

**South Somerset District Council**

*Notice of Meeting*



# Scrutiny Committee

*Making a difference where it counts*

**Tuesday 4<sup>th</sup> October 2011**

**10.00 am**

**(Please note change of venue)**

**Council Chamber**

**Council Offices**

**Brympton Way**

**Yeovil**

**Somerset BA20 2HT**

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The public and press are welcome to attend.

Disabled Access is available at this meeting venue.



If you would like any further information on the items to be discussed, please ring the Agenda Co-ordinator, **Jo Morris** on Yeovil (01935) 462462

email: [jo.morris@southsomerset.gov.uk](mailto:jo.morris@southsomerset.gov.uk), website: [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

This Agenda was issued on Monday 26<sup>th</sup> September 2011

*Ian Clarke, Assistant Director (Legal & Corporate Services)*



**2007-2008**  
*Neighbourhood and  
Community Champions:  
The Role of Elected Members*

**2006-2007**  
*Improving Rural Services  
Empowering Communities*

**2005-2006**  
*Getting Closer to Communities*

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INVESTOR IN PEOPLE

## Scrutiny Committee Membership

**Chairman** Sue Steele  
**Vice Chairman** David Bulmer  
Carol Goodall

Cathy Bakewell  
John Calvert  
Marcus Fysh  
Tim Inglefield

Pauline Lock  
Tony Lock  
Paul Maxwell  
Graham Oakes

Wes Read  
Colin Winder  
Martin Wale

## Information for the Public

### What is Scrutiny?

The Local Government Act 2000 requires all councils in England and Wales to introduce new political structures which provide a clear role for the Council, the Executive and non-executive councillors.

One of the key roles for non-executive councillors is to undertake an overview and scrutiny role for the council. In this Council the overview and scrutiny role involves reviewing and developing, scrutinising organisations external to the council and holding the executive to account

Scrutiny also has an important role to play in organisational performance management.

The Scrutiny Committee is made up of 14 non-executive members and meets monthly to consider items where executive decisions need to be reviewed before or after their implementation, and to commission reviews of policy or other public interest.

Members of the public are able to:

- attend meetings of the Scrutiny Committee except where, for example, personal or confidential matters are being discussed;
- speak at Scrutiny Committee meetings; and
- see agenda reports.

Meetings of the Scrutiny Committee are held monthly on the Tuesday prior to meetings of the District Executive at 10.00am in the Council Offices, Brympton Way, Yeovil.

Agendas and minutes of these meetings are published on the Council's website [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk).

The Council's Constitution is also on the website and available for inspection in council offices.

Further information can be obtained by contacting the agenda co-ordinator named on the front page.

## **South Somerset District Council – Corporate Aims**

**Our key aims are:** (all equal)

- To increase economic vitality and prosperity
- Enhance the environment, address and adapt to climate change
- To improve the housing, health and well-being of our citizens
- To ensure safe, sustainable and cohesive communities
- To deliver well managed cost effective services valued by our customers

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# Scrutiny Committee

Tuesday 4<sup>th</sup> October 2011

## Agenda

### *Preliminary Items*

1. **To approve as a correct record the minutes of the previous meeting held on 30<sup>th</sup> August 2011**
2. **Apologies for Absence**
3. **Declarations of Interest**

In accordance with the Council's Code of Conduct, which includes all the provisions of the statutory Model Code of Conduct, Members are asked to declare any personal interests (and whether or not such an interest is "prejudicial") in any matter on the agenda for this meeting. A personal interest is defined in paragraph 8 of the Code and a prejudicial interest is defined in paragraph 10.

4. **Public Question Time**
5. **Issues Arising from Previous Meetings**

This is an opportunity for Members to question the progress on issues arising from previous meetings. However, this does not allow for the re-opening of a debate on any item not forming part of this agenda.

6. **Chairman's Announcements**

### *Items for Discussion*

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Scrutiny Committee – 4<sup>th</sup> October 2011

## 1. Minutes

### South Somerset District Council

**Draft Minutes** of the **Scrutiny Committee** held on **Tuesday 30<sup>th</sup> August 2011** in the Main Committee Room, Council Offices, Brympton Way, Yeovil.

(10.00 a.m. – 12.25 p.m.)

#### Present:

**Members:** Councillor Sue Steele (Chairman)

Cathy Bakewell	Tim Inglefield	Graham Oakes
Dave Bulmer	Pauline Lock	Wes Read
John Calvert	Tony Lock	Martin Wale
Carol Goodall	Paul Maxwell	Colin Winder

#### Also Present:

Councillors Ric Pallister, Tim Carroll and Henry Hobhouse

#### Officers:

Mark Williams	Chief Executive
Rina Singh	Strategic Director (Place & Performance)
Helen Rutter	Assistant Director (Communities) and Area East Development Manager
Saveria Moss	LSP Co-ordinator
Sue Eaton	Performance Manager
Diane Layzell	Senior Land & Property Officer
Emily McGuinness	Scrutiny Manager
Jo Morris	Committee Administrator

## 33. Minutes (Agenda Item 1)

The minutes of the meeting held on 2<sup>nd</sup> August 2011 were approved as a correct record and signed by the Chairman.

## 34. Apologies for Absence (Agenda Item 2)

An apology for absence was received from Councillor Marcus Fysh.

## 35. Declarations of Interest (Agenda Item 3)

There were no declarations of interest.

### 36. Public Question Time (Agenda Item 4)

There were no members of the public at the meeting.

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### 37. Issues Arising from Previous Meetings (Agenda Item 5)

There were no issues raised from previous meetings.

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### 38. Chairman's Announcements (Agenda Item 6)

The Scrutiny Manager reminded members of the following Scrutiny Task and Finish Commissions:

- Social Housing Fraud - 15<sup>th</sup> September 2011 at 2.00pm in the Main Committee Room
  - Inescapable Bids - 22<sup>nd</sup> September 2011 at 2.00pm in Committee Room 3
- 

### 39. Local Strategic Partnership: South Somerset Together (SST) – Comprehensive Review (Agenda Item 7)

The Assistant Director (Communities) and Area East Development Manager gave a presentation outlining the main findings emerging from the comprehensive review of South Somerset Together, which was formally requested by the District Executive in April. The review has examined qualitative and quantitative information about both South Somerset Together and other Strategic Partnerships.

A copy of the presentation slides were circulated to members at the meeting and are attached to these minutes for information.

The Officers, in response to questions raised, made a number of comments including the following:-

- The questionnaire had been circulated to 28 members of the board with a response received from 18 members (13 board members, 5 substitutes for board members, 8 from the voluntary sector, 9 from public sector groups and 1 response from the private sector);
- With reference to substitutes, members were informed that the substitutes attending meetings were always the same people and who often attended sub group meetings. Commitment from partners was not considered to be an issue;
- Members were reminded that the report was being presented in advance of further work being undertaken. For the previous financial year, the core costs of the LSP was £52,000 with £48,000 coming from SSDC budgets;
- Reference was made to the need to have the right people on the Board who are able to influence and have command over resources of their organisation;
- The function of the LSP would be decided prior to any delivery model being worked up and agreed by the Board
- It was acknowledged that the SST website required updating and would be looked at through the Area Review in order to make it more streamlined.

Several members supported the way forward and felt that it made sense to have a more simplified structure and that the partners should take on more of a lead in order for Local

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Strategic Partnership to be more cost effective. It was also felt that Partners should bring resources equal to those provided by SSDC.

Members noted that the next step in the process was for the research to be presented to the SST Strategy Group followed by the Board for their comments. Further detailed work would need to be undertaken in relation to the reduction in costs and these would not be fully known until a new model is in place and that savings of £20,000 was the best estimation at the present time. A final report outlining the findings of the review would be presented to District Executive in October. The Strategic Director (Place & Performance) confirmed that the final report would address all the concerns raised by Scrutiny as listed above.

*(Helen Rutter, Assistant Director (Communities) and Area East Development Manager)  
(helen.rutter@southsomerset.gov.uk or 01935 435012)*

#### **40. Verbal Update on reports considered by District Executive on 4<sup>th</sup> August 2011 (Agenda Item 8)**

The Chairman updated members on the District Executive meeting held on 4<sup>th</sup> August 2011 in response to the comments raised by the Scrutiny Committee. Members noted the following:

##### **Affordable Housing Development Programme**

The District Executive endorsed the recommendations in the report.

##### **Amendments to the Private Sector Housing Strategy 2010-12 Loans Policy**

The interest rates are 4% as stated in the report.

##### **Photovoltaic Panels at Brympton Way**

The solar panels would be situated on the top roof of the building. The inverters were guaranteed for five years. The scheme would require planning permission.

##### **Capital Budget Monitoring**

The Executive had agreed that the allocation to Martock Parish Hall project be returned to capital reserves as suggested by the Scrutiny Committee.

##### **Exclusion of the Public**

In accordance with Section 100A(4) of the Local Government Act 1972 (as amended), the Committee resolved that the press and public be excluded from the meeting for the following item in view of the likely disclosure of exempt information as described in Paragraph 3 of Part 1 of Schedule 12A to the Act, i.e. "Information relating to the financial or business affairs of any particular person (including the authority holding that information).

##### **Burlingham's Barn**

The Portfolio Holder for Property and Climate Change updated members on the current situation in respect of Burlingham's Barn.

#### 41. Reports to be considered by District Executive on 1<sup>st</sup> September 2011 (Agenda Item 9)

Members considered the reports contained in the District Executive agenda for 1<sup>st</sup> September 2011.

##### **Quarterly Performance and Complaints Monitoring Report – 1<sup>st</sup> Quarter 2011/12**

The Performance Manager introduced the performance monitoring report covering the period to the end of the first quarter of 2011/12 (1<sup>st</sup> April – 30<sup>th</sup> June 2011). She commented on those areas highlighted under 'performance exceptions' where performance is below target levels. These were NI192 – Percentage of household waste sent for reuse, recycling and composting and LI004 – Number of incidents of antisocial behaviour reported to SSDC. Reference was also made to the number of complaints received.

One member sought clarification over the sum that can be charged back to the Somerset Waste Partnership for the removal of fly tipping, as in previous reports the figure had been unclear.

The Strategic Director (Place & Performance) commented that a more realistic target could be set once a new set of indicators were brought forward following the budget setting process and the Council's priorities being agreed.

One member questioned whether there was an increase in rubbish being put out after the normal collection day. It was noted that this would be recorded as a separate figure under 'missed bins' and was not included under the anti social behaviour figures.

One member commented that he was surprised that the increase in fly tipping had not caused complaints to increase. In response, the Strategic Director (Place & Performance) commented that the removal of fly tipping would be recorded as a request for service rather than a complaint. It would only become a complaint if it had not been removed.

In response to a member question, it was noted that the figure for anti social behaviour was an LAA target and had been agreed by the Police. The indicator was split into ten areas and anything that falls within the ten areas is recorded.

One member noted that the increased number of fly tips is being tackled via our street cleaning teams and questioned whether other organisations such as the Police could become more proactive in helping the situation. It was noted that the situation was monitored using the Colbert system and that action could only be taken if there were repeated offences in the same location.

One member requested information on where the hotspots are for fly tipping.

The Strategic Director (Place & Performance) agreed to forward members comments and questions to the Strategic Director (Operations & Customer Focus) who would be able to provide a fuller response.

##### **Update Report on the South Somerset District Council and East Devon District Council Partnership**

The Chief Executive introduced the report, which updated Members on recent discussions between the two new Leaders of South Somerset District Council (SSDC)



and East Devon District Council (EDDC) regarding the future alliance between the two Councils.

During consideration of the report, members raised the following issues:

- With reference to point no. 2 under background, members requested further information on what was meant by the term ... on a more evolutionary basis than a planned approach;
- Members questioned how the Council will make the savings that the East Devon Partnership was meant to achieve?
- Members requested to know how the budget setting at East Devon was progressing?
- One member felt that it was hard to justify the relationship developed between SSDC and EDDC and that SSDC could achieve the same outcomes if separate from EDDC;
- Members expressed concern that the report stated that there are no financial implications other than those already identified in the report.

The Chief Executive and the Leader of the Council, in response to questions raised, made a number of comments including the following:-

- When the Council left Pioneer Somerset, it was agreed that there would be no barrier to achieving savings and that the Council would not work exclusively with one authority and that opportunities would be explored with other partners as they arose;
- The Leader would report the outcomes of his meeting with the Leader of East Devon District Council to District Executive;
- Following their restructure, East Devon District Council has agreed that there would be no changes at Senior Management Levels 2 & 3 for two years;
- SSDC would continue with its lean programme and continue to seek savings from other partners;
- There was added value in having a joint Chief Executive who was able to look at opportunities across both Councils;
- When both Councils had fully progressed the lean / Systems Thinking agenda they will be in a position to see if any further savings can be achieved by joint working.

### **District Executive Forward Plan**

Members questioned when the Car Parking Strategy would be considered by District Executive and whether it will be affected by Civil Parking Enforcement. It was noted that Cllrs Tony Lock and Cathy Bakewell would be considering a report on Civil Parking Enforcement and On-Street Pay Parking as members of Somerset County Council's Scrutiny Committee. They were asked to take forward a question regarding the erection of parking meters in conservation areas.

With reference to the National Planning Policy Framework consultation, members were keen for a workshop to be held to improve member understanding of this important issue.

Members requested further information on the Employer's Pension Discretions Review report due to be considered by District Executive in November.

With reference to the report on the District Council's Network, members were informed that the cost of joining the Network was £150 per annum.

The Scrutiny Manager informed members that she was looking to establish a more co-ordinated link with Somerset County Council Scrutiny, through formal feedback and

comparing work programmes, particularly bearing in mind imminent introduction of Health and Well-being Boards. She said that any members were welcome to attend Somerset County Council Scrutiny Committee meetings.

### **Exclusion of the Public**

In accordance with Section 100A(4) of the Local Government Act 1972 (as amended), the Committee resolved that the press and public be excluded from the meeting for the following item in view of the likely disclosure of exempt information as described in Paragraph 3 of Part 1 of Schedule 12A to the Act, i.e. "Information relating to the financial or business affairs of any particular person (including the authority holding that information).

### **Commercial Property Disposals**

The Senior Land & Property Officer introduced the report that recommended the disposal of two commercial properties that no longer hold any strategic needs to SSDC to retain their freehold.

Members noted that the figures contained within the Asset Sale Appraisal Forms were incorrect and requested that they be updated for District Executive.

Members endorsed the recommendations in the report.

## **42. Scrutiny Work Programme (Agenda Item 10)**

Reference was made to the agenda report, which informed members of the Scrutiny Committee Work Programme. The Scrutiny Manager informed members that she would bring a report on the proposals for joint scrutiny arrangements for the Somerset Waste Board to the 4<sup>th</sup> October meeting.

Members requested an update report from Lesley Boucher, the Council's representative on the Board of Governors for Yeovil District Hospital NHS Foundation Trust on the Health and Well-being Partnership.

**RESOLVED:** That the Scrutiny Work Programme be noted as outlined in the agenda with the updates above.

*(Emily McGuinness, Scrutiny Manager)*  
*(emily.mcguinness@southsomerset.gov.uk or 01935 462566)*

## **43. Date of Next Meeting (Agenda Item 11)**

Members noted that the next meeting of the Scrutiny Committee would be held on Tuesday 4<sup>th</sup> October 2011 at 10.00 a.m. in the Main Committee Room, Brympton Way, Yeovil.

Members of the Committee are invited to attend at 9.30 a.m. to scope questions on the reports in the agenda.

.....  
 Chairman

## LSP Review – Findings

### Headline Summary

Scrutiny Committee  
30 August 2011

Helen Rutter  
Assistant Director Communities  
Lead Officer for the LSP

## 1. Analysis of Strategic Partnership Working

- 18 Partnerships across the country
- Wider discussion groups
- LGID recent literature

## 18 Partnerships Interviewed

### Districts

St Albans; North Dorset; Breckland; Dacorum;  
Hertsmere; Norwich; Wealden; Newcastle Under Lyme;  
West Norfolk; West Suffolk; Taunton Deane

### Counties

Kent; Buckinghamshire; Cumbria

### Unitaries

Wiltshire; Southampton; Blackburn with Darwen;  
Rotherham

## District LSPs – Headlines

### Structure, culture and leadership

- Simpler governance/pledges - mutual trust/benefit
- Undergone (planning) restructure: new, simple, high-level, strategic think tank and “deal making” group with broader assembly meeting typically twice yearly
- Strong leadership critical - various arrangements
- A flow of partners bringing issues to be solved

cont....

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## Headlines

### Costs

- Greatly reduced core costs – coordinating function by LA funded staff member absorbed by host authority
- Many have Second Homes income or (one off) PRG funds from County Council – used to lever in external funds and create capacity via short-term project staffing
- Greater ownership – Lead Agency responsible for resourcing, driving/reporting performance for priority work supported by Partnership staff and steering group (T&FG)

cont....

cont...

## Headlines

### Focus

- Drastic pruning of priority areas (from dozens in SCS to typically 3-6)
- Focus around “Total Place” type initiatives – delivering cheaper/better services (issue if County not engaged)
- Example: Substantial staff delivering commissioned work
- Broader Engagement, don’t duplicate established local arrangements – typically Council resourced

## 2. SST Self Analysis

### Statement of Intent

18 partners responded to questionnaire



## Self Analysis – Main Points

- Keep a multi-agency South Somerset Partnership
- More strategic focus - simplify, on key issues
- Catalyst for change and better collaboration
- Agree that SSDC should not be sole funder – all should contribute in cash or kind
- More commitment needed from key partners, but how to be equitable and sustainable?

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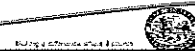
cont...

## Self Analysis – Main Points

- Much simpler structure wanted - clear roles, accountability and process for who joins which bit
- Avoid any duplication with other partnerships
- Favour "cabinet and assembly" model
- Like the flexibility of Task & Finish groups
- Want less and more relevant paperwork
- Seek to re-engage with SCC
- Improve links & understanding of role with communities/ parishes

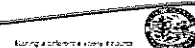
## 3. Efficiency Analysis

- Cheaper, more cost effective model by adopting a simpler, streamlined structure and avoiding overlap
- Less SSDC staff support needed eg reporting, fewer groups, less performance monitoring
- Partners to play bigger role ie: more shared work and accountability
- Potential saving to SSDC @ £20,000



## Next Steps

- Discuss with SST Strategy Group/ Board
- Discuss with SSDC Management Board
- Key choices for SST - keep and fund dedicated post and independent chairman or share leadership and mainstream support?
- Report to DX October 2011



Scrutiny Committee – 4<sup>th</sup> October 2011

## 7. Strategic Leisure Contributions

*Executive Portfolio Holder:* Sylvia Seal – Leisure and Culture  
*Assistant Director:* Steve Joel – Assistant Director – (Health and Well-Being)  
*Service Manager:* Lynda Pincombe, Community Health and Leisure Manager  
*Lead Officer:* Steve Joel – Assistant Director (Health and Well-Being)  
*Contact Details:* steve.joel@southsomerset.gov.uk or (01935) 462278

### Purpose of the Report

1. To provide members with an overview of the current approach employed by the authority to secure planning obligations to remedy local deficiencies in strategic sport and recreation facility provision and to highlight future changes.

### Action required

That members consider and discuss the information contained in this report and the associated appendices (sent out under separate cover).

### Background

2. Planning Policy Guidance 17: Planning for open space, sport and recreation (PPG17) empowers local planning authorities to seek planning obligations to remedy deficiencies in the quantity and quality of open space, sports and recreation provision.
3. Under this policy, local authorities are only justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs. In order to demonstrate this, it directs that it is essential that local authorities have undertaken **detailed assessments of needs** and **audits of existing facilities**, and **set appropriate local standards** in order to justify planning obligations.

### Assessment of Needs / Audits of Existing Facilities

4. To ensure effective planning for sport and recreation it is essential that the needs of local communities are known. Local authorities are required to undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities. Assessments are normally undertaken at district level.
5. In undertaking audits of existing sports and recreational facilities consideration must be made of the use made of existing facilities, access in terms of location and opportunities for new facilities, the quantitative and the qualitative elements of the facilities. Audits of quality can be particularly important as they may allow local authorities to identify potential for increased use through better design, management and maintenance.
6. Assessments and audits will allow local authorities to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in their areas. They form the starting point for establishing an effective

strategy for sport and recreation at the local level (tied into the local authority's Local Development Framework and Sport and Leisure Strategy), and for effective planning through the development of appropriate policies in plans.

### Setting Local Standards

7. Setting robust local standards based on assessments of need and audits of existing facilities forms the basis for redressing quantitative and qualitative deficiencies through the planning process. Standards are required to be set locally catering for local circumstances, such as differing demographic profiles and the extent of the existing built development area, and should be included within development plans.
8. Local standards should include:
  - 8.1. quantitative elements (how much new provision may be needed);
  - 8.2. a qualitative component (against which to measure the need for enhancement of existing facilities); and
  - 8.3. accessibility (including distance thresholds and consideration of the cost of using a facility).
9. Further supporting good practice guidance 'ODPM: Assessing needs and opportunities: A companion guide to PPG17' has been published providing more detail advice on how assessments, audits, standard setting and strategy formation may be done.

### Why is it important?

10. Open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented planning policies for open space, sport and recreation are therefore fundamental to delivering our broader Council objectives, including:
  - 10.1. **Health and well-being:** sport and recreation facilities have a vital role to play in promoting healthy living and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others.
  - 10.2. **Community cohesion:** well planned, maintained and good quality sports and recreational facilities play a major part in improving people's sense of well being in the place they live. As a focal point for community activities, they bring together members of communities and provide opportunities for people for social interaction.
  - 10.3. **Economic prosperity:** access to sport and recreational facilities often plays a part in people and business deciding where they wish to locate, increasing their attractiveness, and in turn supporting economic regeneration.
  - 10.4. **Sustainable development:** by ensuring that sports and recreational facilities are easily accessible by walking and cycling and that more heavily used or intensive sports and recreational facilities are planned for locations well served by public transport.

- 10.5. **Cost effective services:** good planning obligation policies for sport and recreation can enable authorities to significantly reduce the amount of capital required towards the additional burden of delivering sport and leisure facility infrastructure necessary to reasonable recreation needs of existing and future residents.

### South Somerset Assessments

11. The SSDC PPG17 assessment for strategic sport and recreation facilities was commenced in 2005. The aim of the study was to:

- 11.1. Identify any deficiencies or surpluses in provision and options for dealing with them now and in the future.
- 11.2. Assess the impact that future population growth will have on the sport and recreation infrastructure.
- 11.3. Set out a long-term plan and policy to secure the infrastructure required to deliver networks of sustainable and accessible, high quality sports and recreation provision for existing and future needs.
- 11.4. Provide evidence for the need to maintain and enhance existing and new provision.
- 11.5. Provide a clear strategy to guide future decisions about the provision and funding of recreation facilities.
- 11.6. Provide a robust and comprehensive evidence base to enable the Council to develop planning policies as part of the future Local Development Framework Documents, sufficient to withstand scrutiny at an Examination in Public.
- 11.7. Provide information to enable the Council to make decisions on the distribution of developer contributions.
- 11.8. Allow developers and landowners to predict as accurately as possible the likely contributions they will be asked to make through planning obligations for such provision.

12. The assessment was conducted in accordance with the ODPM good practice guidance which advocates a five steps approach:

- 12.1. Step 1 – Identifying Local Needs
- 12.2. Step 2 – Auditing Local Provision
- 12.3. Step 3 – Setting Local Standards
- 12.4. Step 4 – Applying Provision Standards
- 12.5. Step 5 – Policy Recommendations

13. This work has been underpinned by a comprehensive range of consultation to ascertain the views of the local community, key interest groups and wider stakeholders, including:
  - 13.1. Resident 'MORI' type survey to 2,500 households.
  - 13.2. Site facility manager telephone interviews.
  - 13.3. School facilities survey.
  - 13.4. Parish / town council survey.
  - 13.5. Neighbouring authority officer interviews.
  - 13.6. Four public consultation workshops.
  - 13.7. Draft strategy public and stakeholder consultation exercise.
14. Assessments have been prepared to cover the key strategic facilities identified by residents and those working in the district, including: swimming pools, sport halls, synthetic turf pitches (now known as artificial grass pitches), indoor tennis centres, and theatre and arts centres.
15. Finalised in December 2006, the assessments have been updated twice to reflect changes in the Regional Spatial Strategy housing requirements. A further update is planned once the housing requirements are determined through the Core Strategy.
16. A copy of the assessments for swimming pools, sport halls, synthetic turf pitches, and indoor tennis centres are attached in Appendices 1, 2, 3, 4. The assessment for theatre and arts centres is currently being updated and will be available at the end of October.

### **Securing Planning Obligations for Strategic Leisure Contributions**

17. The Council's current policy is to secure planning obligations from new housing applications comprising of 5 or more dwellings, subject to viability.
18. The process for considering whether planning obligations should be sought for strategic leisure provisions in relation to new housing consists of a six step process, involving:
  - 18.1. Calculating the population increase that will result from the development.
  - 18.2. Determining the amount of space that would be required to meet the additional demands.
  - 18.3. Assessing whether the existing infrastructure in the locality has the capacity to accommodate the additional needs.
  - 18.4. Determining the best approach to mitigate any impacts that cannot be accommodated either on-site or by the existing infrastructure.
  - 18.5. Preparing application specific planning obligation calculations for the required mitigations.



- 18.6. Preparing application specific maintenance sum calculations for a ten-year period.
19. The Leisure Planning Policy Officer within the Community Health and Leisure Service completes this process for each application. The key deliverables from the assessment of the application includes:
- 19.1. A statutory SSDC Community Health and Leisure Planning Obligation Response consultation response to Development Control, together with a Financial Summary.
- These documents are publically available alongside all other statutory consultation responses via the web based planning portal.
- 19.2. A full copy of the SSDC Community Health and Leisure Planning Obligation Response to the applicant, together with copies of the supporting PPG17 evidence, and planning obligation calculations.
20. These deliverables are generated using a standardised Planning Obligation Tool to ensure a consistent, fair and policy based approach is adopted for all applications. This is vital in order to enable the authority to accord with national planning obligation rules set out within the ODPM 05/2005 Planning Obligation Circular, modified recently through the introduction of the Community Infrastructure Levy Regulations.
21. An example of the Leisure Planning Obligation Response and Planning Obligation Summary/Calculation Tool is attached in appendix 5 and 6 respectively.
22. Should planning permission be granted, the response subject to any modification agreed prior to committee approval, directs the instruction to the SSDC legal team responsible for preparing the Section 106 agreement.

### **Determining Impact Mitigation**

23. To determine the best approach to mitigate additional impacts emerging from a proposed development, the Leisure Planning Officer will firstly refer to the PPG17 Assessment to determine whether the existing infrastructure in which the development is proposed has the capacity to accommodate the additional demand.
24. Where the infrastructure is unable to accommodate these demands the Officer will propose two mitigation proposals: 1) a primary mitigation proposal based upon the PPG 17 Assessment strategy for the specific locality, and 2) a secondary 'district-wide' based PPG17 Assessment strategy mitigation option in order to provide an alternative basis to mitigate the additional demands should the first mitigation proposal be undeliverable for any reason. This approach is intended to provide the authority with additional flexibility and minimise the likelihood of obligations needing to be returned to the applicant for not being spent within the relevant period.
25. In order to fulfil the obligations set out within the ODPM 05/2005 Planning Obligation Circular, the full details of the Council's proposed delivery strategy is then set out to the developer within the Leisure Planning Obligation Response.

## Future Changes

26. Two national planning policy additions will have significant impacts upon the current approach to securing strategic leisure planning obligations, namely the Infrastructure Delivery Plan (IDP) and Community Infrastructure Levy (CIL). Both are central to supporting the preparation, adoption and implementation of the Council's Core Strategy, and its proposals for growth.

### Infrastructure Delivery Plan

27. SSSC has commissioned Baker Associates and Roger Tym and Partners to prepare the South Somerset Infrastructure Delivery Plan (IDP). The purpose of the IDP is:

- 27.1. To inform the Core Strategy about where new infrastructure is planned and will be required to deliver growth.
- 27.2. To assist in coordinating the infrastructure plans of different stakeholders.
- 27.3. To assist in identifying funding requirements and obtaining and bidding for funding.
- 27.4. To provide a transparent basis for residents and developers to monitor infrastructure delivery.

28. The SSSC PPG17 assessments for strategic sport and recreation facilities have been used as part of the evidence base for the IDP. In future, the IDP document will therefore identify the strategic leisure infrastructure requirements to address existing deficiencies and support proposed growth. It will become the document to justify seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.

### Community Infrastructure Levy

29. The Community Infrastructure Levy is a new Levy that local authorities will charge on new developments in their area. The system will replace the existing Section 106 mechanisms, and the money raised can be used to support the funding of infrastructure identified within the IDP. The CIL Regulations came into force on the 6<sup>th</sup> April 2011. From April 2014, the authority will only be able to secure contributions towards strategic leisure provisions if it has implemented a CIL charging scheme, according to the regulations.

30. This system has the advantages in that the authority can apply a charging structure to all types of development, and it provides greater flexibility and freedom to prioritise what the money should be spent. Monies raised are not directly linked to specific projects or locations, a specific downside to the current system.

## Conclusions

31. This report intends to provide members with an overview of the current approach employed by the authority to secure planning obligations to remedy local deficiencies in strategic sport and recreation facility provision and to highlight future changes.

# SECTION 6 – SWIMMING POOLS

## 6.1 Identifying Local Needs

- 6.1.1 Nationally, 3.24 million adults (age 16 and over) have participated in swimming at least once a week. 186,000 adults are members of a club where they participate in swimming. Swimming is the one sport that 24.2% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often.<sup>1</sup>
- 6.1.2 A key message from the range of consultation<sup>2</sup> associated with this strategy, has been the need for **more** and **improved** local community swimming facilities throughout the district.
- 6.1.3 In areas west and north, the issues were around improving access to existing facilities, including increasing the time available for public swimming and the lack of access to all year round, indoor swimming in area north. There was also a need to improve the **quality** of the existing the facilities in these areas.
- 6.1.4 Many of the towns and villages in South Somerset have produced community or parish plans. A strong response in favour of a new swimming pool for Ilminster, a town in Area West with no swimming provision, was identified as part of their community plan. Consultation for the Langport Area Community Plan highlighted the need to cover the swimming pool at Huish Episcopi.
- 6.1.5 In area south, detailed consultation has also been carried out as part of the Yeovil Sports Zone project. The highest level of responses received in this consultation regarding the facility mix were in relation to swimming. In particular, the issues for Yeovil and Area South include the need for a larger competition pool and a leisure pool. The Sport England Facility Planning Model also identified the high level of aggregate unmet demand in Yeovil.
- 6.1.6 As well as showing the need for more and improved local swimming pools across the district, the South Somerset Sport and Recreation Needs Survey also highlighted the reasons why residents do not participate in recreational activities, including swimming. The main issues raised were: cost; lack of local facilities; timing of sessions; and disability and health reasons.
- 6.1.7 The population of the district is predicted to increase by 17.9% in the next 20 years and with this increase in population and potential increases in participation due to national initiatives such as the Sport England Game Plan and Free Swimming, there is a need to plan carefully for the future of swimming in South Somerset.

## 6.2 Audit of Local Provision

- 6.2.1 This section identifies the baseline of swimming pool provision. There are 14 swimming pools within South Somerset, provided via the public, private and education sectors. However the majority of these have very limited or no community access. There are also a few swimming pools in neighbouring authorities whose catchment areas serve parts of South Somerset.

<sup>1</sup> Sport England Active People Survey, 2007/8

<sup>2</sup> South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006  
South Somerset District Council Sport and Recreation Strategy Community Needs Survey – 2004  
Yeovil Sports Zone consultation – PMP, 2007  
Ilminster Community Plan – 2005  
Langport Area Community Plan consultation - 2008

Local Swimming Pool Network

6.2.2 In conducting the audit of swimming pool provision, the Authority has used the supply parameters applied within the Sport England Swimming Facility Planning Model. These are:

- All pools provide indoor swimming.
- Pools must have a minimum of 49 hours per week secured community use.
- Pools are a minimum of either 100 sq m, or 17 m in length.
- Learner/teaching pools on the same sites meeting the criteria above criteria are included.
- Open air and leisure pools are excluded.

6.2.3 The application of these parameters reduces the number of pools down from 14 to 4. The location of these pools is set out below in **Map 1**. **Table 1** lists the audit information for the 4 pools which meet the supply parameters, and therefore represent the true supply picture for South Somerset:

Map 1: Existing Community Pool Sites

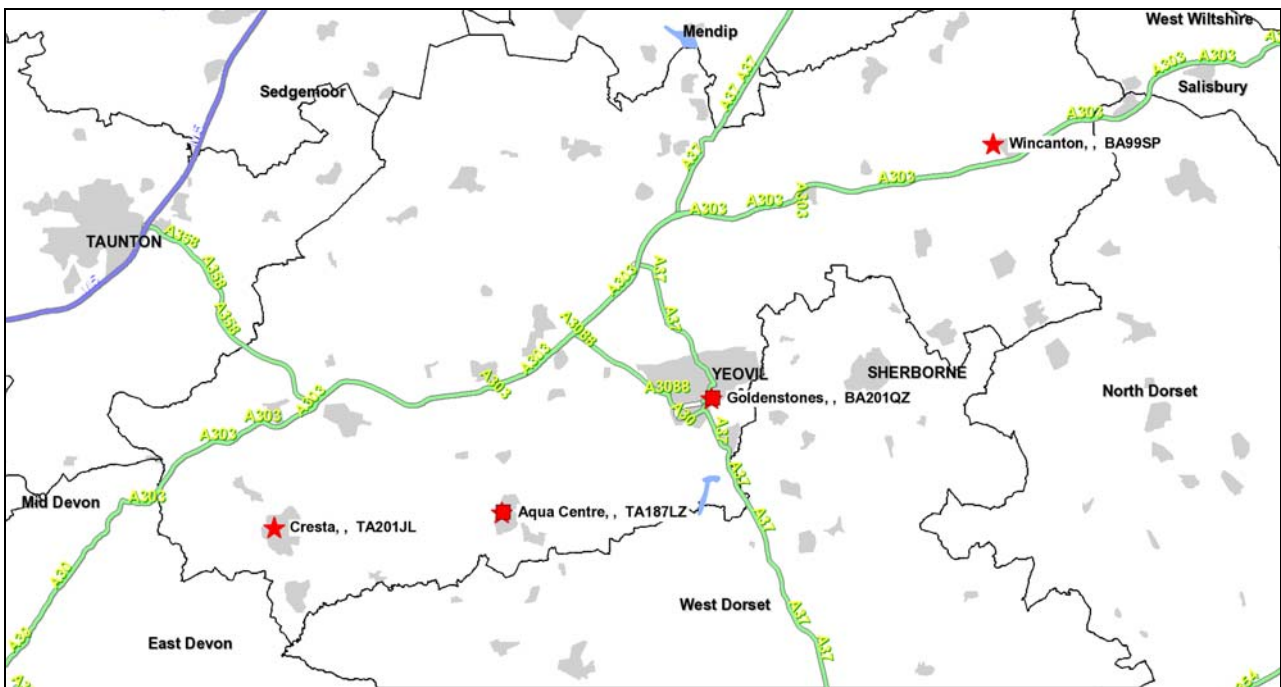


Table 1: Community Pool Audit Summary

Site	SSDC Area	Type <sup>3</sup>	Management	Pool Size Sq m	
				Main	Learner

<sup>3</sup>l = indoor  
 O = outdoor  
 D = development pool (25m and less than 8 lanes)  
 T = teaching pool (dedicated area of shallow water for teaching purposes)  
 L = leisure swimming pool

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

Aqua Centre	West	IDT	Trust	225	45
Cresta	West	ID	SCC	225	0
Goldenstones	South	IDT	SSDC	300	90
Wincanton	East	ID	Trust	200	0
<b>Totals</b>				<b>950</b>	<b>135</b>
<b>Total</b>				<b>1085</b>	

6.2.4 **Table 1** also details that the pool water provision for South Somerset amounts to **1085 sq m** in 2007.

