



**WEST SOMERSET COUNCIL  
LOCAL PLANNING AUTHORITY**

**SPORT AND RECREATION FACILITIES STUDY**

**MARCH 2012**

Prepared by:

Stuart Todd  
Freelance Planning Policy Officer  
West Somerset Council

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### **NATIONAL PLANNING POLICY CHANGES AND THIS STUDY**

At the time of drafting this report, the national planning system and associated Government guidance was undergoing significant change. Without confirmation of these changes during this study, the assessment was undertaken following the then current planning policy guidance, namely PPG17: 'Planning for Open Space, Sport and Recreation'. It is also consistent with guidance provided in 'Assessing Needs & Opportunities: A Companion Guide to PPG 17'. As far as possible, it also takes into account the draft National Planning Policy Framework (NPPF). Since completion of this report, the final NPPF has been issued.

## EXECUTIVE SUMMARY

This is a report of a sport and recreation facilities assessment produced by West Somerset Council for the West Somerset local planning authority area (i.e. the area of the District outside of Exmoor National Park). It provides a review of facility based sport and recreation provision and is designed to provide a strategic framework for improving facilities. At the time of drafting, the final National Planning Policy Framework (NPPF) (Government planning guidance) had not been issued and so the assessment has been progressed based on the then current Planning Policy Guidance note 17: “Planning for Open Space, Sport and Recreation” (PPG17). It did also, however, take into account the draft NPPF. Both PPG17 and the draft NPPF emphasised the importance of having an understanding of existing provision and future needs.

The assessment therefore provides an up-to-date evidence base on existing provision, needs and demand to inform both the emerging Local Plan and other locally driven planning strategies such as Neighbourhood Plans. In doing so, informed by the assessment, it sets local minimum provision standards which: provide a contemporary, informed view of sport and recreation facilities; can facilitate more speedy and successful negotiation of developer contributions; and, can enable the Council to resist unsuitable planning applications for development, avoid the loss of leisure facilities and ensure effective planning.

Without such standards, Government guidance advises that developers can demonstrate, via independent assessments, that land or buildings used for leisure facilities are surplus to requirements. This approach can be piecemeal and inconsistent, limiting the Council’s ability to develop and drive a strategic overview of provision in the local planning authority area.

The focus of this report is on the assessment of “built” sports facilities, namely:

- i) a **sport, recreation and community facilities assessment** which deals with the following “core” and important local facilities:
  - Sports halls (including halls with a capacity of 4+ badminton courts – i.e. “large” halls);
  - Small halls (with a capacity of less than 4 badminton courts and including most school and village / community halls);
  - Synthetic turf pitches (STPs) / Artificial Grass Pitches (AGPs);
  - Swimming pools; and,
  - Indoor bowling greens / rinks.

and,

- ii) a **“non-pitch” facilities assessment** which includes analysis of the following facilities:
  - multi-use games areas (MUGAs);
  - outdoor tennis courts (there are no indoor tennis centres in the local planning authority area); and,

- outdoor bowling greens / rinks.

The assessment of these facilities comprises an audit of local provision, identification of local needs, identification of local minimum standards of provision and identification of any shortfalls against standards. The report also includes a brief assessment of facilities provided for youth and allotments.

The key findings for each facility type assessed in this report follow. The assessment does not identify actions that should be pursued by the Council alone, and the responsibility to act on the assessment's findings will fall to a number of organisations.

Further work will need to be undertaken in most cases where facilities are proposed to be improved or new facilities developed to ensure the feasibility and economic viability of proposals, both in terms of initial capital build and revenue support for ongoing maintenance and refurbishment. Issues material to site specific proposals are not dealt with in this report and should be considered when assessing feasibility and will be considered through the planning application process if development proposals are made.

## **Halls**

- There is demand for a new large hall in the local planning authority area best located to serve the area outside the existing catchment area of the Leisure Centre in Minehead. However, financial viability and feasibility of such a facility could be questionable, although a shared use large hall might provide a solution.
- As an alternative up to four small halls capable of providing for badminton use could be provided to help displace use for badminton at the large hall at the Leisure Centre, freeing up some time for sports requiring use of a large hall. Such provision would be best located to absorb unmet demand and / or displace use at the Leisure Centre in Minehead and provide courts in settlements such as Watchet where there is currently no identified community access to badminton courts and Williton where there could be dual use of a village hall to supplement existing community provision for block bookings at Danesfield School.
- The network of small community and village halls provides a valuable asset to the community, particularly in rural areas. This network should be maintained and opportunities taken to improve facilities where quality or unmet demand is an issue.
- There are gaps in provision of small halls capable of accommodating a badminton court in the eastern and southern part of the local planning authority area and provision should be considered in Stogursey (in response to the resident and Hinkley Point C related populations) and one or more villages in the Brompton Ralph and Haddon ward (for example, the hall at Huish Champflower has been identified as needing rebuilding within 5 – 10 years and could provide a good opportunity to incorporate a badminton court size hall).

## **Swimming Pools**

- There remains a community desire to see a new 25 4-6 lane swimming pool in Minehead and Sport England planning tools support this view. However, there is no new evidence to suggest that the conclusions of the swimming pool feasibility study, have changed: i.e. that even if a pool could be built, it would not be financially viable to run.
- The network of small pools has filled the gap, to a large degree, of community group needs, with the three school pools playing a significant role both for children learning to swim and community access. However, there is no open public swimming sessions and activities are restricted to those that can be done in small pools. Whilst the swimming club use Butlins for training, the club cannot hold competition events there.
- Work should continue to help ensure that privately run pools support the network of pools by allowing an increasing use of their pools for the community. In addition, efforts should continue to improve accessibility and capacity (in terms of physical access and extending opening hours where possible) at the three school pools.
- The option of considering an additional small pool to supplement existing community provision, if feasible and financially viable, could be considered.
- Additional demand from the non-home-based workers working at Hinkley Point C development (if it proceeds) will require a financial contribution which will help to increase and improve accessibility at existing pools.

