

SOUTH OXFORDSHIRE DISTRICT COUNCIL

DRAFT Sports Facilities, Local Leisure Facilities and Playing Pitch Study

Part 4: Local Leisure Facilities Study Addendum 2018

December 2018



Nortoft Partnerships Limited
The Old Barn, Nortoft Cottage, Nortoft, Guilsborough,
Northamptonshire NN6 8QB
Tel: 01604 586526
Email: info@nortoft.co.uk Web: www.nortoft.co.uk

TABLE OF CONTENTS

SECTION 1: Addendum Purpose	3
SECTION 2: Village and Community Halls	4
SECTION 3: Outdoor bowls	7
SECTION 4: Outdoor tennis	8
SECTION 5: Funding and Delivery	12

TABLE OF FIGURES

Figure 1: Standards for strategic housing developments draft	4
Figure 2: Proposed standard for community and village halls	5
Figure 3: Community and village hall needs to 2034 and beyond	6
Figure 4: Outdoor tennis needs to 2034 and beyond	10

SECTION 1: **Addendum Purpose**

1.1 The Local Leisure Facilities Study addendum considers the future need for local leisure facilities up to 2034, anticipating what will be required if the housing proposed in the emerging Local Plan (as at November 2018) is developed. It should be read in conjunction with the Sport Study Update Executive Summary December 2018 and the full Part 4 Local Leisure Facilities report (October 2017).

1.2 The addendum:

- Identifies changes to the network of facilities since the draft Local Leisure Facilities strategy.
- Summarises the implications of feedback from the District Council's consultation on the draft, particularly where this has resulted in a significant change in the recommendations.
- Provides an updated assessment of the future balance in the demand and supply of local leisure facilities for the Local Plan period up to 2034, and where there is planned development of strategic housing allocations beyond this date, the longer term requirements.
- Considers the implications of project and feasibility work undertaken since the draft.
- Confirms the recommendations or provides updated recommendations.

SECTION 2: Village and Community Halls

- 2.1 The network of village and community halls is not known to have changed since the draft was completed and there is a good network of halls across the district. There were a number of investment projects proposed for 2018/19 identified in the report, and it is likely that several of these have now progressed.
- 2.2 The community consultation feedback on the draft strategy in relation to village and community halls was supportive of the recommendations, with several comments confirming the importance these facilities at the local level, though also recognising the challenges of retaining and maintaining them.
- 2.3 The draft study recommendations included standards of provision, see Figure 1.

Figure 1: Draft standards for village and community hall provision

Quantity of demand	Accessibility	Quality
<u>Strategic site allocations with planned population of over 6,500:</u> 120 sq m per 1,000 population (minimum size approximately 780 sq m)	800m walk in strategic development sites, towns and larger villages 10 minutes' drive time elsewhere	Design and quality standard to reflect current best practice. New community centres should enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group.
<u>Strategic site allocations with planned population of less than 6,500:</u> 225 sq m per 1,000 population of space. One facility of at least 530 sq m.		

- 2.4 Given that the consultation feedback does not require a change in the standards in relation to the proposed strategic site allocations, for these it is appropriate to consider how they will now apply to the housing sites proposed in the emerging Local Plan. The strategic allocations at Culham, Berinsfield, Grenoble Road and Chalgrove are expected to have some delivery beyond 2034. For these sites it is therefore appropriate to master-plan for the full development from the outset in order to ensure effective provision of community halls, and this is given in Figure 3.
- 2.5 There is however a need to consider how the smaller housing developments will contribute off-site to the improvement of existing facilities, particularly given the consultation feedback on the need to effectively maintain and retain the existing halls network. There were no specific standards of provision in the draft for these smaller developments, so there is no guide in relation to the expected demand arising from them. The standards should therefore be amended to cover all developments, and it is proposed that they should be as in Figure 2.

Figure 2: Proposed standard for community and village halls

Quantity of demand	Accessibility	Quality
<p>Strategic site allocations with planned population of over 6,500, and developments within towns and larger villages:</p> <p>120 sq m per 1,000 population.</p> <p>Minimum size of facility approximately 780 sq m internal area.</p>	<p>800m walk in strategic development sites, towns and larger villages</p> <p>10 minutes' drive time elsewhere</p>	<p>Design and quality standard to reflect current best practice. New community centres should enable at least two separate groups to independently use the centres at the same time, without contact between the groups, e.g. for pre-school and for an adult social or activity group.</p>
<p>Strategic site allocations with planned population of less than 6,500 and developments outside of the towns and larger villages:</p> <p>225 sq m per 1,000 population of space.</p> <p>Minimum facility of at least 530 sq m internal area.</p>		

- 2.6 These amended standards have been applied to the larger developments across the district, based on the emerging Local Plan housing numbers. A key factor in the consideration of on- or off-site provision is whether the 800m accessibility standard is met. Unless all the housing in a development site can access a community hall within 800m, then the development will need to provide an appropriate size facility on site.
- 2.7 Where there is an existing community/village hall(s) with sufficient potential capacity and this is within the 800m access requirement, then the contributions may be off-site towards improvements at the existing facility(s).