6.2.5 Audit summary for the other 10 pools within South Somerset and the reason they have been excluded from the audit and subsequent assessment, is summarised in **Table 2**.

**Table 2: Excluded Swimming Pool Audit Summary**

Site	SSDC Area	Type	Management	Size Sq m	Reason for exclusion
Bruton School for Girls	East	ID	Private school		No secured community use
Nuffield Health, Fitness and Well Being Centre, Yeovil	South	ID	Private	160	No pay and play <sup>4</sup> provision
Cricket St Thomas Hotel	West	ID	Private	110.5	No secured community use
Greenfyld First School, Ilminster	West	IT	SCC		Too small
Hazelgrove Prep School	East	ID	Private school		No secured community use
Holbrook House Hotel	East	IL	Private	60	Too small
Huish Episcopi	North	OD	SCC	212.5	Outdoor
Countess Gytha Primary School, Queen Camel	East	OT	SCC/PTA		Outdoor /teaching pool
Sexey's School	East	ID	Private school	200	No secured community use
Tintinhull Recreation Ground	North	OT	Voluntary		Outdoor/teaching pool
Yeovilton	East	ID	MoD	200	No secured community use

6.2.6 Pools with secured community access with in neighbouring authorities: Strode Swimming Pool – Street (Mendip), Oxley Sports Centre - Sherborne Girls School, (West Dorset).

### Operation of Local Swimming Pool Network

<sup>4</sup> Pay and play – members of the public can turn up, pay and swim at advertised times, without being a member the facility, or a club

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

6.2.7 The levels of use at each of the local swimming pools has been observed at the traditional school swimming, learn to swim, public swimming, and club swimming programme peaks. From these observations it is clear that at these peak periods, Goldenstones, Crewkerne Aqua Centre and Wincanton Swimming Pools are operating to capacity. Each of these pools have reported programming difficulties and the inability to provide sufficient water time to meet the demand for school swimming, swimming lessons, public swimming, and club swimming programme expansion.

### 6.3 Setting Provision Standards

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

6.3.1.1 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 30,000 people).

6.3.1.2 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.

6.3.1.3 An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

### Setting a Quantity Standard

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

6.3.2.1 Comparing the quantity of swimming pool provision in the District with the current population.

6.3.2.2 Comparing the quantity of swimming pool provision in the District with the population within their effective catchments.

6.3.2.3 Utilising the demand profiles for swimming 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 population<sup>5</sup> (classified by age and gender).

6.3.3 **Table 3** shows the results emerging from each methodology.

### Table 3: Quantity Standard Comparisons



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### South Somerset PPG 17 Assessment – Section 6

		Equivalent Standards		
Methodology		Size (sq m)	Sq m per 1,000	Sq m per person
1	Current Supply to Current Population	1085	6.85	0.0068
2	Current Supply to their Catchment Population	1085	10.35	0.010345
3	SE FPM Demand Parameters	-	9.97	0.009975

- 6.3.4 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 swimming pools. This has been reasonably and prudently set at 5%.
- 6.3.5 Based on the outcomes of this analysis and the outcomes from the local needs assessment identifying the need for more and improved swimming provision, it is recommended that the basis for the standard is the current supply to their catchment populations – 10.35 sq m per 1,000. When the 5% demand increase is applied to this figure, it gives a standard of 10.86 sq m per 1,000.

#### Proposed quantity standard:

10.86 sq m of indoor swimming pool space per 1,000 population

### Setting a Quality Standard

- 6.3.6 The Council is proposing to adopt the following quality standard for all its indoor sports facilities.
- 6.3.7 The quality standard should reflect 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.

<p><b>Proposed quality standard:</b></p>	<p>Indoor swimming pools should comply with the appropriate Sport England technical guidance.</p> <p>Swimming pool 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"> <li>• Well decorated and maintained, with no signs of neglect.</li> <li>• Well equipped as appropriate.</li> <li>• Effective storage space.</li> <li>• Meeting health and safety standards.</li> <li>• Welcoming reception area.</li> <li>• Reasonable number of changing accommodation for available facilities, as appropriate.</li> <li>• Well lit for sport and recreation activities, as appropriate.</li> <li>• Integrated family changing village with separate shower areas.</li> </ul>
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### Setting a Catchment and Accessibility Standard

6.3.8 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 swimming pools given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

6.3.9 The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use indoor sport and recreation facilities. **Table 4** shows that only 2.3% of respondents were prepared to travel more than 10 miles to indoor recreation facilities.

**Table 4: 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

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



<b>Proposed catchment and accessibility standard:</b>	All South Somerset residents should live within a 15 minute drive time of an indoor swimming pool.  Pools should have good access, DDA compliance and ‘adequate daytime community use’ <sup>6</sup>
---	---

### Setting a Minimum Acceptable Size Standard

6.3.11 There are a variety of potential swimming pool options and configurations available to address shortfalls in swimming provision. Based on the authority’s knowledge and experience of pool capacities, design requirements, capital costs, programming options, and operating costs, it is recommended that the following minimum acceptable size standard be adopted.

<b>Minimum acceptable size:</b>	25 metre swimming pool with 5 lanes and adequate accommodation for competitors and spectators to stage local galas and events (based on Sport England guidance).  Teaching/learner swimming pool, providing a dedicated area of shallow water for ‘teaching purposes’.
---------------------------------	--

## 6.4 Applying Provision Standards

6.4.1 This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

### Types of deficiency

6.4.2 Deficiencies in facility provision can be defined in a number of different ways:

6.4.2.1 **Spatial deficiencies:** These can occur even if quantitative and qualitative standards are both met, but the geographical distribution of facilities is not equitable.

6.4.2.2 **Quantitative deficiencies:** These occur where there is an absolute shortfall in the number of facilities to serve the identified catchment population.

6.4.2.3 **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.

6.4.2.4 **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.

<sup>6</sup> 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”

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

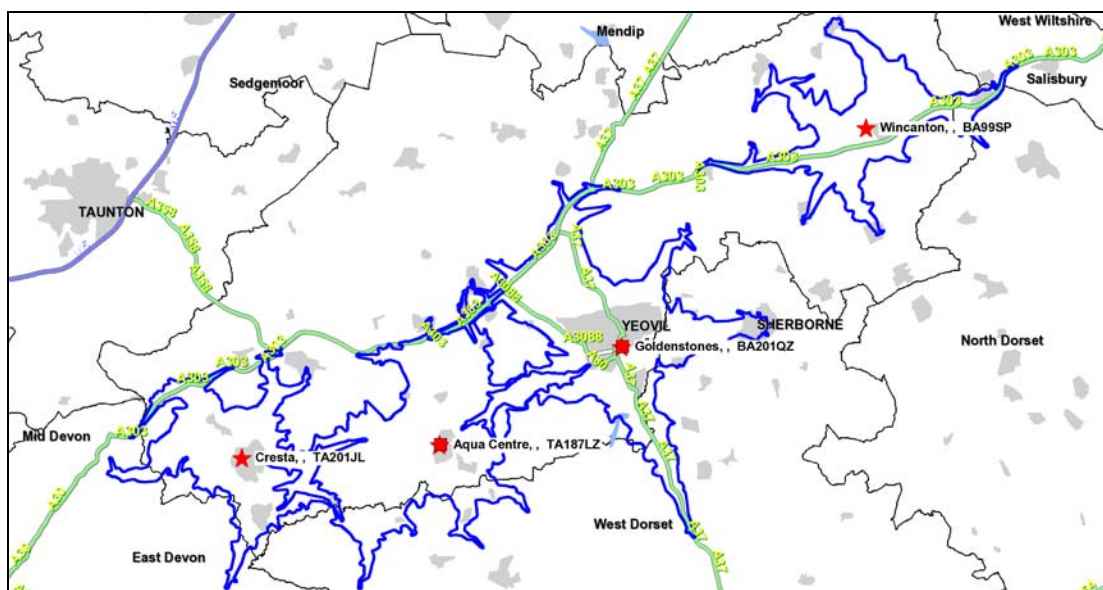
6.4.3 Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

### Applying the Catchment Standard

6.4.4 The adequacy of the spatial distribution of facilities can be ascertained by mapping each of the pools and their effective catchment areas.

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

**Map 2: South Somerset Swimming Pool Sites with 15 Minute Drive Time Catchments**



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.6 From this mapping analysis, it becomes evident that residents living in and around the following areas live beyond the 15-minute travel time:

- The majority of Area North residents.
- A proportion of residents in Area West living around Ilminster.
- A proportion of Area East residents living around Bab Cary, Castle Cary, Ansford, Milborne Port, Templecombe and Henstridge.

6.4.7 The number of residents impacted by these spatial deficiencies is detailed in Table 5.

**Table 5: Numbers of residents outside the 15-minute travel time catchment**

Spatial Deficiency	Population Size				
	2007	2012	2017	2022	2027
Area North	23,083	23,863	24,667	25,456	26,271
Area West	6,133	6,323	6,519	6,745	6,971
Area East –	7,385	7,634	7,901	8,140	8,418

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

North A303					
Area East – South A303	3,648	3,772	3,994	4,073	4,189

6.4.8 In reality when a resident is confronted by these deficiencies, a proportion will look for alternative swimming provision to avoid being unable to swim and some will decide to drop out. As a result the day to day effect of these special deficiencies are to place additional demands upon the existing supply of swimming pools 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 redistribution levels to alternative pools.

6.4.9 In order to do this, a series of assumptions have been made about the alternative pools residents will travel to. These are detailed in **Table 6**.

**Table 6 – Visit Redistribution**

Area North	Area West	Area East - North	Area East - South
50% - Strode	80% - Aqua Centre	80% - Wincanton	30% - Wincanton
20% - Goldenstones	20% - Cresta	20% - Strode	30% - Oxley
30% - Aqua Centre			40% - Goldenstones

6.4.10 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 and may also choose a South Somerset pool as their alternative provision. Therefore the subsequent quantity assessments should be viewed as the best case scenario.

6.4.11 The impact of this taken into account in the next section which assesses the adequacy of the quantity of provision of swimming pools.

### Applying the Quantity Standard

6.4.12 The adequacy of the quantity of provision of swimming pools in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

6.4.13 The analysis of the quantity of swimming 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

6.4.14 Map 2 above identified the location and 15 minute drive time catchments of the current network of swimming pools which are available for community use within South Somerset.

6.4.15 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. This is detailed in **Table 7**.

**Table 7: Population Projections**

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

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

6.4.16 Applying the proposed quantity standard of 10.86 sq per 1, 000 to the current and future increases in population, **table 8** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **1, 721 m<sup>2</sup>** in 2007, and would grow to **2, 028 m<sup>2</sup>** in 2027.

**Table 8: Current and Future Pool Water Demand**

	Standard m <sup>2</sup>
Water area required to meet potential demand/m <sup>2</sup> , in 2007 :	1721
The corresponding demand in 2012 will be :	1794
The corresponding demand in 2017 will be :	1869
The corresponding demand in 2022 will be :	1947
The corresponding demand in 2027 will be :	2028

6.4.17 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**1085 m<sup>2</sup>**), **Table 9** indicates that at the District level there is a current shortfall equivalent to **636 m<sup>2</sup>** of swimming pool provision and this deficiency will grow to **943 m<sup>2</sup>** by 2027. It is also important to recognise that the District has no leisure pool provision.

**Table 9: District Swimming Pool Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
2007 :	1085	(636)
2012 :	1085	(709)
2017 :	1085	(784)
2022 :	1085	(862)
2027 :	1085	(943)

6.4.18 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:

6.4.18.1 **Neighbouring Provision:** The effect of neighbouring authority swimming pools provision.

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

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

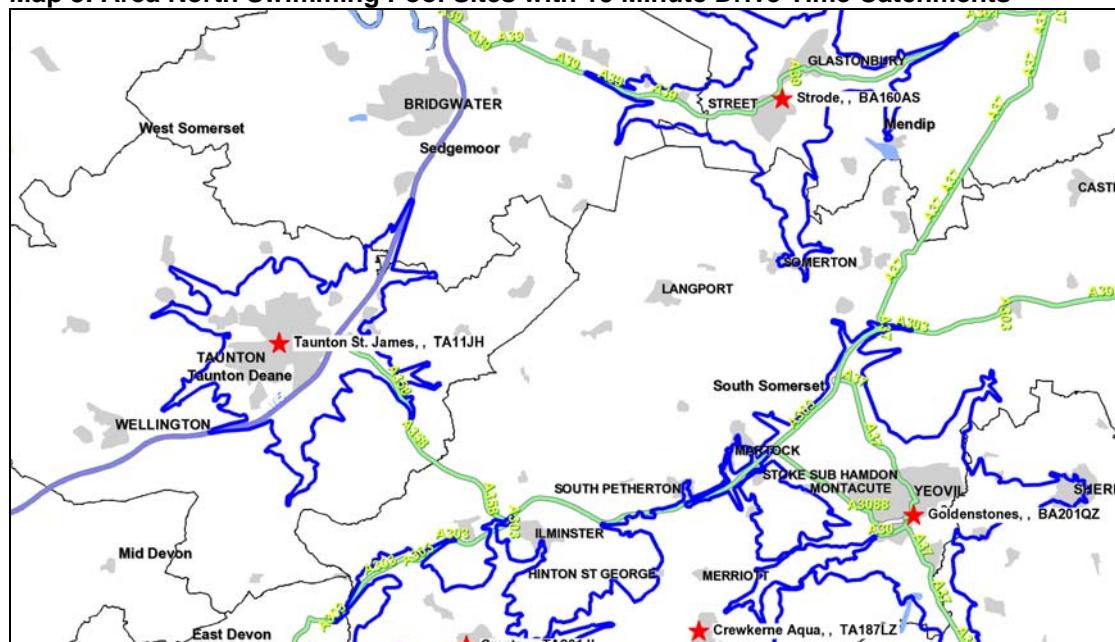
6.4.18.3 **Excessive Travel Time:** The number of people living beyond the 15 minute travel time catchment.

#### SSDC Area North

6.4.19 Map 3 shows the location and 15 minutes drive time catchments for the swimming pool sites supplying residents in SSDC Area North.

6.4.20 The mapping analysis shows a clear spatial deficiency in indoor swimming provision to the majority of Area North residents. Only those living in parts of Somerton, Stoke-sub-Hamdon and Martock are within the 15 minute catchment.

**Map 3: Area North Swimming Pool Sites with 15 Minute Drive Time Catchments**



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.21 **Table 10** shows the amount of pool water supply that would be required to meet the current and future levels of unmet demand for swimming provision. These figures are calculated by applying the proposed quantity standard of 10.86 sq per 1, 000 to the population figures showing the unmet demand for swimming in Area North (shown in **table 5** on page 9).

**Table 10: Area North - Current and Future Pool Water Demand**

	Standard m <sup>2</sup>
Water area required to meet potential demand/m <sup>2</sup> , in 2007 :	251
The corresponding demand in 2012 will be :	259
The corresponding demand in 2017 will be :	268
The corresponding demand in 2022 will be :	276
The corresponding demand in 2027 will be :	285

6.4.22 Comparing this demand for community swimming with the analysis of existing community swimming pool provision, **Table 11** indicates that, as there is currently no indoor swimming provision in Area North, there is a current shortfall equivalent to **251 m<sup>2</sup>** of swimming pool provision and this deficiency



## Appendix 1

will grow to 285 m<sup>2</sup> by 2027.

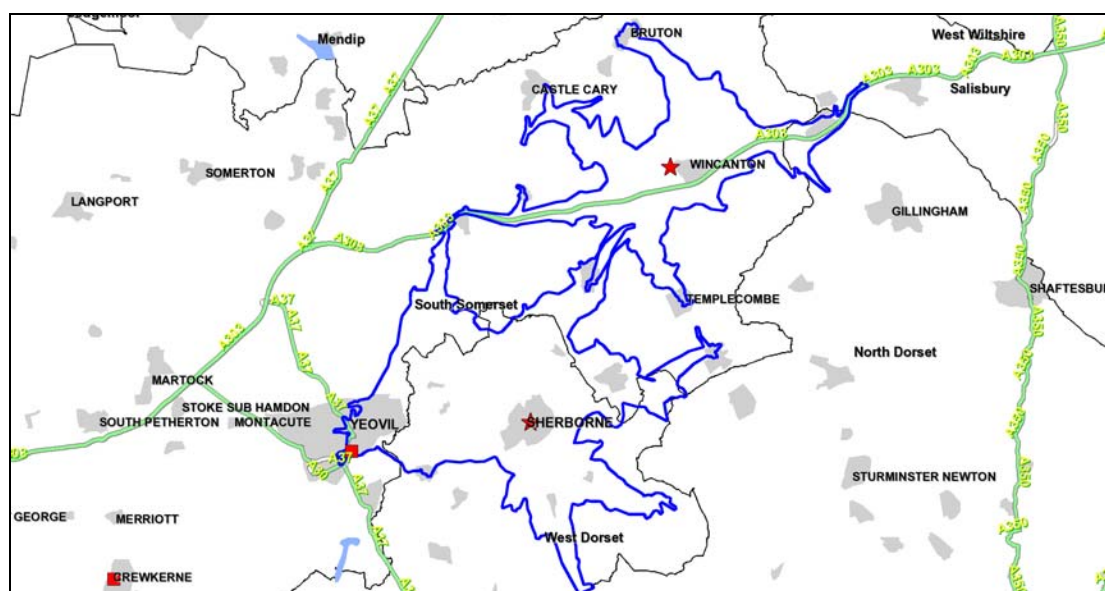
Table 11: Area North – Swimming Pool Shortfall

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
2007 :	0	(251)
2012 :	0	(259)
2017 :	0	(268)
2022 :	0	(276)
2027 :	0	(285)

### SSDC Area East

6.4.23 **Map 4** shows the location and 15 minutes drive time catchments for the two swimming pool sites supplying residents in SSDC Area East.

Map 4: Area East Swimming Pool Sites with 15-Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.24 After consideration of the small catchment overlap between the two sites, the effective catchment population for Wincanton Community Swimming Pool has been calculated using ONS data to be **10,994**. It is estimated using ONS and Experian projections that the population in this area will increase to **11,396** by 2012, **11,806** over the next ten years by 2017, **12,199** over the next fifteen years to 2022, and to **12,642** over the next twenty years to 2027.

6.4.25 Applying the proposed quantity standard of 10.86 sq m per 1,000 to these current and future increases in population, **table 12** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **119 m<sup>2</sup>** in 2007, and would grow to **137m<sup>2</sup>** in 2027.

Table 12: Area East - Current and Future Pool Water Demand

## Appendix 1

### South Somerset PPG 17 Assessment – Section 6

	Standard m <sup>2</sup>
Water area required to meet potential demand/m <sup>2</sup> , in <b>2007</b> :	119
The corresponding demand in <b>2012</b> will be :	124
The corresponding demand in <b>2017</b> will be :	128
The corresponding demand in <b>2022</b> will be :	132
The corresponding demand in <b>2027</b> will be :	137

6.4.26 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**200 m<sup>2</sup>**), **Table 13** indicates that the pool is operating within capacity showing an over supply equivalent to **81 m<sup>2</sup>** in 2007, and this will reduce to **63 m<sup>2</sup>** by 2027.

**Table 13: Area East – Swimming Pool Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
<b>2007</b> :	200	81
<b>2012</b> :	200	76
<b>2017</b> :	200	72
<b>2022</b> :	200	68
<b>2027</b> :	200	63

6.4.27 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

**Table 14: Area East Visit Uplift Catchment Population**

	2007	2012	2017	2022	2027
Area East – North A303 (80%)	5,908	6,107	6,321	6,512	6,734
Area East – South A303 (30%)	1,094	1,132	1,183	1,222	1,257
15 min Catchment (100%)	10,994	11,396	11,806	12,199	12,642
<b>Totals:</b>	<b>17,996</b>	<b>18,635</b>	<b>19,310</b>	<b>19,933</b>	<b>20,633</b>

6.4.28 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

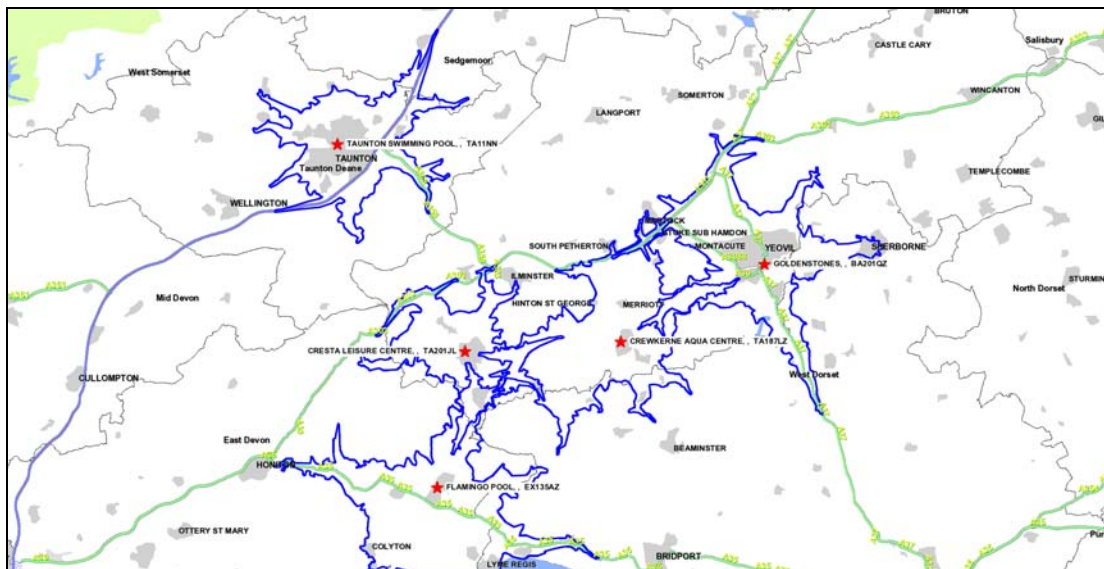
**Table 15: Area East - Current and Future Pool Water Demand**

	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
Water area required in <b>2007</b> :	195	200	5
The corresponding demand in <b>2012</b> will be :	202	200	(2)
The corresponding demand in <b>2017</b> will be :	210	200	(10)
The corresponding demand in <b>2022</b> will be :	216	200	(16)
The corresponding demand in <b>2027</b> will be :	224	200	(24)

SSDC Area West

6.4.29 Map 5 shows the location and 15minutes drive time catchments for the swimming pool sites supplying residents in SSDC Area West.

Map 5: Area West Swimming Pool Sites with 15 Minute Drive Time Catchments



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6.4.30 By 2012 this population is expected to change by **3.09%** over five years. In the five years to 2017 the population is estimated to change by a further **3.11%** change. By 2022 the population is expected to change by a further **3.46%**, rising by **3.36%** through to 2027.

6.4.31 After consideration of the catchment overlaps between the four sites, the mapping analysis indicates that the number of people living within the effective catchment populations for the two sites within the district are: Crewkerne Aqua Centre - **19,249** and for Cresta - **18,916**.

Crewkerne Aqua Centre

6.4.32 It is estimated that the effective Aqua Centre catchment population will increase to **19,813** by 2012, **20,421** over the next ten years by 2017, **21,079** over the next fifteen years to 2022, and to **21,795** over the next twenty years to 2027.

6.4.33 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population, **table 16** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **209 m<sup>2</sup>** in 2007, and would grow to **237 m<sup>2</sup>** in 2027.

Table 16: Crewkerne Aqua Centre– Swimming Demand

	Standard m <sup>2</sup>
Water area required to meet potential demand/m <sup>2</sup> , in <b>2007</b> :	209
The corresponding demand in <b>2012</b> will be :	215
The corresponding demand in <b>2017</b> will be :	222
The corresponding demand in <b>2022</b> will be :	229



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The corresponding demand in **2027** will be : 237

6.4.34 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**270 m<sup>2</sup>**), **Table 17** indicates that the pool is operating within capacity showing an over supply equivalent to **61 m<sup>2</sup>** in 2007, and this will reduce to **33 m<sup>2</sup>** by 2027.

**Table 17: Crewkerne Aqua Centre – Swimming Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
<b>2007 :</b>	270	61
<b>2012 :</b>	270	55
<b>2017 :</b>	270	48
<b>2022 :</b>	270	41
<b>2027 :</b>	270	33

6.4.35 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

**Table 18 – Crewkerne Aqua Centre - Uplifted Effective Catchment Population**

	2007	2012	2017	2022	2027
Area West – Ilminster (80%)	4,906	5,058	5,215	5,396	5,577
Area North – (20%)	4,617	4,773	4,933	5,091	5,254
15 min Catchment (100%)	19,249	19,813	20,421	21,079	21,795
<b>Totals:</b>	<b>28,772</b>	<b>29,644</b>	<b>30,570</b>	<b>31,566</b>	<b>32,626</b>

6.4.36 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

**Table 19: Crewkerne Aqua Centre - Current and Future Uplift Shortfall**

	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
Water area required in <b>2007</b> :	312	270	(42)
The corresponding demand in <b>2012</b> will be :	322	270	(52)
The corresponding demand in <b>2017</b> will be :	332	270	(62)
The corresponding demand in <b>2022</b> will be :	343	270	(73)
The corresponding demand in <b>2027</b> will be :	354	270	(84)

### Cresta Pool

6.4.37 It is estimated that the effective Cresta catchment population will increase from **18,916** to **19,536** by 2012, **20,179** over the next ten years by 2017, **20,958** over the next fifteen years to 2022, and to **21,714** over the next twenty years by 2027.

6.4.38 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population, **table 20** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **205 m<sup>2</sup>** in 2007, and would grow to **236 m<sup>2</sup>** in

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2027.

**Table 20: Cresta – Swimming Demand**

	Standard m <sup>2</sup>
Water area required to meet potential demand/m <sup>2</sup> , in <b>2007</b> :	205
The corresponding demand in <b>2012</b> will be :	212
The corresponding demand in <b>2017</b> will be :	219
The corresponding demand in <b>2022</b> will be :	228
The corresponding demand in <b>2027</b> will be :	236

6.4.39 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**225 m<sup>2</sup>**), **Table 21** indicates that the pool is operating within capacity showing an over supply equivalent to **20 m<sup>2</sup>** in 2007, and this will reduce to a shortfall of **11 m<sup>2</sup>** by 2027.

**Table 21: Cresta – Swimming Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
<b>2007</b> :	225	20
<b>2012</b> :	225	13
<b>2017</b> :	225	6
<b>2022</b> :	225	(3)
<b>2027</b> :	225	(11)

6.4.40 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

**Table 22: Cresta - Uplifted Effective Catchment Population**

	2007	2012	2017	2022	2027
Area West – Ilminster (20%)	1,227	1,265	1,304	1,349	1,394
15 min Catchment (100%)	18,916	19,536	20,179	20,958	21,714
<b>Totals:</b>	<b>20,143</b>	<b>20,801</b>	<b>21,483</b>	<b>22,307</b>	<b>23,108</b>

6.4.41 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

**Table 23: Cresta - Current and Future Uplift Shortfall**

	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
Water area required in <b>2007</b> :	219	225	6
The corresponding demand in <b>2012</b> will be :	226	225	(1)
The corresponding demand in <b>2017</b> will be :	233	225	(8)
The corresponding demand in <b>2022</b> will be :	242	225	(17)

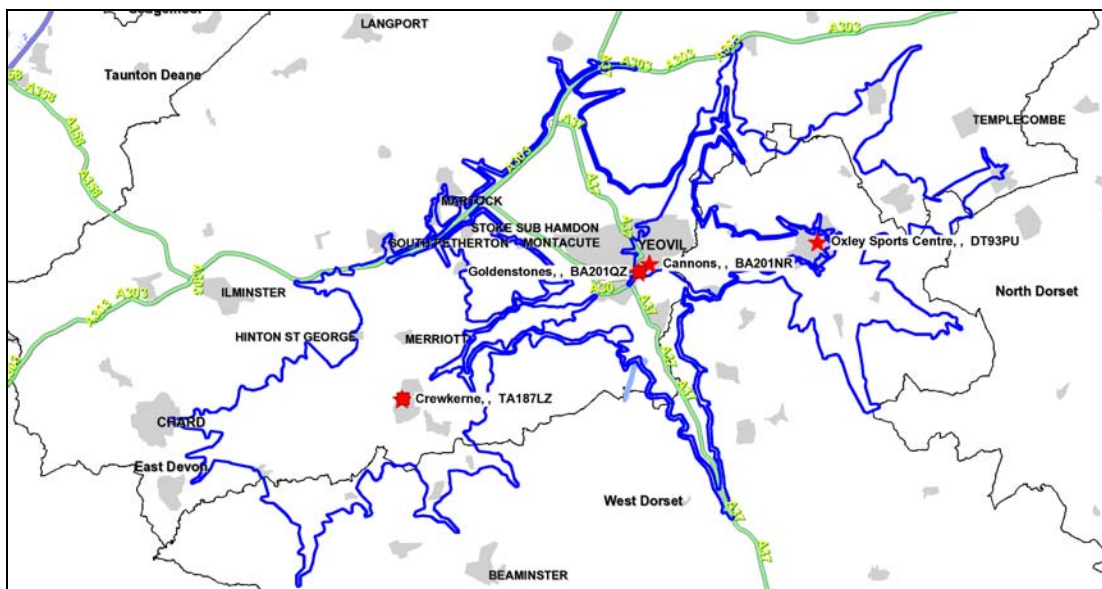
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The corresponding demand in **2027** will be : 251 225 (26)

## SSDC Area South

6.4.42 **Map 6** shows the location and 15minutes drive time catchments for the swimming pool sites supplying residents in SSDC Area South.

**Map 6: Area South Swimming Pool Sites with 15 Minute Drive Time Catchments**



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6.4.43 After consideration of the catchment overlaps between the four sites, the effective catchment population for Goldenstones Swimming Pool is **55,154**. It is estimated using projections that the population in this catchment area will grow to **60,669** over the next five years to 2012, **64,049** over the next ten years to 2017, **71,735** over the next fifteen years to 2022, and to **77,563** over the next twenty years.

6.4.44 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population, **table 24** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **599 m<sup>2</sup>** in 2007, and would grow to **842 m<sup>2</sup>** in 2027.

**Table 24: Area South – Swimming Demand**

	Standard m <sup>2</sup>
Water area required to meet potential demand/m <sup>2</sup> , in <b>2007</b> :	599
The corresponding demand in <b>2012</b> will be :	659
The corresponding demand in <b>2017</b> will be :	696
The corresponding demand in <b>2022</b> will be :	779
The corresponding demand in <b>2027</b> will be :	842

6.4.45 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**390 m<sup>2</sup>**), **Table 25** indicates that there is a shortfall in swimming pool provision

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equivalent to 209 m<sup>2</sup> in 2007, and this shortfall will increase to 452 m<sup>2</sup> by 2027.

**Table 25: Area South – Swimming Provision Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
2007 :	390	(209)
2012 :	390	(269)
2017 :	390	(306)
2022 :	390	(389)
2027 :	390	(452)

6.4.46 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

**Table 26: Area South - Uplifted Effective Catchment Population**

	2007	2012	2017	2022	2027
Area North – (20%)	1,227	1,265	1,304	1,349	1,394
Area East – (40%)	1,459	1,509	1,578	1,629	1,676
15 min Catchment (100%)	55,154	60,669	64,049	71,735	77,563
<b>Totals:</b>	<b>57,840</b>	<b>63,442</b>	<b>66,930</b>	<b>74,713</b>	<b>80,633</b>

6.4.47 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

**Table 27: Area South - Current and Future Uplift Shortfall**

	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>
Water area required in <b>2007</b> :	628	390	(238)
The corresponding demand in <b>2012</b> will be :	689	390	(299)
The corresponding demand in <b>2017</b> will be :	727	390	(337)
The corresponding demand in <b>2022</b> will be :	811	390	(421)
The corresponding demand in <b>2027</b> will be :	876	390	(486)

## 6.5 Applying the Quality Standard

6.5.1 This section contains an analysis of the quality of swimming pool facilities, based on site visits to each identified community pool. 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 28: Categorisation scores**

Categorisation	Score
High Quality	5
Good	4
Average	3

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Below Average	2
Poor Quality	1

6.5.2 The summary of the qualitative assessment results are summarised below in **Table 29**.

**Table 29: Qualitative assessment**

Site	Condition	Reception	Changing	Lighting	Storage	Equipment	Mean
Crewkerne	5	5	5	5	4	5	<b>4.83</b>
Cresta	2	2	2	3	3	3	<b>2.50</b>
Goldenstones	4	5	4	5	2	5	<b>4.17</b>
Wincanton	5	5	4	5	5	5	<b>4.83</b>
<b>Mean</b>	<b>4</b>	<b>4.25</b>	<b>3.75</b>	<b>4.5</b>	<b>3.5</b>	<b>4.5</b>	<b>4.08</b>

6.5.3 Based on the above analysis, the only current qualitative shortfall exists at the Cresta in Chard. The result is primarily driven by the age of the pool and the fact it is coming close to the end of its useful life. Sub-standard facilities reduces their attractiveness which leads to a consequential loss of usage capacity of a facility, which in turn places greater demands upon other facilities.

## 6.6 Applying the Accessibility Standard

6.6.1 The accessibility standard is applied using detailed maps showing the proposed 15 minute drive time catchment areas. This identifies the shortfalls across the district. Accessibility also measures the physical access to the facility, compliance with the DDA and the hours available for community use.

6.6.2 The scores allocated are based upon the following categorisations:

**Table 30: Categorisation scores**

Categorisation	Score
Very Good	5
Good	4
Average	3
Below Average	2
Poor	1

**Table 31: Accessibility assessment**

Site	Parking	Public Transport	DDA	Paths	Signage	Daytime Use	Mean
Crewkerne	5	4	5	5	4	5	<b>4.67</b>
Cresta	3	3	3	3	4	5	<b>3.50</b>
Goldenstones	5	4	5	5	4	5	<b>4.67</b>
Wincanton	4	4	5	5	4	5	<b>4.50</b>

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Mean	4.25	3.75	4.5	4.5	4	5.00	4.08
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## 6.7 Summary of Deficiencies

6.7.1 Table 32 below summarises the deficiencies that have been identified through the application of the proposed standards.