## **Synthetic Turf Pitches / Artificial Grass Pitches**

- The single artificial grass pitch (AGP) at the Leisure Centre in Minehead accommodates need generated by much of the local planning authority area's residents.
- Residents in the southern, more rural parts of the area, whilst many are without provision within a 20 minute drive time, also have opportunity to use facilities in neighbouring Districts and it is unlikely to be financially viable to provide an AGP to serve these less densely populated areas.
- However, opportunity should be taken to provide an AGP in the eastern part of the area, for example in Stogursey, to respond to the lack of provision in that area, help meet demand on the edge of the Minehead AGP catchment area and absorb demand likely to be generated by the non-home-based workers working at Hinkley Point C development (if it proceeds).

## **Indoor bowls**

- The existing indoor bowls facilities at the Minehead and Watchet clubs provide a significant catchment covering most of the local planning authority area. However, the far southern and eastern parts of the area are outside of that catchment.
- There is likely to be an increasing demand at the Watchet club for indoor rink time in the coming years and the Sport England Sports Calculator suggests that there will be a small need arising from demand likely to be generated by

the non-home-based workers working at Hinkley Point C development (if it proceeds).

### **Outdoor bowls**

- The three Bowls Clubs with outdoor provision at Minehead, Watchet and Williton provide for a relatively local catchment (not including the distance from which other clubs travel to compete). This provision is considered to be adequate at present and without a demonstrable local need proven in smaller villages, it is unlikely to be a viable option in those locations.
- The focus should be on maintaining and upgrading the existing provision at the clubs, addressing accessibility issues if they exist and monitoring changing demand given possible increasing demand which could arise from an ageing population.

### **Multi-use Games Areas (MUGAs)**

- There is a good level of provision of Multi-use Games Areas (MUGAs) in the local planning authority area, although one or two are likely to need refurbishment in the near future. The two large MUGAs at the Leisure Centre in Minehead and Danesfield School in Williton which provide more formal and paid facilities, both of which have to restrict community use to hours outside school opening times. The other MUGAs in the area are small and freely accessible.
- The provision of additional small, freely accessible, MUGAs should be considered in a number of villages in the area if feasible and financially viable to deliver them. Further provision in Minehead should also be considered.
- The provision of small MUGAs can also help fill a gap in the provision of outdoor tennis courts in some villages.

### **Outdoor tennis courts**

- Providing largely localised provision, there is a good supply of outdoor tennis courts in the area, particularly when MUGAs (which provide for a number of sports) are factored in.
- There is a gap in provision particularly in the southern part of the area and provision should be considered (perhaps within a MUGA to maximise use and choice) perhaps in one or more village from Skilgate, Huish Champflower or Brompton Ralph if need, feasibility and viability is demonstrated. There is also a small gap in provision and / or accessibility within a triangle area between Williton / Watchet, Stogursey and Crowcombe and provision should be considered if a local need is demonstrated in either Kilve or Holford. Again, this could be fulfilled by provision of a MUGA.

### **Youth**

- The County Council is currently consulting on changes to the youth service including the withdrawal of funding for Youth Clubs in West Somerset. The withdrawal of funding, either partially or fully, from Youth Club provision in

West Somerset from could leave a significant gap in activities provided for young people. Whilst there are sufficient venues which could be used to host replacement clubs or activities, aided by the network of small halls, it will be crucial to galvanise local support and volunteers to fill the gap, should one emerge. As dialogue with one village hall has revealed, the willingness to host a youth club has to be matched by volunteer commitment to run clubs, which is often absent locally, due to lack of time or desire to get involved.

- Any reduction in the number of options available to young people makes the sufficient provision of and accessibility to sports and recreation provision all the more acute. The provision of freely accessible, low cost and local facilities such as small halls which can accommodate a wide range of sport and other uses and of MUGAs in parks or recreation fields could play an important role. “Hanging out” shelters could help provide a place for young people to congregate where the need is demonstrated and facilities are favourable having considered other “material considerations”. Local dialogue with young people will be important in identifying needs.
- Against a backdrop of reducing public funding, social enterprise (not for profit) models which can provide facilities for young people (and other members of the community) at reduced cost whilst providing flexible space for a range of activities should be considered where viable and need is demonstrated.

### **Allotments**

- Evidence suggests that there is a continuing interest in the provision of more allotment space in the local planning authority area, an issue which will continue to be investigated by local community groups and Somerset Community Food.

## **INTRODUCTION**

This is a report of a sport and recreation facilities assessment produced by West Somerset Council for the West Somerset local planning authority area (i.e. the area of the District outside of Exmoor National Park).

Consultants Knight, Kavanagh & Page (KKP) and the Somerset Activity and Sports Partnership (SASP) and Sport England have provided assistance in undertaking the assessment. The template for the report has been adapted from a format used by KKP.

The report provides a review of facility based sport and recreation (leisure) provision and is designed to provide a strategic framework for improving sport and recreation facilities in the West Somerset local planning authority area. The assessment process and this report between them have included the following:

- A comprehensive audit of sport and recreation facilities based on a recent audit done by consultants (Arup) to aid the assessment of the impact of the proposed Hinkley Point C nuclear reactors and data collected for the area outside the Hinkley study area (in the southern half of the local planning authority area);
- A qualitative scoring system to objectify the audit;
- Assessment of the quality, quantity, distribution and accessibility of each type of facility for the sports and recreational uses identified in the typology;
- Evaluation of the distribution of facilities for sport and recreation within the local planning authority area;
- User consultation, analysis and identification of current unmet demand;
- Consideration of national, regional and local planning policies regarding the provision of sport and recreation;
- Assessment of demographic trends and projections and the associated implications for the future use of and demand for facilities; and,
- Consideration of the emerging Local Impact Report (and its evidence) being compiled in response to the Development Consent Order application for the Hinkley Point C development, assessment of the potential impact of demand caused by new housing development and of workers migrating to the area as a result of the proposed construction of the Hinkley C nuclear reactors.

### **Why do the Assessment?**

There are a number of drivers behind the need to undertake the audit and assessment of sports and recreation facilities.

Fundamentally, the assessment has been undertaken to provide an up-to-date evidence base on sport and recreation provision, needs and demand for the emerging Local Plan. In doing so, informed by the assessment, it sets local minimum provision standards which:

- Provide a contemporary, informed view of sport and recreation facilities;

- Facilitate more speedy and successful negotiation of developer contributions; and,
- Enable the Council to resist unsuitable planning applications for development, avoid the loss of leisure facilities and ensure effective planning.

