status and also represents the lowest cost solution.</p>
<p>6</p>	<p>Area North Stanchester Shortfall in 2027: 598 m² or 3.66 courts</p> <p>The impact of the Strategic Policy 1 to provide new 4 court facility in Ilminster will reduce the Stanchester shortfall to 511 m² or 3.13 courts in 2027. Available options include:</p> <ul style="list-style-type: none"> • Develop a new facility in Martock. • Increase capacity in Area South to accommodate the overlap catchment demands, thereby reducing demands at Stanchester. 	<p>SH 4</p>	<p>Increase capacity in Area South to accommodate the overlap catchment demands, thereby reducing demands at Stanchester.</p> <p>Rationale: This strategy will reduce the level of shortfall and represents the lowest cost solution given the age of the facility and recent refurbishments.</p>
<p>7</p>	<p>Area South Shortfall in 2027: 1,644 m² or 10.05 courts</p> <p>The impact of the Strategic Policy 4 to address Stanchester shortfalls through increasing capacity in Area South to accommodate overlap catchments demands, will increase Area South shortfalls to 13.18 courts in 2027. Available options include:</p> <ul style="list-style-type: none"> • Develop a new facility as part of a new community school within the proposed urban extension of Yeovil (generates 4 additional courts); and • Replace each existing 4 court provision with 6 court facilities through any future BSF / Government College Redevelopment Programmes (generates 10 additional courts). 	<p>SH 5</p>	<p>Develop a new facility as part of a new school within the proposed urban extension of Yeovil;</p> <p>and,</p> <p>Develop a new community based 8 court competition sports hall.</p> <p>Rationale: This strategy will deliver the communities aspirations for district wide competition hall (SH 2), provide daytime access, leave a small under supply of 1.18 courts whilst also being the lowest cost solution.</p>

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	<ul style="list-style-type: none"> Develop a new facility as part of a new community school within the proposed urban extension of Yeovil (generates 4 additional courts); and Develop a new community based 8 court competition sports hall (generates 8 additional courts). 		
	<ul style="list-style-type: none"> Develop a new facility as part of a new community school within the proposed urban extension of Yeovil (generates 4 additional courts); and Develop a new community based 12-court multi-purpose competition sports hall (generates 12 additional courts). 		
8	<p>CRESTA shortfall in 2027: 519 m² or 3.17 courts</p> <p>The impact of the proposed policy to provide new 4 court facility in Ilminster will reduce the Cresta shortfall to 2.46 courts in 2027. Available options include:</p> <ul style="list-style-type: none"> Develop a new 4-court facility. Replace existing provision through Building Schools for the Future Programme, enhancing capacity to 6 courts. 	SH 6	<p>Replace existing provision through Building Schools for the Future Programme, enhancing capacity to 6 courts.</p> <p>Rationale: This strategy will deliver additional capacity leaving a small under supply of 0.46 courts and also represents the lowest cost solution.</p>
9	<p>Crewkerne shortfall in 2027: 624 m² or 3.82 courts</p> <p>The impact of the proposed policy to provide new 4 court facility in Ilminster will reduce the Crewkerne shortfall to 3.75 courts in 2027. Available options include:</p> <ul style="list-style-type: none"> Develop a new 4-court facility. Enhance access through upgrading the existing Wadham School provision. 	SH 7	<p>Enhance access and upgrade the existing Wadham School provision.</p> <p>Rationale: This strategy will deliver a balance of additional capacity, and also represents the lowest capital and revenue cost solution.</p>

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10, 11	<p>Area East Shortfall in 2027: 68 m² or 0.41 courts</p> <p>Options available include:</p> <ul style="list-style-type: none"> Develop the centrally based 8 court district wide competition sports hall recommended in SH 5, enabling pressure at Caryford and Wincanton to be reduced through the accommodation of users South of the A303 and the relocation of higher level training session programmes. 	SH 2	As above.
12, 13, 14, 15	<p>Quality Shortfalls at Bucklers Mead, Cresta, Preston and Westfield Schools.</p> <p>Options available include:</p> <ul style="list-style-type: none"> Upgrade existing provision. Replace as part of the Building Schools for the Future (BSF) Programme. 	SH 9	<p>Support replacement as part of the rolling BSF Programme.</p> <p>Rationale: The age, condition, site location and opportunity for improving the quality / addressing specific quantity shortfalls at particular sites through BSF.</p>
16	<p>Quality Shortfalls at Westlands</p> <p>Options available include:</p> <ul style="list-style-type: none"> Upgrade existing facility. Replace with a new facility as part of any future planes to re-develop or refurbish the site. 	SH10	<p>Work with Augusta Westland to identify their preferred future strategy.</p>
17	<p>Quality shortfalls at Yeovil College</p> <p>Options available include:</p> <ul style="list-style-type: none"> Upgrade existing facility. Replace as part of any future Government College Redevelopment Investment Programme. 	SH11	<p>Replace as part of any future Government College Redevelopment Investment Programme.</p> <p>Rationale: The age, condition, site location and opportunity for improving the quality / addressing specific quantity shortfalls at particular sites through any future LSC type re-development financing programme.</p>

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18, 19	Accessibility Shortfalls at Cresta and Westfield	SH9	As above.
	Options available include: <ul style="list-style-type: none"> Address accessibility issues through the BSF replacement programme. 		