**Table 32: Identified South Somerset Swimming Pool Deficiencies**

Standard	Issue No.	Deficiency
Catchment	1	<ul style="list-style-type: none"> <li>The majority of <b>Area North</b> residents are living beyond the 15 minute travel time catchment. The ONS data reveals that the size of population outside effected by this spatial deficiency in Area North is <b>23,083</b> and this will grow to <b>26,271</b> over the next twenty years by 2027.</li> </ul>
	2	<ul style="list-style-type: none"> <li>A proportion of residents in <b>Area West</b> 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 <b>6,133</b>.</li> </ul>
	3	<ul style="list-style-type: none"> <li>A proportion of <b>Area East</b> residents living around Babcary, Castle Cary, Ansford, Templecombe and Henstridge are living outside the 15 minute travel time catchment. In 2007, this equated to a population of <b>11,033</b> and this will grow to <b>12,607</b> over the next twenty years by 2027.</li> </ul>
Quantitative	4	<ul style="list-style-type: none"> <li><b>District:</b> There is a shortfall of equivalent to <b>636 m<sup>2</sup></b>, in 2007 and this shortfall will increase to <b>943 m<sup>2</sup></b> by 2027.</li> <li><b>District:</b> There is no 8-lane competition pool and no leisure pool.</li> </ul>
	5	<ul style="list-style-type: none"> <li><b>Area South:</b> There is a shortfall of equivalent to <b>238 m<sup>2</sup></b> in 2007, and this shortfall will increase to <b>486 m<sup>2</sup></b> by 2027.</li> </ul>
	6	<ul style="list-style-type: none"> <li><b>Area North:</b> There is a shortfall equivalent to <b>251 m<sup>2</sup></b> in 2007, which will increase to <b>285 m<sup>2</sup></b> in 2027.</li> </ul>
	7	<ul style="list-style-type: none"> <li><b>Area West:</b> There is a shortfall at the Crewkerne Aqua Centre equivalent to <b>42 m<sup>2</sup></b> in 2007, which will increase to <b>84 m<sup>2</sup></b> in 2027.</li> </ul>
	8	<ul style="list-style-type: none"> <li><b>Area West:</b> There is a small surplus at the Cresta Swimming Pool equivalent to <b>6 m<sup>2</sup></b>, which reduces to a shortfall of <b>26 m<sup>2</sup></b> in 2027.</li> </ul>

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	9	<ul style="list-style-type: none"> <li><b>Area East:</b> There is a surplus equivalent to <b>5 m<sup>2</sup></b> in 2007, which will reduce to a shortfall of <b>24 m<sup>2</sup></b> in 2027.</li> </ul>
Qualitative	10	<ul style="list-style-type: none"> <li>A significant qualitative shortfall exists at Cresta in Chard.</li> </ul>
Accessibility	11	<ul style="list-style-type: none"> <li>There are accessibility deficiencies at Cresta in Chard.</li> </ul>
Minimum Size	12	<ul style="list-style-type: none"> <li>The provision at Wincanton and Cresta both fall below the minimum acceptable size standards.</li> </ul>

## 6.8 Strategic Policy Options

6.8.1 This section examines the strategic policy options available to address each of the swimming pool deficiencies summarized in **Table 32**.

6.8.2 The strategic policy options have been identified and assessed to test the potential changes to swimming pool 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.

6.8.2.1 New facility provision.

6.8.2.2 Upgraded facility provision.

6.8.2.3 Replace facility provision.

6.8.2.4 Enhanced access to existing facility provision.

6.8.2.5 Integrated facility provision.

**Table 33: Strategic Policy Options**

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	
1	<p><b>Area North Spatial Deficiency in 2027: 26,271 residents</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>Upgrade Huish Episcopi Lido pool.</li> <li>Develop a new 270 m<sup>2</sup> community pool centrally in the Langport area of Area North.</li> </ul>	SP1	<p><b>Develop a new 270 m<sup>2</sup> community pool centrally in the Langport area of Area North.</b></p> <p>Rationale: This step will deliver the additional capacity. The location has the biggest impact on reducing the spatial deficiency, and will be operationally viable, without adversely impacting existing facilities.</p>
2	<p><b>Area West Spatial Deficiency in 2027: 6,971 residents</b></p> <p>The analysis of the scale and location of spatial deficiency to existing facility catchments in Area West identifies that there</p>	-	No action to be taken.



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	are no feasible options to address the identified spatial deficiencies in Area West.		
3	<p><b>Area East Spatial Deficiency in 2027: 12,607 residents</b></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><b>District 8-lane competition pool, leisure pool and 943 m<sup>2</sup> shortfall in 2027</b></p> <p>The options to resolve the district shortfall of 943 m<sup>2</sup> is addressed through the combined recommended strategies for issues 5-11.</p> <p>The only feasible and viable location to accommodate the development of a new competition pool and leisure pool is Area South.</p> <p>The determination of the most suitable competition pool and leisure pool option is considered below as part of the policy options analysis for addressing the quantity shortfalls in Area South.</p>	SP2	<p><b>Develop new competition pool and leisure pool centrally in Area South.</b></p> <p>Rationale: Central district location, and the level of quantity shortfall in Area South.</p>
5	<p><b>Area South shortfall in 2027: 486 m<sup>2</sup></b></p> <p>The available options to develop a new competition pool and leisure pool in Area South in accordance with Strategic Policy SP 2 are:</p> <ul style="list-style-type: none"> <li>Develop a second competition pool site strategy providing a new 8 lane 20m x 25m competition pool (500 m<sup>2</sup>) and leisure pool facility alongside Goldenstones.</li> <li>Rationalise Goldentsones and develop a single site strategy supplying at least 876 m<sup>2</sup> of swimming water providing a 8 lane competition pool and leisure pool</li> </ul>	SP3	<p><b>Rationalise Goldentsones and develop a single site strategy supplying at least 876 m<sup>2</sup> of swimming water providing a 8 lane competition pool and leisure pool.</b></p> <p><i>Rationale: This strategy will deliver the communities' aspirations for district wide competition pool and leisure pool, and provides the lowest cost solution.</i></p>
6	<p><b>Area North shortfall in 2027: 285 m<sup>2</sup></b></p> <p>Strategic Policy SP1 to develop a new 270 m<sup>2</sup> community pool centrally in the Langport area of Area North will address this shortfall and will not impact upon the viability of existing facilities.</p>	SP1	As above.



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7	<p><b>Area West Aqua Centre shortfall in 2027: 84 m<sup>2</sup></b></p> <p>Strategic Policy SP1 and SP3 will accommodate users currently having to travel beyond the 15 minute drive time, thereby reducing demands on the pool, enabling it to operate within capacity.</p>	<p><b>SP 1</b> <b>SP 2</b> <b>SP 3</b></p>	<p><b>As above.</b></p>
8	<p><b>Area West Cresta shortfall in 2027: 26 m<sup>2</sup></b></p> <p>Available options include:</p> <ul style="list-style-type: none"> <li>Upgrade Cresta, to accommodate a teaching pool.</li> <li>Develop a new 270 m<sup>2</sup> facility in accordance with Strategic Policy SP 6 detailed below.</li> </ul>	<p><b>SP 4</b></p>	<p><b>Develop a new 270 m<sup>2</sup> facility in accordance with Strategic Policy SP 6.</b></p> <p>Rationale: This strategy will deliver the additional capacity required, and is the only option given the age, condition, site layout and location.</p>
9	<p><b>Area East shortfall in 2027: 24 m<sup>2</sup></b></p> <p>Available options include:</p> <ul style="list-style-type: none"> <li>Upgrade pool, to accommodate a separate teaching pool.</li> </ul>	<p><b>SP5</b></p>	<p><b>Upgrade pool, to accommodate a separate teaching pool.</b></p> <p>Rationale: This strategy will deliver the additional capacity required, and also represents the lowest capital and revenue cost solution.</p>
10	<p><b>Quality shortfalls at Cresta</b></p> <p>Available options include:</p> <ul style="list-style-type: none"> <li>Upgrade and enhance Cresta.</li> <li>Develop a new facility in tandem with the plans to re-develop the school site through the Building Schools for the Future (BSF) Programme.</li> </ul>	<p><b>SP 6</b></p>	<p><b>Develop a new facility in tandem with the plans to re-develop the school site through the Building Schools for the Future (BSF) Programme.</b></p> <p>Rationale: Dictated by the age, condition, site location and the need to address quantity shortfalls.</p>
11	<p><b>Accessibility shortfalls at Cresta</b></p> <p>The Cresta accessibility shortfall can be addressed through delivering Strategic Policy SP 4 and 6.</p>	<p><b>SP 4</b> <b>SP 6</b></p>	<p><b>As above.</b></p>
12	<p><b>Minimum size shortfalls at Wincanton and Cresta</b></p> <p>There are no viable options for Wincanton.</p> <p>The Cresta minimum size deficiency can be addressed through delivering Strategic Policy SP 4 and 6.</p>	<p><b>SP 4</b> <b>SP6</b></p>	<p><b>As above.</b></p>

## 6.9 Strategic Prioritisation

6.9.1 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 34** summarises the planned timeframes for the identified action plans.

**Table 34: Swimming Pool Action Plan Timetable**

Action No.	Strategic Policy(s)	Action	2027 (Shortfall) m <sup>2</sup>	Timescale
1	SP 2 SP 3	Rationalise Goldentsones and develop a single site strategy supplying at least 876 m <sup>2</sup> of swimming water providing a 8 lane competition pool and leisure pool.	(486)	2015
2	SP 1	Develop a new 270 m <sup>2</sup> community pool centrally in the Langport area of Area North.	(285)	2017
3	SP 4 SP 6	Replace Cresta with a new 270 m <sup>2</sup> facility in Chard.	(26)	2019
4	SP 5	Upgrade Wincanton pool, to accommodate a separate teaching pool.	(24)	2021

## 6.10 Section 106 Contributions

6.10.1 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.

6.10.2 As the need for swimming pool 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 swimming pool 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**.

6.10.3 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 swimming pool 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 35**.

**Table 35: Balance of Contribution Calculations**

Population Scenarios:	Current Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	% Balance of Shortfall
2007 :	1085	(636)	67%

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2012 :	1085	(709)	33%
2017 :	1085	(784)	
2022 :	1085	(862)	
2027 :	1085	(943)	

- 6.10.4 To accord with Circular 05/2005 paragraph B22, **spare capacity** in existing infrastructure provision shall not be credited to earlier developers.
- 6.10.5 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.
- 6.10.6 As the Assessment has identified the need to provide a new district wide competition swimming pool, district wide leisure pool, alongside new local provision in each SSDC operational area, contributions towards these provisions will therefore be sought from all developments across South Somerset according to the proposed standards. Generally, swimming pool developments will also normally be integrated with fitness suite, dance studio, sports hall and vehicle parking provision.
- 6.10.7 **Table 36** sets out the methodology used to determine the standard charge for swimming provision based upon costs at present day levels.

**Table 36: Swimming Pool Standard Charge Calculation Methodology**

1	Total Cost of Swimming Pool Provision:	Cost
	Swimming Pools (50m x 17m) + (17m x 15m Leisure Pool) (2,216 m2)	£5,540,837
	Moveable Floor	£200,000
	Family Wet Changing Village (426 m2)	£1,278,856
	Ancillary Spaces (953 m2)	£2,164,557
	Plant (552 m2)	£901,236
	<b>Internals Sub-Total:</b>	<b>£10,085,485</b>
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£1,512,823
	<b>Building Sub-Total:</b>	<b>£11,598,308</b>
	Land acquisition costs (8000 sq m)	£985,715
	Site Abnormal Works (10%)	£1,159,831
	Professional Fees (8%)	£927,865
	Project Development Costs (2%)	£231,966
	VAT Threshold Provision (2%)	£231,966
	<b>Building Total Including Fee Provisions:</b>	<b>£15,135,650</b>
	Contingency (10%)	£1,513,565
	<b>Total Swimming Pool Cost:</b>	<b>£16,649,215</b>

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1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

<b>2</b>	<b>Cost Per Square Meter of Water:</b>	
	Total water capacity (50m x 17m)+(15m x 17m):	1105
	<b>Cost per sq m of water</b>	<b>£15,067.16</b>

<b>3</b>	<b>Cost Per Person:</b>	
	Sq m water demand per 1000 population: (Based on proposed Quantity Standard)	10.86
	Square meter of water required per person:	0.01086
	<b>Cost per person</b>	<b>£163.63</b>

- 6.10.8 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 1<sup>st</sup> Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.
- 6.10.9 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.
- 6.10.10 Through doing this the Council aims to provide developers with greater certainty and increase the speed of Section 106 negotiations

# 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, korfbal, 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**

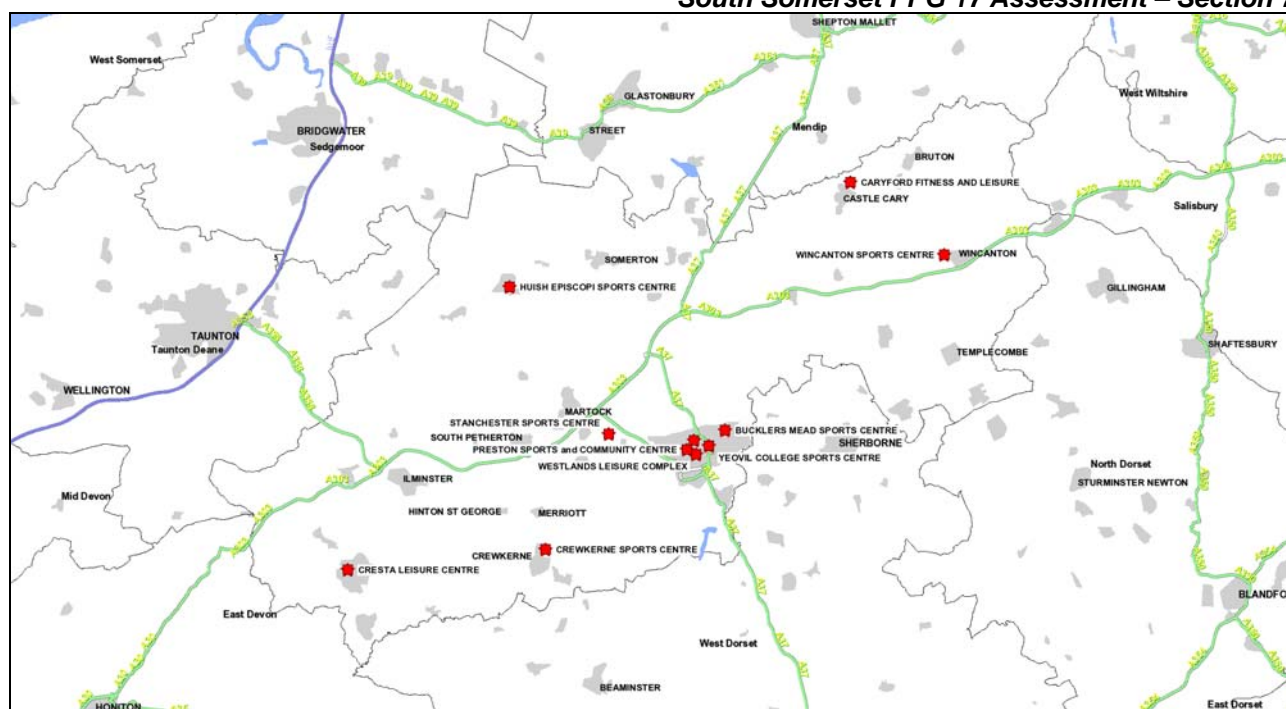
Facility Type	Accessibility Factor
Public	100%
Dual use	75%
Club use	75%
Private school	0% - not included

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 <sup>1</sup> / 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
<b>Totals</b>			<b>44</b>	<b>34</b>

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

<sup>1</sup> 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 population<sup>2</sup> (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 = 163.56m<sup>2</sup><sub>3</sub>

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.

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

<b>Proposed quantity standard:</b>	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.

<b>Proposed quality standard:</b>	<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"> <li>• Well decorated and maintained, with no signs of neglect.</li> <li>• Well equipped as appropriate.</li> <li>• Effective storage space.</li> <li>• Meeting health and safety standards.</li> <li>• Welcoming reception area.</li> <li>• Reasonable number of changing accommodation for available facilities, as appropriate.</li> <li>• Well lit for sport and recreation activities, as appropriate.</li> <li>• Segregated changing and shower areas, as appropriate.</li> <li>• Segregated lockable changing areas as appropriate.</li> </ul>
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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.

<b>Proposed catchment and accessibility standard:</b>	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' <sup>4</sup>
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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.

<b>Minimum acceptable size:</b>	4 badminton court (based on Sport England guidance).  1 court is calculated as 17.4 m x 9.4 m = 163.56 m <sup>2</sup>  4 court hall is therefore calculated as 654.24 m <sup>2</sup>
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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

<sup>4</sup> 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"

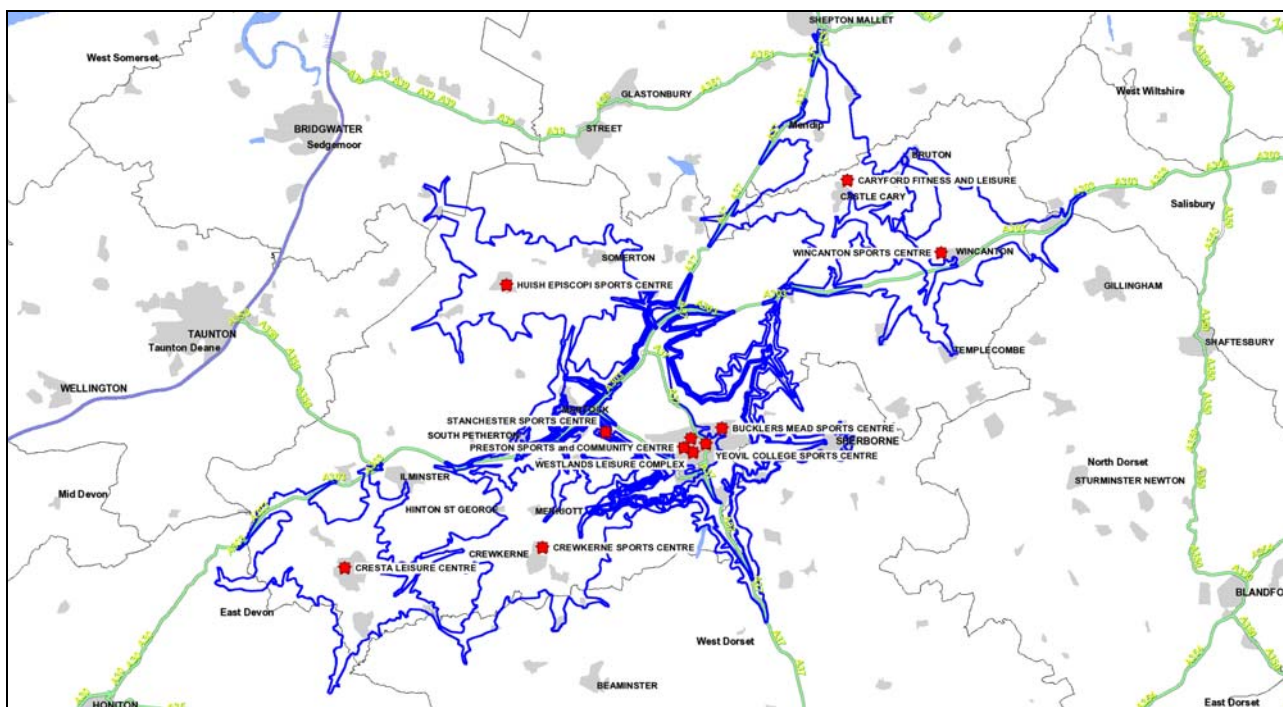
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7.5.3 The adequacy of the spatial distribution of facilities can be ascertained by mapping each of the sports halls and their effective catchment areas.

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
<b>Spatial Deficiency</b>	8,534	7,610	6,105
<b>Visit Redistribution Provisions</b>	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**

<b>2007</b>	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 m<sup>2</sup>** in 2007, and would grow to **8,741 m<sup>2</sup>** in 2027.

**Table 9: Current and Future Sports Hall Demand**

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

7.5.16 Based on the current adjusted district wide supply of 5561 m<sup>2</sup>, 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 m<sup>2</sup>**, or **11.34 courts** of hall space existed in 2007, and this will grow to **3180 m<sup>2</sup>** or **19.44 courts** by 2027. This is detailed in **table 10**:

**Table 10: District Sports Hall Shortfall**

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

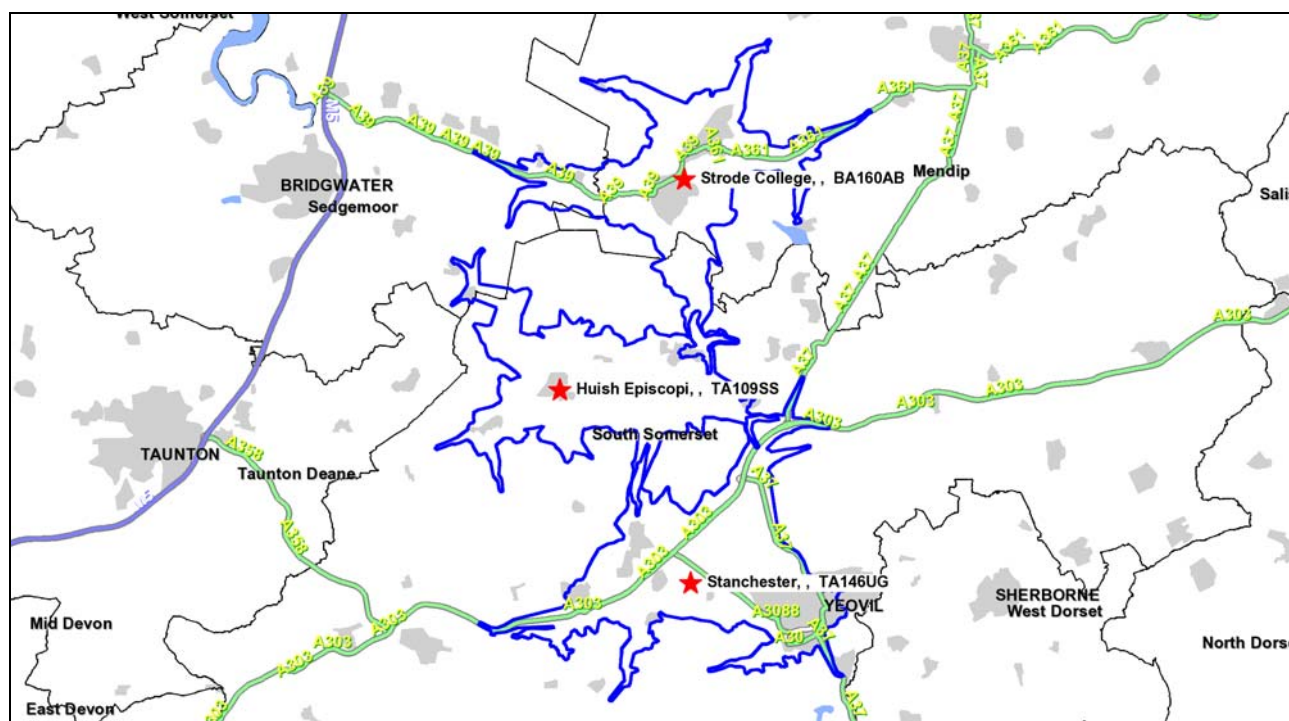
7.5.17.3 **Excessive Travel Time:** The number of people living beyond the 15 minute travel time catchment.

### 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 m<sup>2</sup>** in 2007, and would grow to **707 m<sup>2</sup>** in 2027:

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

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

7.5.24 Based on the dual use supply at Huish Episcopi of 491 m<sup>2</sup> (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 m<sup>2</sup>**, or **0.8 courts** of hall space existed in 2007, and this will grow to **217 m<sup>2</sup>**, or **1.33 courts** by 2027. This is detailed in **table 12**:

**Table 12: Huish Episcopi Sports Centre – Hall Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
<b>2007</b> :	491	(131)	(0.8)
<b>2012</b> :	491	(152)	(0.93)
<b>2017</b> :	491	(174)	(1.06)
<b>2022</b> :	491	(195)	(1.19)
<b>2027</b> :	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
<b>Totals:</b>	<b>17,169</b>	<b>17,749</b>	<b>18,349</b>	<b>18,935</b>	<b>19,541</b>

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

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The corresponding demand in <b>2012</b> will be :	832	491	(341)	(2.09)
The corresponding demand in <b>2017</b> will be :	860	491	(370)	(2.26)
The corresponding demand in <b>2022</b> will be :	888	491	(397)	(2.43)
The corresponding demand in <b>2027</b> 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 m<sup>2</sup>**, or **1.92 courts** of sport hall provision in 2007, and this will grow to **425 m<sup>2</sup>**, 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 m<sup>2</sup>** in 2007, and would grow to **954 m<sup>2</sup>** in 2027:

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

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

7.5.30 Based on the dual use supply at Stanchester of 491 m<sup>2</sup> (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 m<sup>2</sup>**, or **1.77 courts** of hall space existed in 2007, and this will grow to **464 m<sup>2</sup>**, or **2.84 courts** by 2027. This is detailed in **table 16**:

**Table 16: Stanchester Sports Centre – Hall Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
<b>2007</b> :	491	(289)	(1.77)
<b>2012</b> :	491	(332)	(2.03)
<b>2017</b> :	491	(374)	(2.29)
<b>2022</b> :	491	(418)	(2.56)
<b>2027</b> :	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
<b>Totals:</b>	<b>18,973</b>	<b>20,024</b>	<b>21,039</b>	<b>22,110</b>	<b>23,225</b>

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**

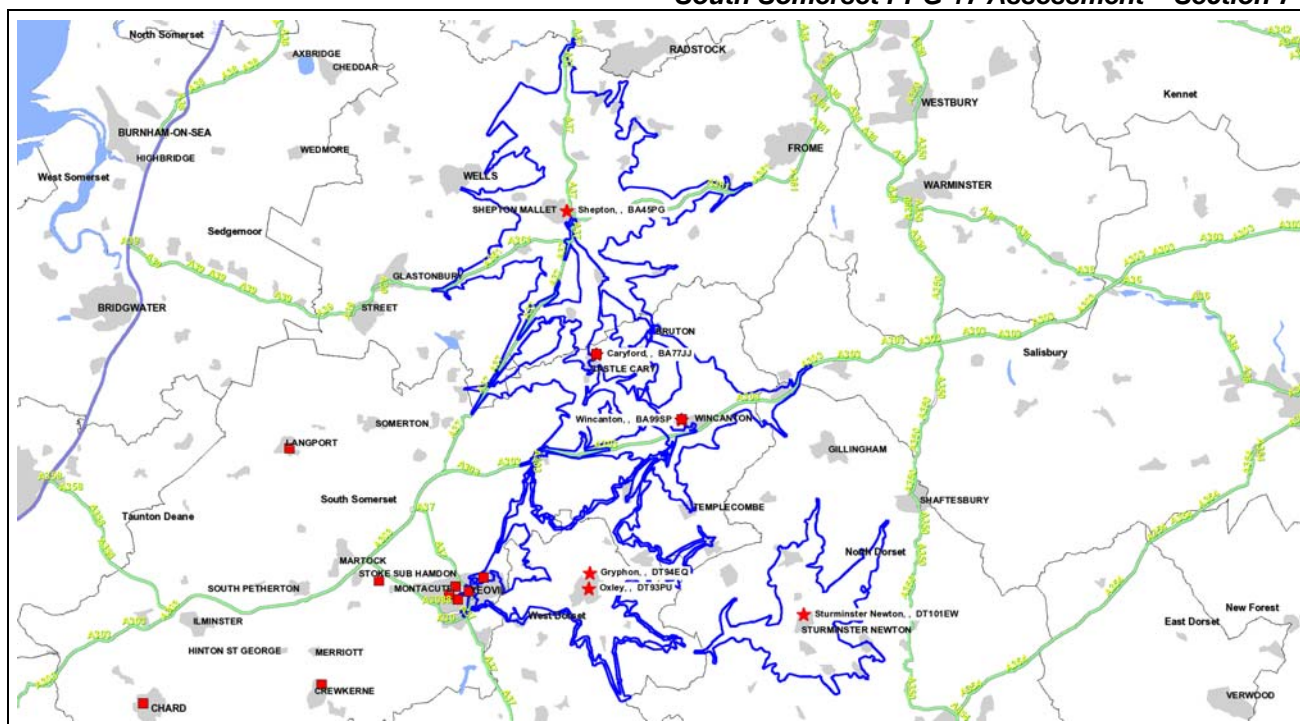
	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
Hall area required in <b>2007</b> :	889	491	(399)	(2.44)
The corresponding demand in <b>2012</b> will be :	939	491	(448)	(2.74)
The corresponding demand in <b>2017</b> will be :	986	491	(496)	(3.03)
The corresponding demand in <b>2022</b> will be :	1,037	491	(546)	(3.34)
The corresponding demand in <b>2027</b> 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 m<sup>2</sup>**, or **2.44 courts** of hall space in 2007, and this will grow to **598 m<sup>2</sup>**, 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 m<sup>2</sup>** in 2007, and would grow to **571 m<sup>2</sup>** in 2027:

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

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



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7.5.39 Based on the dual use supply at Wincanton of 491 m<sup>2</sup> (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 m<sup>2</sup>, or **0.03 courts** of hall space existed in 2007, and this will grow to 80 m<sup>2</sup>, or **0.49 courts** by 2027. This is detailed in **table 20**:

**Table 20: Wincanton Sports Centre – Hall Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	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
<b>Totals:</b>	<b>13,395</b>	<b>13,885</b>	<b>14,385</b>	<b>14,863</b>	<b>15,402</b>

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 <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
Hall area required in <b>2007</b> :	628	491	(137)	(0.84)
The corresponding demand in <b>2012</b> will be :	651	491	(160)	(0.98)
The corresponding demand in <b>2017</b> will be :	674	491	(183)	(1.12)
The corresponding demand in <b>2022</b> will be :	697	491	(206)	(1.26)
The corresponding demand in <b>2027</b> 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 m<sup>2</sup>, or **0.84 courts** of sport hall provision in 2007, and this will grow to 231 m<sup>2</sup>, 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 m<sup>2</sup>** in 2007, and would grow to **479 m<sup>2</sup>** in 2027:

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

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

7.5.45 Based on the dual use supply at Caryford of 491 m<sup>2</sup> (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 **72m<sup>2</sup>**, or **0.44 courts** of hall space in 2007, and this will reduce to **12 m<sup>2</sup>**, or **0.07 courts** by 2027. This is detailed in **table 24**:

**Table 24: Caryford Sports Centre – Hall Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	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
<b>Totals:</b>	<b>11,542</b>	<b>11,955</b>	<b>12,351</b>	<b>12,752</b>	<b>13,213</b>

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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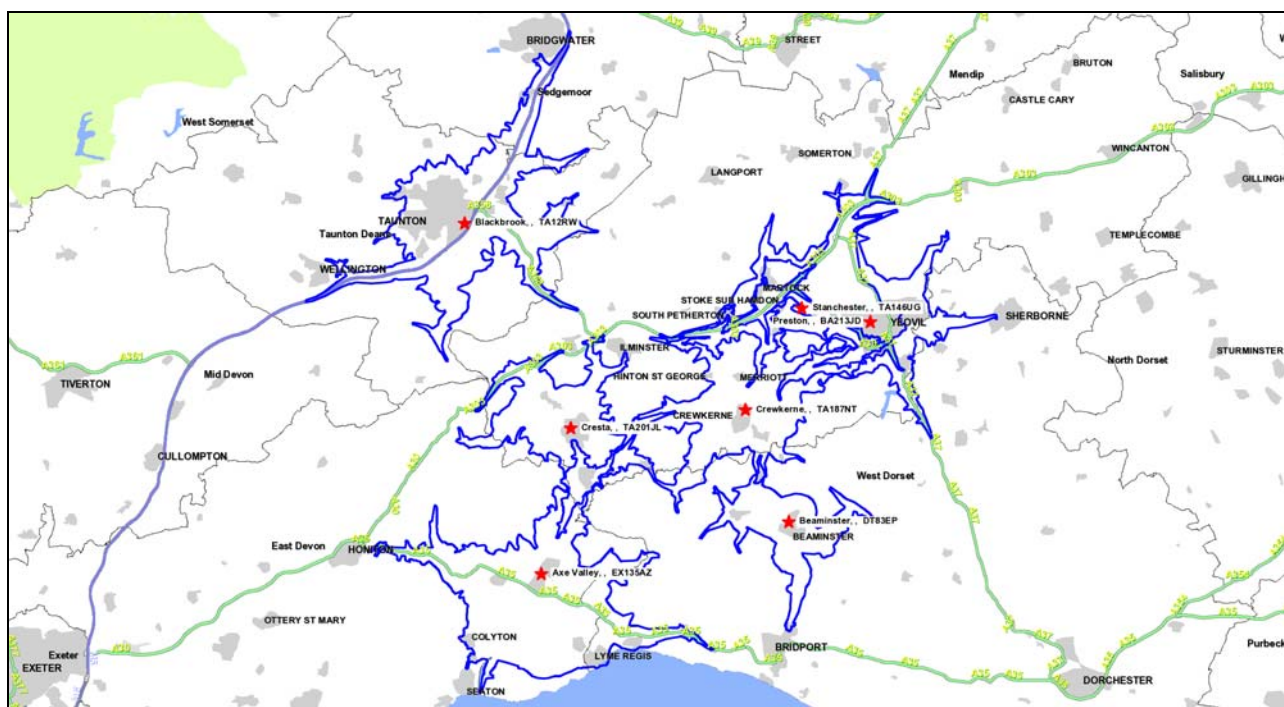
	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
Hall area required in <b>2007</b> :	541	491	(50)	(0.31)
The corresponding demand in <b>2012</b> will be :	560	491	(70)	(0.43)
The corresponding demand in <b>2017</b> will be :	579	491	(88)	(0.54)
The corresponding demand in <b>2022</b> will be :	598	491	(107)	(0.66)
The corresponding demand in <b>2027</b> 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 m<sup>2</sup>, or 0.31 courts of sport hall provision in 2007, and this will grow to 129 m<sup>2</sup>, 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 m<sup>2</sup>** in 2007, and would grow to **1010 m<sup>2</sup>** in 2027:

**Table 27: CRESTA – Current and Future Sports Hall Demand**

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

7.5.54 Based on the dual use supply at CRESTA of 491 m<sup>2</sup> (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 m<sup>2</sup>**, or **2.38 courts** of hall space existed in 2007, and this will grow to **519 m<sup>2</sup>**, or **3.17 courts** by 2027. This is detailed in **table 28**:

**Table 28: CRESTA – Hall Capacity**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
<b>2007</b> :	491	(389)	(2.38)
<b>2012</b> :	491	(417)	(2.55)
<b>2017</b> :	491	(447)	(2.74)
<b>2022</b> :	491	(483)	(2.96)
<b>2027</b> :	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
	<b>21,894</b>	<b>22,613</b>	<b>23,355</b>	<b>24,257</b>	<b>25,132</b>

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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 <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
Hall area required in <b>2007</b> :	1026	491	(535)	(3.27)
The corresponding demand in <b>2012</b> will be :	1060	491	(569)	(3.48)
The corresponding demand in <b>2017</b> will be :	1095	491	(604)	(3.69)
The corresponding demand in <b>2022</b> will be :	1137	491	(646)	(3.95)
The corresponding demand in <b>2027</b> 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 m<sup>2</sup>**, or **3.27 courts** of sport hall provision in 2007, and this will grow to **687 m<sup>2</sup>**, 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 m<sup>2</sup>** in 2007, and would grow to **1115 m<sup>2</sup>** in 2027:

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

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

7.5.60 Based on the dual use supply at Crewkerne of 491 m<sup>2</sup> (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 m<sup>2</sup>**, or **2.98 courts** of hall space existed in 2007, and this will grow to **624 m<sup>2</sup>**, 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 <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	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
<b>Totals:</b>	<b>24,506</b>	<b>25,295</b>	<b>26,111</b>	<b>26,993</b>	<b>27,954</b>

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**

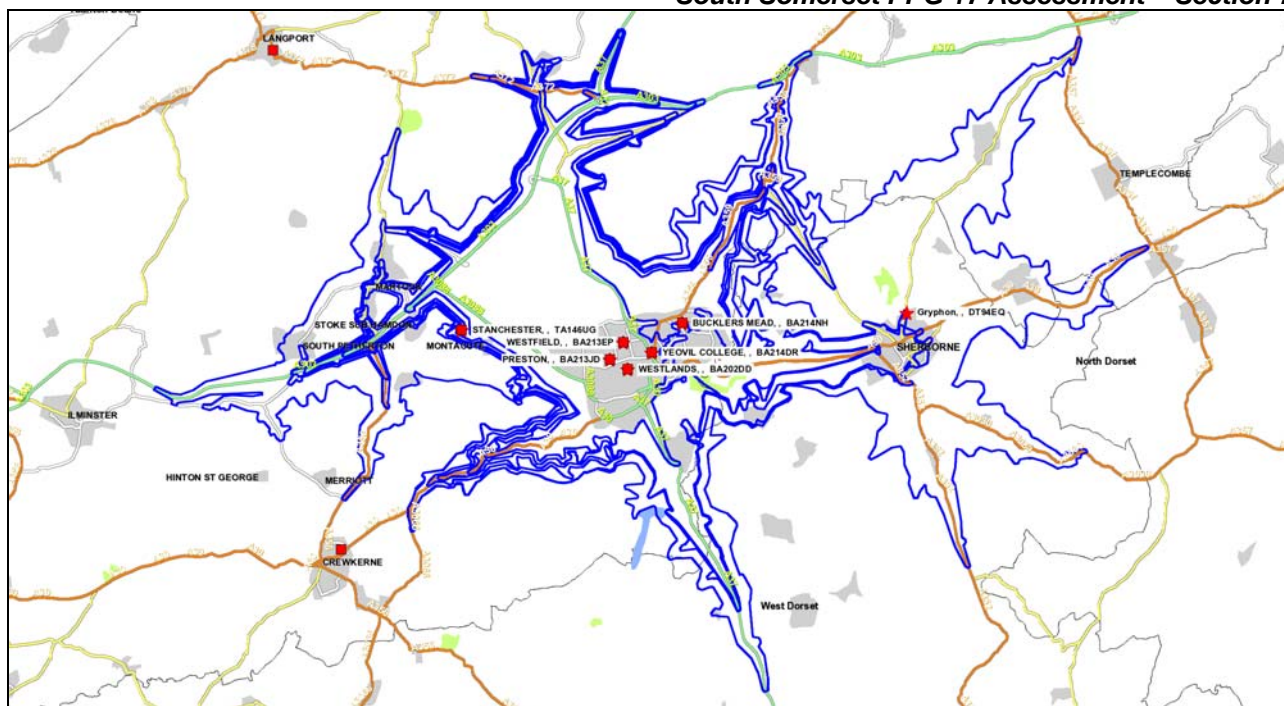
	Demand m <sup>2</sup>	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
Hall area required in <b>2007</b> :	1,149	491	(658)	(4.02)
The corresponding demand in <b>2012</b> will be :	1,186	491	(695)	(4.25)
The corresponding demand in <b>2017</b> will be :	1,224	491	(733)	(4.48)
The corresponding demand in <b>2022</b> will be :	1,265	491	(774)	(4.73)
The corresponding demand in <b>2027</b> 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 m<sup>2</sup>**, or **4.02 courts** of sport hall provision in 2007, and this will grow to **819 m<sup>2</sup>**, 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 m<sup>2</sup>** in 2007, and would grow to **4,261 m<sup>2</sup>** in 2027.