Without such standards, Government guidance advises that developers can demonstrate, via independent assessments, that land or buildings used for leisure facilities are surplus to requirements. This approach can be piecemeal and inconsistent, limiting the Council's capacity to develop and drive a strategic overview of provision in the local planning authority area.

Planning Policy Guidance note 17: "Planning for Open Space, Sport and Recreation" (PPG 17), paragraph 33, states that it is essential that local authorities undertake detailed assessments of need (including future need) based upon audits of existing facilities, and that they set appropriate local standards to justify planning obligations. Assessment results and recommendations then underpin and provide robust justification for the negotiation of developer contributions for community facilities. This report assembles the findings of the supply and demand assessment of leisure facilities in the local planning authority area.

The aim, as stated above, is to propose minimum standards of provision (reflecting the extensive work conducted) in accordance with PPG 17, and specifically to:

- Review the context (and justification) for providing leisure facilities.
- Identify the needs of the local population (now and in the future).
- Assess the suitability (or otherwise) of existing provision.
- Identify the potential for increased use.
- Identify shortfalls in provision as a result of applying the proposed minimum standards.

The assessment has also taken into account the draft National Planning Policy Framework (NPPF). At the time of writing this report, the final NPPF has not been published.

### **Structure of this Report**

Following this introduction, the report is divided into seven sections. These are as follows:

1. Methodology and context
2. Identification of local need
3. Facilities assessment
4. "Non-pitch" facilities assessment
5. Other leisure facilities

## 6. Conclusions

This report does not include policy recommendations and objectives but instead provides the evidence necessary from which detailed policies can be derived for the Local Plan, Neighbourhood Plan and / or other planning policy or delivery documents.

## SECTION 1: METHODOLOGY AND CONTEXT

At the time of drafting this report, the national planning system and associated Government guidance was undergoing significant change. Without confirmation of these changes during this study, the assessment was undertaken following the then current planning policy guidance, namely PPG17: 'Planning for Open Space, Sport and Recreation'. It is also consistent with guidance provided in 'Assessing Needs & Opportunities: A Companion Guide to PPG 17'. As far as possible, it also takes into account the draft National Planning Policy Framework (NPPF). Since completion of this report, the final NPPF has been issued.

### Scope of assessment

Different approaches to establishing needs have been taken depending on the facility type considered. The study has been conducted in this way in order to: a) quickly establish an evidence base for a broad range of facilities; b) to satisfy requirements in existing guidance for some types of facility; and, c) to better understand and update the position on other facilities not covered in detail by Government planning guidance. Therefore, the study incorporates:

- iii) a **sport, recreation and community facilities assessment** (section 3) which deals with the following facilities:
- Sports halls (including halls with a capacity of 4+ badminton courts – i.e. “large” halls);
  - Small halls (with a capacity of less than 4 badminton courts and including most school and village / community halls);
  - Synthetic turf pitches (STPs) / Artificial Grass Pitches (AGPs);
  - Swimming pools; and,
  - Indoor bowling greens / rinks.

#### **Calculating minimum standards for sport, recreation and community facilities**

For “baseline” calculations, facilities included when calculating minimum provision standards are those which fulfil one or more of the criteria below:

- Comply with minimum requirements and definitions approved by the national governing bodies (NGBs) of the respective sports or recreation activities (where relevant).
- Are generally available to the public (for ‘community use’), including those where membership of a club or organisation is a pre-requisite for access, provided that membership criteria are unrestrictive and the membership fees are not exorbitant.
- Those facilities for which the Council has a realistic opportunity to deliver through the application of planning obligation funds from new development.

Facilities discounted when calculating minimum provision standards are:

- Those on education sites used exclusively for curricular and extra-curricular purposes, with no use by ‘external’ community clubs.
- Those on other ‘private’ sites such as armed forces bases, with no (or restrictively limited) use by ‘external’ community clubs.

- iv) a “**non-pitch**” **facilities assessment** (section 4) which includes analysis and refresh of (largely) existing data on the following facilities:
- multi-use games areas (MUGAs);
  - outdoor tennis courts (there are no indoor tennis centres in the local planning authority area); and,
  - outdoor bowling greens / rinks.
- v) **other leisure facilities** important to the local community for which existing data and information has been analysed and refreshed, some surveys undertaken and anecdotal information gained from face-to-face meetings (section 5). This includes:
- youth clubs and other youth facilities such as skate parks; and,
  - allotments.

### **Other facilities not included in this study**

Facilities which have been subject to a count but which have not been assessed or existing data examined are: golf courses; parks and gardens; accessible green space; playing fields without pitch provision; other outdoor facilities such as equestrian centres and other facilities not included in this typology; and, beaches (publicly accessible with formal built facilities of some type). Many of these would normally be the subject of a open / green space or green infrastructure audit and assessment, the detail of which is outside the scope of this study.

Playing pitches (hockey, rugby and football) have not been assessed through this study. This is because a county-wide assessment of pitch provision and needs is (at the time of writing this report) being produced. At the time of this study’s completion, the results of the pitch assessment are not ready and the report into its findings not finalised.

Other facilities such as privately run gyms have not been included given the largely private market operation of the majority of these types of facilities, and the provision of which the Council is unlikely to have much interest.

Squash courts have not been fully assessed although discussion with the West Somerset Leisure Centre has covered their use, quality and quantity and some commentary is included in the section which considers sports and small hall provision.

Ice rinks have been discounted from the process because there are no known facilities in West Somerset local planning authority area and large urban areas are more likely to be the focus of any provision or identified need due to the required catchment for such facilities and the value for money required to make them viable.

Play areas have not been covered in this study. The District’s Play Strategy “Freedom to Play” 2008 – 2014 is still in operation and facilities are being provided in response to the strategy. It will be more prudent to revisit play provision in the District (on a District-wide basis rather than just for the local planning authority

area) when the strategy's planning period is nearing its end in 2013 / 2014. Barnardos are active in the District in helping to steer provision of new and improved play equipment and Parish and Town Councils and community groups are encouraged to undertake an assessment of play provision needs where necessary.