7.10 Strategic Prioritisation

7.10.1 The implementation of the strategy by the authority has been prioritised according to the levels of unmet demand existing across the District in order to ensure the areas of highest need are tackled first. **Table 41** summarises the planned timeframes for the identified action plans.

Table 41: Sports Hall Action Plan Timetable

Priority	Strategic Policy(s)	Action	Timescale
1	SH2, SH4, SH5	Develop a new community based 8 court multi-purpose competition sports hall centrally in Area South.	Medium Term : by 2016
2	SH10	Work with Augusta Westland to identify their preferred future strategy.	Medium Term : by 2018
3	SH1	Develop a new facility in Ilminster.	Long-Term : by 2018
4	SH9 SH3, SH6,	Support replacement as part of the rolling BSF Programme at Bucklers Mead, Cresta, Preston and Westfield Schools. Replace existing Huish and Cresta provision through Building Schools for the Future Programme, enhancing capacity by 2 courts to provide a 6-court facility.	According to BSF Phasing Programme Short to Long Term Depending on Site: 2014 – 2020 SSDC Priority: (1) Yeovil School Sites, (2) Cresta, (3) Huish
5	SH11	Replace as part of any future Government College Redevelopment Investment Programme.	According to College Re-Development Finance Programme Long Term : by 2020

7.11 Section 106 Contributions

7.11.1 The justification for requiring obligations in respect of Recreational Facilities is set out in Circular 05/2005, PPG17 and Policies ST10 of the Adopted Local Plan.

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- 7.11.2 As the need for sport hall infrastructure stems from the combined impact of a number of developments, the Council will **pool resources** in order to allow the infrastructure to be secured and delivered in a fair and equitable way. The '**relevant period**' applying to sport hall contributions is prescribed as 10 years from the date of the obligation is triggered through the section 106 agreement. The progress of infrastructure will be monitored through the **Council's Infrastructure Delivery Plan**.
- 7.11.3 In order to determine the **balance of contributions** to come from development, and ensure that contributions are not used to resolve existing deficiencies in the sport hall network, the Council will only seek **42%** of the cost of delivering the sport hall infrastructure to developers. The Council will resource the remaining **58%** through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2007 shortfall and the projected increase in the shortfall that shall be created by development through to 2027, as detailed in Table 42.

Table 42: District Sports Hall Shortfall

Population Scenarios:	Adjusted Supply m ²	Over Supply / (Shortfall) m ²	Over Supply / (Shortfall) No. of courts	% Balance of Shortfall
2007 :	5,561	(1855)	(11.34)	58%
2012 :	5,561	(2171)	(13.27)	42%
2017 :	5,561	(2492)	(15.24)	
2022 :	5,561	(2828)	(17.29)	
2027 :	5,561	(3180)	(19.44)	

- 7.11.4 To accord with Circular 05/2005 paragraph B22, **spare capacity** in existing infrastructure provision shall not be credited to earlier developers.
- 7.11.5 To enable contributions to be sought fairly and reasonably related in scale and kind to proposed developments, from the point of adoption of the Council will apply a **standard charge** to each development to reflect the actual impacts of the development.
- 7.11.6 As the Assessment has identified the need to provide a new district wide multi-purpose competition sports hall and increase capacity across the whole of the district, contributions towards this provision will therefore be sought from all developments across South Somerset according to the proposed standards. Generally, sport hall developments will also be integrated with fitness suite, dance studio, floodlit multi-use games areas and additional vehicle parking.
- 7.11.7 **Table 43** sets out the methodology used to determine the standard charge for sport halls based upon costs at present day levels.

Table 43: Sport Hall Standard Charge Calculation Methodology

1	Total Cost of Sports Hall:	Cost
	Sports Hall 4 Badminton Court (Court Size: 17.4x9.4x9.1) - including reception, changing, circulation, etc	£1,935,500
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£290,325
	Building Sub-Total:	£2,225,825
	Land Acquisition Costs (site size - 6,200 sq m)	£665,357
	Site Abnormal Works (10%)	£222,583

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Professional Fees (15%)	£333,874
Project Development Costs (2%)	£44,517
VAT Threshold Provision (2%)	£44,517
Building Total Including Fee Provisions:	£3,536,673

Contingency (10%)	£353,667
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Total Sports Hall Cost:	£3,890,340
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Notes:

1. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Sports Hall	
	Total hall capacity (17.4m x 9.4m x 4 Courts)	654.24
	Cost per sq m of sports hall	£5,946

3	Cost Per Person:	
	Sq m hall demand per 1000 population (Based on proposed Quantity Standard)	46.88
	Square meter of sports hall required per person	0.04688
	Cost per person	£278.76

7.11.8 Costs have continued to increase steadily in recent years due to a combination of building workload, shortages of labour and increased input costs. However, at the time of preparing this assessment, the global economic downturn makes predicting land values and levels of construction cost more difficult. EC Harris economic survey data suggests a fall in construction prices following the 'credit crunch' of 2% for the period to 1st Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.

7.11.9 To address this volatility, the Council will update costs annually to enable new standard charges to be published at the beginning of each financial year, commencing from April 2010.

7.11.10 Through doing this the Council aims to provide developers with greater certainty and increase the speed of Section 106 negotiations.