**Table 35: Area South – Sports Hall Demand**

	Demand m <sup>2</sup>
Hall area required to meet potential demand/m <sup>2</sup> , in <b>2007</b> :	3,030
The corresponding demand in <b>2012</b> will be :	3,333
The corresponding demand in <b>2017</b> will be :	3,519
The corresponding demand in <b>2022</b> will be :	3,941
The corresponding demand in <b>2027</b> 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 m<sup>2</sup> (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 m<sup>2</sup>**, or **2.53 courts** of hall space existed in 2007, and this will grow to **1,644 m<sup>2</sup>**, 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 <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	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
<b>Mean</b>		<b>5.00</b>	<b>3.55</b>	<b>3.18</b>	<b>3.45</b>	<b>3.18</b>	<b>3.27</b>	<b>3.18</b>	<b>3.18</b>	<b>3.50</b>

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	<b>3.33</b>
Stanchester	5	3	5	4	4	1	<b>3.67</b>
Caryford	5	3	5	4	4	2	<b>3.83</b>
Wincanton	5	4	4	4	4	2	<b>3.83</b>
Cresta	3	4	3	3	3	1	<b>2.83</b>
Crewkerne	5	4	5	4	4	2	<b>4.00</b>
Bucklers Mead	3	5	3	4	4	1	<b>3.33</b>
Preston	3	5	3	3	4	1	<b>3.17</b>
Westfield	2	5	2	3	3	1	<b>2.67</b>
Westlands	4	5	2	5	4	5	<b>4.17</b>
Yeovil College	3	5	3	3	4	1	<b>3.17</b>
<b>Mean</b>	<b>3.82</b>	<b>4.18</b>	<b>3.55</b>	<b>3.73</b>	<b>3.82</b>	<b>1.64</b>	<b>3.45</b>

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"> <li>A significant proportion of <b>Area North</b> residents are living beyond the 15 minute travel time catchment. In 2007, the number of people living outside this catchment in Area North is <b>8,534</b>.</li> </ul>



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	2	<ul style="list-style-type: none"> <li>A proportion of residents in <b>Area West</b> 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 <b>7,610</b>.</li> </ul>
	3	<ul style="list-style-type: none"> <li>A proportion of <b>Area East</b> 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 <b>6,105</b>.</li> </ul>
Quantitative	4	<ul style="list-style-type: none"> <li><b>District:</b> There is a shortfall of equivalent to <b>1,855 m<sup>2</sup></b>, or <b>11.34 courts</b> in 2007 and this shortfall will increase to <b>3,180 m<sup>2</sup></b>, or <b>19.44 courts</b> by 2027.</li> <li>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.</li> </ul>
	5	<ul style="list-style-type: none"> <li><b>Area North:</b> There is a shortfall at <b>Huish Episcopi Sports Centre</b> equivalent to <b>131 m<sup>2</sup></b>, or <b>0.8 courts</b> in 2007, which will increase to <b>217 m<sup>2</sup></b> or <b>1.33 courts</b> in 2027.</li> </ul>
	6	<ul style="list-style-type: none"> <li><b>Area North:</b> There is a shortfall at <b>Stanchester Sports Centre</b> equivalent to <b>289 m<sup>2</sup></b>, or <b>1.77 courts</b> in 2007, which will increase to <b>464 m<sup>2</sup></b> or <b>2.84 courts</b> in 2027.</li> </ul>
	7	<ul style="list-style-type: none"> <li><b>Area South:</b> There is a shortfall of equivalent to <b>413 m<sup>2</sup></b>, or <b>2.53 courts</b> in 2007, and this shortfall will increase to <b>1,644 m<sup>2</sup></b> or <b>10.05 courts</b> by 2027.</li> </ul>
	8	<ul style="list-style-type: none"> <li><b>Area West:</b> There is a shortfall at <b>CRESTA Sports Centre</b> equivalent to <b>389 m<sup>2</sup></b>, or <b>2.38 courts</b> in 2007, which will increase to <b>519 m<sup>2</sup></b> or <b>3.17 courts</b> in 2027.</li> </ul>
	9	<ul style="list-style-type: none"> <li><b>Area West:</b> There is a shortfall at <b>Crewkerne Sports Centre</b> equivalent to <b>487 m<sup>2</sup></b>, or <b>2.98 courts</b> in 2007, which will increase to <b>624 m<sup>2</sup></b> or <b>3.82 courts</b> in 2027.</li> </ul>
	10	<ul style="list-style-type: none"> <li><b>Area East:</b> There is a shortfall at <b>Wincanton Sports Centre</b> equivalent to <b>5 m<sup>2</sup></b>, or <b>0.03 courts</b> in 2007, which will increase to <b>80 m<sup>2</sup></b> or <b>0.49 courts</b> in 2027.</li> </ul>
	11	<ul style="list-style-type: none"> <li><b>Area East:</b> <b>Caryford Sports Hall</b> is operating within capacity, with a small oversupply equivalent to <b>72 m<sup>2</sup></b>, or <b>0.44 courts</b> in 2007, which will reduce to <b>12 m<sup>2</sup></b> or <b>0.07 courts</b> in 2027.</li> </ul>

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Qualitative	12	<ul style="list-style-type: none"> <li>Bucklers Mead</li> </ul>
	13	<ul style="list-style-type: none"> <li>Cresta</li> </ul>
	14	<ul style="list-style-type: none"> <li>Preston</li> </ul>
	15	<ul style="list-style-type: none"> <li>Westfield</li> </ul>
	16	<ul style="list-style-type: none"> <li>Westlands</li> </ul>
	17	<ul style="list-style-type: none"> <li>Yeovil College</li> </ul>
Accessibility	18	<ul style="list-style-type: none"> <li>Cresta</li> </ul>
	19	<ul style="list-style-type: none"> <li>Westfield</li> </ul>
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><b>Area North Spatial Deficiency in 2007: 8,534 residents</b></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><b>Area West Spatial Deficiency in 2007: 7,610 residents</b></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><b>Develop a new facility in Ilminster.</b></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><b>Area East Spatial Deficiency in 2007: 6,105 residents</b></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><b>District Wide Sport Hall Quantity Shortfall in 2027 of 3,180 m<sup>2</sup> and a multi-purpose Competition Sports Hall Need</b></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"> <li>• 8 court hall</li> <li>• 12 court hall</li> </ul> <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><b>Develop new multi-purpose competition sports hall centrally in Area South.</b></p> <p>Rationale: Central district location, and the level of quantity shortfall in Area South.</p>

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<p>5</p>	<p><b>Area North Huish Episcopi Shortfall in 2027: 425 m<sup>2</sup> or 2.16 courts</b></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 m<sup>2</sup> or 2.10 courts in 2027.</p> <p>Available options include:</p> <ul style="list-style-type: none"> <li>• Develop a new facility in Somerton.</li> <li>• Replace existing provision through BSF Programme and enhance capacity through the provision of an additional 2 courts.</li> </ul>	<p><b>SH 3</b></p>	<p><b>Replace existing Huish provision through Building Schools for the Future Programme, enhancing capacity by 2 courts to provide a 6-court facility.</b></p> <p>Rationale: This strategy will deliver additional capacity required, supports the schools 6<sup>th</sup> Form Status and also represents the lowest cost solution.</p>
<p>6</p>	<p><b>Area North Stanchester Shortfall in 2027: 598 m<sup>2</sup> or 3.66 courts</b></p> <p>The impact of the Strategic Policy 1 to provide new 4 court facility in Ilminster will reduce the Stanchester shortfall to 511 m<sup>2</sup> or 3.13 courts in 2027. Available options include:</p> <ul style="list-style-type: none"> <li>• Develop a new facility in Martock.</li> <li>• Increase capacity in Area South to accommodate the overlap catchment demands, thereby reducing demands at Stanchester.</li> </ul>	<p><b>SH 4</b></p>	<p><b>Increase capacity in Area South to accommodate the overlap catchment demands, thereby reducing demands at Stanchester.</b></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><b>Area South Shortfall in 2027: 1,644 m<sup>2</sup> or 10.05 courts</b></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"> <li>• Develop a new facility as part of a new community school within the proposed urban extension of Yeovil (generates 4 additional courts); and</li> <li>• Replace each existing 4 court provision with 6 court facilities through any future BSF / Government College Redevelopment Programmes (generates 10 additional courts).</li> </ul>	<p><b>SH 5</b></p>	<p><b>Develop a new facility as part of a new school within the proposed urban extension of Yeovil;</b></p> <p><b>and,</b></p> <p><b>Develop a new community based 8 court competition sports hall.</b></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"> <li>Develop a new facility as part of a new community school within the proposed urban extension of Yeovil (generates 4 additional courts); and</li> <li>Develop a new community based 8 court competition sports hall (generates 8 additional courts).</li> </ul>		
	<ul style="list-style-type: none"> <li>Develop a new facility as part of a new community school within the proposed urban extension of Yeovil (generates 4 additional courts); and</li> <li>Develop a new community based 12-court multi-purpose competition sports hall (generates 12 additional courts).</li> </ul>		
8	<p><b>CRESTA shortfall in 2027: 519 m<sup>2</sup> or 3.17 courts</b></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"> <li>Develop a new 4-court facility.</li> <li>Replace existing provision through Building Schools for the Future Programme, enhancing capacity to 6 courts.</li> </ul>	SH 6	<p><b>Replace existing provision through Building Schools for the Future Programme, enhancing capacity to 6 courts.</b></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><b>Crewkerne shortfall in 2027: 624 m<sup>2</sup> or 3.82 courts</b></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"> <li>Develop a new 4-court facility.</li> <li>Enhance access through upgrading the existing Wadham School provision.</li> </ul>	SH 7	<p><b>Enhance access and upgrade the existing Wadham School provision.</b></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 m<sup>2</sup> or 0.41 courts</p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	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"> <li>Upgrade existing provision.</li> <li>Replace as part of the Building Schools for the Future (BSF) Programme.</li> </ul>	SH 9	<p><b>Support replacement as part of the rolling BSF Programme.</b></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"> <li>Upgrade existing facility.</li> <li>Replace with a new facility as part of any future planes to re-develop or refurbish the site.</li> </ul>	SH10	<p><b>Work with Augusta Westland to identify their preferred future strategy.</b></p>
17	<p>Quality shortfalls at Yeovil College</p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>Upgrade existing facility.</li> <li>Replace as part of any future Government College Redevelopment Investment Programme.</li> </ul>	SH11	<p><b>Replace as part of any future Government College Redevelopment Investment Programme.</b></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"> <li>Address accessibility issues through the BSF replacement programme.</li> </ul>		

## 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 <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	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
	<b>Building Sub-Total:</b>	<b>£2,225,825</b>
	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
<b>Building Total Including Fee Provisions:</b>	<b>£3,536,673</b>

Contingency (10%)	£353,667
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<b>Total Sports Hall Cost:</b>	<b>£3,890,340</b>
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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).

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

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

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 1<sup>st</sup> 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.

# SECTION 8 – Synthetic Turf Pitches

## 8.1 Synthetic Turf Pitch Provision

Synthetic Turf Pitches (STPs) are primarily used for hockey matches and training and football training. There are several different surface types dependant on whether the primary use is hockey or football. This report looks at the needs of both hockey and football.

League hockey is now played entirely on sand dressed or sand filled synthetic turf pitches, although a few clubs play on water based STPs. However, nationally, many clubs across the country still do not have access to STPs.<sup>1</sup>

Over the last few years there have been developments in the surfaces of STPs resulting in a new third generation (rubber crumb) surface, with longer pile, which has been developed specifically for football. Competitive hockey use of 3G pitches is only allowed on a small minority of 3G pitches and has to be officially approved by the Federation for International Hockey and is dependant on the length of the pile and size of the pitch. Many 3G pitches are also not the equivalent of full size hockey 3G pitches and are increasingly being installed on school sites to cater for school sports. The use of either sand based or 3G STPs for football is particularly beneficial for winter training and reduces pitches the wear and tear on grass pitches.

### Hockey

Nationally, 100, 000 adults (age 16 and over) have participated in hockey at least once a week, which represents no significant change since 2005/6, although there has been a slight increase in female participation. Hockey is the one sport that 0.4% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often. 123,000 adults are members of a club where they participate in hockey.<sup>2</sup> Hockey also remains as one of the top five most popular games in schools.

### Football

Football has the highest participation of any team sport in the country, with more than 125,000 affiliated football teams in England in 2008/09. National trends in football show an increase in 5-a-side football, which may increase the need for indoor and synthetic pitches.

## 8.2 Identifying Local Needs and Opportunities

Local needs for each SSDC Area are detailed below. These have been assessed in relation to each sport and will help determine the STP surfaces required for that sport, in each area.

### Hockey

There are 3 Hockey clubs in South Somerset. Yeovil and Sherborne Hockey Club have 5 mens teams, 4 ladies teams and a thriving junior section, with 8 teams. Chard Hockey Club have 3 mens teams, 3 ladies teams and 1 junior team, and Wincanton Ladies Hockey Club have 1 ladies team.

Area South:

Consultation associated with this strategy, identified the need for a new STP in Yeovil.<sup>3</sup> Yeovil and Sherborne Hockey Club are the largest club in the district, who used to be based at Yeovil Town Football Club STP in Yeovil. Due to the poor condition of this pitch, the Club are currently playing their matches and

<sup>1</sup> Draft Playing Pitch Strategy for South Somerset 2007-16

<sup>2</sup> Sport England Active People Survey, 2007/8

<sup>3</sup> South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006

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coaching their seniors at the STP at the Gryphon School in Sherborne, West Dorset, due to the lack of any pitch in Yeovil. Junior coaching takes place at Westfield School sports hall in Yeovil. The club ideally wishes to have their main base in Yeovil and relocate back to a suitable facility.

### Area West:

Consultation associated with this strategy, identified the need for new STPs in Crewkerne and Ilminster.<sup>4</sup> There is currently a thriving hockey club based at the STP at CRESTA, Chard. The consultation identified the need to improve the quality of the STP at CRESTA, due to lack of maintenance and fully functioning floodlights. This resulted in 7 cancelled games during the 2007/8 season for Chard Hockey Club.<sup>5</sup>

### Area North:

There are currently no hockey teams based in Area North and from the consultation, there has been no identified demand for an STP catering for hockey in the Area.

### Area East:

There is currently one Ladies hockey team based in Wincanton who play their matches in Sherborne.

### District wide summary:

The potential to develop hockey in South Somerset is therefore limited by available facilities, particularly in Yeovil.

Team generation rate (TGR) data<sup>6</sup> indicates the level of latent demand. The TGR for South Somerset for hockey is 1:2, 610. When compared to other authorities, this suggests that there is a relatively high latent demand for hockey in South Somerset.

## Football

Information from the Somerset FA's Local Area Data for the 2008/9 shows that there are 124 football clubs across the district, fielding 318 teams and playing in 34 different leagues. Of these teams, there are: 122 adult teams; 120 youth teams; 70 mini soccer and 6 small sided. 17 of these teams are female. This represents an overall decline in 15 teams from the 2007/08 season, but although there has been a decline in the number of adult teams there has been a corresponding increase in the number of junior teams.

The Data is also used to calculate the percentage of the potential playing population<sup>7</sup> actually playing football. When this data is compared with other local authorities, it can help identify any potential areas for growth. Within South Somerset, the data identifies potential for growth in both mini soccer and adult small sided football, both of which could be played on STPs.

The Council's Playing Pitch Strategy identifies the requirements for grass football pitches. The strategy found that football in South Somerset is very popular and, unlike many local authorities there are pressures on all types of football pitches. Most clubs have had an increase in membership in the last 12 months. Although there is an oversupply of adult football pitches in quantitative terms, when the 15 minute walk time catchment area is applied, there are substantial areas of the district with no access to either adult or junior pitches.

The Somerset Football Strategy 2008 –2012 identifies the need for high quality training and playing facilities on central sites that meet both educational and community needs.

### Area South:

There is a large concentration of football teams in Area South and Yeovil is also home to the district's only FA National League Club, Yeovil Town FC, who are keen to improve their facilities. The largest community grass pitch facility is at Yeovil Recreation Centre. Floodlit training facilities are limited, and it is anticipated that the new 3G STP at Buckler's Mead School will not be able to absorb all local demand for synthetic training facilities.

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<sup>4</sup> South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006

<sup>5</sup> Draft Playing Pitch Strategy for South Somerset 2007-16

<sup>6</sup> Draft Playing Pitch Strategy for South Somerset 2007-16

<sup>7</sup> 6 – 44 years of age

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### Area West:

Chard FC is the second highest level football club in the district, and is urgently seeking a new home ground, as their current ground cannot accommodate all their requirements. The draft Playing Pitch Strategy also identifies Chard as having the highest deficiency of football pitches within the district for all teams in Chard, and there is also a lack of changing accommodation. There are also pitch and ancillary facility deficiencies at Crewkerne and Merriott. The largest community grass pitch facility within this area is in Ilminster, although their ancillary facilities are also in need of enhancement. There are limited all weather floodlit training facilities for football within the area.

### Area North:

The main base for club football is the grass pitches at Gassons Lane in Somerton, which is the home to mens, womens and junior teams, however there is a need to improve the changing accommodation on this site. There is also limited provision for floodlit training facilities throughout the area.

### Area East:

The largest football clubs are in Wincanton, Castle Cary and Ilchester. Castle Cary FC in particular has shown particular growth in recent years and is actively seeking a new site.

## 8.3 Audit of Local Provision

This section identifies the baseline of STP provision. There are currently both sand based and 3G pitches in the district.

### Sand Based STPs

There are 6 full size, sand based STPs and one ¾ size STP in South Somerset, but the majority of these are either on sites with restricted community access or in a poor condition.

### 3G Pitches

The 3G pitches in South Somerset vary in size, but all are less than the size of a full hockey pitch. There is one small 3G pitch at Wincanton Sports Ground, and a larger one at Bucklers Mead School in Yeovil. The Somerset FA strategy identifies the development of this facility as a priority site and a key deliverer for the County strategy in Yeovil. There is also a small indoor 3G pitch in Yeovil and there are also plans for a new 3G pitch to be developed at Yeovil Town Football Club in 2010.

### 8.3.1 - Local STP Network

#### Sand Based

In conducting the audit of sand based STP provision, the Authority has used the following supply parameters. These are:

- STPs must be full size<sup>8</sup> and floodlit
- STPs must have secured community use<sup>9</sup>

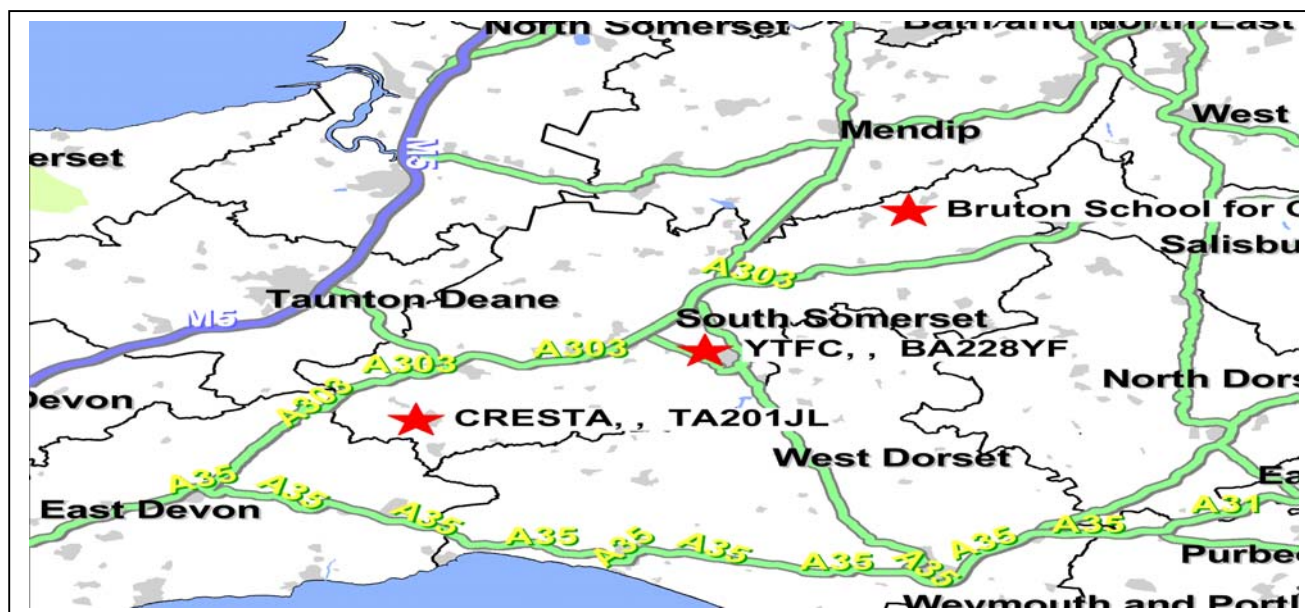
The application of these parameters reduces the number of sand based STPs down from 8 to 3. The location of these STPs is set out below in **Map 1**.

<sup>8</sup> 101.4m x 63 m

<sup>9</sup> Refer to Appendix xxx – Accessibility Standard for a definition

## Appendix 3

Map 1: Existing Sand Based STP Sites



Source: Crown Copyright Reserved. Copyright Experian 2007.

**Table 1** lists the audit information for the 3 sand based STPs which meet the supply parameters, and therefore represent the true supply picture for South Somerset.

An accessibility factor has been applied to the STP at Bruton School for Girls. Although the facility has good community usage in the evenings and some weekends, it cannot be guaranteed at the weekend as school use gets priority. Supply has been calculated as 75% of a fully accessible STP, and the supply figure has been reduced accordingly.

**Table 1: Sand Based STP Audit Summary**

Site	SSDC Area	Management	Demand	Size (sq m)	Size (sq m) after applying accessibility factor
CRESTA Sports Centre	West	AL&L	Facility is fully booked/used at peak times	6388.3	6388.3
Bruton School for Girls	South	Private	Facility is fully booked/used at peak times (dependant on school use)	6388.3	4791.2
Yeovil Town Football Club	South	Private	Facility is currently underused due to poor condition	6388.3	6388.3
<b>Total</b>				<b>19,164.9</b>	<b>17,567.8</b>



## Appendix 3

Audit summary for the other 5 sand based STPs within South Somerset and the reason they have been excluded from the audit and subsequent assessment, is summarised in **Table 2**.

**Table 2: Excluded Sand Based STP Audit Summary**

Site	SSDC Area	Management	Demand	Quality	Access <sup>10</sup>	Reason for exclusion
Crewkerne Sports Centre	West	Somerset Leisure Trust	Good community use			Below minimum size – 666 m2.
Hazelgrove Prep School	East	Private school	No community use	Good	Good	No floodlights No secured community use
Kings School, Bruton	East	Private school	No community use	Good	Good	No floodlights No secured community use
Park School, Yeovil	South	Private school	Some use by football clubs between 6-7pm			<sup>3</sup> / <sub>4</sub> size Very limited community use
Yeovilton	East	MoD	Very limited community use by football clubs – no matches allowed	Good		No secured community use

### 3G Pitches

In conducting the audit of 3G STP provision, the Authority has used the following supply parameters. These are:

- STPs must have secured community use<sup>11</sup>
- STPs must be a minimum of 1000 sq m

The application of these parameters reduces the number of 3G STPs down from 3 to 2. The location of these STPs is set out below in **Map 2**.

**Map 2** shows the location of the 3G pitches in South Somerset.

<sup>11</sup> Refer to Appendix xxx – Accessibility Standard for a definition

## Appendix 3

Map 2: Existing 3G STP Sites



Source: Crown Copyright Reserved. Copyright Experian 2007.

Table 3 lists the audit information for the 3G pitches which meet the supply parameters:

Table 3: Third Generation STP Audit Summary

Site	SSDC Area	Management	Demand	Size Sq m
Bucklers Mead School, Yeovil	South	School	Opened September, 2009	5376 (96m x 56m)
Wincanton Sports Ground	East	Trust	Opened June, 2009	1152 (36m x 32m)
<b>Total</b>				<b>6528</b>

Audit summary for the other 3G STP within South Somerset and the reason it has been excluded from the audit and subsequent assessment, is summarised in Table 4.

Table 4: Excluded Third Generation STP Audit Summary

Site	SSDC Area	Management	Demand	Size Sq m	Reason for Exclusion
Strike Soccer Centre, Yeovil	South	Private	Opened July, 2009	360 (indoor)	Less than 1000 sq m

## Appendix 3

The total supply of synthetic turf pitches for the district is therefore **24,095.8 square metres**.

### 8.3.2 – Facilities in Neighbouring Authorities

Consultation identifies that major sport and recreation facilities in neighbouring areas have limited use by South Somerset residents. The notable exception to this is the STP at the Gryphon Leisure Centre, Sherborne, Dorset which is heavily used by Yeovil and Sherborne Hockey Club, due to the lack of a suitable facility in Yeovil.

There are also sand based full size community STPs at: Bridport, Dorset; Gillingham, Wiltshire and Shepton Mallet and Frome, in Somerset, and a full size 3G pitch at Strode College, Street, Somerset.

## 8.4 Setting Provision Standards

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

- a) 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 30,000 people).
- b) 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.
- c) An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

### 8.4.1 - Setting a Quantity Standard

To set a quantity standard of square metres of STP space per 1,000 population, the authority has assessed two different methodologies using a population of 159, 003 (ONS, 2008), unless otherwise stated. It also assumes a minimum size for a full size sand based STP of 101.4 x 63m = 6388.3 sq m<sup>12</sup>:

1. Comparing the quantity of all STP provision in the District with the current population.
2. Comparing the quantity of all STP provision in the District with Sport England Active Power data.

**Table 5** shows the results emerging from each methodology.

**Table 5: Quantity Standard Comparisons**

Methodology	Size (sq m)	Equivalent Standards	
		Sq m per 1, 000	Sq m per person
1 Current Supply to Current Population	24,095.8 sq m 5 pitches	151.54 sq m 0.02 pitches	
2 Active Power data - England		0.03 pitches	
3 Active Power data – South West		0.04 pitches	

Based on the outcomes of this analysis and the outcomes from the local needs assessment identifying the need for more and better STP facilities in South Somerset, it is recommended that the basis for the standard

<sup>12</sup> Sport England Comparative Sizes of Sports Pitches and Courts, 2007

## Appendix 3

is the Active Power figure for the South West of 0.04 pitches per 1, 000, which, for South Somerset, equates to 255.5 sq m per 1, 000.

<b>Proposed quantity standard:</b>	255.5 sq m of STP space per 1,000 population
------------------------------------	--

### 8.4.2 - Setting a Quality Standard

The Council is proposing to adopt the following quality standard for all its sports facilities. The quality standard should reflect 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.

<b>Proposed quality standard:</b>	<p>Sports facilities should comply with the appropriate Sport England technical guidance.</p> <p>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"><li>• Well decorated and maintained, with no signs of neglect.</li><li>• Well equipped as appropriate.</li><li>• Effective storage space.</li><li>• Meeting health and safety standards.</li><li>• Welcoming reception area.</li><li>• Reasonable number of changing accommodation for available facilities, as appropriate.</li><li>• Well lit for sport and recreation activities, as appropriate.</li><li>• Segregated changing and shower areas, as appropriate.</li><li>• Segregated lockable changing areas as appropriate.</li></ul>
-----------------------------------	--

In addition to the above standards, in relation to pitches, the draft Playing Pitch Strategy proposes that:

<b>Proposed additional quality standard for pitches:</b>	Long term aim for the Council for all sites in the District to meet national governing body of sport guidelines for the quality of pitches and ancillary facilities
--	---

### 8.4.3 Setting a Catchment and Accessibility Standard

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 STPs given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use outdoor sport and recreation facilities. **Table 6** shows that only 3.8% of respondents were prepared to travel more than 10 miles to outdoor recreation facilities.

## Appendix 3

**Table 6: Resident Access Findings**

How close to home do you think recreation facilities should be provided?	Outdoor Facilities % response
Less than 1 mile	13.6
1 - 5 miles	29.6
5 - 10 miles	9.5
More than 10 miles	3.8

Sport England recommend a 20 minutes travel time (walking in urban areas, by car in rural areas) as part of their Choice and Opportunity Performance Indicator. The effective catchment of STPs in South Somerset identified during the South Somerset Sport and Recreation Facilities assessment is also 20 minutes drive time.

Based on these outcomes, the access standard has been calculated as a 20 minutes drive time. It is therefore recommended that the following catchment and accessibility standard be adopted.

<b>Proposed catchment and accessibility standard:</b>	<p>All South Somerset residents should live within a 20 minute drive time of a synthetic turf pitch (STP)</p> <p>STPs should have good access, DDA compliance and 'adequate daytime community use'<sup>13</sup></p>
---	---

### 8.4.4 Setting a Minimum Acceptable Size Standard

It is recommended that the following minimum acceptable size standards be adopted.

<b>Minimum acceptable size:</b>	<p>Full size STP hockey surface: 101.4 m length x 63 m width</p> <p>3G STP: 5,000 square metres</p>
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## 8.5 Applying Provision Standards

This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

### 8.5.1 Types of deficiency

Deficiencies in facility 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.