### **Extent of Study Area**

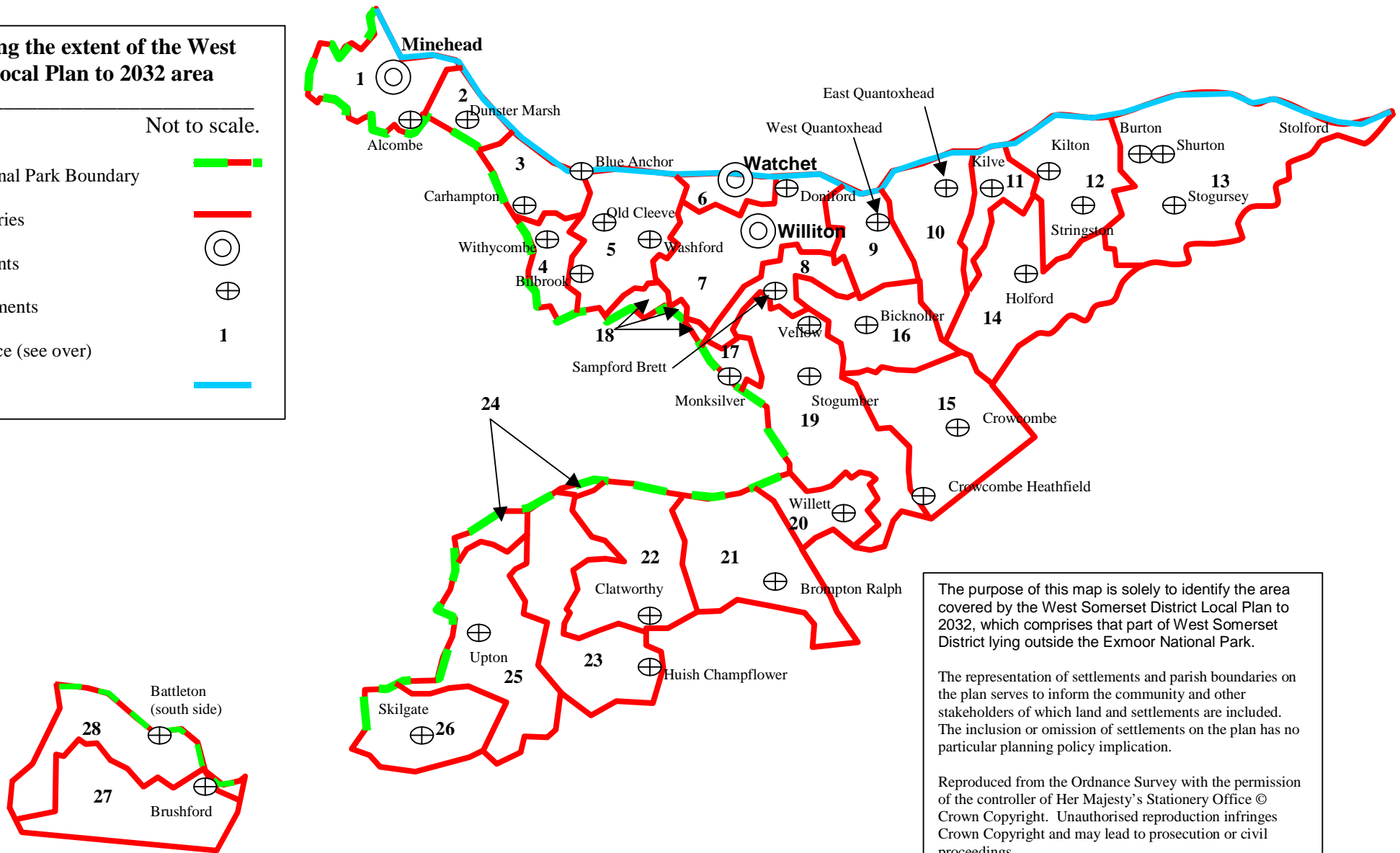
In the West Somerset Council administrative area, the Council is the local planning authority for the area of the District outside of Exmoor National Park, which is an local planning authority in its own right. This study has focused on the West Somerset local planning authority, whilst recognizing the shared spatial planning issues with other local planning authority area such as Exmoor National Park, Taunton Deane Borough and Sedgemoor District. The extent of the West Somerset local planning authority area is shown in Figure 1.1 overleaf.

Figure 1.1 – West Somerset local planning authority area (continued overleaf)

**Plan showing the extent of the West Somerset Local Plan to 2032 area**

**Key: -** Not to scale.

- Exmoor National Park Boundary 
- Parish boundaries 
- Main settlements 
- Smaller settlements 
- Parish reference (see over) **1**
- coastline 



The purpose of this map is solely to identify the area covered by the West Somerset District Local Plan to 2032, which comprises that part of West Somerset District lying outside the Exmoor National Park.

The representation of settlements and parish boundaries on the plan serves to inform the community and other stakeholders of which land and settlements are included. The inclusion or omission of settlements on the plan has no particular planning policy implication.

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West Somerset Council Local Planning Authority  
Sport and Recreation Facilities Assessment

<b>Key to parishes shown on the plan showing the extent of the West Somerset Local Plan to 2032 area.</b>			
<b>West Somerset District parishes lying entirely outside the Exmoor National Park.</b>			
<b>Map ref.</b>	<b>Parish</b>	<b>Settlements</b>	
16	Bicknoller	Bicknoller	
21	Brompton Ralph	Brompton Ralph	
27	Brushford	Brushford	
22	Clatworthy	Clatworthy	
15	Crowcombe	Crowcombe, Crowcombe Heathfield	
10	East Quantoxhead	East Quantoxhead	
14	Holford	Holford	
23	Huish Champflower	Huish Champflower	
11	Kilve	Kilve	
8	Sampford Brett	Sampford Brett	
13	Stogursey	Stogursey, Burton, Shurton, Stolford	
12	Stringston	Stringston, Kilton	
6	Watchet	Watchet	
9	West Quantoxhead	West Quantoxhead	
7	Williton	Williton, Doniford	
<b>West Somerset District parishes lying partly within the Exmoor National Park.</b>			
<b>Map ref.</b>	<b>Parish</b>	<b>Settlements outside the Exmoor National Park.</b>	
24	Brompton Regis	none	
3	Carhampton	Carhampton, Blue Anchor	
28	Dulverton	Battleton (south side of road)	
2	Dunster	Dunster Marsh	
20	Elworthy	Willett	
1	Minehead	Minehead, Alcombe	
17	Monksilver	Monksilver (north east of the main street)	
18	Nettlecombe	none	
5	Old Cleeve	Old Cleeve, Washford, Bilbrook	
26	Skilgate	Skilgate	
19	Stogumber	Stogumber, Vellow	
25	Upton	Upton	
4	Withycombe	Withycombe	

## **The assessment of sport, recreation and community facilities**

The assessment is based on a 'snap shot' (i.e. point in time). It comprises an audit of existing provision (see below) and identification of needs and demand from discussions and questionnaires. From these, findings are reviewed and minimum provision standards can be proposed that could be applied to housing developments from which developer's contributions are sought.