Figure 3: Community and village hall needs to 2034 and beyond

Sub area	Site	Period up to 2034				Total requirement including beyond 2034			
		Number of dwellings to 2034	Population by 2034 (at 2.43 persons per dwelling)	Community/ village hall demand	Community/ village hall requirement	Total dwellings at completion	Total population after completion (at 2.43 persons per dwelling)	Community/ village hall demand	Total community/ village hall requirement
West	Didcot (various)	6503	15802	1896 sq m	2.4 large size facilities or off-site	As at 2034			
	Culham	1850	4496	539 sq m	1 small size facility	3500	8505	1021 sq m	1 large size facility
	Grenoble Road	1700	4131	496 sq m	1 small size facility	3000	7290	875 sq m	1 large size facility
	Wallingford	1164	2829	340 sq m	Off-site	As at 2034			
	Berinsfield	1600	3888	467 sq m	Off-site if access and spare capacity	1700	4131	495 sq m	Off-site if access and spare capacity
North	Thame (various)	1612	3917	470 sq m		As at 2034			
	Chalgrove	2025	4921	590 sq m	1 small size facility	3000	7290	875 sq m	1 large size facility
	Northfield	2139	5198	624 sq m	1 smaller size facility	As at 2034			
	Bayswater Brook	2036	4947	593 sq m	1 smaller size facility	As at 2034			
South	Henley (various)	1099	2671	320 sq m	Off-site	As at 2034			

2.8 The updated recommendations for community and village halls are:

District wide

- Protect and maintain the existing network of community and village halls.
- Seek developer contributions from all housing towards either new on-site community halls or off-site towards the improvement/extension of existing community or village halls.
- Where development is expected to be delivered beyond the Local Plan period, community hall facilities should be designed from the master-planning stage to fully meet the anticipated demand from the total population at the completion of the build.

West

- Provide large size multi-functional community facilities with two halls and a minimum internal area of 780 sq m at:
 - Culham
 - Grenoble Road
 - Didcot (site(s) tbc, if existing/planned network not accessible)

North

- Provide large size multi-functional community facilities with two halls and a minimum internal area of 780 sq m at:
 - Chalgrove
- Provide multi-functional community facilities with a minimum internal area of 530 sq m at:
 - Northfield
 - Bayswater Brook

SECTION 3: Outdoor bowls

- 3.1 The network of outdoor bowls greens is largely the same as for the draft strategy except for The Bull Croft, Wallingford, where the unaffiliated club has now folded so there is one less site in the West sub area. The clubhouse at Thame which is shared with the tennis club is undergoing substantial refurbishment.
- 3.2 The consultation on the draft was generally supportive.
- 3.3 The closure of The Bull Croft green does not have a major impact on bowls in the short or longer term in the West. The unaffiliated club based there had only 10 members in 2016 and there was long term spare capacity of at least 120 membership spaces across the network of bowls greens in the West sub area. The draft identified a surplus of one bowling green in the West, so the loss of the Bull Croft means that there is no longer a surplus of bowling greens in this sub area.
- 3.4 There has been no change in the number of bowls greens in the South sub area, so there is a surplus equivalent to one bowling green in this sub area.

3.5 The updated recommendations for outdoor bowls are proposed as:

District wide

- Protect and maintain the existing network of bowls sites, except for one site in the South.

North

- Provide one 6-rink outdoor bowls green with ancillary facilities by 2034, following confirmation through a more detailed feasibility study unless a development comes forward in the interim.

SECTION 4: Outdoor tennis

- 4.1 The outdoor tennis court network is largely the same as for the draft strategy and the consultation feedback was supportive. The clubhouse at Thame which is shared with the Bowls Club is being refurbished.
- 4.2 The capacity of a tennis court depends on a number of factors including whether it is floodlit or not, and whether it is a standard court or junior court. How it is managed is also critical, as some sites are LTA club only, some are non-LTA club only, some have both club use and open access at times, and some are only open access.
- 4.3 The draft therefore differentiated between affiliated LTA clubs and those sites with open access. It used the LTA membership figures, number of courts and whether these are floodlit to estimate the capacity at each club site. For sites which only have open access it was assumed that they are used for around 20% of peak time.
- 4.4 The proposed standard of provision in the draft was 0.38 courts per 1,000 population and with a 10 minute drive time catchment. Figure 4 provides a summary of the balance in forecast supply and demand based on the emerging strategic allocations.
- 4.5 The proposed strategic site allocations have the most significant change in the North, with around 8,500 extra population than the estimate used to inform the draft. The overall change in housing balance in the West and South sub areas is much less, at about 700 less people in the West, and 600 in the South. There is no further growth planned in the South beyond 2034.
- 4.6 The location of the growth changes however in the West in the period up to 2034, with the introduction of Grenoble Road, and slower growth in Culham. In the longer term, beyond the Local Plan period, there is expected to be around 7,200 extra people in the sub area.
- 4.7 In the West sub area, the total amount of outdoor tennis need is therefore the same as in the draft for the period up to 2034, though the location of additional courts requires some review. As it is appropriate to ensure that the long-term demand arising in the strategic housing area addressed effectively, the master-planning should take into account all of the expected demand and provide new tennis courts

as a single facility which is large enough long term. In the West, this means 3 courts for both Grenoble Road and Culham, and 2 for Berinsfield.