<sup>13</sup> 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"

## Appendix 3

- **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

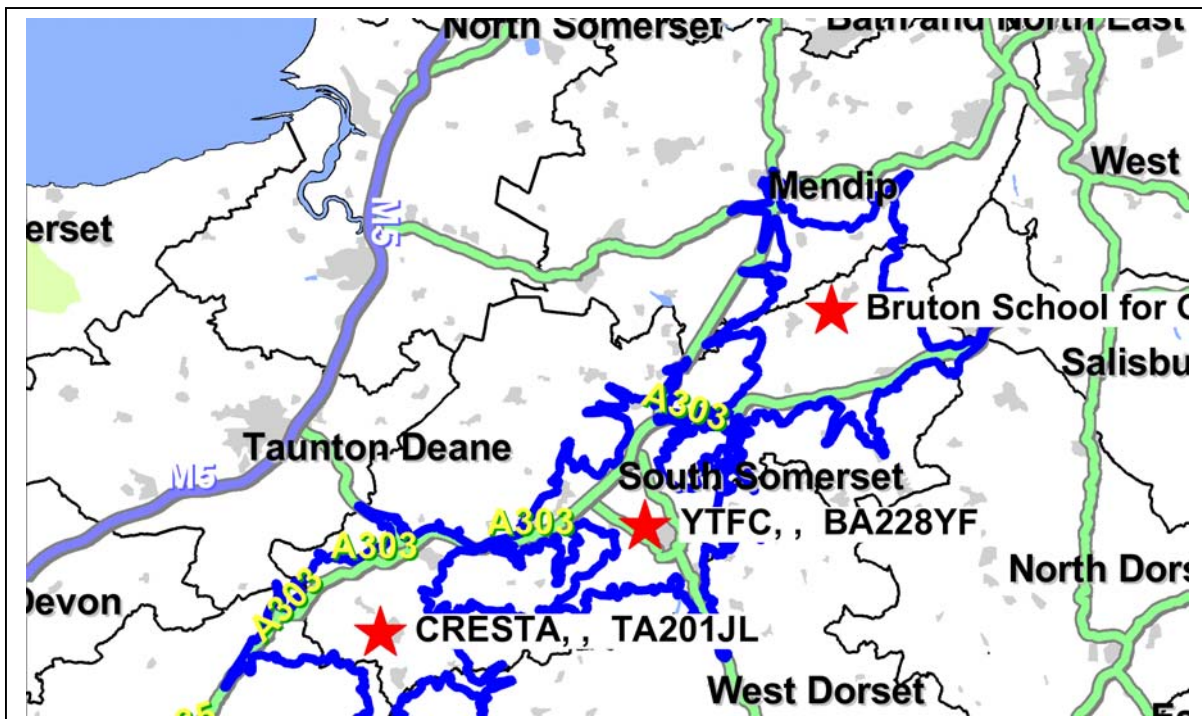
Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

### 8.5.2 Applying the Catchment Standard

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

**Map 3** identifies the location and 20 minute drive time catchments of the current network of sand based STPs which are available for community use within South Somerset.

**Map 3: South Somerset Sand Based STP Sites with 20 Minute Drive Time Catchments**



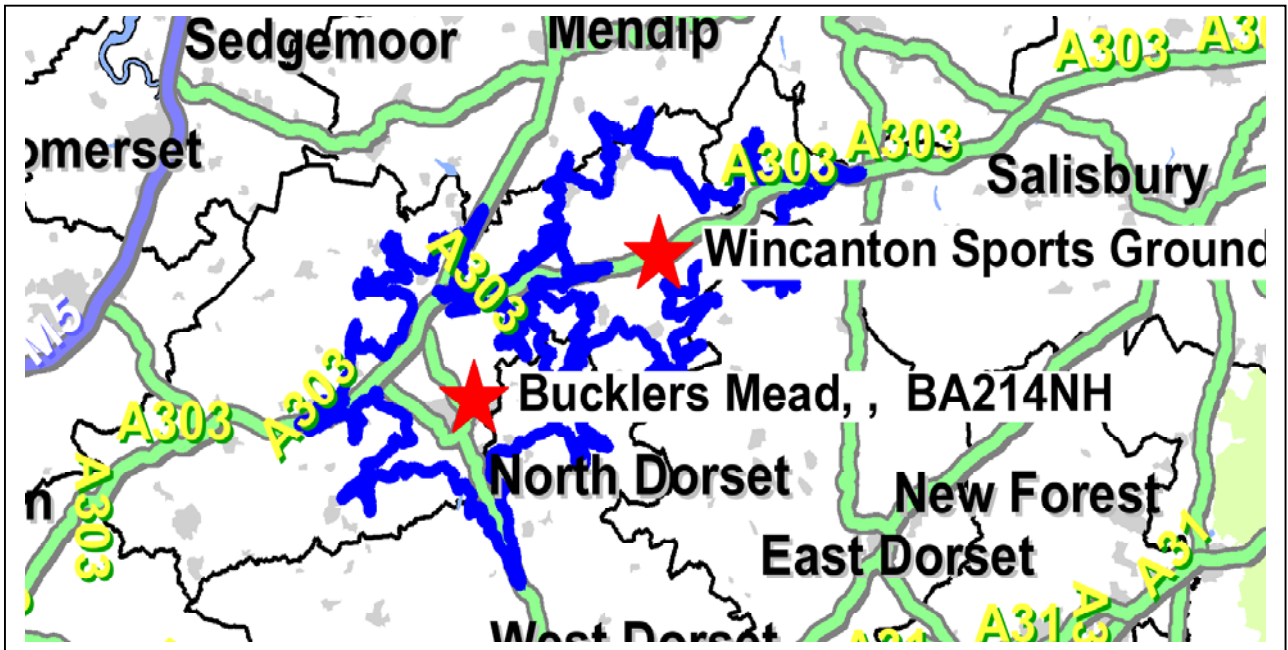
Source: Crown Copyright Reserved. Copyright Experian 2007.

**Map 4** identifies the location and 20 minute drive time catchments of the current network of 3G STPs which are available for community use within South Somerset.



# Appendix 3

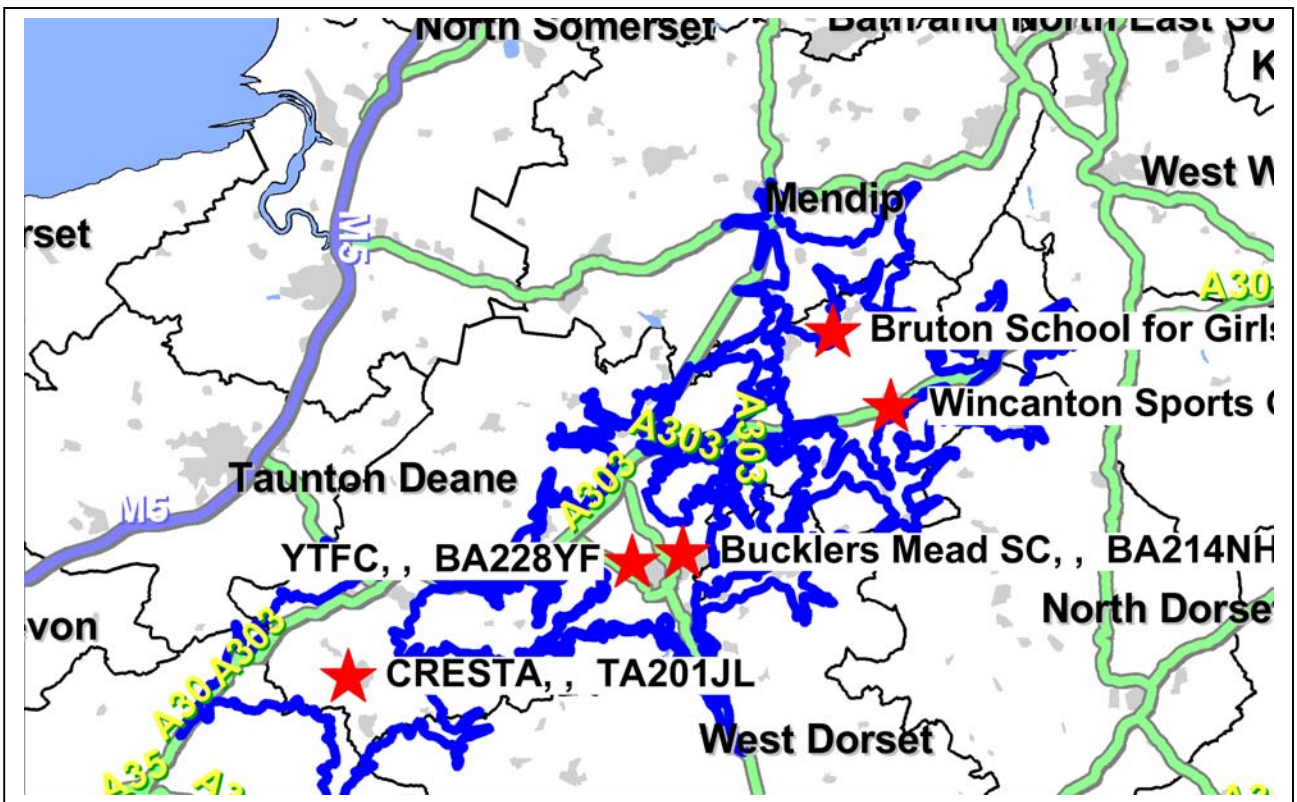
Map 4: South Somerset 3G STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

Map 5 shows the location and catchments of both types of STP within South Somerset.

Map 5: South Somerset All STP Sites with 20 Minute Drive Time Catchments



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## Appendix 3

From this mapping analysis, it becomes evident that residents living in and around the following areas live beyond the 20-minute travel time for both types of STP based in South Somerset:

- The majority of residents in Area North
- Residents around Crewkerne in Area West

The number of residents impacted by these spatial deficiencies equates to:

**Table 7: Numbers of residents outside the 20-minute travel time catchment**

Spatial Deficiency	No. of residents (2008)
Area North	18,297
Area West	9,857
Area East	5,523
Area South	0

In reality when a resident is confronted by these deficiencies, a proportion will look for alternative STP provision to avoid being unable to participate and some will decide to drop out. As a result the day to day effect of these special deficiencies are to place additional demands upon the existing supply of STPs either in South Somerset or, as in the case of hockey, 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 redistribution levels to alternative STPs.

As the options for visit redistribution for STP users in South Somerset are limited, and dependant on the needs of the user (football or hockey), visit redistribution scenarios have not been incorporated in this section.

### 8.5.3 Applying the Quantity Standard

The adequacy of the quantity of provision of STPs in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

The analysis of the quantity of STP 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

Maps 3 and 4 above identified the location and 20 minute drive time catchments of the current network of sand based and 3G STPs which are available for community use within South Somerset.

The ONS data reveals that the population for South Somerset in 2008 is **159,003**, and it is estimated using projections that the population in this area will change by **3.6%** over the next five years, **3.8%** over the next ten years, **4%** over the next fifteen years, and **3.7%** over the next twenty years. This is detailed in **Table 8**:

**Table 8: Population Projections**

2008	159,003
2013	164,916
2018	171,201
2023	177,988
2028	184,584

## Appendix 3

Applying the proposed quantity standard of 255.5 sq m per 1, 000 population to the current and future increases in population, **table 9** indicates that the total amount of STP supply that would be required to meet the increased demand for STPs equates to **40,625 m<sup>2</sup>** in 2008, and would grow to **47,161 m<sup>2</sup>** in 2028.

**Table 9: Current and Future STP Demand**

	Standard m <sup>2</sup>
STP area required to meet potential demand/m <sup>2</sup> , in 2008 :	40,625
The corresponding demand in 2013 will be :	42,136
The corresponding demand in 2018 will be :	43,742
The corresponding demand in 2023 will be :	45,476
The corresponding demand in 2028 will be :	47,161

Comparing this demand for community STPs with the analysis of existing community STP provision (**24,095.8 m<sup>2</sup>**), **Table 10** indicates that at the District level there is a current shortfall equivalent to **16,529 m<sup>2</sup>** of STP provision and this deficiency will grow to **23,065 m<sup>2</sup>** by 2028. This equates to a shortfall of **2.59 full size pitches** in 2008 and **3.61 full size pitches** in 2028.

**Table 10: District STP Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of full size pitches
2008 :	24,096	(16,529)	(2.59)
2013 :	24,096	(18,040)	(2.82)
2018 :	24,096	(19,646)	(3.08)
2023 :	24,096	(21,380)	(3.35)
2028 :	24,096	(23,065)	(3.61)

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, South). These assessments take account of:

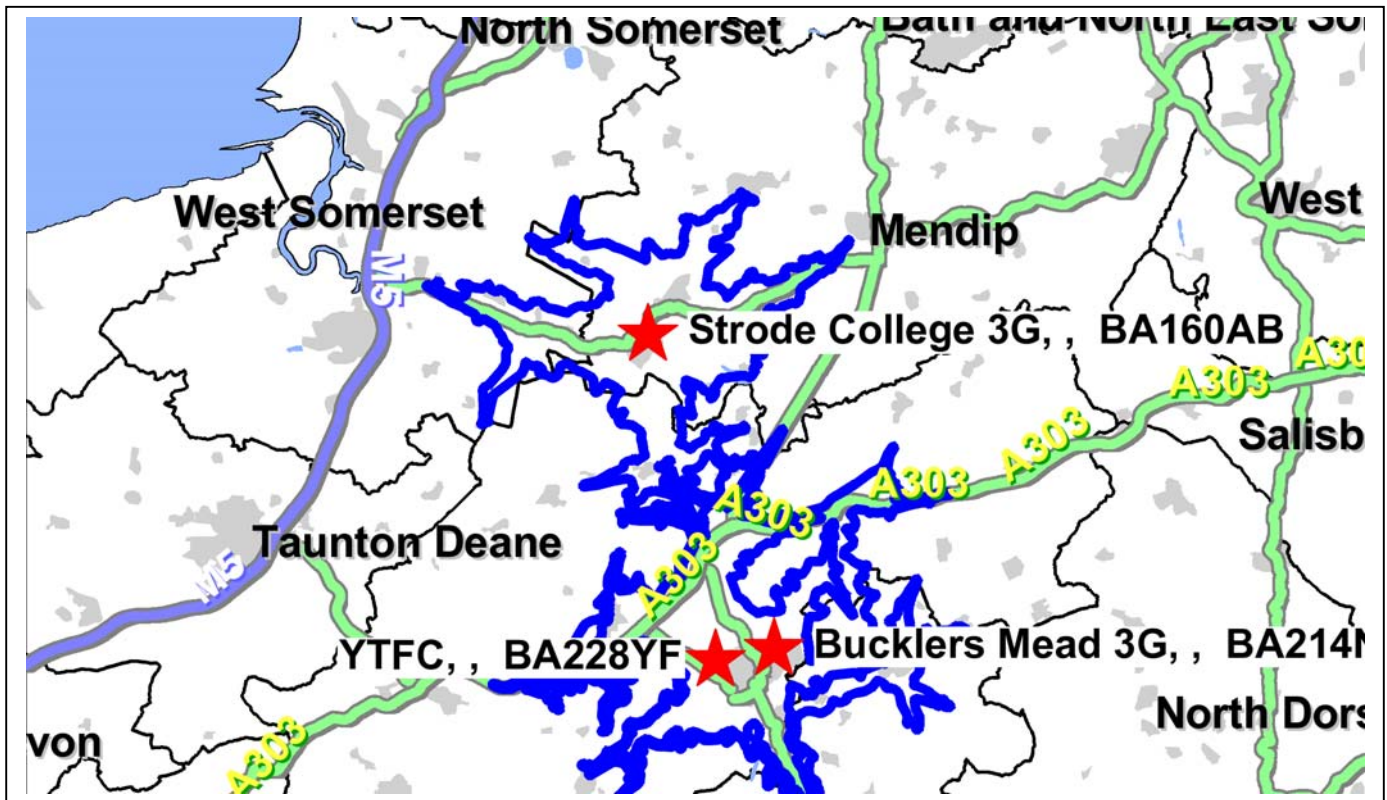
1. **Neighbouring Provision:** The effect of neighbouring authority STP provision.
2. **STP Capacity:** The number of people living within the 20 minute travel time catchment of a facility and whether the STP provision is able to accommodate all this demand.
3. **Excessive Travel Time:** The number of people living beyond the 20 minute travel time catchment.

# Appendix 3

## SSDC Area North

Map 6 shows the location and 20 minutes drive time catchments for the STP sites supplying residents in SSDC Area North.

Map 6: Area North STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis shows a clear spatial deficiency in STP provision to the majority of Area North residents. In 2007, the number of people living outside these catchments in Area North is **18,297**. Taking into account the STP at Strode in the neighbouring authority of Mendip, this reduces to **13,739**.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to the population figures showing the unmet demand for STPs in Area North, and future increases in population, **table 11** indicates that the total amount of STP supply that would be required to meet this unmet demand equates to **4,675 m<sup>2</sup>** in 2008, and would grow to **5,241 m<sup>2</sup>** in 2028:

Table 11: Area North - Current and Future STP Demand

	Standard m <sup>2</sup>
STP area required to meet potential demand/m <sup>2</sup> , in 2008 :	4,675
The corresponding demand in 2013 will be :	4,803
The corresponding demand in 2018 will be :	4,940



## Appendix 3

The corresponding demand in 2023 will be :	5,099
The corresponding demand in 2028 will be :	5,241

**Table 12** indicates that, as there is currently no STP provision in Area North, there is therefore a current shortfall equivalent to **0.73 pitches** and this deficiency will grow to **0.82 pitches** by 2027.

**Table 12: Area North –STP Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of full size pitches
2007 :	0	(4,675)	(0.73)
2012 :	0	(4,803)	(0.75)
2017 :	0	(4,940)	(0.77)
2022 :	0	(5,099)	(0.80)
2027 :	0	(5,241)	(0.82)

### SSDC Area East

**Map 7** shows the location and 20 minutes drive time catchments for the STP sites supplying residents in SSDC Area East. These are summarised as follows:

STPs within Area East:

- Bruton School for Girls – sand based
- Wincanton Sports Ground – 3G

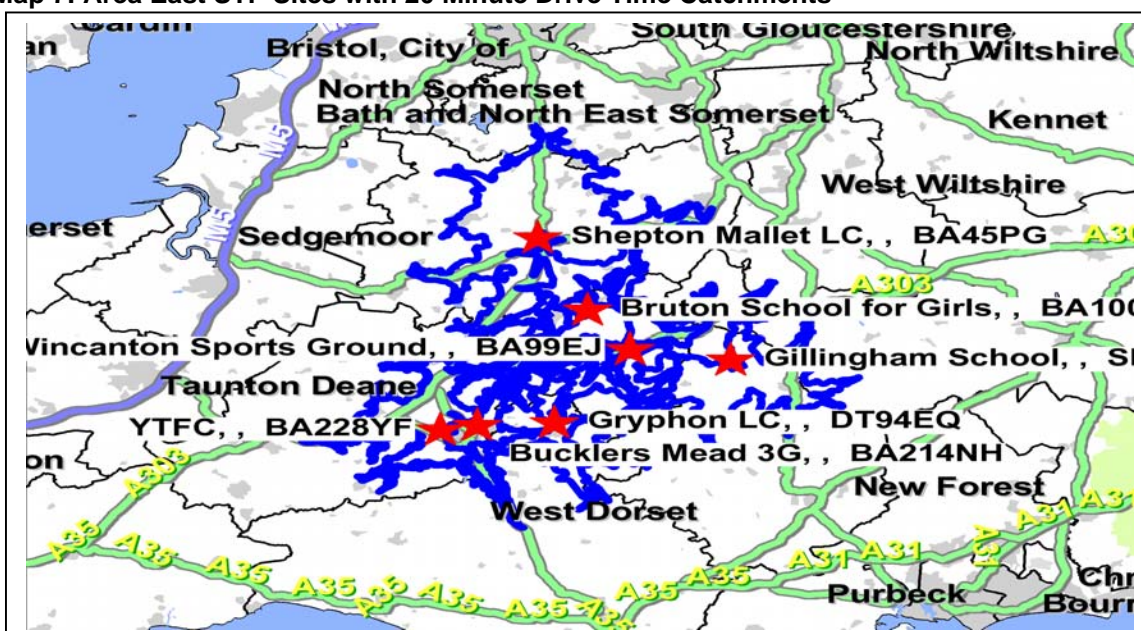
STPs in adjoining SSDC Areas:

- Buckler's Mead Sports Centre, Yeovil – 3G
- Yeovil Town FC – sand based

STPs in adjoining districts:

- Gryphon School, Sherborne – sand based
- Gillingham School – sand based
- Shepton Mallet Leisure Centre – sand based

**Map 7: Area East STP Sites with 20 Minute Drive Time Catchments**



## Appendix 3

Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis shows that the large majority of Area East residents are served by one or more of the STPs either in Area East, or adjoining areas or districts. This reduces the number of residents living outside the 20-minute catchment of an STP, in 2008, from **5,523** to **579**.

As the six STPs serving Area East largely serve the same catchment area, recreational planning considers the totality of provision with the overall catchment population rather considering each STP individually. The population in Area East in 2008, is **33,508**. It is estimated using projections that the population in this catchment area will grow to **34,683** over the next five years to 2013, to **35,906** over the next ten years, to 2018, to **37,101** over the next fifteen years to 2023, and to **38,245** over the next twenty years.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to these current and future increases in population, **table 13** indicates that the total amount of STP supply that would be required to meet the increased demand equates to **8,561 m<sup>2</sup>** in 2008, and would grow to **9,772 m<sup>2</sup>** in 2028.

**Table 13: Area East –STP Demand**

	Demand m <sup>2</sup>
STP area required to meet potential demand/m <sup>2</sup> , in <b>2008</b> :	8,561
The corresponding demand in <b>2013</b> will be :	8,862
The corresponding demand in <b>2018</b> will be :	9,174
The corresponding demand in <b>2023</b> will be :	9,479
The corresponding demand in <b>2028</b> will be :	9,772

The supply for Area East is two STPs. The STP at Bruton School for Girls is a full size sand based STP although its usage is limited by priority school use at the weekends. Supply has therefore been adjusted accordingly to 4791 m<sup>2</sup>. The 3G pitch at Wincanton Sports Ground is 1152 m<sup>2</sup>. Based on the current total adjusted supply of 5943 m<sup>2</sup> of STP provision, the effect of this increase in population and the corresponding increase in demand for STPs, indicates that a shortfall equivalent to **2,618 m<sup>2</sup>**, or **0.41 pitches** existed in 2008, and this will grow to **3,829 m<sup>2</sup>**, or **0.60 pitches** by 2028. This is detailed in **table 14**:

**Table 14: Area East–STP Shortfall**

Population Scenarios:	Adjusted Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply/(Shortfall) no. of pitches
<b>2008</b> :	5943	(2618)	(0.41)
<b>2013</b> :	5943	(2919)	(0.46)
<b>2018</b> :	5943	(3231)	(0.51)
<b>2023</b> :	5943	(3536)	(0.55)
<b>2028</b> :	5943	(3829)	(0.60)

### SSDC Area West

**Map 8** shows the location and 20 minutes drive time catchment for the STP sites supplying residents in SSDC Area West. These are summarised as follows:

CRESTA, Chard – sand based  
 Bucklers Mead, Yeovil – 3G  
 Yeovil Town FC – sand based



# Appendix 3

Map 8: Area West STP Sites with 20 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis indicates that the number of people living within the effective catchment population for the STP at Cresta in 2008 is **32,306** and that the number of people that fall outside the 20 minutes catchment areas is **9,857**.

## CRESTA

It is estimated that the effective CRESTA catchment population will increase to **33,216** by 2013, **34,270** over the next ten years by 2018, **35,423** over the next fifteen years to 2023, and to **36,604** over the next twenty years to 2028.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 to these current and future increases in population, **table 15** indicates that the total amount of STP provision that would be required to meet the increased demand equates to **8,254m<sup>2</sup>** in 2008, and would grow to **9,352 m<sup>2</sup>** in 2028.

**Table 15: CRESTA – Current and Future STP Demand**

	Standard m <sup>2</sup>
STP area required to meet potential demand/m <sup>2</sup> , in 2008 :	8,254
The corresponding demand in 2013 will be :	8,487
The corresponding demand in 2018 will be :	8,756
The corresponding demand in 2023 will be :	9,051

## Appendix 3

The corresponding demand in 2028 will be : 9,352

Based on the current supply at CRESTA of 6388.3 m<sup>2</sup> of STP provision, the effect of this increase in population and the corresponding increase in demand for STPs , indicates that a shortfall equivalent to **1,866 m<sup>2</sup>** , or **0.29 pitches** of STP space existed in 2008, and this will grow to **2,964 m<sup>2</sup>** , or **0.46 pitches** by 2028. This is detailed in **table 16**:

**Table 16: CRESTA –STP Capacity/Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of full size pitches
2008 :	6388.3	(1,866)	(0.29)
2013 :	6388.3	(2,099)	(0.33)
2018 :	6388.3	(2,368)	(0.37)
2023 :	6388.3	(2,663)	(0.42)
2028 :	6388.3	(2,964)	(0.46)

There is also a significant proportion (**9,857** residents) of Area West around the Crewkerne area that fall outside the 20 minute catchments.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to the population figures showing the unmet demand for STPs in Area West, and future increases in population, **table 17** indicates that the total amount of STP supply that would be required to meet the unmet demand equates to **2,518m<sup>2</sup>** , or **0.39 pitches** in 2008, and would grow to **2,831 m<sup>2</sup>** , or **0.44 pitches** in 2028:

**Table 17: Area West Unmet Demand - Current and Future STP Demand**

	Standard m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of full size pitches
STP area required to meet potential demand/m <sup>2</sup> , in 2008 :	2,518	(2,518)	(0.39)
The corresponding demand in 2013 will be :	2,583	(2,583)	(0.40)
The corresponding demand in 2018 will be :	2,661	(2,661)	(0.42)
The corresponding demand in 2023 will be :	2,743	(2,743)	(0.43)
The corresponding demand in 2028 will be :	2,831	(2,831)	(0.44)

### SSDC Area South

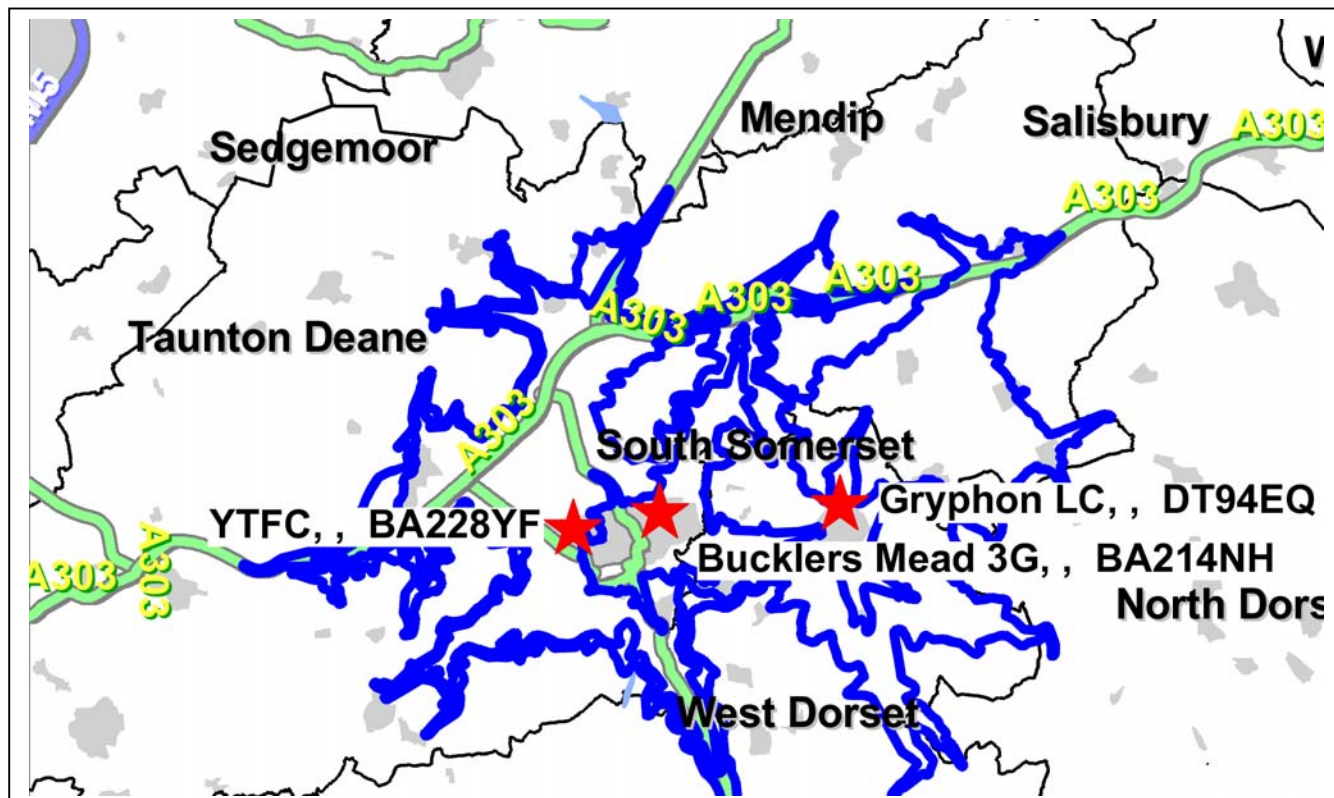
**Map 9** shows the location and 20 minutes drive time catchment for the STP sites supplying residents in SSDC Area South. These are summarised as follows:

Gryphon School, Sherborne, West Dorset – sand based

## Appendix 3

Bucklers Mead Sports Centre, Yeovil – 3G  
Yeovil Town FC – sand based

**Map 9: Area South STP Sites with 20 Minute Drive Time Catchments**



Source: Crown Copyright Reserved. Copyright Experian 2007.

The mapping analysis indicates that Area South residents are well served by STPs, however the only operational sand based one is outside the district.

Based on a 15 minute drive time from the centre of Yeovil, which covers Area South, 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.

Applying the proposed pro-rata quantity standard of 255.5 sq m per 1,000 population to these current and future increases in population, **table 18** indicates that the total amount of STP provision that would be required to meet the increased demand equates to **16,514 m<sup>2</sup>** in 2007, and would grow to **23,223 m<sup>2</sup>** in 2027:

**Table 18: Area South - Current and Future STP Demand**

	Standard m <sup>2</sup>
STP area required to meet potential demand/m <sup>2</sup> , in 2007 :	16,514
The corresponding demand in 2012 will be :	18,163
The corresponding demand in 2017 will be :	19,177
The corresponding demand in 2022 will be :	21,478
The corresponding demand in 2027 will be :	23,223

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Based on the current supply of the 3G pitch at Buckler's Mead Sports Centre and the sand based STP at Yeovil Town FC, the effect of this increase in population and the corresponding increase in demand for STPs, indicates that a shortfall equivalent to **4,750 m<sup>2</sup>**, or **0.74 pitches** existed in 2007, and this will grow to **11,459 m<sup>2</sup>**, or **1.79 pitches** by 2027. This is detailed in **table 19**:

**Table 19: Area South –STP Capacity/Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of full size pitches
2007 :	11,764	(4,750)	(0.74)
2012 :	11,764	(6,399)	(1)
2017 :	11,764	(7,413)	(1.16)
2022 :	11,764	(9,714)	(1.52)
2027 :	11,764	(11,459)	(1.79)

### 8.6 Applying the Quality Standard

This section contains an analysis of the quality of STP facilities, based on site visits to each identified STP. 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 as poor, adequate or good.

**Table 20: Audit Quality Scores**

Site	Quality	Comments
Bruton School for Girls	Good	
CRESTA	Poor	Need for the carpet to be replaced, poor ongoing maintenance and lack of fully functioning floodlights.
Wincanton Sports Ground	Good	
Yeovil Town Football Club	Poor	Pitch is currently unavailable for community use due to poor condition.

Based on the above analysis, there are qualitative shortfalls at the STPs at Cresta in Chard and Yeovil Town Football Club.

### 8.7 Applying the Accessibility Standard

The accessibility standard is applied using detailed maps showing the proposed 20 minute drive time catchment areas. This identifies the shortfalls across the district. Accessibility also measures the physical access to the facility, compliance with the DDA and the hours available for community use. Each aspect of the facility is then graded in accordance with the accessibility standard as poor, adequate or good.

**Table 21: Audit Accessibility Scores**

Site	Accessibility
Bruton School for Girls	Adequate
CRESTA	Poor
Wincanton Sports Ground	Good

## Appendix 3

Yeovil Town  
Football Club

Good

Based on the assessment and the application of the proposed accessibility standard that all STPs should have good access, DDA compliance and daytime use, the audit identifies that accessibility shortfalls exist at CRESTA and Bruton School for Girls STPs.

### Summary of Deficiencies

**Table 22** below summarises the deficiencies that have been identified through the application of the proposed standards.

**Table 22: Identified South Somerset STP Deficiencies**

Deficiency	Issue No.	Description
Catchment	1	<ul style="list-style-type: none"> <li>A significant proportion of <b>Area North</b> residents are living beyond the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area North is 18,297, however this reduces to <b>13,739</b> when STPs from surrounding districts are included.</li> </ul>
	2	<ul style="list-style-type: none"> <li>A proportion of residents in <b>Area West</b> living around Crewkerne are living beyond the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area West is <b>9,857</b>.</li> </ul>
	3	<ul style="list-style-type: none"> <li>A proportion of <b>Area East</b> residents living east of Bruton and around Ilchester are living outside the 20 minute travel time catchment. In 2008, the number of people living outside this catchment in Area East is <b>5,523</b>, however this reduces to <b>579</b> when STPs from surrounding districts are included.</li> </ul>
Quantitative	4	<ul style="list-style-type: none"> <li><b>District:</b> There is a current shortfall equivalent to <b>16,259 m<sup>2</sup></b> of STP provision, or <b>2.59 full size pitches</b> in 2008 and this shortfall will increase to <b>23,065 m<sup>2</sup></b>, or <b>3.61 full size pitches</b> by 2028.</li> </ul>
	5	<ul style="list-style-type: none"> <li><b>Area South:</b> There is a shortfall equivalent to <b>4,750 m<sup>2</sup></b>, or <b>0.74 pitches</b> in 2008, which will increase to <b>11,459 m<sup>2</sup></b>, or <b>1.79 pitches</b> by 2028.</li> </ul>
	6	<ul style="list-style-type: none"> <li><b>Area North:</b> There is a shortfall equivalent to <b>4,675 m<sup>2</sup></b>, or <b>0.73 pitches</b> in 2008, which will increase to <b>5,421 m<sup>2</sup></b> or <b>0.82 pitches</b> in 2028.</li> </ul>
	7	<ul style="list-style-type: none"> <li><b>Area East:</b> There is a shortfall equivalent to <b>2,618 m<sup>2</sup></b>, or <b>0.41 pitches</b> in 2008, which will increase to <b>3,829 m<sup>2</sup></b> or <b>0.60 pitches</b> in 2028.</li> </ul>

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	8	<ul style="list-style-type: none"> <li>• <b>Area West:</b> There is a shortfall at CRESTA STP equivalent to <b>1,866 m<sup>2</sup></b> or <b>0.29 pitches</b> in 2008, which will increase to <b>2,964 m<sup>2</sup></b> or <b>0.46 pitches</b> in 2028.</li> </ul>
	9	<ul style="list-style-type: none"> <li>• <b>Area West:</b> There is a shortfall around the Crewkerne area equivalent to <b>2,518 m<sup>2</sup></b> or <b>0.39 pitches</b> in 2008, which will increase to <b>2,831 m<sup>2</sup></b> or <b>0.44 pitches</b> in 2028.</li> </ul>
Qualitative	10	<ul style="list-style-type: none"> <li>• A qualitative shortfall exists at the STP at Cresta in Chard.</li> </ul>
	11	<ul style="list-style-type: none"> <li>• A significant qualitative shortfall exists at the STP at Yeovil Town Football Club.</li> </ul>
Accessibility	12	<ul style="list-style-type: none"> <li>• Bruton School for Girls</li> </ul>
	13	<ul style="list-style-type: none"> <li>• CRESTA</li> </ul>
Minimum Size	14	<ul style="list-style-type: none"> <li>• Wincanton Sports Ground (3G pitch)</li> </ul>

### 8.8 Strategic Policy Options

This section examines the strategic policy options available to address each of the STP deficiencies summarized in **Table 23**, and sets out the proposed strategic policy.