The approach advocated by the 'PPG17 Companion Guide' requires that audits of existing facilities include current levels and types of use, condition and access in terms of location and costs (such as charges). They must also include the management and operation of facilities. This is particularly important as it can allow local authorities to identify potential for increased use through improved design, management and maintenance.

Once an audit is completed it enables identification of specific needs and quantitative or qualitative deficits or surpluses. This then forms a starting point for establishing an effective strategy for facilities development and management, and for effective planning through development of appropriate policies within the Local Plan. Equally, the evidence could be used to underpin elements of a Neighbourhood Plan or other spatial planning and delivery mechanisms.

In early 2011, an audit covering most of the West Somerset local planning authority area (and Sedgemoor District) was completed by consultants as part of a study examining the potential impact of the proposed new Hinkley Point C reactors (see Appendix 1). The audit complied with requirements in PPG17. Therefore, further auditing of facilities has been undertaken in the area outside of the Hinkley study area as part of this study to complete the picture for the West Somerset local planning authority area.

The key stages to the assessment are as follows:

*A. Auditing local provision + B. identification of local needs*



*C. Identification of local minimum standards of provision*



*D. Identification of any shortfalls against standards*

The sections below provide greater detail on the approach taken to the assessment of sport, recreation and community facilities.

### **A. *Auditing local provision***

The audit of existing sport and recreation facilities within the local planning authority area assess the facilities’:

- Quantity;
- Quality;
- Effective catchment areas;
- Accessibility (cost of use, physical access, ownership and use constraints); and,
- Levels and types of use.

The audit has been based on a non-technical, visual assessment of the facilities. This applied a qualitative scoring mechanism to enable facilities to be appraised on an objective, consistent basis. The approach was based on Likert scale based descriptive values (i.e., very good, good, neither, poor and very poor). The assessment also appraised constituent elements relating to facility operation and management, condition, accessibility and maintenance.

It also takes into consideration:

- Existing information with regard to sport club and parish council provision and use of facilities;
- Information contained in Sport England’s Active Places facilities register;
- Information contained in Sport England’s Facilities Planning Model; and,
- Opportunities for colleges and schools to contribute to community provision.

The assessment is cognisant of (some) condition (or structural) surveys which consider the ‘life expectancy’ or building development requirements of certain facilities.

### **B. *Identifying local needs***

This includes assessment of the existing leisure needs of people living, working in and visiting the local planning authority area and a forecast of future needs to 2032. It is based upon consultation with facility owners, managers and operators, plus sports clubs, community groups, sports governing bodies and other stakeholders.

### **C. *Set local minimum standards of provision***

The identified local needs and audit of provision are then combined to develop local minimum standards of provision. The standards include:

- A quantitative element (e.g., how much new provision is required);
- A qualitative element (against which to measure the need for enhancement of existing facilities); and,

- An accessibility element (distance thresholds and barriers associated with cost of using a facility).

These elements vary for (and are specific to) the differing facility types.

**D. *Identify any shortfall against standards***

Application of local minimum provision standards will identify:

- Deficiencies in accessibility;
- Deficiencies in quality;
- Areas of quantitative deficiencies or surplus;
- Identification of the spatial distribution of unmet demand; and,
- Forecast future needs.

The above process also takes into account the likelihood or not of being able to deliver against minimum standards and so, in identifying standards and shortfalls, suggestions have been made which can move the identified provision needs towards a deliverable set of actions for each facility type.

**Consultation and dialogue**

The study could not have been done without extensive dialogue with key stakeholders. A full list of those from whom information has been sought is attached as Appendix 2. Face-to-face and telephone conversations, together with questionnaires (see Appendix 3) were used to find out about existing provision (supply), quality of provision, demand and future needs, to build upon facility / site visits and data obtained from sources such as Sport England and MOSAIC (via KKP).

## **POLICY CONTEXT**

The planning (and sport) policy context is undergoing significant change at the time that this report is being drafted. Many public sector delivery and funding programmes have been either cut-back, re-evaluated or cancelled altogether on the basis of the recession. Such programmes and policy changes include, for example, the cancellation of “Building Schools for the Future” and the option for schools to become Academies, which could have an impact, either positively or negatively upon use of school facilities by local communities. There remains, however, a continued commitment by the Coalition Government to ensure a legacy from the 2012 Olympic Games.

In terms of national planning guidance and policy, the proposed replacement of the existing Planning Policy Guidance notes and Planning Policy Statements with a shorter and less detailed National Planning Policy Framework (NPPF) brings into question the appropriateness of the existing advice and guidance given in PPG17: “Planning for Open Space, Sport and Recreation” and its companion guide. However, notwithstanding the proposed changes to national planning guidance, this assessment broadly follows existing PPG17 guidance whilst taking into account the proposed changes to guidance on sport and recreation provision outlined in the draft NPPF.

At the regional level, the Government has already removed or has proposed to remove much of the regional tier such as the Regional Development Agencies and Government Offices and strategies, including the Regional Spatial Strategy and Regional Economic Strategy. At the local level, Local Area Agreements and national indicators are also likely to suffer the same fate. At the same time, the Government has introduced a renewed focus on local planning through the Localism Act 2011 which introduces opportunities for the local community to develop Neighbourhood Development Orders and Neighbourhood Plans.