4.8 In the North, there are expected to be around 8,600 extra people by 2034 than the draft anticipated. At 0.38 courts per 1,000 population, this is 3 further outdoor courts by 2034, and taking into account the long term growth of the area, this would be a further 4 courts over and above those proposed in the draft strategy.

4.9 The draft recommended additional provision in the South totalling 7 courts plus investment at others to increase their capacity. This was because of the high level of tennis demand in the area. There has been no change in the forecast population, so the recommendations for the South can be confirmed.

4.10 The updated recommendations for outdoor tennis are proposed as:

District wide

- Protect and maintain the existing network of outdoor dedicated tennis courts, with the priority being those which host active clubs.
- Invest in existing sites to increase capacity where there is demand, including with floodlighting.

West

- Provide 8 additional courts as sites with ancillary facilities and suitable for tennis club use:
- Culham – 3 courts
- Grenoble Road – 3 courts
- Berinsfield – 2 courts

North

- Provide 5 additional courts as sites with ancillary facilities and suitable for tennis club use:
- Chalgrove – 3 courts
- Bayswater Brook – 2 courts

South

- Provide 7 additional courts as sites with ancillary facilities and suitable for tennis club use:
- Sonning Common/Shiplake area – 6 courts
- Goring – 1 court

Figure 4: Outdoor tennis needs to 2034 and beyond

Sub area	Sub area additional demand to 2034 based on new housing numbers (no. tennis courts)	Estimated demand from specific sites up to 2034 (no. tennis courts)	Total demand at sites beyond 2034 (no. tennis courts)	Provision recommendations of draft strategy to 2034 (no. tennis courts)	Updated provision recommendations - required up to 2034 (no. tennis courts)	Updated provision recommendations - required long term including beyond 2034 (no. tennis courts)	Comment
West	13	Didcot (various)	6	5 courts Investment to increase capacity at 2 sites including by floodlighting.	5 courts Investment to increase capacity at 2 sites including by floodlighting.	8 courts Investment to increase capacity at other sites to respond to demand, including by floodlighting.	No outdoor tennis sites within strategic housing areas of Culham and Grenoble Road. Develop 3-court sites with ancillary facilities suitable for club use at: Culham Grenoble Road Develop 2-court site with ancillary facilities suitable for club use at: Berinsfield
		Culham	2				
		Grenoble Road	2				
		Wallingford	1				
		Berinsfield	1				
North	9	Thame	2	2 courts Floodlighting to increase capacity at other courts	5 courts Investment to increase capacity at other sites to respond to demand, including by floodlighting	6 courts Investment to increase capacity at other sites to respond to demand, including by floodlighting	Spare capacity at existing tennis courts within catchment of Northfield, so off site contributions equivalent to 2 courts with ancillary facilities. Develop 3-court site with ancillary facilities suitable for club use at Chalgrove.
		Chalgrove	2				
		Northfield	2				
		Bayswater Brook	2				

								Develop 2-court site with ancillary facilities suitable for club use at Bayswater Brook.
South	2	Henley (various)	1		7 courts Floodlighting to increase capacity at other courts	7 courts Floodlighting to increase capacity at other courts	7 courts Floodlighting to increase capacity at other courts	As draft study

SECTION 5: Funding and Delivery

FUNDING THE PROPOSALS

- 5.1 The Study has a number of specific proposals for investment. Some of these should be included in the District Council's Community Infrastructure Levy list for contributions from developers, and others may be part funded by developers' contributions under the S106 mechanism. The wording of the Community Infrastructure Levy Revised CIL Regulation 123 List (South Oxfordshire District Council, 2017), now requires revision as its implementation is not as envisaged, and it is not generating all the originally anticipated funding from developers.
- 5.2 The facility requirements identified in the study are not intended to be provided or funded directly by South Oxfordshire District Council. It should not be assumed that the Council will automatically make additional funds available to assist other bodies to provide new or improved facilities. It also does not mean that the Council will take responsibility for more facilities.

DELIVERING THE STUDY

- 5.3 The District Council will develop an action plan to monitor and to help coordinate the delivery of the study. The Action Plan will be made available on the Council's web site and updated annually. In developing the Action Plan which will support this document, South Oxfordshire District Council will continue to consult with relevant stakeholders and facility providers to establish their delivery priorities. These will be used to inform both the securing of facilities and/or developer contributions and the release of S106 / CIL funds.