The strategic policy options have been identified and assessed to test the potential changes to STP 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.

1. New facility provision.
2. Upgraded facility provision.
3. Replace facility provision.
4. Enhanced access to existing facility provision.
5. Integrated facility provision.

**Table 23: Strategic Policy Options**

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	



## Appendix 3

1	<p><b>Area North Spatial Deficiency: 18,297 residents</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>• Develop a new STP in the Langport area</li> <li>• Develop a new STP in Somerton</li> </ul>	STP 1	<p><b>Develop a new 3G STP in the Langport area of Area North.</b></p> <p>Rationale: Langport has the greater impact on reducing the spatial deficiency, without adversely impacting existing facilities. It will also meet the need in the area for all weather floodlit football training facilities. There is currently no need for a sand based STP in this area however, the operational viability and exact location of a football based STP will need to be carefully tested and proven.</p>
2	<p><b>Area West Spatial Deficiency: 9,857 residents</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>• Develop a new STP in Crewkerne</li> <li>• Develop a new STP in Ilminster</li> </ul>	STP 2 STP 3	<p><b>Develop new 3G STPs in Crewkerne and Ilminster.</b></p> <p>Rationale: This step will deliver the additional capacity. The provision of 2 STPs has the biggest impact on reducing the spatial deficiency (to 161). They will also meet the needs in the area for all weather floodlit football training facilities and will be operationally viable, without adversely impacting existing facilities.</p>
3	<p><b>Area East Spatial Deficiency: 579 residents</b></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 minimal spatial deficiencies in Area East.</p>		No action to be taken.
4	<p><b>District Wide STP Quantity Shortfall in 2028: 23,065 m<sup>2</sup> or 3.61 full size pitches</b></p> <p>The options to resolve the district shortfall of 3.61 pitches is addressed through the combined recommended strategies for issues 5 - 9.</p>		
5	<p><b>Area South Shortfall in 2028: 11,459 m<sup>2</sup> or 1.79 full size pitches</b></p> <p>Available options include:</p>		<p><b>The provision of 2 new STPs – 1 sand based and 1 3G – will address the quantitative shortfalls and meet the needs for hockey and football in the</b></p>

## Appendix 3

	<ul style="list-style-type: none"> <li>Develop a new sand based STP in Yeovil</li> </ul>	<b>STP 4</b>	<b>needs for hockey and football in the area.</b>  <b>Develop a new sand based STP in Yeovil.</b>  Rationale: It is important for the development of hockey, that a new full size sand based STP is provided in Yeovil, enabling Yeovil and Sherborne Hockey Club to relocate back to Yeovil.
	<ul style="list-style-type: none"> <li>Develop a new 3G STP in Yeovil</li> </ul>	<b>STP 5</b>	<b>Work with Yeovil Town FC to identify their preferred future strategy to develop a new 3G STP as part of the redevelopment or refurbishment of their site.</b>
6	<b>Area North Shortfall in 2028: 5,421 m<sup>2</sup> or 0.82 full size pitches</b>  Available options include: <ul style="list-style-type: none"> <li>Develop a new STP in the Langport area</li> <li>Develop a new STP in Somerton</li> </ul>	<b>STP 1</b>	As above – the provision of a 3G STP (minimum of 5000 sq m) will remove the quantitative shortfall.
7	<b>Area East Shortfall in 2028: 3,829 m<sup>2</sup> or 0.60 full size pitches</b>  Available options include: <ul style="list-style-type: none"> <li>Develop a larger STP in Wincanton when the 3G surface at Wincanton Sports Ground is in need of replacement.</li> <li>Improve community access/facilities at existing STPs at the private schools in Area East</li> <li>Develop a new STP in Castle Cary / Ansford area</li> </ul>	<b>STP 6</b>	<b>Develop a larger STP in Wincanton.</b>  Rationale: This will remove the quantitative shortfall for Area East and provide the largest catchment population. The need for a sand based or 3G surface will need to be considered as part of the planning process.
8	<b>Area West Unmet Demand Shortfall in 2028: 2,831 m<sup>2</sup> or 0.44 full size pitches</b>  Available options include: <ul style="list-style-type: none"> <li>Develop a new STP in Crewkerne</li> <li>Develop a new STP in Ilminster</li> </ul>	<b>STP 2</b> <b>STP 3</b>	<b>As above</b>

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9	<p><b>Area West CRESTA Shortfall in 2028: 2,964 m<sup>2</sup> or 0.46 full size pitches</b></p> <p>The impact of the Strategic Policies STP 2 and 3 to provide new STPs in Crewkerne and Ilminster will reduce the CRESTA shortfall to provide a small surplus of 771 m<sup>2</sup> or 0.12 pitches in 2028.</p>		<b>No action</b>
10	<p><b>Quality Shortfall at CRESTA STP</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>• Upgrade existing provision.</li> <li>• Replace as part of the Building Schools for the Future (BSF) Programme.</li> </ul>	<b>STP 7</b>	<p><b>Work with Adult Learning and Leisure to upgrade the existing sand based provision.</b></p> <p>Rationale: It is important for the development of hockey, that the sand based surface at the CRESTA STP is <b>retained</b> and improved.</p>
11	<p><b>Quality shortfall at Yeovil Town FC STP</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>• Upgrade existing facility.</li> <li>• Replace with a new facility as part of any future plans to re-develop or refurbish the site.</li> </ul>	<b>STP 5</b>	<b>As above.</b>
12	<p><b>Accessibility Shortfalls at Bruton School for Girls</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>• Negotiate improved community access /a formal community use agreement.</li> </ul>		<p><b>No action</b></p> <p>Rationale: Unlikely to be successful as school use gets priority and there are no staff to manage casual bookings.</p>
13	<p><b>Accessibility shortfalls at CRESTA</b></p> <p>Options available include:</p>	<b>STP 7</b>	<b>As above.</b>

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	<ul style="list-style-type: none"> <li>Upgrade existing facility.</li> </ul>		
	<ul style="list-style-type: none"> <li>Replace as part of the Building Schools for the Future (BSF) Programme.</li> </ul>		
14	<p><b>Minimum size deficiency at Wincanton Sports Ground</b></p> <p>Options available include:</p> <ul style="list-style-type: none"> <li>Develop a larger STP in Wincanton when the 3G surface at Wincanton Sports Ground is in need of replacement.</li> </ul>	<b>STP 6</b>	<b>As above.</b>

### 8.9 Strategic Prioritisation

The implementation of the strategy by the authority has been prioritised according to the levels of unmet demand and need existing across the District in order to ensure the areas of highest need are tackled first. **Table 24** summarises the planned timeframes for the identified action plans.

**Table 24: STP Action Plan Timetable**

Priority	Strategic Policy(s)	Action	Timescale
1	<b>STP 4</b>	Develop a new sand based STP in Yeovil.	Short term: by 2013
2	<b>STP 7</b>	Retain and improve the STP at CRESTA, Chard.	Short term: by 2013
3	<b>STP 1</b>	Develop a new 3G STP in the Langport area	Medium term: by 2018
4	<b>STP 2</b>	Develop a new 3G STP in the Ilminster area	Medium term: by 2018
5	<b>STP 3</b>	Develop a new 3G STP in the Crewkerne area	Medium term: by 2018
6	<b>STP 5</b>	Develop a new STP in Yeovil, to replace the existing provision at Yeovil Town FC	Medium term: by 2018
7	<b>STP 6</b>	Develop a larger size STP in Wincanton.	Long term: by 2023

## Appendix 3

### 8.10 Section 106 Contributions

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.

As the need for synthetic turf pitch (STP) 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 synthetic turf pitch 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.

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 indoor tennis court network, the Council will only seek 28% of the cost of delivering the synthetic turf pitch infrastructure to developers. The Council will resource the remaining 72% through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2008 shortfall and the projected increase in the shortfall that shall be created by development through to 2028, as detailed in Table 25.

**Table 25: District Synthetic Turf Pitch Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of pitches	% Balance of Shortfall
2008 :	24,096	(16,529)	(2.59)	72%
2013 :	24,096	(18,040)	(2.82)	28%
2018 :	24,096	(19,646)	(3.08)	
2023 :	24,096	(21,380)	(3.35)	
2028 :	24,096	(23,065)	(3.61)	

To accord with Circular 05/2005 paragraph B22, spare capacity in existing infrastructure provision shall not be credited to earlier developers.

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.

As the Assessment has identified the need to provide new synthetic turf pitches in each SSDC operational area, contributions towards this provision will therefore be sought from all developments across South Somerset according to the proposed standards.

Table 26 sets out the methodology used to determine the standard charge for synthetic turf pitches based upon costs at present day levels.

**Table 26: Synthetic Turf Pitches Standard Charge Calculation Methodology**

1	Total Cost of Synthetic Turf Pitch:	Cost
	Rubber crumb (100m x 64m) fenced and floodlit	£592,000
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£88,800
	<b>Building sub-Total:</b>	<b>£680,800</b>
	Site Abnormal Works (10%)	£68,080
	Professional Fees (5%)	£34,040

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Project Development Costs (2%)	£13,616
VAT Threshold Provision (2%)	£13,616
<b>Building Total Including Fee Provisions:</b>	<b>£810,152</b>

Contingency (10%)	£81,015
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<b>Total Synthetic Turf Pitch Cost:</b>	<b>£891,167</b>
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### Notes:

1. Costs based on figures provided by Sport England Sport Facility Costs (2<sup>nd</sup> Quarter 2008) and Chartered Surveyor.
2. Costs are at present day levels.
3. It is assumed that pitch will be provided at an existing school or recreation site. Therefore no land acquisition costs are included.

<b>2</b>	<b>Cost per sq m of STP:</b>	
	Total hall capacity (1000 x 64m)	6400
	<b>Cost per sq m of STP:</b>	<b>£139.24</b>

<b>3</b>	<b>Cost Per Person:</b>	
	Sq m STP demand per 1000 population (Based on proposed Quantity Standard)	255.5
	Square meter of synthetic turf pitch required per person	0.26
	<b>Cost per person</b>	<b>£35.54</b>

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 1<sup>st</sup> Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.

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.

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



# SECTION 11 – Indoor Tennis Courts

## 11.1 Tennis Court Provision

Tennis is primarily played on outdoor porous macadam courts. Purpose built indoor courts allow for all year round coaching and playing.

Nationally, 487,500 adults (age 16 and over) have participated in tennis at least once a week, which represents no significant change since 2005/6, although there has been a slight increase in female participation. 657,000 adults are members of a club where they participate in tennis. Tennis is the one sport that 4.6% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often. <sup>1</sup>

## 11.2 Identifying Local Needs and Opportunities

Consultation associated with this strategy, identified the need for more public tennis courts, with Milborne Port mentioned as in specific need, and the need for an indoor tennis centre. The Parish Council survey identified tennis courts as one of the top two perceived areas of deficiency.

There are 15 clubs in South Somerset. In 2007, the South Somerset Tennis Development Group was set up with representatives from 9 of the clubs attending the biannual meetings. The group provides an opportunity for tennis clubs to address their needs and acts as a forum for sharing good practice and ideas. Across the district, clubs generally have strong membership, especially junior membership, although there is capacity at some clubs. There are good links with local schools and a good competitive structure between clubs.

The main issue currently facing tennis clubs is the lack of an all year round training programme due to the unavailability of indoor tennis courts. Their preference is for indoor provision to be based in Yeovil, but not alongside the development of any new outdoor courts as these would be best located at existing clubs.

The National Governing Body has also identified the need for development of indoor/covered courts; more floodlit courts and social club facilities at dual use sites used by tennis clubs. A network of MUGAs linked to tennis clubs to provide an outreach programme was also identified.

## 11.3 Audit of Local Provision

There are no dedicated indoor tennis courts in South Somerset, the nearest are at Blackbrook Pavilion, Taunton. There are also indoor courts at Millfield School, Street - although these have limited use by local clubs, there is no daytime or casual use as they are based at a private school. Consultation identified that although 4 court badminton court sports halls are able to accommodate a single indoor tennis court, they are rarely used for this purpose.

## 11.4 Setting Provision Standards

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

- a) 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 30,000 people).
- b) 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.

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<sup>1</sup> Sport England Active People Survey, 2007/8

## Appendix 4

- c) An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

### 11.4.1 - Setting a Quantity Standard

To set a quantity standard of square metres of indoor tennis court space per 1,000 population, the authority has assessed three different methodologies using a population of 159,003 (ONS, 2008), unless otherwise stated. It also assumes a minimum size of an air supported indoor structure of  $37.7 \times 20.97 = 790.6$  sq m:

1. Comparing the quantity of outdoor tennis court provision in the District with the current population.
2. Comparing the quantity of provision in the District with the population within their effective catchments (not used).
3. Comparing the current level of provision of indoor tennis courts with Sport England Active Places data and National Standards.

**Table 1** shows the results emerging from each methodology for indoor tennis courts.

**Table 1: Quantity Standard Comparisons for Indoor Tennis Courts**

Methodology	Size (sq m)	Equivalent Standards	
		Courts/Sq m per 1,000	Sq m per person
1 Current Supply to Current Population	0 courts	0	0
2 Current Supply to their Catchment Population	Not applicable		
3 Active Power data – England and South West		0.03 courts 23.72 sq m	

Active Power data shows a ratio of 0.03 indoor tennis courts per 1,000 for both England and the South West. The current supply in South Somerset (0 courts) is therefore well below both these ratios. The consultation for this strategy and the Yeovil Sports Zone also identified the demand for indoor tennis facilities.

Based on the outcomes of this analysis, it is recommended that a quantity standard equivalent to the South West ratio of 0.03 indoor tennis courts per 1,000 be adopted.

<b>Proposed quantity standard:</b>	0.03 indoor tennis courts per 1,000 population
	23.72 sq m of indoor tennis court space per 1,000 population

### 11.4.2 - Setting a Quality Standard

The Council is proposing to adopt the following quality standard for all its sports facilities.

The quality standard should reflect 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.

## Appendix 4

<b>Proposed quality standard:</b>	<p>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"> <li>• Well decorated and maintained, with no signs of neglect.</li> <li>• Well equipped as appropriate.</li> <li>• Effective storage space.</li> <li>• Meeting health and safety standards.</li> <li>• Welcoming reception area.</li> <li>• Reasonable number of changing accommodation for available facilities, as appropriate.</li> <li>• Well lit for sport and recreation activities, as appropriate.</li> <li>• Segregated changing and shower areas, as appropriate.</li> <li>• Segregated lockable changing areas as appropriate.</li> </ul>
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### 11.4.3 Setting a Catchment and Accessibility Standard

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 given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use indoor sport and recreation facilities. **Table 2** shows that only 2.3% of respondents were prepared to travel more than 10 miles to indoor recreation facilities.

**Table 2: 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

For indoor tennis courts, it is proposed that all residents should have access to these facilities within a 30 minute drive time.

<b>Proposed catchment and accessibility standard:</b>	<p>All South Somerset residents should have access to an indoor tennis court within a 30 minute drive time</p> <p>Indoor tennis courts should have good access, DDA compliance and 'adequate daytime community use'<sup>2</sup></p>
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<sup>2</sup> 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"

## Appendix 4

### 10.4.3 Setting a Minimum Acceptable Size Standard

<b>Minimum acceptable size:</b>	
Indoor court (air supported structure)	37.7 m length 20.97 m width

## 11.5 Applying Provision Standards

This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

### 11.5.1 Types of deficiency

Deficiencies in facility 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

Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

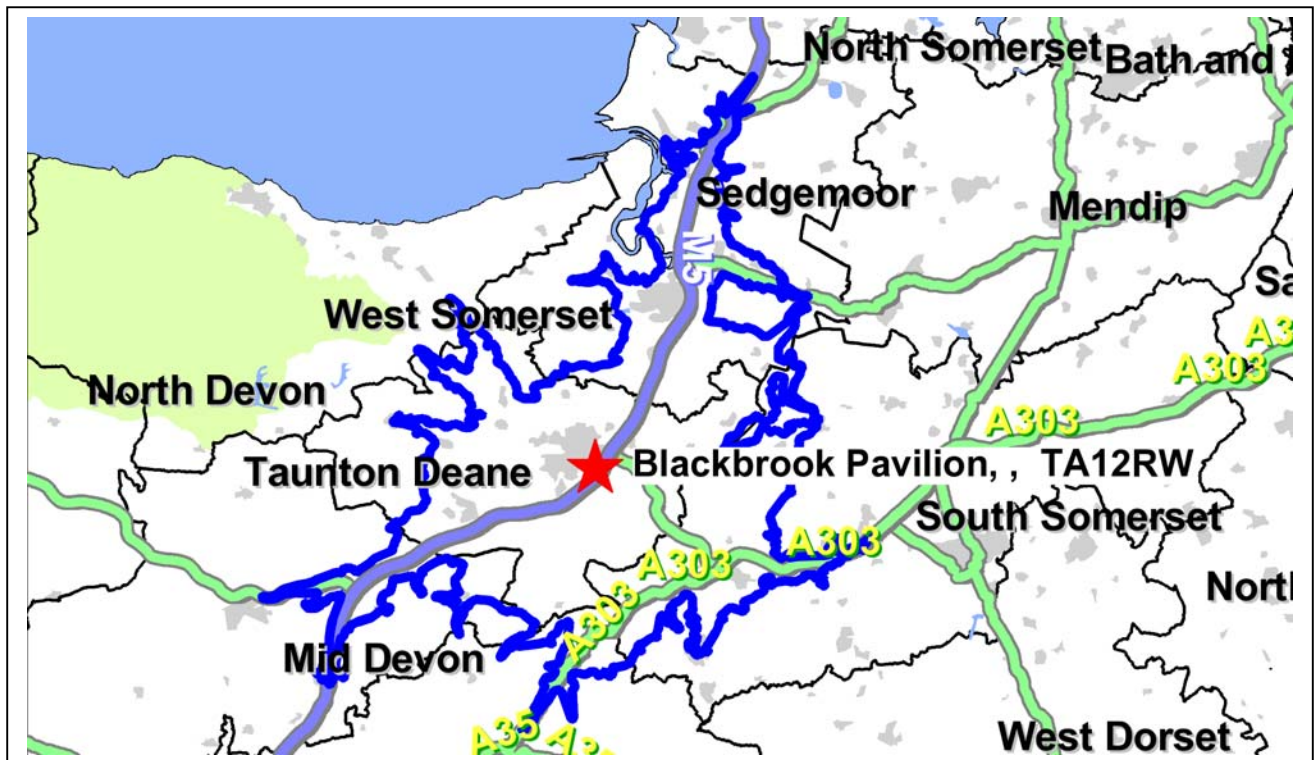
### 11.5.2 Applying the Catchment Standard

The adequacy of the spatial distribution of facilities can be ascertained by mapping indoor tennis courts and their effective catchment areas.

**Map 1** identifies the location and 30 minute drive time catchment of the current indoor tennis courts, based in Taunton, which supply some residents of South Somerset.

## Appendix 4

Map 1: IndoorTennis Courts with 30 Minute Drive Time Catchments



From this mapping analysis, it becomes evident that nearly all residents in the district live beyond the 30 minute travel time of the indoor tennis courts in Taunton.

The number of residents impacted by these spatial deficiencies in 2008 equates to **133,090**, and increases to **154,352** by 2028.

### 11.5.3 Applying the Quantity Standard

The adequacy of the quantity of provision of tennis courts in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

The analysis of the quantity of indoor tennis court provision is set out over the following pages.

#### District Level

The ONS data reveals that the population for South Somerset in 2008 is **159,003**, and it is estimated using projections that the population in this area will change by **3.6%** over the next five years, **3.8%** over the next ten years, **4%** over the next fifteen years, and **3.7%** over the next twenty years. This is detailed in **Table 3**:

**Table 3: Population Projections**

2008	159,003
2013	164,916
2018	171,201
2023	177,988
2028	184,584

Applying the proposed quantity standard of 23.72 sq m per 1, 000 population to the current and future increases in population, **Table 4** indicates that the total amount of indoor tennis courts supply that would be

## Appendix 4

required to meet the increased demand for tennis equates to **3,771 sq m** in 2008, growing to **4,378 sq m** in 2028.

**Table 4: Current and Future Indoor Tennis Courts Demand**

	Standard m <sup>2</sup>
Court area required to meet potential demand/m <sup>2</sup> , in 2008 :	3,771
The corresponding demand in 2013 will be :	3,911
The corresponding demand in 2018 will be :	4,061
The corresponding demand in 2023 will be :	4,222
The corresponding demand in 2028 will be :	4,378

**Table 5** indicates that, as there is currently no indoor tennis provision in the district, there is therefore a current shortfall equivalent to **3,771 sq m**, or **4.77 indoor courts**, and this deficiency will grow to **4,378 sq m** or **5.54 indoor courts** by 2028.

**Table 5: Indoor Tennis Courts Capacity/Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts
2008 :	0	(3,771)	(4.77)
2013 :	0	(3,911)	(4.95)
2018 :	0	(4,061)	(5.14)
2023 :	0	(4,222)	(5.34)
2028 :	0	(4,378)	(5.54)

### 11.5.3 Applying the Quality Standard

As there are no indoor tennis courts in South Somerset, this section does not apply.

### 11.5.4 Applying the Accessibility Standard

As there are no indoor tennis courts in South Somerset, this section does not apply.

## 11.6 Summary of Deficiencies

**Table 6** below summarises the deficiencies that have been identified through the application of the proposed standards.

**Table 6: Identified South Somerset Indoor Tennis Court Deficiencies**

Deficiency	Issue No.	Description
Catchment	1	<ul style="list-style-type: none"> <li>Almost the entire population of South Somerset are living beyond the 30 minute travel time catchment of the nearest <b>indoor</b> tennis courts in Taunton. In 2028, this equates to <b>154,352</b> people.</li> </ul>



## Appendix 4

Quantitative	2	<ul style="list-style-type: none"> <li><b>District:</b> There is a shortfall equivalent to <b>3,771m<sup>2</sup></b> of indoor tennis court provision, or <b>4.77 indoor courts</b> in 2008 and this shortfall will increase to <b>4,378 m<sup>2</sup></b>, or <b>5.54 indoor courts</b> by 2028.</li> </ul>
Qualitative	3	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Accessibility	4	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>
Minimum Size	5	<ul style="list-style-type: none"> <li>Not applicable.</li> </ul>

### 11.7 Strategic Policy Options

This section examines the strategic policy options available to address the indoor tennis court deficiencies summarized in **Table 6**, and sets out the proposed strategic policy.

**Table 7: Strategic Policy Options**

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	
1	<p>District wide Spatial Deficiency of 154,352 and shortfall of 4,378 m<sup>2</sup>, or 5.54 indoor courts by 2028.</p> <p>The only feasible and viable location to accommodate the development of new indoor tennis courts is in Area South.</p>	ITC1	<p><b>Develop a new 4 court indoor tennis facility centrally in Area South.</b></p> <p>Rationale: central district location.</p>

### 11.8 Strategic Prioritisation

**Table 8** summarises the planned timeframes for the identified action plan.

**Table 8: Indoor Tennis Court Action Plan Timetable**

Action No.	Strategic Policy	Action	2028 (Shortfall) m <sup>2</sup>	Timescale
1	ITC 1	Develop a new 4 court indoor tennis facility centrally in Area South.	(4,378)	2015

## Appendix 4

### 11.9 Section 106 Contributions

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.

As the need for indoor tennis 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 indoor tennis court 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.

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 indoor tennis court network, the Council will only seek 14% of the cost of delivering the indoor tennis court infrastructure to developers. The Council will resource the remaining 86% through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2008 shortfall and the projected increase in the shortfall that shall be created by development through to 2028, as detailed in Table 9.

**Table 9: District Indoor Tennis Court Shortfall**

Population Scenarios:	Supply m <sup>2</sup>	Over Supply / (Shortfall) m <sup>2</sup>	Over Supply / (Shortfall) No. of courts	% Balance of Shortfall
2008 :	0	(3,771)	(4.77)	86%
2013 :	0	(3,911)	(4.95)	14%
2018 :	0	(4,061)	(5.14)	
2023 :	0	(4,222)	(5.34)	
2028 :	0	(4,378)	(5.54)	

To accord with Circular 05/2005 paragraph B22, spare capacity in existing infrastructure provision shall not be credited to earlier developers.

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.

As the Assessment has identified the need to provide a new district wide indoor tennis facility 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.

Table 10 sets out the methodology used to determine the standard charge for indoor tennis courts based upon costs at present day levels.

**Table 10: Indoor Tennis Courts Standard Charge Calculation Methodology**

1	Total Cost of Indoor Tennis Centre:	Cost
	4 Court Indoor Tennis Hall (2208 m2)	£3,942,569
	Dry Changing Village (160 m2)	£337,668
	Multi-Purpose Room (156 m2)	£304,103
	Viewing Gallery, Ancillary Spaces and Plant (600 m2)	£1,170,591
	<b>Internals sub-Total:</b>	<b>£5,754,931</b>
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£863,240
	<b>Building Sub-Total:</b>	<b>£6,618,171</b>

## Appendix 4

Land acquisition costs (6500 sq m)	£800,893
Site Abnormal Works (10%)	£661,817
Professional Fees (8%)	£529,454
Project Development Costs (2%)	£132,363
VAT Threshold Provision (2%)	£132,363
<b>Building Total Including Fee Provisions:</b>	<b>£8,875,062</b>
Contingency (10%)	£887,506
<b>Total Indoor Tennis Centre Cost:</b>	<b>£9,762,568</b>

### Notes:

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

<b>2</b>	<b>Cost per sq m of indoor tennis centre:</b>	
	Total hall capacity (4 Courts)	2208
	<b>Cost per sq m of indoor tennis centre</b>	<b>£4,421.45</b>
<b>3</b>	<b>Cost Per Person:</b>	
	Sq m indoor tennis court demand per 1000 population (Based on proposed Quantity Standard)	23.72
	Square meter of indoor tennis court required per person	0.02372
	<b>Cost per person</b>	<b>£104.88</b>

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 1<sup>st</sup> Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.

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.

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

## Appendix 5

# SSDC Community, Health and Leisure Service Planning Obligations

To: Adrian Noon

From: Steve Joel, Assistant Director, Health and Wellbeing, Robert Parr, Senior Play and Youth Facilities Officer, Alison Cameron, Leisure Policy Co-ordinator

CC:

Date: 12/10/10

Re: 10/03541/FUL –Erection of 51 dwellings on land north of Newtown Park, Newtown Road, Huish Episcopi, Langport

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## 1. Introduction

This document sets out the view of the SSDC Community, Health and Leisure Service on whether the proposed development will increase demand for outdoor playing space, sport and recreation facilities in accordance with South Somerset Local Plan Saved Policies CR2, CR3, ST5 and ST10. It supersedes our Pre application memo dated 30.3.10 and makes reference to comments made in the updated Terence O'Rourke report supplied with this application and the letter sent to David Lohfink from Lynda Pincombe, Community, Health and Leisure Manager, dated 22.7.10. The comments from Lynda's letter are still relevant and clearly state the Council's position in seeking obligations from this development. These key facts have therefore not been replicated in this memo, and this letter should be taken into account as part of our response to the updated Terence O'Rourke report, which has not addressed any of its material considerations.

We would also like to highlight that, despite a specific offer in Lynda's letter to meet with the applicants to further discuss our initial pre application assessment of the leisure contributions, this has not been taken up.

The assessment has been undertaken on the basis that the net increase in the number of dwellings is **51**, of which 6 are one-bed dwellings and 45 are two-bed dwellings, or greater. This dwelling mix results in reduced figures from the pre application memo which considered the planning obligations based on all the 51 dwellings being two-bed or greater.

Where relevant, the standards of provision have been updated in line with approval of the Council's draft Core Strategy at the District Executive meeting in September, 2010.

## 2. Methodology

The Council's process for considering planning obligations for outdoor equipped play and youth facility provision, playing pitches, changing rooms, swimming pools, sports halls, theatres and arts centres, synthetic turf pitches and indoor tennis centres relating to new housing, includes six steps by which the scale of any contributions due are calculated. This involves:

- Calculating the population increase that will result from the development.
- Determining the amount of space that would be required to meet the additional demands.
- Assessing whether the existing infrastructure in the locality has the capacity to accommodate the additional needs.
- Determining the best approach to mitigate any impacts that cannot be accommodated either on-site or by the existing infrastructure.
- Preparing application specific planning obligation calculations for the required mitigations.
- Preparing application specific maintenance sum calculations for a ten-year period.

### 3. Population Increase

In order to calculate the population increase that will be generated by a housing development proposal, the Council uses the methodology set out in paragraph 11.11 of the Local Plan which assists developers to predict the likely impact of their development.

Based on this methodology, the population that would be generated by this development in 2010 amounts to **110.7** persons, based on a net gain of **51** dwellings.

Proposed Dwelling Number(s)		Household Size (persons)	Number of Persons Generated by Development
6	1 - bed dwellings	1.5	9
45	2 - bed dwellings plus	2.26	101.7
<b>51</b>	<b>Total number of households/persons</b>		<b>110.7</b>

## 4. Space Required

To assess the level of outdoor equipped play and youth facility provision, playing pitches, changing rooms, swimming pool, sports halls, theatres and arts centres and synthetic turf pitch provision that would be needed to meet the reasonable requirements of the developments future occupants, the Council then applies the population generated to the Council's pro-rata standards. Using this methodology, the level of provision required to meet the additional demands arising from this development is:

LP Policy	Relevant recreation category	Standard	Requirement
		[sq m per person]	[sq m]
CR2/3	Equipped Play Space	2.00	203.4
CR2/3	Youth Facilities	0.50	50.85
CR2/3	Playing Pitches	14.00	1,549.8
CR2/3	Changing Rooms	0.35	38.44
ST10	Theatres and Arts Centres	0.05	4.98
ST10	Synthetic Turf Pitches	0.26	28.28
ST10	Swimming Pool	0.01	1.2
ST10	Indoor Tennis Courts	0.02	2.63
ST10	Sports Halls	0.05	5.19

### Standards for Equipped Play, Youth Facilities, Playing Pitches and Changing Room Provision

Previously, the applicant and their advisors appear to have been confused about the standards and potential double counting for youth facilities, playing pitches and changing rooms. For the avoidance of doubt, further clarification has been set out below:

The National Playing Fields Association (NPFA) 1989 Six Acre Standard, adopted by the Council as policy CR2, recommends provision of 0.6 – 0.8 hectares of children's playing space per 1,000. This incorporates: outdoor equipped playgrounds for children of all ages; other designated play facilities for children; and casual/informal open space. The Council has apportioned this within Saved Policy CR2, as:

- 0.2 – 0.3 hectares / 1000 for outdoor equipped playgrounds, and
- 0.4 – 0.5 hectares / 1000 for the casual/informal open space element

Facilities for older children/young people, such as skate parks, BMX tracks, multi use games areas, youth shelters, have become increasingly popular and are often provided in different locations to the equipped play facilities for younger children. In order to differentiate between equipped play facilities for younger children and facilities for older children, the Council had previously apportioned the 0.3 hectares / 1000 standard provided for under CR 2 to provide:

- **0.2 hectares / 1000** for equipped play space for young children.
- **0.1 hectares / 1000** for youth facilities for older children.



This therefore resulted in the standards of 2 sq m of equipped play space and 1 sq m of youth facilities space per person used in our previous calculations.

This step is in accord with the Local Plan aspirations stated in paragraph 11.10.

A need has also been identified for casual meeting places for young people. With careful siting and consultation these facilities can be considered as part of the recreation provision for new developments as recognised in the National Playing Fields Association literature.

As part of the preparation of the LDF Core Strategy, the Council has reviewed these standards based on its latest audit assessments and has adopted the revised Fields in Trust (formerly the NPFA) standard of 0.25 hectares per 1000 of designated playing space, apportioned as:

- **0.2 hectares / 1000** for equipped play space for young children.
- **0.05 hectares / 1000** for youth facilities for older children.

**This results in our updated standards of 2 sq m of equipped play space and 0.5 sq m of youth facilities space.**

These updated standards are included in the Council's draft Core Strategy, which has been discussed by officers and Area workshops and committees in June and July and approved by District Executive in September, 2010. The Strategy is now out for public consultation until mid December, 2010. Formal adoption is anticipated by early summer, 2012.

With regard to the standard for formal playing pitches for all ages, this is clearly set out in Saved Local Plan Policy CR2, which provides that 1.8 – 2 hectares of outdoor playing space must be provided per 1,000 population, of which **1.4 hectares per 1000 are for youth and adult use, i.e. 14 sq m per person**. This policy includes grass pitches for football, rugby and cricket, and does not include synthetic turf pitches.

This standard has again been recently revisited during the updating of the Council's Playing Pitch Strategy and the proposal is to retain the existing standard.

This policy distinction recognises that the intention and function of this standard is about providing essential open access and outdoor green spaces for alternative informal recreation use, specifically to serve the youth and adult population within a development. The need for Synthetic Turf Pitches has been audited and assessed separately by the Council, and are planned strategically to serve a wider catchment.

The standard for changing room provision is directly related to the provision of pitches, and has been calculated using an average sized pitch requiring an average size changing room, based on Sport England minimum requirements. As Lynda states in her letter, the provision of good quality changing provision is essential to order to make formal playing pitches “fit for purpose”. The standard approved at District Executive for inclusion in the draft Core Strategy shows a small change to **347.2 sq m per 1000 (0.347sq m per person)**.

### Standards for Strategic Facilities

These have been developed as part of the Council’s PPG17 Assessments. In her letter, Lynda has clearly set out the process and justification for the use of these assessments in seeking planning obligations and it is not our intention to replicate this in this memo.

## 5. Infrastructure Assessment

The Council then uses its assessments (attached as appendices) to identify whether the additional needs can be accommodated. For this application, the local assessments are based on a combined population of Langport and Huish Episcopi parishes. The assessments attached show deficiencies in each area, indicating that during peak periods the provision in the locality is unable to serve the current population with or without this development. A summary for locality is set out below:

Local Plan Policy	Relevant leisure infrastructure	2009 (Deficiency) sq m	2029 (Deficiency) sq m
CR2	Equipped Play Space	(4,027)	(4,077)
CR2	Youth Facilities	(1,243)	(1,456)
CR2	Playing Pitches	(30,820)	(36,040)
CR2	Changing Room Provision	(766)	(894)
ST10	Swimming Pools <sup>1</sup> <i>Deficiency based on population representing unmet demand for swimming in Area North</i>	(251)	(285)
ST10	Sports Halls <sup>2</sup> <i>Deficiency at Huish Episcopi Sports Centre</i>	(131)	(217)
ST10	Theatres and Arts Centres <sup>3</sup>	(5,871)	(7,145)
ST10	Synthetic Turf Pitches <sup>4</sup> <i>Deficiency based on population representing unmet demand in Area North</i>	(4,675)	(5,241)

<sup>1</sup> Calculations based on 2007 and 2027 population figures

<sup>2</sup> Calculations based on 2007 and 2027 population figures

<sup>3</sup> Calculations based on 2008 and 2028 population figures

<sup>4</sup> Calculations based on 2008 and 2028 population figures

<b>ST10</b>	Indoor Tennis Courts <sup>5</sup>	(3,771)	(4,378)
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This shows that major infrastructure inadequacies currently exist in all areas of provision. As such, there is no capacity in the infrastructure for the population emerging from this proposed development.