Notwithstanding these significant changes, the most relevant policies and strategies that remain include the following:

### **Strategies, Policies and Funding**

#### **National Guidance, Strategy and Policy**

As already noted, policy and strategy regarding sport & recreation and planning is currently under review. **PPG17** provides guidance for local authorities about planning and providing for sport and recreation facilities, in particular the need to undertake a robust quantitative and qualitative audit and the development of researched local standards of provision. This assessment is consistent with the guidance. This guidance is, however, currently under review along with all other national planning policy and guidance. The Government’s **draft National Planning Policy Framework** has been published and the Government is in the process of finalising the guidance and considering the future of the companion guides which sit alongside existing guidance, including the companion guide for PPG17, “Assessing needs and opportunities”.

The draft National Planning Policy Framework (NPPF) reduces down guidance in PPG17 (12 pages) and its companion guide to audits and assessments (84 pages) to 5 paragraphs. Of these, two are most relevant to sports and recreation provision (the others covering guidance specifically on Local Green Space designations). The draft NPPF states:

- “128. Access to good quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The planning system has a role in helping to create an environment where activities are made easier and public health can be improved. Planning policies should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. The information gained from this assessment of needs and opportunities should be used to set locally derived standards for the provision of open space, sports and recreational facilities. Planning policies should protect and enhance rights of way and access.
129. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - the need for and benefits of the development clearly outweigh the loss.”

The Department For Culture, Media and Sport (DCMS) has developed a new youth sport strategy called “**Creating a Sporting Habit for Life**”<sup>1</sup>. It aims to increase consistently the number of young people developing sport as a habit for life. This is encapsulated in the recently published **Sport England Strategy for 2012 – 2017**, which aims to: “see more people taking on and keeping a sporting habit for life; create more opportunities for young people; nurture and develop talent; provide the right facilities in the right places; support local authorities and unlock local funding; and, ensure real opportunities for communities”. It focuses on creating a “meaningful legacy from the Olympics” investing over £1 billion into the new Youth and Community Strategy.

### Regional and County-wide Strategy and Policy

At the regional and county tier, planning policy and strategies are being removed from the planning system with Regional Spatial Strategies being revoked and county-wide Structure Plans no longer being required.

At the county-wide level, the **Somerset Activity and Sports Partnership (SASP)** is the County Sports Partnership for Somerset. Its mission is to create a healthier and more active community in Somerset. SASP’s strategy is to increase the number of people of all ages and abilities in Somerset who start to participate in

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<sup>1</sup> See [http://www.culture.gov.uk/images/publications/creating\\_a\\_sporting\\_habit\\_for\\_life.pdf](http://www.culture.gov.uk/images/publications/creating_a_sporting_habit_for_life.pdf)

physical activity and sport, increase the number of people who stay active and enable everybody to succeed in achieving their potential. Within Somerset, this means that (amongst other things) there will be more public facilities for physical activity and sport, together with better use through wider access.

### Local Strategy and Policy

At the local level, key documents of relevance to this study include the **Corporate Plan**, the **adopted Local Plan** (which provides the planning policy framework for the West Somerset local planning authority area) and the **emerging new Local Plan** for which this study provides evidence. The policies in the adopted Local Plan and emerging new Local Plan relating to sport and recreation are appended to this report for information in Appendix 4.

The **Corporate Plan for 2011-12**<sup>2</sup> sets out a Vision:

“To be an improving Council that, together with its partners is working to provide the necessary infrastructure and opportunities for people to continue to live and prosper in West Somerset. To support the vulnerable and to maximise external funding opportunities to the greater benefit of the whole community.”

Reflecting this Vision, the primary objectives are Financial Standing and Hinkley Point (as priorities) and also Housing, Economic Development and Tourism, Environment and Community Engagement.

The approved **Hinkley Point Supplementary Planning Document (SPD)**<sup>3</sup> has been agreed by both West Somerset Council and Sedgemoor District Council. It provides guidance and advice on the policy requirements arising from the development of nuclear reactors proposed at Hinkley Point. In relation to sport, it includes a policy on “Promoting a Partnership Approach to Sports & Recreation Provision”. The policy (Box 19) states that “the loss of existing sports and recreation facilities or open space is not considered to be acceptable unless a replacement facility of equivalent benefit is made available.” It goes on to state:

“The HPC project promoter should provide sports facilities to cater for the construction workforce and should seek to align proposals with the plans and strategies of existing providers. Sports facilities are expected to be located and designed to provide convenient access for the HPC project workforce and the local community. The Councils will seek to ensure that community access to facilities is secured through requirements or obligations. Management arrangements should be agreed with partner organisations to ensure that facilities can be sustained beyond the construction phase as a long term legacy benefit for local communities.

The Councils will expect the HPC project promoter to provide capital investment and revenue support for sports facilities to cater for the demand of construction

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<sup>2</sup> See <http://www.westsomersetonline.gov.uk/Council---Democracy/Corporate-Priorities>

<sup>3</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning/Hinkley-Point/Hinkley-Point-C-Supplementary-Planning-Document>

workers. Locations which the relevant Council would consider suitable and encourage the HPC project promoter to facilitate, subject to an analysis of alternative sites, consideration of the policy framework and all material planning considerations, include..." (in relation to West Somerset),

- Stogursey – Support for enhancement of existing facilities at the Victory Hall to provide for wet weather use of a sports pitch and a reconfigured hall that incorporates a health centre/doctors surgery.
- Williton – Support for new sports and recreation facilities of an appropriate scale for the village, recognising its role as a Local Service Centre, which could comprise the provision of a fitness/ leisure facility and sports pitch/s catering for construction workers located in West Somerset and those using the proposed Park & Ride. Proposals should be informed by the emerging Williton masterplan.

Investment in the coordination and management of a sports and recreation package for construction workers, through a Service Level Agreement, may be necessary."

Requirements related to the mitigation of the impact of the Hinkley C proposal continue to be determined through the Development Consent Order (DCO) process and drafting of the Councils' (West Somerset, Sedgemoor and Somerset County) Local Impact Report in response to the DCO and proposed mitigations by EDF.

Another document which is important, although becoming dated, is the **Sustainable Community Strategy**. Driven by the West Somerset Strategic Partnership<sup>4</sup>, whose aim was to provide strategic direction to help improve the quality of life in West Somerset, the Sustainable Community Strategy 2007 - 2010<sup>5</sup> describes what the Partnership and the community it represents would like West Somerset to look like in 2020. Whilst the Strategy would have currently been subject to a review, in light of the Strategic Partnership's dissolution and changes in the Coalition Government's policy position and priorities, it seems unlikely that the SCS will be updated. However, the direction of travel that it sets remains relevant. It has a three part economic, social and environmental Vision seeking:

- a prosperous West Somerset;
- a welcoming, strong and balanced community; and,
- an increasingly self-sufficient West Somerset.

The **West Somerset Play Strategy "Freedom to Play 2008 – 2014"**<sup>6</sup> outlines improvements in play areas for the District as a whole. Its objectives are:

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<sup>4</sup> See <http://www.wssp.biz/site/index.php>

<sup>5</sup> See [http://www.wssp.biz/site/images/stories/ws\\_comm\\_strategy\\_07-10.pdf](http://www.wssp.biz/site/images/stories/ws_comm_strategy_07-10.pdf)

<sup>6</sup> See <http://www.westsomersetonline.gov.uk/getattachment/Advice---Benefits/Community--Living/West-Somerset-Play-Strategy---Freedom-to-play.pdf.aspx>

1. Improve access and environments
2. Involve children and young people meaningfully, listen to and act upon their views.
3. Include and promote the value of risk in play
4. Reduce barriers to play
5. Work in partnership with other agencies
6. Champion play and develop the communities' understanding of the value of play
7. Provide support to and build the capacity of the play sector
8. Prioritise our actions according to need to make best use of available resources
9. Make our work in the play sector sustainable

This PPG17 study does not re-assess play provision and needs covered by the current Play Strategy.

### Local Issues and Projects

Significant local issues that are likely impact on provision of sport and recreation facilities include:

- Reduction in local government expenditure and other public and private sector funding sources.
- the development of the proposed Hinkley Point nuclear reactors, should it proceed, could have an impact on existing provision and future needs (even if only in the short-term) given the impact of the volume of construction and other workers required to build the reactors.
- insufficient funds being available to support a new swimming pool if one were to be developed to replace the Aquasplash pool.
- the option for schools to move away from Local Education support and funding to Academy / "Free" status and the potential impact of these changes to community use of school based facilities.

### Funding

Funding currently available for sports from Sport England is listed by the Body as:

- Small Grants: uses lottery funding to make awards of between £300 and £10,000 to not-for-profit organisations to deliver new community projects to either grow or sustain participation in sport or to support talent development.
- Sportsmatch: makes awards to not-for-profit organisations that have secured sponsorship to deliver new community projects to grow or sustain participation in sport.
- Iconic Facilities: is part of the £135m "Places People Play" initiative which will deliver an Olympic and Paralympic legacy of increased sports participation by bringing the magic of a home Games into the heart of local communities. The fund will direct capital investment into a small number of strategic facility projects that will significantly contribute to an increase in mass participation in sport across England. These facilities will be promoted as best practice and will provide a network of regional sports facilities delivering mass participation across a number of sports.

- Protecting Playing Fields: is also part of the £135m “Places People Play” initiative and will fund up to 300 projects for playing field improvements that will contribute to both retaining and increasing participants in sport across England at the local level.
- Inspired facilities: is also part of the £135m “Places People Play” initiative and is focused on making it easier for local community and volunteer groups to improve and refurbish sports clubs or transform non-sporting venues into modern grassroots sport facilities.

Further details are available via the Sport England website<sup>7</sup>. Other funding opportunities are available from the National Sports Governing Bodies (NGBs). Sport England is investing £450 million in 46 NGBs between 2010/11 and 2014/15. Further details are available from the individual NGB websites or from Sport England<sup>8</sup>.

Other funding organisations include the Big Lottery Fund, Awards for All and Cash 4 Clubs. A full list of other funding organisations is available on the Sport England website<sup>9</sup>.

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<sup>7</sup> See <http://www.sportengland.org/funding.aspx>

<sup>8</sup> See [http://www.sportengland.org/funding/ngb\\_investment.aspx](http://www.sportengland.org/funding/ngb_investment.aspx)

<sup>9</sup> See [http://www.sportengland.org/funding/other\\_funding\\_organisations.aspx](http://www.sportengland.org/funding/other_funding_organisations.aspx)

## **OTHER DATA AND INFORMATION**

There are a number of other sources of information which have been used (particularly for the audit of facilities) as a basis for establishing provision. This baseline comprises data from:

- an audit of facilities in West Somerset undertaken in 2005/06;
- an audit of facilities for the Hinkley Point study area, covering the Parishes in the northern part of the local planning authority area, undertaken in late 2010 / early 2011;
- an audit of town and village centre retail, commercial and community building uses undertaken in March / April 2011;
- an audit of provision and quality of play areas undertaken in 2007; and,
- Sport England's Active Places database.

It is important to remember that much of the data collected for the area by bodies other than the Council is collected on the basis of constituent wards or the District as a whole, rather than for the local planning authority area, i.e. the area of the District outside the Exmoor National Park. In addition, much of the data collected in this way has been done so based on pre-May 2011 ward boundary changes.

## LOCAL BACKGROUND

It is important to have an understanding of the current state of the local economy and a socio-demographic picture of the local area to provide the context for audit and assessment. The Council's Town and Village Centres Study (2011) provides a detailed picture of the current characteristics of West Somerset. However, in summary, the District, generally speaking, has the following characteristics.

### Tourism and Culture

Strong tourism sector and offer.

Value of tourism to the District economy was estimated to be £138m (2009), with 2,148 full time equivalent jobs (2,994 actual jobs full and part-time) either directly or indirectly related to tourism, representing 18% of all employment in the district.

Successful local cultural events and festivals.

An increasing participation in cultural events alongside a falling public sector subsidy.

### Economy

Dependency upon the seasonal tourism economy.

Land based industry.

Opportunity to benefit from the green knowledge and low carbon energy economic sectors.

Poor road links but good ICT opportunities.

Enterprising.

Strong creative industries.

Successful and higher number of smaller businesses.

### Retail

Healthy proportion of independent shops in the main settlements.

Few retail vacancies, although changing, and must be monitored.