## 6. Impact Mitigation

The Council has then used its equipped play and youth facility assessments, playing pitch strategy and local assessments, and PPG17 facility assessments to determine the most appropriate approach to mitigate the additional impacts. These proposals have also been discussed with the local parish and town councils and other stakeholders in the Langport/Huish Episcopi area. This is summarised below:

Local Plan Policy	Relevant leisure need	Council Delivery Strategy
<b>CR2 + 3</b>	Equipped Play Space	Off site – contribution towards enhancing proposed play area at the Old Kelways development
<b>CR2 + 3</b>	Youth Facilities	Off site – contribution towards enhancing youth facilities at the Memorial Playing Fields, Langport
<b>CR2 + 3</b>	Playing Pitches	Off site – contribution towards enhancing the capacity of existing facilities at the Memorial Playing Fields, Langport or the development of a new recreation ground
<b>CR2 + 3</b>	Changing rooms	Off site – contribution towards enhancement of existing facilities at the Memorial Playing Fields or the Cricket Ground, Langport or the development of a new recreation ground
<b>ST10</b>	Swimming Pool	Off-Site – contribution towards the development of a new indoor swimming pool in the Langport/Huish Episcopi area (Policy SP1) or towards the development of a centrally based 8 lane district wide competition pool in Yeovil (Policy SP2).
<b>ST10</b>	Sports Hall	Off-Site – contribution towards the development of a new sports hall in Ilminster (Policy SH1) or towards the development of a centrally based 8-court district wide competition sports hall in Yeovil (Policy SH2).
<b>ST10</b>	Theatres and Arts Centres	Off-site – contribution towards expanding and enhancing the Octagon Theatre in Yeovil.
<b>ST10</b>	Synthetic Turf Pitches (STP)	Off site – contributions towards the development of a new 3G STP in Langport/Huish Episcopi (Policy STP 1) or the provision of a new sand based STP in Yeovil (Policy STP 4).
<b>ST10</b>	Indoor Tennis Courts	Off site – contribution towards the provision of a new indoor tennis centre in Yeovil, likely to be within Yeovil Sports Zone (Policy ITC1).

<sup>5</sup> Calculations based on 2008 and 2028 population figures

### **Outdoor Equipped Play**

The assessment of the proposed plans for the development indicate that insufficient suitable space exists to provide outdoor equipped play provision on site. Therefore, in accord with SSDC Local Plan saved policy CR3 the best solution to mitigate additional demand is to make a contribution towards enhancing the proposed new play area at the adjacent Old Kelways development, as discussed at pre-application stage. The site is within the catchment area for the proposed play area, and this proposal is based on the assumption that suitable pedestrian access links will exist between the two developments. Developing capacity off site has the added benefit of reducing overall costs to the applicant, as land acquisition costs are avoided. This remedial measure will mitigate the additional **203.4 sq m** of provision stemming from this development. An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision and a commuted sum payment for maintenance over a 10-year period be secured.

### **Youth Facilities**

The infrastructure assessment for Langport and Huish Episcopi shows that there are major shortfalls in youth facilities for the town, now and in the future. The assessment of the proposed plans for the development indicate that insufficient suitable space exists to provide youth facility provision on site. Therefore, in accord with SSDC Local Plan saved policy CR3 the best solution to mitigate additional demand, is to provide a contribution towards a new multi use games area at the Memorial Playing Fields, Langport. The Council have been supporting the Memorial Fields Playing Fields in the development of such a project, and a letter from the Playing Fields Management Committee confirms that the project is needed and deliverable on their site. This project is also supported by both Langport Town Council and Huish Episcopi Parish Council. Developing capacity off site has the added benefit of reducing overall costs to the applicant, as land acquisition costs are avoided. This remedial measure will mitigate the additional **50.85 sq m** of provision stemming from this development. An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision and a commuted sum payment for maintenance over a 10-year period be secured.

### **Playing Pitches and Changing Rooms**

The infrastructure assessment for Langport and Huish Episcopi shows that there are shortfalls in playing pitches (in particular, junior football, mini soccer and cricket) and changing room facilities for the town, now and in the future. The assessment of the proposed plans for the development indicate that insufficient suitable space exists to provide playing pitch and changing facility provision on site. Therefore, in accord with SSDC Local Plan saved policy CR3 the best solution to mitigate additional demand, is to provide a contribution towards enhancement of existing facilities at the Memorial Playing Fields or the Cricket Ground, Langport or the development of a new recreation ground in Langport/Huish Episcopi. Consultation with the Memorial Playing Field Committee and the Langport

Town Council and Huish Episcopi Parish Council has confirmed that both the single adult football pitch at the site and the changing rooms are both in need of improvements, due to the high demand, and that the long term aim for the Langport/Huish area would be to provide a new recreation ground to cater for the demand for adult and junior football. The Cricket Club are also developing and have a need for female changing provision at their clubhouse. Developing capacity off site has the added benefit of reducing overall costs to the applicant, as land acquisition costs are avoided. This remedial measure will mitigate the additional **1,549.8 and 38.44 sq m** of provision stemming from this development. An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision and a commuted sum payment for maintenance over a 10-year period be secured.

### **Sports Hall, Swimming Pool and Indoor Tennis Courts**

Provision for swimming pool, sports hall and indoor tennis facilities are provided in a strategic off-site manner. In accord with policy ST10, the best solution to mitigate the additional demand for swimming, is to seek an off-site contribution to deliver the proposals for a new indoor swimming pool in the Langport/Huish Episcopi area, or a centrally located 8 lane swimming pool. For sports hall provision, the best solution to mitigate additional demand is to seek an off-site contribution towards the costs of developing a new sports hall in Ilminster or a centrally located 8-court district wide competition sports hall. The proposed new facility in Ilminster will help to relieve pressure on the existing sports hall at Huish Episcopi Sports Centre. Although a shortfall of provision remains for the centre at Huish Episcopi, the proposed strategy to reduce this shortfall is long term and not a short term priority for the academy school, as managers of the sports hall. For indoor tennis courts, the solution is to provide an indoor tennis centre as part of the Council's proposed Yeovil Sport Zone. These remedial measures will mitigate the additional **1.2, 5.19, and 2.63 sq m** of Swimming Pool, Sports Hall and Indoor Tennis Court provision stemming from this development. An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision.

### **Theatre and Arts Centres**

Provision for theatre and arts centres are provided in a strategic off-site manner. The Council's strategy is to expand and enhance the existing Octagon Theatre in Yeovil. The best solution is therefore to seek an off-site contribution to deliver these proposals. This solution has the added benefit of reducing overall costs to the developer as land acquisition costs are avoided. This remedial measure will mitigate the additional **4.98 sq m** of provision stemming from this development. An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision.

### **Synthetic Turf Pitches (STPs)**

Provision for synthetic turf pitches are provided in a strategic off-site manner. There is a deficiency in operational sand (hockey and football) and third generation (football) STPs throughout the district and there are no synthetic turf pitches in Area North. The Council's strategy is therefore to develop a sand based STP in Yeovil as the highest priority and subsequently the development of a third generation STP in the Langport/Huish Episcopi area. This

would probably be located at the Huish Episcopi Academy School, which is in line with their aspirations. The best solution is therefore to seek an off-site contribution to deliver either of these proposals. This remedial measure will mitigate the additional **28.28 sq m** of provision stemming from this development. An appropriate financial contribution should be sought from the developer towards the delivery of this off site provision.

## 7. Cost Calculations

Based on the most appropriate strategy to mitigate the additional impacts, the Council has prepared specific planning obligation calculations for the mitigations required, and determined the contribution that **directly relates to the proposed development** to enable the proposed development to be acceptable in planning terms.

A copy of each of the prepared cost schedules is attached with the calculator. Each schedule demonstrates how the cost of the provision has been determined and then reasonably related to the proposed development according to our local standards.

A summary of the contributions sought is detailed below:

Local Plan Policy	Relevant Category of Provision	Provision cost [£ per sq m]	Provision Cost Basis	Contribution sought
<b>Equipped Play Space:</b>				
CR3	- Off Site (Requiring No Land Acquisition)	£193.36	<a href="#">Equipped Play - On Site Cost Schedule</a>	£39,329
<b>Youth Facilities:</b>				
CR3	- Off Site (Requiring No Land Acquisition)	£151.87	<a href="#">Youth Facilities - On Site Cost Schedule</a>	£7,722
<b>Playing Pitches:</b>				
CR3	- Off Site (Requiring No Land Acquisition)	£16.36	<a href="#">Playing Pitch - Off Site Cost Schedule</a>	£25,359
<b>Changing Room Provision:</b>				
CR2/3	- On Site or Off Site	£2,151.32	<a href="#">Changing Room - Cost Schedule</a>	£82,691
<b>Strategic Off Site Provisions:</b>				
ST10	Theatre and Arts Centres	£3,078.11	<a href="#">Theatre and Arts Centres - Cost Schedule</a>	£15,334
	Synthetic Turf Pitches	£139.24	<a href="#">STP - Cost Schedule</a>	£3,938
	Swimming Pool	£15,067.16	<a href="#">Swimming Pools - Cost Schedule</a>	£18,114



	Indoor Tennis Centres	£4,421.45	<a href="#">Indoor Tennis - Off Site Cost Schedule</a>	£11,610
	Sports Halls	£5,721.77	<a href="#">Sports Halls - Cost Schedule</a>	£29,694
<b>Total Contribution:</b>				<b>£233,791.08</b>
<b>Total Cost Per Dwelling:</b>				<b>£4,584.14</b>

## 8. Commuted Sums

Policy CR2 provides that provisions for future maintenance to ensure the continued availability of the equipped play space, youth facilities and playing pitches. This policy is in accord with B18 of the Circular 05/2005 that provides that maintenance payments may be sought towards the provision of facilities that are predominately for the benefit of the users of the associated development. Maintenance of on-site or off-site play and recreation areas will be taken over from the developer by the Town Council is covered within paragraph 11.16 within the Local Plan. To this end the Local Plan provides that a sum may be sought from developers to cover maintenance costs for a period of ten years.

To determine commuted sums, the Council has calculated the annual cost of maintaining each provision based upon the Council's known costs of managing facilities similar to the nature of the provision. The Council then calculates the 10 Yr Commuted Sums in accord with 'Assessing needs and opportunities: a companion guide to PPG17'. The Council then determines the commuted cost per square metre, thereby enabling the sum to be directly related to the proposed development.

Copies of each of the cost schedules demonstrating how the commuted sums sought to cover maintenance costs for a period of ten years has been calculated is set out in the Appendix.

You will see from these cost schedules that the Council applies an interest rate discount to the annual costs. The Council's normal practice is for the rate of interest to be determined based upon the average Bank of England interest rate in the financial year that the commuted sum is paid. Applying the interest rate discount clearly benefits the developer as it takes a provision for the interest that the Council may accrue through investing the first 9 years of the total sum.

The sums sought directly for the proposed 51 dwellings are summarised as follows:

Local Plan Policy	Relevant Category of Outdoor Space	Playing	Maintenance cost per sq m of provision	Provision Cost Basis	Total Contribution
					£
CR 2/3	Equipped Play Areas		£109.93	<a href="#">Equipped Play - Com Sum Cost Calculation</a>	£22,359.40
CR 2/3	Youth Facilities		£55.26	<a href="#">Youth Facilities - Com Sum Calculation</a>	£2,810.16
CR 2/3	Playing Pitches		£8.95	<a href="#">Pitch - Com Sum Cost Calculation</a>	£13,869.02
CR 2/3	Playing Pitch Changing Rooms		£247.78	<a href="#">Changing Room - Com Sum Cost Calculation</a>	£9,523.97

<b>Total Contribution</b>	<b>£48,562.55</b>
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<b>Total cost per dwelling</b>	<b>£952.21</b>
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## 9. Financial Summary

The total contribution sought (capital and commuted sum) directly for the proposed development can therefore be summarised below as follows:

<b>Overall Contribution Total</b>	<b>£282,353.63</b>
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<b>1% Sport, Arts and Leisure Service Administration Fee</b>	<b>£2,823.54</b>
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<b>Overall Level of Planning Obligation To Be Sought</b>	<b>£285,177.17</b>
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<b>Overall Cost Per Dwelling</b>	<b>£5,591.71</b>
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## 10. Other Considerations

Relevant periods should be prescribed into the section 106 on the following basis:

- Equipped Play Space, Youth Facilities, and Playing Pitches Contributions: 5 Years from the negotiated trigger point.

- Swimming Pool and Sports Halls Contributions: 10 Years from the negotiated trigger point.

Contributions should be detailed against the specific infrastructure provisions set out within this document. In the event that the corresponding infrastructure is not provided for any reason within these timeframes, the Council shall make arrangements for contributions to be returned to Appellants.

Building and construction costs are index linked within the Section 106 Agreement to allow for changes in costs and prices over time. Initially, March 2009 will be taken as the base. Building and construction costs do not follow the Retail Price Index (RPI) as they are determined more by the volume of work being carried out or in the pipeline at the time. The Council uses The Building Cost Information Service (BCIS), published by the Royal Institute of Chartered Surveyors (RICS). The BCIS gives a cost analysis of various types of buildings as well as forecasts of tender and building costs. The Council uses this service to provide a guide to the construction and other costs of new infrastructure and facilities that are required. Developers are also expected to pay the Council reasonable legal costs in negotiation, preparation and completion of the Section 106 or other agreement, and pending completion, this will need to be supported by a solicitor's undertaking.



# Outdoor Playing Space, Sport and Recreation Planning Obligations Summary

Report for:	Newtown, Langport	Date:	1.11.10
Application No:	10/03541/FUL	Approvals:	Steve Joel
Prepared by:	A Cameron	Version:	0.6 Development Version

## Step 1: The number of persons generated by the development:

Proposed Dwelling Number(s)	Household Size (persons)	Number of Persons Generated by Development
6   1 bed dwellings	1.5	9
45   2 bed dwelling or larger	2.26	101.7
51   Total number of households/persons		110.7

## Step 2: The amount of space required to deliver sustainable development:

Local Plan Policy	Relevant leisure infrastructure space category	Standard	Requirement
		[sq m per person]	[sq m]
CR2	Equipped Play Space	2.0000	203.40
CR2	Youth Facilities	0.5000	50.85
CR2	Playing Pitches	14.0000	1,549.80
CR2	Changing Rooms	0.3472	38.44
ST10	Theatre and Art Centres	0.0450	4.98
ST10	Synthetic Turf Pitches	0.2555	28.28
ST10	Swimming Pools	0.0109	1.20
ST10	Indoor Tennis Centres	0.0237	2.63
ST10	Sports Halls	0.0469	5.19

## Step 3: The approach and cost of delivering sustainable development:

Local Plan Policy	Relevant Category of Provision	Existing Infrastructure Capacity (yes / no)	Approach required to deliver sustainable development	Provision cost (£ per sq m)	Provision Cost Basis	Contribution sought
<b>Equipped Play Space:</b>						
CR2	- On Site	No	0	£193.36	<a href="#">Equipped Play - On Site Cost Schedule</a>	£0
CR3	- Off Site (Requiring No Land Acquisition)		1	£193.36	<a href="#">Equipped Play - On Site Cost Schedule</a>	£39,329
CR3	- Off Site (Requiring Land Acquisition)		0	£464.43	<a href="#">Equipped Play - Off Site Cost Schedule</a>	£0
<b>Youth Facilities:</b>						
CR2	- On Site	No	0	£151.87	<a href="#">Youth Facilities - On Site Cost Schedule</a>	£0
CR3	- Off Site (Requiring No Land Acquisition)		1	£151.87	<a href="#">Youth Facilities - On Site Cost Schedule</a>	£7,722
CR3	- Off Site (Requiring Land Acquisition)		0	£439.88	<a href="#">Youth Facilities - Off Site Cost Schedule</a>	£0
<b>Playing Pitches:</b>						
CR2	- On Site	No	0	£16.36	<a href="#">Playing Pitch - On Site Cost Estimate</a>	£0
CR3	- Off Site (Requiring No Land Acquisition)		1	£16.36	<a href="#">Playing Pitch - On Site Cost Schedule</a>	£25,359
CR3	- Off Site (Requiring Land Acquisition)		0	£173.08	<a href="#">Playing Pitch - Off Site Cost Schedule</a>	£0
<b>Changing Room Provision:</b>						
CR2/3	- On Site or Off Site	No	1	£2,151.32	<a href="#">Changing Room - Cost Schedule</a>	£82,691
<b>Strategic Off Site Provisions:</b>						
ST10	Theatre and Arts Centres	No	1	£3,078.11	<a href="#">Theatre and Arts Centres - Cost Schedule</a>	£15,334
ST10	Synthetic Turf Pitches	No	1	£139.24	<a href="#">STP - Cost Schedule</a>	£3,938
ST10	Swimming Pool	No	1	£15,067.16	<a href="#">Swimming Pools - Cost Schedule</a>	£18,114
ST10	Indoor Tennis Centres	No	1	£4,421.45	<a href="#">Indoor Tennis - Off Site Cost Schedule</a>	£11,610
ST10	Sports Halls	No	1	£5,721.77	<a href="#">Sports Halls - Cost Schedule</a>	£29,694
<b>Total Contribution:</b>						<b>£233,791.08</b>
<b>Total Cost Per Dwelling:</b>						<b>£4,584.14</b>

### Notes:

- The first task determines whether the existing infrastructure within the effective catchment area of the proposed development is capable of accommodating the impact.
- The second task determines (through the allocation of '1' in the appropriate box) whether the facilities will need to be provided on-site or off site, and whether the delivery of the off-site provision requires land acquisition.
- Costs are at present day levels. Costs are updated annually. Details of how the cost per sq m provision has been calculated are set out in the cost schedules within this worksheet.
- Yellow cells require 'data to be entered'. Blue cells are 'self calculating'.

## Step 4: The level of commuted sums required to deliver sustainable development:

Local Plan Policy	Relevant Category of Open Space	Existing Infrastructure Capacity (yes / no)	Requirement emerging from step 3	Maintenance cost per sq m of provision	Provision Cost Basis	Total Contribution
						£
CR 2/3	Equipped Play Areas	No	1	£109.93	<a href="#">Equipped Play - Com Sum Cost Calculation</a>	£22,359.40
CR 2/3	Youth Facilities	No	1	£55.26	<a href="#">Youth Facilities - Com Sum Calculation</a>	£2,810.16
CR 2/3	Playing Pitches	No	1	£8.95	<a href="#">Pitch - Com Sum Cost Calculation</a>	£13,869.02
CR 2/3	Playing Pitch Changing Rooms	No	1	£247.78	<a href="#">Changing Room - Com Sum Cost Calculation</a>	£9,523.97
<b>Total Contribution:</b>						<b>£48,562.55</b>
<b>Total Cost Per Dwelling:</b>						<b>£952.21</b>

### Notes:

- Policy CR 2/3 provides that provision should be made for future maintenance to ensure the continued availability of provision, in accordance with paragraph B18 of the ODPM Circular 05/2005.
- Para 11.16 of the Local Plan provides that a sum may be sought for a period of ten years towards the maintenance of on-site and off-site equipped play, youth facility, playing pitch and changing room provision.
- Costs are at present day levels. Costs are updated annually. Details of how the cost per sq m provision has been calculated are set out in the cost schedules within this worksheet.

## Step 5: The overall level of outdoor playing space, sport and recreation planning obligations required to be sought:

<b>Overall Contribution Total</b>	<b>£282,353.63</b>
<b>1% Sport, Arts and Leisure Service Administration Fee</b>	<b>£2,823.54</b>
<b>Overall Level of Planning Obligation To Be Sought</b>	<b>£285,177.17</b>
<b>Overall Cost Per Dwelling</b>	<b>£5,591.71</b>



## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Old Kelways Equipped Play Area** **1.11.10**

1	Total Cost of Locally Equipped Play Area:	Cost
	Fencing and Gates	£8,063
	Seats and Bins	£2,365
	Enhanced Landscaping for Play	£1,075
	Hardstanding and Ground Graphics	£1,075
	Play Equipment and Impact Absorbing Surfacing	£42,463
	Signage	£323
	<b>Local Equipped Play Area Sub-Total:</b>	<b>£55,364</b>
	Site Abnormal Works (10%)	£5,536
	Professional Fees (5%)	£2,768
	Project Development Costs (10%)	£5,536
	VAT Threshold Provision (2%)	£1,107
	<b>Building Total Including Fee Provisions:</b>	<b>£70,312</b>
	Contingency (10%)	£7,031
	<b>Total Locally Equipped Play Cost:</b>	<b>£77,344</b>

**Notes:**

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.

2	Cost Per Square Meter of Locally Equipped Play Space:	
	Total minimum activity zone	400
	<b>Cost per sq m of equipped play space</b>	<b>£193.36</b>

3	Cost Per Person:	
	Sq m Equipped Play Space per 1000 population (Based on Local Plan Policy CR2)	2000
	Square meter of Equipped Play Space required per person	2
	<b>Cost per person</b>	<b>£386.72</b>



## Calculation of Equipped Play Contributions

### Delivered Off Site Requiring Land Acquisition

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Old Kelways Equipped Play Area** **1.11.10**

1	Total Cost of Locally Equipped Play Area:	Cost
	Fencing and Gates	£8,063
	Seats and Bins	£2,365
	Enhanced Landscaping for Play	£1,075
	Hardstanding and Ground Graphics	£1,075
	Play Equipment and Impact Absorbing Surfacing	£42,463
	Signage	£323
	<b>Local Equipped Play Area Sub-Total:</b>	<b>£55,364</b>
	Land acquisition costs (400 sq m (including buffer zone))	£98,571
	Site Abnormal Works (10%)	£5,536
	Professional Fees (5%)	£2,768
	Project Development Costs (10%)	£5,536
	VAT Threshold Provision (2%)	£1,107
	<b>Building Total Including Fee Provisions:</b>	<b>£168,884</b>
	Contingency (10%)	£16,888
	<b>Total Locally Equipped Play Cost:</b>	<b>£185,772</b>

#### Notes:

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.
3. 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 Locally Equipped Play Space:	
	Total minimum activity zone	400
	<b>Cost per sq m of equipped play space</b>	<b>£464.43</b>

3	Cost Per Person:	
	Sq m Play Space demand per 1000 population (Based on Local Plan Policy CR2)	2000
	Square meter of Equipped Play Space required per person	2
	<b>Cost per person</b>	<b>£928.86</b>





## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Youth Facility - Memorial Playing Field**

**1.11.10**

1	Total Cost of Youth Facility (Multi Use Games Area (MUGA)):	Cost
	MUGA, 40m x 20m, fenced and floodlight	£86,000
	Bins	£645
	Signage	£323
	<b>Youth Facility Sub-Total:</b>	<b>£86,968</b>
	Site Abnormal Works (10%)	£8,697
	Professional Fees (5%)	£4,348
	Project Development Costs (10%)	£8,697
	VAT Threshold Provision (2%)	£1,739
	<b>Building Total Including Fee Provisions:</b>	<b>£110,449</b>
	Contingency (10%)	£11,045
	<b>Total Youth Facility Cost:</b>	<b>£121,494</b>

**Notes:**

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.

2	Cost Per Square Meter of Youth Facility Space:	
	Total MUGA Activity Area (40m x 20m)	800
	<b>Cost per sq m of youth facility space</b>	<b>£151.87</b>

3	Cost Per Person:	
	Sq m Outdoor Equipped Playgrounds for Youth Use per 1000 population (Based on CR2) (Policy CR 2 provides for a minimum of 0.2 and a maximum of 0.3 hectares / 1000 population) (0.2 hectares provides for play provision for young children, 0.1 hectares for older children)	500
	Square meter of Youth Facility Space required per person	0.5
	<b>Cost per person</b>	<b>£75.93</b>



## Calculation of Youth Facility Contributions

### Delivered Off Site Requiring Land Acquisition

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Newtown, Langport** **1.11.10**

<b>1</b>	<b>Total Cost of Youth Facility (Multi Use Games Area (MUGA)):</b>	<b>Cost</b>
	MUGA, 40m x 20m, fenced and floodlight	£86,000
	Bins	£645
	Signage	£323
	<b>Youth Facility Sub-Total:</b>	<b>£86,968</b>
	Land acquisition costs (1700 sq m (including buffer zone))	£209,464
	Site Abnormal Works (10%)	£8,697
	Professional Fees (5%)	£4,348
	Project Development Costs (10%)	£8,697
	VAT Threshold Provision (2%)	£1,739
	<b>Building Total Including Fee Provisions:</b>	<b>£319,913</b>
	Contingency (10%)	£31,991
	<b>Total Youth Facility Cost:</b>	<b>£351,904</b>

**Notes:**

1. Costs based on actual figures provided by SSDC (2nd Quarter 2008). Costs updated by a factor of 1.075.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

<b>2</b>	<b>Cost Per Square Meter of Youth Facility Space:</b>	
	Total MUGA Activity Area (40m x 20m)	800
	<b>Cost per sq m of equipped play space</b>	<b>£439.88</b>
<b>3</b>	<b>Cost Per Person:</b>	
	Sq m Play Space demand per 1000 population (Based on Local Plan Policy CR2)	500
	Square meter of Youth Facility Space required per person	0.5
	<b>Cost per person</b>	<b>£219.94</b>



## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Enhancing Memorial Ground / New Recreation Ground Provision** **1.11.10**

1	Total Cost of Playing Pitch:	Cost
	Grass Pitch (100m x 64m)	£80,000
	<b>Pitch Layout Sub-Total:</b>	<b>£80,000</b>
	Site Abnormal Works (10%)	£8,000
	Professional Fees (5%)	£4,000
	Project Development Costs (2%)	£1,600
	VAT Threshold Provision (2%)	£1,600
	<b>Building Total Including Fee Provisions:</b>	<b>£95,200</b>
	Contingency (10%)	£9,520
	<b>Total Playing Pitch Cost:</b>	<b>£104,720</b>

**Notes:**

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008)  
[http://www.sportengland.org/kitbag\\_fac\\_costs\\_q2\\_2008.doc](http://www.sportengland.org/kitbag_fac_costs_q2_2008.doc)
2. Costs are at present day levels (22/5/08)
3. One international acre equates to 4,046.8564224 sq meters. Recreational Land Values - estimated at £50K/Acre.

2	<b>Cost Per Square Meter of Playing Pitch</b>	
	Total playing pitch capacity (100m x 64m)	6400
	<b>Cost per sq m of playing pitch</b>	<b>£16.36</b>
3	<b>Cost Per Person:</b>	
	Sq m Playing Pitch demand per 1000 population (Local Plan Policy CR2)	14000
	Square meter of Playing Pitch required per person	14
	<b>Cost per person</b>	<b>£229.08</b>



## Calculation of Playing Pitch Contributions

### Delivered Off Site Requiring Land Acquisition

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Newtown, Langport** **1.11.10**

1	Total Cost of Playing Pitch:	Cost
	Grass Pitch (100m x 64m)	£80,000
	<b>Pitch Layout Sub-Total:</b>	<b>£80,000</b>
	Land acquisition costs (7400 sq m)	£911,786
	Site Abnormal Works (10%)	£8,000
	Professional Fees (5%)	£4,000
	Project Development Costs (2%)	£1,600
	VAT Threshold Provision (2%)	£1,600
	<b>Building Total Including Fee Provisions:</b>	<b>£1,006,986</b>
	Contingency (10%)	£100,699
	<b>Total Playing Pitch Cost:</b>	<b>£1,107,685</b>

**Notes:**

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008)
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	<b>Cost Per Square Meter of Playing Pitch</b> Total playing pitch capacity (100m x 64m)	6400
	<b>Cost per sq m of playing pitch</b>	<b>£173.08</b>

3	<b>Cost Per Person:</b> Sq m Playing Pitch demand per 1000 population (Based on Local Plan Policy C)	14000
	Square meter of Playing Pitch required per person	14
	<b>Cost per person</b>	<b>£2,423.06</b>



## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Memorial Changing Room Enhancement / Provision At New Recreation Ground** 1.11.10

1	Total Cost of Changing Rooms:	Cost
	Four Changing Room Pavillion (Size: 300 Sq m) - including entrance, circulation, plant, referee change.	£395,500
	<b>Sub-Total:</b>	<b>£395,500</b>
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£59,325
	<b>Building Sub-Total:</b>	<b>£454,825</b>
	Site Abnormal Works (10%)	£45,483
	Professional Fees (15%)	£68,224
	Project Development Costs (2%)	£9,097
	VAT Threshold Provision (2%)	£9,097
	<b>Building Total Including Fee Provisions:</b>	<b>£586,724</b>
	Contingency (10%)	£58,672
	<b>Total Changing Room Cost:</b>	<b>£645,397</b>

**Notes:**

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008)  
[http://www.sportengland.org/kitbag\\_fac\\_costs\\_q2\\_2008.doc](http://www.sportengland.org/kitbag_fac_costs_q2_2008.doc)
2. Costs are at present day levels (22/5/08)
3. Land acquisition matters are covered through Playing Pitch contributions.

2	<b>Cost Per Square Meter of Changing Room Space</b>	
	Four changing room pavillion capacity (sq m)	300
	<b>Cost per sq m of changing room</b>	<b>£2,151.32</b>
3	<b>Pavillion / Playing Pitch Ratio :</b>	
	Sq m playing pitch space required for 4 changing room pavillion	12096
	Sq m four changing room pavillion	300
	<b>Amount of changing room space required to support 1 sq m to playing pitch</b>	<b>0.025</b>
4	<b>Cost Per Person:</b>	
	Sq m of Playing Pitch required per person	14
	Sq m of changing room pavillion space per person	0.35
	<b>Cost per person</b>	<b>£746.99</b>

[Planning Obligation Calculator Home Page](#)



## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and Paul Mantle Partnership Chartered Surveyors

Report for: **Delivered At The Existing Octagon Theatre Site** 1.11.10

<b>1</b>	<b>Total Cost of Octagon Theatre Development:</b>	<b>Cost</b>
	Building	£8,532,861
	Preliminaries	£1,365,258
	<b>Building Sub-Total:</b>	<b>£9,898,119</b>
	Site Abnormal Works (10%)	£989,812
	Professional Fees (16%)	£1,484,718
	Project Development Costs (2%)	£197,962
	VAT Threshold Provision (2%)	£197,962
	<b>Building Total Including Fee Provisions:</b>	<b>£12,768,574</b>
	Contingency (10%)	£1,276,857
	<b>Total Theatre and Arts Centre Cost:</b>	<b>£14,045,431</b>
<b>Notes:</b>		
1. Costs based on figures provided by Paul Mantle Partnership Chartered Surveyors.		
2. Costs are at present day levels.		
3. Facility will be developed on existing Council owned Octagon Theatre site.		
<b>2</b>	<b>Cost Per Square Meter of Theatre and Arts Centre:</b>	
	Total additional theatre and arts centre capacity	4563
	<b>Cost per sq m of Theatre and Arts Centre:</b>	<b>£3,078.11</b>
<b>3</b>	<b>Cost Per Person:</b>	
	Sq m theatre and arts centre demand per 1000 population (Based on Arts Council Recommended Benchma	45
	Square meter of theatre and arts centre required per person	0.045
	<b>Cost per person</b>	<b>£138.52</b>



## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and Bucknall Austin Chartered Surveyors

Report for: **Huish Episcopi Academy School** 1.11.10

1	Total Cost of Synthetic Turf Pitch:	Cost
	Rubber crumb (100m x 64m) fenced and floodlit	£592,000
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£88,800
	<b>Building Sub-Total:</b>	<b>£680,800</b>
	Site Abnormal Works (10%)	£68,080
	Professional Fees (5%)	£34,040
	Project Development Costs (2%)	£13,616
	VAT Threshold Provision (2%)	£13,616
	<b>Building Total Including Fee Provisions:</b>	<b>£810,152</b>
	Contingency (10%)	£81,015
	<b>Total Synthetic Turf Pitch Cost:</b>	<b>£891,167</b>

**Notes:**

1. Costs based on figures provided by Sport England Sport Facility Costs (2nd Quarter 2008) and Chartered Surveyor.
2. Costs are at present day levels.
3. It is assumed that pitch will be provided at an existing school or recreation site. Therefore no land acquisition costs are included.

2	<b>Cost Per Square Meter of STP</b> Total pitch capacity (100m x 64m)	6400
	<b>Cost per sq m of STP</b>	<b>£139.24</b>
3	<b>Cost Per Person:</b>	
	STP demand per 1000 population	256
	Square meter of STP provision required per person	0.26
	<b>Cost per person</b>	<b>£35.58</b>





## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and E C Harris.

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition** **1.11.10**

1	Total Cost of New Districtwide Competition Swimming and Leisure Pool:	Cost
	Swimming Pools (50m x 17m) + (17m x 15m Leisure Pool) (2,216 m2)	£5,540,837
	Moveable Floor	£200,000
	Family Wet Changing Village (426 m2)	£1,278,856
	Ancillary Spaces (953 m2)	£2,164,557
	Plant (552 m2)	£901,236
	<b>Internals Sub-Total:</b>	<b>£10,085,486</b>
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£1,512,823
	<b>Building Sub-Total:</b>	<b>£11,598,309</b>
	Land acquisition costs (8000 sq m)	£985,714.83
	Site Abnormal Works (10%)	£1,159,831
	Professional Fees (8%)	£927,865
	Project Development Costs (2%)	£231,966
	VAT Threshold Provision (2%)	£231,966
	<b>Building Total Including Fee Provisions:</b>	<b>£15,135,652</b>
	Contingency (10%)	£1,513,565
	<b>Total Swimming Pool Cost:</b>	<b>£16,649,217</b>

**Notes:**

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	<b>Cost Per Square Meter of Water:</b>	
	Total water capacity (50m x 17m) + (15m x 17m)	1105
	<b>Cost per sq m of water</b>	<b>£15,067.16</b>
3	<b>Cost Per Person:</b>	
	Sq m water demand per 1000 population	10.86
	Square meter of water required per person	0.01086
	<b>Cost per person</b>	<b>£163.63</b>



## Newtown Park Specific Cost Schedules

Prepared by SSDC Sport, Arts and Leisure Service and EC Harris.

Report for: **Indoor Tennis Centre - Delivered in Yeovil, Requiring Land Acquisition** **1.11.10**

1	Total Cost of Indoor Tennis Centre:	Cost
	4 Court Indoor Tennis Hall (2208 m2)	£3,942,569
	Dry Changing Village (160 m2)	£337,668
	Multi-Purpose Room (156 m2)	£304,103
	Viewing Gallery, Ancillary Spaces and Plant (600 m2)	£1,170,591
	<b>Internals sub-Total:</b>	<b>£5,754,931</b>
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£863,240
	<b>Building Sub-Total:</b>	<b>£6,618,171</b>
	Land acquisition costs (6500 sq m)	£800,893
	Site Abnormal Works (10%)	£661,817
	Professional Fees (8%)	£529,454
	Project Development Costs (2%)	£132,363
	VAT Threshold Provision (2%)	£132,363
	<b>Building Total Including Fee Provisions:</b>	<b>£8,875,062</b>
	Contingency (10%)	£887,506
	<b>Total Indoor Tennis Centre Cost:</b>	<b>£9,762,568</b>

**Notes:**

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	<b>Cost Per Square Meter of Indoor Tennis Centre</b>	
	Total hall capacity (4 Courts)	2208
	<b>Cost per sq m of indoor tennis centre</b>	<b>£4,421.45</b>
3	<b>Cost Per Person:</b>	
	Sq m indoor tennis demand per 1000 population	23.72
	Square meter of indoor tennis required per person	0.02372
	<b>Cost per person</b>	<b>£104.88</b>

**Appendix 6 -Calculator**



**Newtown Park Specific Cost Schedules**

Prepared by SSDC Sport, Arts and Leisure Service and EC Harris

Report for:	Delivered Off-Site in Yeovil	1.11.10
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1	Total Cost of District Competition Sports Hall:	Cost
	Sports Hall 8 Badminton Court (Court Size: 1543 m2)	£2,797,639
	Dry Changing Village (160 m2)	£337,668
	Multi-Purpose Room (156 m2)	£304,103
	Viewing Gallery, Ancillary Spaces and Plant (600 m2)	£1,170,591
	<b>Internals sub-Total:</b>	<b>£4,610,001</b>
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£691,500
	<b>Building Sub-Total:</b>	<b>£5,301,501</b>
	Land acquisition costs (6500 m2)	£800,893
	Site Abnormal Works (10%)	£530,150
	Professional Fees (8%)	£424,120
	Project Development Costs (2%)	£106,030
	VAT Threshold Provision (2%)	£106,030
	<b>Building Total Including Fee Provisions:</b>	<b>£7,268,725</b>
	Contingency (10%)	£726,872
	<b>Total Competition Sports Hall Cost:</b>	<b>£7,995,597</b>

**Notes:**

1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. Costs are at present day levels.
3. 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 Competition Sports Hall	
	Total competition hall capacity	1397.4
	<b>Cost per sq m of sports hall</b>	<b>£5,721.77</b>

3	Cost Per Person:	
	Sq m hall demand per 1000 population.	46.88
	Square meter of sports hall required per person	0.04688
	<b>Cost per person</b>	<b>£268.24</b>



## Calculation of Equipped Play Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition** 1.11.10

1 Total Annual Cost of Equipped Play Area Maintenance:					
Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
<b>Inspection:</b>					
Weekly Inspection	per visit	£15.65	1	52	£ 813.80
Quarterly Inspection	per visit	£36.76	1	4	£ 147.04
Annual Inspection and Risk Assessment	per visit	£75.00	1	1	£ 75.00
<b>Maintenance:</b>					
Replacement Parts	per visit	£ 325.00	1	1	£ 325.00
Greasing moving parts	per visit	£ 15.65	1	2	£ 31.30
Safety Surfacing Repairs	play area	£ 325.00	1	1	£ 325.00
Litter Picking & Bin Emptying	play area	£ 15.65	1	52	£ 813.80
Vandalism estimate	play area	£ 500.00	1	1	£ 500.00
Painting	play area	£ 400.00	1	1	£ 400.00
<b>Total Annual Cost of Equipped Play Area Maintenance</b>					<b>£ 3,430.94</b>

**Notes:**

1. Costs are based on maintaining a Locally Equipped Play Area (400m).
2. Costs are at present day levels (22/5/08)

2 10 Year Commuted Sum Calculation													
Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period	
£ 3,431	£ 515	£ 3,946	£ 4,241	£ 4,560	£ 4,902	£ 5,269	£ 5,664	£ 6,089	£ 6,546	£ 7,037	£ 7,565	£ 55,818	
<b>5% Interest Rate Discount Factor Applied</b>		£3,946	£4,038	£4,136	£4,235	£4,337	£4,441	£4,543	£4,654	£4,764	£4,879	£43,971	

**Notes:**

1. Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
2. Based on Planning Policy Guidance 17 Companion Guide Chapter 6

3 10 Year Commuted Sum Cost Per Square Meter of Equipped Play Area:	
Total Locally Equipped Play Area capacity (sq m)	400
<b>Commuted Sum Cost per sq m of Equipped Play Area</b>	<b>£109.93</b>

4 Cost Per Person:	
Sq m Equipped Playing Space per 1000 population (Based on Local Plan Policy CR2 Parameters)	2000
Square meter of Equipped Play Area provision required per person	2
<b>Cost per person</b>	<b>£219.86</b>



## Calculation of Youth Facility Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition** 1.11.10

1 Total Annual Cost of Youth Facility Maintenance:					
Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
<b>Inspection:</b>					
Weekly Inspection	per visit	£15.65	1	52	£ 813.80
Quarterly Inspection	per visit	£36.76	1	4	£ 147.04
Annual Inspection and Risk Assessment	per visit	£75.00	1	1	£ 75.00
<b>Maintenance:</b>					
Litter Picking & Bin Emptying	per facility	£ 15.65	1	52	£ 813.80
Surface Cleaning	per facility	£ 500.00	1	1	£ 500.00
Vandalism estimate	per facility	£ 500.00	1	1	£ 500.00
Line re-marking	per facility	£ 1,000.00	1	0.2	£ 200.00
MUGA Fence painting	per facility	£ 400.00	1	1	£ 400.00
<b>Total Annual Cost of Youth Facility Maintenance</b>					<b>£ 3,449.64</b>

**Notes:**

1. Costs are based on maintaining a Multi-Use Games Area (800 sq m).
2. Costs are at present day levels (22/5/08)

2 10 Year Commuted Sum Calculation													
Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period	
£ 3,450	£ 517	£ 3,967	£ 4,265	£ 4,584	£ 4,928	£ 5,298	£ 5,695	£ 6,122	£ 6,582	£ 7,075	£ 7,606	£ 56,123	
<b>5% Interest Rate Discount Factor Applied</b>		£3,967	£4,060	£4,158	£4,258	£4,360	£4,465	£4,567	£4,680	£4,790	£4,906	<b>£44,211</b>	

**Notes:**

1. Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
2. Based on Planning Policy Guidance 17 Companion Guide Chapter 6

3 10 Year Commuted Sum Cost Per Square Meter of Youth Facility:	
Total Multi-Use Games Area capacity (40m x 20m)	800
<b>Commuted Sum Cost per sq m of Youth Facility</b>	<b>£55.26</b>

4 Cost Per Person:	
Sq m Equipped Outdoor Playground Space per 1000 population (Local Plan Policy CR2 Parameters)	500
Square meter of Equipped Outdoor Playgrounds for Youth Use required per person	0.5
<b>Cost per person</b>	<b>£27.63</b>

[Planning Obligation Calculator Home Page](#)



## Calculation of Playing Pitch Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition**

1.11.10

### 1 Total Annual Cost of Sports Pitch Maintenance::

Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
Grass Cutting	m2	£0.01	6400	26	£ 931.84
Initial Marking Out	pitch	£82.49	1	1	£ 82.49
Overmarking	pitch	£10.50	1	36	£ 378.00
Spiking/Slitting	pitch	£26.98	1	6	£ 161.88
Chain Harrowing	pitch	£26.98	1	12	£ 323.76
Roll Pitch	pitch	£26.98	1	1	£ 26.98
Verti Draining	pitch	£300.00	1	1	£ 300.00
Spring Fertiliser	pitch	£60.00	1	1	£ 60.00
Autumn Fertiliser	pitch	£60.00	1	1	£ 60.00
Selective Herbicide	pitch	£60.00	1	1	£ 60.00
Sanding/topdressing	pitch	£250.00	1	1	£ 250.00
Post Season Goal Mouth Re-instatement	pitch	£50.00	2	1	£ 100.00
Contravate	pitch	£449.94	1	1	£ 449.94
Oversowing Grass Seed	m2	£0.03	6400	1	£ 192.00
Painting Goals	goal	£59.99	2	1	£ 119.98
Erecting Goals	goal	£23.99	2	1	£ 47.98
De-Erecting Goals	goal	£23.99	2	1	£ 47.98
Replacing Goal Nets	goal	£125.00	2	1	£ 250.00
Replacing Corner Posts	post	£5.00	4	4	£ 80.00
Inspection and clearance of broken glass, dog faces etc.	pitch	£10.50	1	52	£ 546.00
<b>Total Cost of Playing Maintenance Per Annum</b>					<b>£ 4,468.83</b>

**Notes:**

- Costs are based on maintaining a full size adult football pitch (100m x 64m).
- Costs are at present day levels (22/5/08)

### 2 10 Year Commuted Sum Calculation

Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period
£ 4,469	£ 670	£ 5,139	£ 5,525	£ 5,939	£ 6,384	£ 6,863	£ 7,378	£ 7,931	£ 8,526	£ 9,166	£ 9,853	£ 72,704
<b>5% Interest Rate Discount Factor Applied</b>		£5,139	£5,259	£5,387	£5,516	£5,648	£5,784	£5,917	£6,062	£6,205	£6,355	<b>£57,273</b>

**Notes:**

- Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
- Based on Planning Policy Guidance 17 Companion Guide Chapter 6

### 3 10 Year Commuted Sum Cost Per Square Meter of Playing Pitch:

Total playing pitch capacity (100m x 64m)	6400
<b>Commuted Sum Cost per sq m of playing pitch</b>	<b>£8.95</b>

### 4 Cost Per Person:

Sq m Playing Pitch demand per 1000 population (Based on Local Plan Policy CR2 Parameters)	14000
Square meter of Playing Pitch required per person	14
<b>Cost per person</b>	<b>£125.28</b>

[Planning Obligation Calculator Home Page](#)



## Calculation of Changing Room Commuted Sums

Prepared by SSDC Sport, Arts and Leisure Service

Report for: **Yeovil - Delivered Off Site Requiring Land Acquisition**

**1.11.10**

<b>1 Total Annual Cost of Changing Room Maintenance:</b>					
Total Cost of Maintenance Operations	Unit	Unit Rate	Quantity	Frequency per annum	Total
Cleaning	match day	£7.00	1	92	£ 644.00
Cleaning and Hygiene Consumables	annual	£600.00	1	1	£ 600.00
Service Heating	annual	£150.00	1	1	£ 150.00
Service Fire Control System	annual	£150.00	1	1	£ 150.00
Service Intruder Alarm	annual	£150.00	1	1	£ 150.00
Utility Bills (gas, electricity, water)	annual	£2,000.00	1	1	£ 2,000.00
Re-decoration	annual	£500.00	1	1	£ 500.00
Repairs to building, responding to vandalism	annual	£1,500.00	1	1	£ 1,500.00
<b>Total Cost of Changing Room Maintenance Per Annum</b>					<b>£ 5,800.00</b>

**Notes:**

- Costs are based on maintaining a four changing room size facility (300 sq m).
- Costs are at present day levels (22/5/08)

<b>2 10 Year Commuted Sum Calculation</b>												
Annual Maintenance Cost	15% Allowance for Management Costs	Year 1	Year 2 add 7.5% Industry Inflation	Year 3 add 7.5% Industry Inflation	Year 4 add 7.5% Industry Inflation	Year 5 add 7.5% Industry Inflation	Year 6 add 7.5% Industry Inflation	Year 7 add 7.5% Industry Inflation	Year 8 add 7.5% Industry Inflation	Year 9 add 7.5% Industry Inflation	Year 10 add 7.5% Industry Inflation	Total Cost for 10 Year Period
£ 5,800	£ 870	£ 6,670	£ 7,170	£ 7,708	£ 8,286	£ 8,908	£ 9,576	£ 10,294	£ 11,066	£ 11,896	£ 12,788	£ 94,361
<b>5% Interest Rate Discount Factor Applied</b>		£6,670	£6,826	£6,991	£7,159	£7,331	£7,507	£7,679	£7,868	£8,053	£8,248	<b>£74,333</b>

**Notes:**

- Based on Commuted Maintenance Sums Guidance, provided by the Department for Communities & Local Government, Assessing Needs & Opportunities:
- Based on Planning Policy Guidance 17 Companion Guide Chapter 6

<b>3 10 Year Commuted Sum Cost Per Square Meter of Changing Room Provision:</b>	
Total changing room capacity (sq m)	300
<b>Commuted Sum Cost per sq m of changing room provision</b>	<b>£247.78</b>



Scrutiny Committee – 4<sup>th</sup> October 2011

## 8. Proposals for the Joint Scrutiny of the Somerset Waste Board

*Lead Officers:* Emily McGuinness, Scrutiny Manager  
Jo Gale, Scrutiny Manager

*Contact Details:* emily.mcguinness@southsomerset.gov.uk or 01935 462566  
or joanna.gale@southsomerset.gov.uk or 01935 462077

### Purpose of the Report

This report proposes more effective future arrangements for the Scrutiny of the Somerset Waste Board (SWB).

### Action Required

Scrutiny members are asked to agree the following:

- (1) That an informal Joint Scrutiny Panel is established as outlined in this report, consisting of two non-executive members from each member authority (plus one nominated substitute);
- (2) That subject to recommendation (1) above being agreed, officers produce the detailed Terms of Reference for the informal Joint Scrutiny Panel to be agreed by the first meeting of the panel;
- (3) That the legislative position re: establishing Joint Scrutiny Committees be kept under review, and further reports be submitted as necessary.

### Background

Over the last three years there have been only two joint scrutiny activities relating to the work of the Somerset Waste Board and Somerset Waste Partnership. One was a Joint Scrutiny Panel to consider the performance of the SWB and SWP after 12 months of their establishment and the other was a specially convened Panel to consider a call-in action.

Earlier this year, members from several authorities requested that a decision of the Somerset Waste Board (SWB) to potentially close several Household Recycling Centres (HWRC's) across the county be 'called-in'. Officers sought to meet this request using the guidance available from the SWB's constitution. Whilst the meetings that were hastily arranged contributed to the successful resolution of the matter, it would certainly be fair to say that several areas for improvement became apparent.

At the time it was agreed that officers would meet after the May elections and discuss future improvements to the scrutiny arrangements of the SWB. The officers subsequently met on 24th June and this report outlines the issues discussed and proposals for the way forward.

The need for improved pre-decision scrutiny to ensure that the wider membership of all partner authorities were made more aware of, and included in, the work of the SWB was highlighted by the recent situation relating to Household recycling centres. The importance of a greater level of member awareness and involvement will be essential for managing any further changes to waste collection/disposal services, especially if these have to be taken within tight timescales. This will achieve better-planned non-executive involvement rather than reactive call-ins etc. It was also mentioned that greater

awareness among non-executive members would be helpful in terms of succession planning for future membership of the Board as well as extending the ability of councillors to assist with communicating any planned changes with their local communities.

In order to facilitate this greater awareness, it is suggested that as a matter of course, the monthly SWB Forward Plan of future business will be circulated to Scrutiny contacts within each partner authority to include this in Scrutiny agendas in much the same way as Executive Forward Plans are currently considered. Each authority's Scrutiny Committee would then be able to identify potential opportunities for further work/information prior to final decisions being taken. It is anticipated that officers responsible for Scrutiny in each partner authority will take responsibility for ensuring a co-ordinated approach to such pre-decision scrutiny. As this report goes on to discuss, there are a couple of options for improved joint scrutiny arrangements, but whichever model is implemented, the need for co-ordination to minimise the duplication of effort on the part of partnership officers is paramount.

It is suggested that there are two planned Joint Scrutiny meetings held to monitor both the current and future service and financial performance of the Somerset Waste Partnership. This report recommends that once an appropriate Scrutiny body has been established, it should meet in January of each year to consider the budget proposals for the SWP for the forthcoming financial year and then again in July to consider outturn reports.

### **What form for the proposed Scrutiny body?**

When the Scrutiny officers met, they agreed that some form of empowered scrutiny body, beyond the existing Joint Scrutiny Panel arrangement, would be the preferred option. Essentially, this would mean that each partner authority would appoint two members according to their individual constitutional requirements to a Joint Scrutiny Committee. Each partner authority would then delegate appropriate Scrutiny functions to the Joint Scrutiny Committee, thus enabling it to carry out Scrutiny of the SWB on behalf of all partner authorities. This approach would lead to improved efficiency in the decision making process as SWP officers and SWB members would only have to engage with a single scrutiny body as opposed to 6. An empowered and formally constituted Joint Scrutiny Committee would not need to have its recommendations ratified by each authority's respective Scrutiny committees, again leading to improved efficiency. Officers from South Somerset District Council offered to lead on supporting Joint Scrutiny arrangements.

However, whilst this may be the officers' preferred option and is practically deliverable, the main issue is that currently there is no legal provision for such a joint scrutiny body.

The Local Government and Public Involvement in Health Act 2007 (s123) allowed for Joint Scrutiny Committees to be established, particularly in two tier areas such as Somerset. However, such committees could only be established to scrutinise LAA targets, which in any case have since become obsolete and would not cover a joint Scrutiny Committee of the Waste Board.

Subsequent legislation, namely section 32 of the Local Democracy and Construction Act 2009 replaces section 123 of the LGPIH Act with a provision for the Secretary of State to make by regulations the provision under which any two or more local authorities in England may appoint a joint overview and scrutiny committee. Under this provision, a joint Scrutiny Committee could be established specifically to monitor the work of the

SWB. However, although this clause of the Act came into force in January 2010, to date, the Secretary of State has yet to issue regulations under the Act to enable Joint Scrutiny committees to be appointed.

As already mentioned, the preferred option would be to establish a formal Joint Scrutiny Committee, however, until the legal situation has been clarified, it would seem sensible to progress with an alternative plan.

The alternative to a formal Joint Scrutiny Committee would be for each partner authority to proceed with appointing two Scrutiny members to a Joint Scrutiny Panel (as provided for under the current SWB Constitution). The panel would then meet twice a year as described above, however, following each meeting, any recommendations made would have to be ratified by each of the individual authority's Scrutiny Committees.

On the surface, this may appear a rather cumbersome approach. In reality, Scrutiny is not a decision-making body and therefore any referring back to individual Scrutiny Committees should not cause any undue delay to the decision making process of the SWB. Scheduled meetings of a Joint Scrutiny Panel would still achieve the main objective of planned involvement of the wider membership of all partner authorities and feedback to individual Scrutiny Committees can be pre-planned.

As part of the agreement to put in place structured arrangements for a joint scrutiny body (in which form we are able to proceed with) all partner authorities will be asked to agree that if SWP officers attend a meeting of the Joint Scrutiny body, they will not be required to attend the individual scrutiny committees of the 6 partner authorities to discuss the same issue. This does not mean that individual scrutiny committees will not be able to request SWP officers attend individual meetings to discuss issues that are only pertinent to a single area. However, the nature of the work of the SWP means that the effects of many of their decisions will be universal and every effort should be made by relevant officers to ensure a co-ordinated approach and avoiding duplication where possible.

## **Urgency**

The issue of determining Waste Board decisions as 'Urgent' (thus preventing Call-in) was also discussed. Article 1.3 of the Waste Board's Constitution states that:

1.3 Where the Board decides that a decision must be implemented without delay and as a matter of urgency any subsequent 'call in' of that decision should normally relate only to the process leading to the decision and not to the decision itself.

In practice, this means that the Board can decide in isolation that a matter should be treated as 'urgent'. It is more usual for the agreement of the Chair of Scrutiny to also be sought when seeking to decide a matter is 'urgent' as this ensures that 'urgency' is only invoked in extreme circumstances.

Once agreement has been reached about future joint Scrutiny arrangements, the Scrutiny elements of the SWB's Constitution will be reviewed and a more appropriate 'Urgent' process can be discussed.

## **Call-in**

In the event of a call-in of a decision of the SWB by more than one partner authority, it is intended that an additional meeting of the Joint Scrutiny body would be called to consider the matter. Having a mechanism and a pre-selected pool of members 'waiting

in the wings' will hopefully prevent the uncertainty and risk to delivery of SWB business that arose earlier in the year.

### **Next Steps**

If members are minded to agree the recommendations of this report, the Scrutiny Committee will appoint 2 non-executive members and one nominated substitute member to a Joint Scrutiny Panel with the aim of meeting for the first time in December.

Once the principle of establishing more effective joint Scrutiny arrangements has been agreed, the relevant officers will work on devising the Terms of Reference for the first meeting of the informal Joint Scrutiny Committee to agree.

### **Financial Implications**

South Somerset District Council's Scrutiny function will support any proposed Joint Scrutiny arrangements and Somerset County Council have agreed to provide meeting facilities. SSDC would wish to carry out the Scrutiny activity outlined in this report even if no joint scrutiny arrangements are put in place, therefore, supporting the proposals of this report would represent, little, if any additional commitment of Scrutiny resources.

**Background Papers:**            *None*

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Scrutiny Committee – 4<sup>th</sup> October 2011

## 9. Student Participation with Scrutiny

*Lead Officers:* Emily McGuinness, Scrutiny Manager  
Jo Gale, Scrutiny Manager

*Contact Details:* emily.mcguinness@southsomerset.gov.uk or 01935 462566  
or joanna.gale@southsomerset.gov.uk or 01935 462077

### Purpose of Report

This report sets out proposals to engage students in the Scrutiny function.

### Action Required

Members of the Scrutiny Committee are requested to consider and comment on the proposals contained in this report.

### Background

Enhancing community involvement in the decision making process has long been an objective of South Somerset's Scrutiny function. This combined with our successful Local Democracy student engagement track record, has led to proposals to involve local 16-19 year olds in a more structured way.

The impending Localism Bill places great emphasis on active community engagement in local democracy and decision-making, and asks local authorities to remove the barriers to active engagement. South Somerset District Council's Scrutiny Committee is seeking to do this through inviting local students to play an active role in the work of the Committee.

It is proposed that students are invited to apply to work on a Task and Finish Group with members of the Council. All local establishments providing 16-19 education have been asked to participate and there has been a pleasing level of interest.

It is hoped that the pilot project will provide the council with valuable first hand perspectives from local young people as well as affording students with valuable 'real life' experiences of submitting applications, attending interviews, completing allocated tasks and presenting their final reports.

It is important to note that the successful students will not become Scrutiny Committee members, they will instead be working on a more informal Task and Finish basis alongside elected members and officers. The Council has successfully used the Task and Finish approach many times. The successful students will be involved in all stages of the review – from suggesting an appropriate review topic, participating fully in meetings, conducting individual research tasks and submitting the final report – all skills which future employers and further education providers will look for in an increasingly competitive market.

The feedback we have received from interested schools and colleges has so far been very receptive.

It is proposed that the Task and Finish Group (established through our normal processes) reports back to the Scrutiny Committee in April 2012 – to fit in with both the academic and our Council year.

As already mentioned, this is a pilot project, but if it proves successful, it could be continued and extended in the future.

**Background Papers:**        *None*

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Scrutiny Committee – 4<sup>th</sup> October 2011

**10. Verbal Update on Task and Finish Reviews**

The Task and Finish Review Chairs will give a brief verbal update on progress made.

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Scrutiny Committee – 4<sup>th</sup> October 2011**11. Scrutiny Work Programme**

Meeting Date	Agenda Item	Issue for Main Scrutiny Cttee	Performance Management	Budget	Background/Description	Corporate Aim	Lead Officer (Lead Member)
04/10/11	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		
04/10/11	Medium Term Financial Plan			✓	Outline budget report for consideration and comment prior to District Executive.	Deliver well managed, cost effective services valued by our customers	Donna Parham, Assistant Director (Finance & Corporate Services)  Councillor Tim Carroll – Portfolio Holder - Finance & Spatial Planning
04/10/11	Presentation on Strategic Leisure Provision – (Section 106 Agreements)	✓			Committee members have requested a presentation from the relevant officers outlining the policies and processes used to decide and allocate s106 funds for 'strategic sport'.		Steve Joel, Assistant Director – Health and Wellbeing  Councillor Sylvia Seal – Portfolio Holder Leisure and Culture

Meeting Date	Agenda Item	Issue for Main Scrutiny Cttee	Performance Management	Budget	Background/Description	Corporate Aim	Lead Officer (Lead Member)
							Councillor Peter Seib – Portfolio Holder – Regulatory and Democratic Services
01/11/11	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		
01/11/11	Somerset Waste Partnership Budget setting	✓			As a result of issues raised through the budget setting process it was agreed that the Somerset Waste Partnership will formally consult Scrutiny this year.	Deliver well-managed, cost effective services valued by our customers	Vega Sturgess, Strategic Director (Operations and Customer Focus)  Jo Roundell Greene – Portfolio Holder – Environment and Economic Development
29/11/11	Items for the Work Programme						Emily McGuinness Jo Gale Scrutiny Managers

Meeting Date	Agenda Item	Issue for Main Scrutiny Cttee	Performance Management	Budget	Background/Description	Corporate Aim	Lead Officer (Lead Member)
29/11/11	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		
29/11/11	Capital Schemes and update on MTFP			✓	Scrutiny Committee members to comment on the Capital Programme and the MTFP reports prior to District Executive.		Donna Parham, Assistant Director (Finance & Corporate Services)  Councillor Tim Carroll – Portfolio Holder - Finance & Spatial Planning
29/11/11	Yarlington Homes Presentation	✓			Presentation from Gary Orr, new Chief Executive from Yarlington Homes about the future direction of Yarlington Homes.		
December 2011	Special Meeting reviewing Portfolio Holder Saving Plans	✓					Donna Parham, Assistant Director (Finance & Corporate Services)  All Portfolio Holders

Meeting Date	Agenda Item	Issue for Main Scrutiny Cttee	Performance Management	Budget	Background/Description	Corporate Aim	Lead Officer (Lead Member)
05/01/12	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		
05/01/12	Update on MTFP and Capital Programme			✓	Scrutiny Committee members to comment on the Capital Programme and the MTFP reports prior to District Executive.		Donna Parham, Assistant Director (Finance & Corporate Services)  Councillor Tim Carroll – Portfolio Holder - Finance & Spatial Planning
31/01/12	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		
31/01/12	Final budget and capital Programme			✓	Scrutiny members to comment on the proposed 2011/12 Revenue Budget, Medium Term Financial Plan (MTFP) and revised Capital Programme prior to consideration by District Executive and Full Council.		Donna Parham, Assistant Director (Finance & Corporate Services)  Councillor Tim Carroll – Portfolio Holder - Finance & Spatial Planning

Meeting Date	Agenda Item	Issue for Main Scrutiny Cttee	Performance Management	Budget	Background/Description	Corporate Aim	Lead Officer (Lead Member)
31/01/12	Update on the Park Home Project	✓			At the Scrutiny Committee meeting on 1 <sup>st</sup> February members received an update on the management of park home sites and requested a 12 monthly report on this issue.	To improve the housing, health and well-being of our citizens	Steve Joel, Assistant Director (Health and Well-Being)  Councillor Ric Pallister – Portfolio Holder - Leader, Strategy and Policy
28/02/12	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		
28/02/12	Monitor the implementation of the recommendations of the HomeFinder Somerset Review	✓			To give Scrutiny members an opportunity to ensure their recommendations as accepted by the HomeFinder Somerset Board are being implemented as stated.		Jo Gale Scrutiny Manager  Ric Pallister – Portfolio Holder - Leader, Strategy and Policy
03/04/12	District Executive reports for Scrutiny consideration	✓			Each month Scrutiny Committee considers and comments on all District Executive reports.		

Meeting Date	Agenda Item	Issue for Main Scrutiny Cttee	Performance Management	Budget	Background/Description	Corporate Aim	Lead Officer (Lead Member)
TBC	Update on Community Safety	✓			Scrutiny members to review the performance of Community Safety arrangements.	Ensure safe, sustainable and cohesive communities	Alice Knight, Third Sector and Partnerships Manager  Councillor Tony Fife – strategic responsibility for Community Safety

**Task & Finish Commissions**

Date Commenced	Title	Members
22 September 2011	Inescapable Bids and Capital Scoring Methodology	Martin Wale Carol Goodall Sue Osborne Sue Steele
To be confirmed	Social Housing Fraud	John Calvert Nick Colbert Carol Goodall Derek Yeomans Barry Walker
October 2011	Capital Bids	

# Somerset Waste Partnership

## Somerset Waste Board – Forward Plan September 2011 to December 2011

### Important Note

The Somerset Waste Partnership is required to publish a forward plan of key decisions. The Waste Board's Standing Orders sets out its definition of a key decision. In addition to key decisions, the forward plan shown below lists all the business to be transacted by the Somerset Waste Board during the period of the Plan, which will also include reports for information. Agendas and reports for Waste Board meetings are published on the County Council's website at least five clear working days before the meeting date. The Plan is rolled forward on a monthly basis. *Where possible the Somerset Waste Partnership will attempt to keep to the dates shown in the Plan. It is quite likely, however, that some items will need to be rescheduled and new items added as new circumstances come to light.* Please ensure therefore that you refer to the most up to date plan. Revised versions of the forward plan will be published on the following dates:-

- 16 August 2011 covering September 2011 to December 2011
- 16 September 2011 covering October 2011 to January 2012
- 14 October 2011 covering November 2011 to February 2012
- 15 November 2011 covering December 2011 to March 2012

The most up to date version of the plan is available:

- For inspection at County Hall (in Taunton).
- On the Somerset Waste Partnership web site at [www.somerset.gov.uk/council/forward.asp](http://www.somerset.gov.uk/council/forward.asp)
- Downloadable in PDF format [here](#).\*
- Alternatively, copies can be obtained by telephoning (01823) 357148.

\* You will need a copy of Adobe Acrobat Reader available free [here](#).

Please note that it could take up to 2 minutes to download this PDF document depending on your Internet connection speed.



SWB Ref/Date for Decision	Title of Decision	Details of Decision to be Made	Principal Consultees	Details of Consultation	Details for Representations	Background Papers	Contact Officer
SWB/11/06/02 23/09/11	Recycling Centres and Community Recycling Sites Update	To consider the report	External	External	Contact Officer and / or make representations at the meeting		Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/10/12/05 23/09/11 (K)	2011/12 Performance Targets	To agree the performance targets and reporting framework for 2011/12	Internal, District Councils and County Council	Internal	Contact Officer and / or make representations at the meeting	SWB Business Plan 2011-16	Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/03/03 23/09/11	Update on contract extension negotiations with May Gurney	To receive a report on progress or conclusion of the negotiations	Internal	Internal	Contact Officer and / or make representations at the meeting		Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/05/03 & SWB/11/04/03 23/09/11 (K)	Annual Accounts & Governance Report 2010/11	To receive the report	Internal	Internal	Contact Officer and / or make representations at the meeting		Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/08/01 23/09/11 (K)	Provision of an Anaerobic Digestion Facility for Food Waste	To agree the recommendations			Contact Officer and / or make representations at the meeting		Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/08/02 23/09/11 (K)	Outline of Business Plan 2012-17	To agree the recommendations	Internal, District Councils and County Council	Internal	Contact Officer and / or make representations at the meeting		Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/06/03 23/09/11 (K)	Draft Budget 2012/13	To receive the report	Internal	Internal	Contact Officer and / or make representations at the meeting		Martin Gerrish Group Manager Environment Finance 01823 355303
SWB/10/02/06 16/12/11 (K)	Confidential Item: Novation of Recycling and Waste Collection Contract to May	To receive the report and agree recommendations	South Somerset District Council and Somerset County Council Legal Services	Internal	Contact Officer and / or make representations at the meeting	None	Steve Read Managing Director Somerset Waste Partnership 01823 625707

SWB Ref/Date for Decision	Title of Decision	Details of Decision to be Made	Principal Consultees	Details of Consultation	Details for Representations	Background Papers	Contact Officer
	Gurney Limited						
SWB/11/03/02 16/12/11 (K)	Benchmarking and Value for Money Review	To consider the report and agree recommendations	Internal	Internal	Contact Officer and / or make representations at the meeting	SWP Business Plan 2011-16 SWB Constitution	Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/02/08 16/12/11 (K)	New Controlled Waste Regulations	To receive a report regarding the proposed new Defra Controlled Waste Regulations	Internal	Internal	Contact Officer and / or make representations at the meeting	Report to Board on 15 December 2010	Head of Operations Somerset Waste Partnership 01823 625720
SWB/10/12/03 16/12/11 (K)	Marks & Spencer Contract Agreement	To receive the report and approve formal contract with Marks & Spencer	Internal, District Councils and County Council	Internal	Contact Officer and / or make representations at the meeting	SWP Draft Business Plan 2011-16	Steve Read Managing Director Somerset Waste Partnership 01823 625707
SWB/11/08/03 16/12/11 (K)	Draft Business Plan 2012-17	To consider the report and agree the recommendations	Internal, District Councils and County Council	Internal	Contact Officer and / or make representations at the meeting		Steve Read Managing Director Somerset Waste Partnership 01823 625707

(K) = Key Decisions

The Forward Plan (FP) Reference refers to the year and month the item of business was first published on the Plan.

### Arrangements for making representations at Somerset Waste Board meetings

At the Chairman's invitation you may ask questions and/or make statements or comments at Somerset Waste Board meetings about **any matter on the agenda for that particular meeting**. You may also present a petition on any matter within the Board's remit.

A slot for Public Question Time is set aside near the beginning of each meeting, after the Minutes of the previous meeting have been signed. However, questions or statements about any matter on an agenda are taken at the time when each matter is considered.

If you wish to speak at the Somerset Waste Board, please inform Scott Wooldridge or Vicki May, Community Governance, **before the meeting**. Contact details: VMay@somerset.gov.uk or 01823 357148.

A link to the Somerset Waste Board webpage on the Somerset County Council website is provided below:

[Somerset Waste Board Membership and Functions](#)

Scrutiny Committee – 4<sup>th</sup> October 2011

**13. Verbal update on reports considered by District Executive on 1<sup>st</sup> September 2011**

*Lead Officers:* Emily McGuinness, Scrutiny Manager

Jo Gale, Scrutiny Manager

*Contact Details:* emily.mcguinness@southsomerset.gov.uk or 01935 462566 or

joanna.gale@southsomerset.gov.uk or 01935 462077

The Chairman will update members on the issues raised by Scrutiny Members at the District Executive meeting held on 1<sup>st</sup> September 2011.

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Scrutiny Committee – 4<sup>th</sup> October 2011

**14. Reports to be considered by District Executive on 6<sup>th</sup> October 2011**

*Lead Officers:*                    *Emily McGuinness, Scrutiny Manager*  
   *Jo Gale, Scrutiny Manager*  
*Contact Details:*                *emily.mcguinness@southsomerset.gov.uk or 01935 462566*  
   *or joanna.gale@southsomerset.gov.uk or 01935 462077*

Scrutiny Committee members will receive a copy of the District Executive agenda containing the reports to be considered at the meeting on 6<sup>th</sup> October 2011.

Members are asked to read the reports and bring any concerns/issues from the reports to be discussed at the Scrutiny Committee meeting on 4<sup>th</sup> October 2011.

The Chairman will take forward any views raised by Scrutiny members to the District Executive meeting on 6<sup>th</sup> October 2011.

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Scrutiny Committee - 4<sup>th</sup> October 2011

**15. Date of Next Meeting**

Members are requested to note that the next meeting of the Scrutiny Committee will be held on Tuesday 1<sup>st</sup> November 2011 at 10.00am in the Main Committee Room, Brympton Way, Yeovil.

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