Retail has fared reasonably well so far through the recession compared to other towns and villages in the UK, but change must be monitored as the retail picture continues to alter for independent and national retailers.

Retail rents have remained stable in recent years, but not reduced to match expectations in line with changes in the economy.

Rising costs of fuel could help retain more spend although inflation and rising inflation counteracts this.

### Deprivation

Some pockets of high deprivation.

Rural low wage.

West Somerset ranks amongst the 15% most deprived local authorities, particularly in relation to geographic barriers to housing and services.

It is ranked 45<sup>th</sup> out of 326 local authorities nationally with other districts in the county ranked lower. The next "most deprived" area in Somerset is Sedgemoor (154<sup>th</sup>).

West Somerset features 3 of the top 10 most deprived wards in the county, Carhampton & Withycombe, Watchet and Williton.

### **Functionality and choice**

Self-reliant and self-contained.

Looks to Minehead as the main centre.

Looks to Williton and Watchet as rural hubs.

Looks to places such as Taunton and Bridgwater for a wider choice.

### **Employment**

High percentage of people employed in tourism related activity compared to other districts.

Lower rates of unemployed than county average.

Unemployment rates rise and fall with tourist season.

### **Population**

The population of West Somerset in 2009 was 35,400, a change of +300 from 2001. About three quarters of this total live in the local planning authority area (estimated by West Somerset Council to be around 27,000).

Higher proportion of older aged people and ageing population.

Sizeable numbers of neighbourhoods characterised by “financially secure and physically active older people, many retired to semi-rural locations” and “older people preferring to live in familiar surroundings in small market towns”.

### **Environment**

Largely rural in nature with attractive coastline and countryside, popular with tourists, both day-trippers and longer stays.

Strong link with Exmoor National Park in landscape (and economic) terms.

A high quality of life.

In terms of the sporting and recreation profile of the area, a combination of Sport England and MOSAIC data (which follows) provides an appraisal of its characteristics.

### **Active People**

The Active People Survey (a telephone survey of adults over 16 years of age) conducted by Sport England on a quarterly basis provides statistics on participation, by local authority, in sport and active recreation in England (a minimum of 1,000 interviews are completed in each local authority area). Figures are not available for the West Somerset local planning authority area. The sample is evenly divided over each month and spread across the whole year to ensure that results are not biased by variations associated with different seasons. It also measures:

- The proportion of the adult population that volunteers in sport on a weekly basis.
- Club membership.
- Involvement in organised sport/competition.
- Sports tuition or coaching.
- Satisfaction with levels of sporting provision in the local community.

Analysis of Active People survey data identifies that in almost all cases, activity levels are lower than regional and national averages. “Volunteering” is the exception which stands out, being higher than both regional and national levels. ,.

**Figure 1.2: Key Sport Performance Indicators**

Key performance indicator (KPI)	West Somerset District	South West	England
Participation* (3x30 minute sessions per week)	20.8%	23.3%	22.0%
Volunteering	6.2%	5.3%	4.5%
Club membership	19.3	23.9%	23.9%
Tuition	14.2%	18.7%	17.5%
Competition	15.2%	15.7%	14.4%
Satisfaction	55.2%	71.9%	69.0%

Source: Sport England, [http://www.sportengland.org/research/local\\_sport\\_profiles.aspx](http://www.sportengland.org/research/local_sport_profiles.aspx)

Notes: \* Participation averaged over 2008 / 2010 (National Indicator 8). All other KPIs 2009/10 figures. KPIs 12 – 16 inclusive.

## Sport England Market Segmentation

Sport England has a segmentation model, comprising 19 'sporting' segments which assist understanding of attitudes, motivations and perceived barriers to participation in sport. It is designed to assist agencies involved in delivery of physical activity, PE and sport to develop tailored interventions, communicate more effectively with target markets and to better understand participation in the context of life stage and lifecycles. Across West Somerset District, Active People data indicates particularly higher proportions of people in segments 13, 17 and 19 (see Figure 1.3 below).

**Figure 1.3: Summary of market segments in West Somerset District**

<i>Ref.</i>	<i>Market segment</i>	<i>Key characteristics</i>	<i>% of WSC popn.</i>	<i>Activity / sports that appeal to the segment</i>
C13	<i>Roger &amp; Joy</i> Early retirement couples.	'Free-time couples' nearing the end of their careers. They participate one/two times a week and enjoy activities such as walking, swimming, table tennis or golf. They are likely to be sports club members and are motivated to keep fit. Better facilities or improved public transport may encourage greater participation.	10.5%	Keep fit Swimming Walking Aqua aerobics Bowls Sailing Golf Table tennis Shooting Fishing
D17	<i>Ralph &amp; Phyllis</i> Comfortable retirement Couples	Ralph and Phyllis feel there is still much of life to live. They enjoy playing golf together, and Ralph competes at weekends sometimes. Phyllis likes to go for the occasional swim while Ralph is out trout fishing, and they also love to go for long walks together. In their earlier years the pace was faster, but they're proud they're still active, enjoying life and can just about keep up with the grandchildren. They have below average sports participation. The main motivations for Ralph & Phyllis are enjoyment, keeping fit and socialising.	12.0%	Keep fit Swimming Bowls Golf Cycling
D19	<i>Elsie &amp; Arnold</i> Retirement Home Singles	Retired singles or widowers, predominantly female, living in sheltered accommodation. Over 80 and generally living alone although often in warden controlled sheltered housing, their spouses having passed away. The sheltered housing is good and the warden checks if anything is needed, and they have card mornings, dance afternoons and bingo evenings	10.8%	Keep fit Swimming Bowls Golf Cycling

West Somerset Council Local Planning Authority  
Sport and Recreation Facilities Assessment

<i>Ref.</i>	<i>Market segment</i>	<i>Key characteristics</i>	<i>% of WSC popn.</i>	<i>Activity / sports that appeal to the segment</i>
		in the community lounge each week. Despite this Elsie and Arnold find themselves on their own quite a bit, and like to fill the quiet with TV shows		

Source: Sport England, [http://www.sportengland.org/research/local\\_sport\\_profiles.aspx](http://www.sportengland.org/research/local_sport_profiles.aspx), 2010

The key to segment types follows (Figure 1.4).

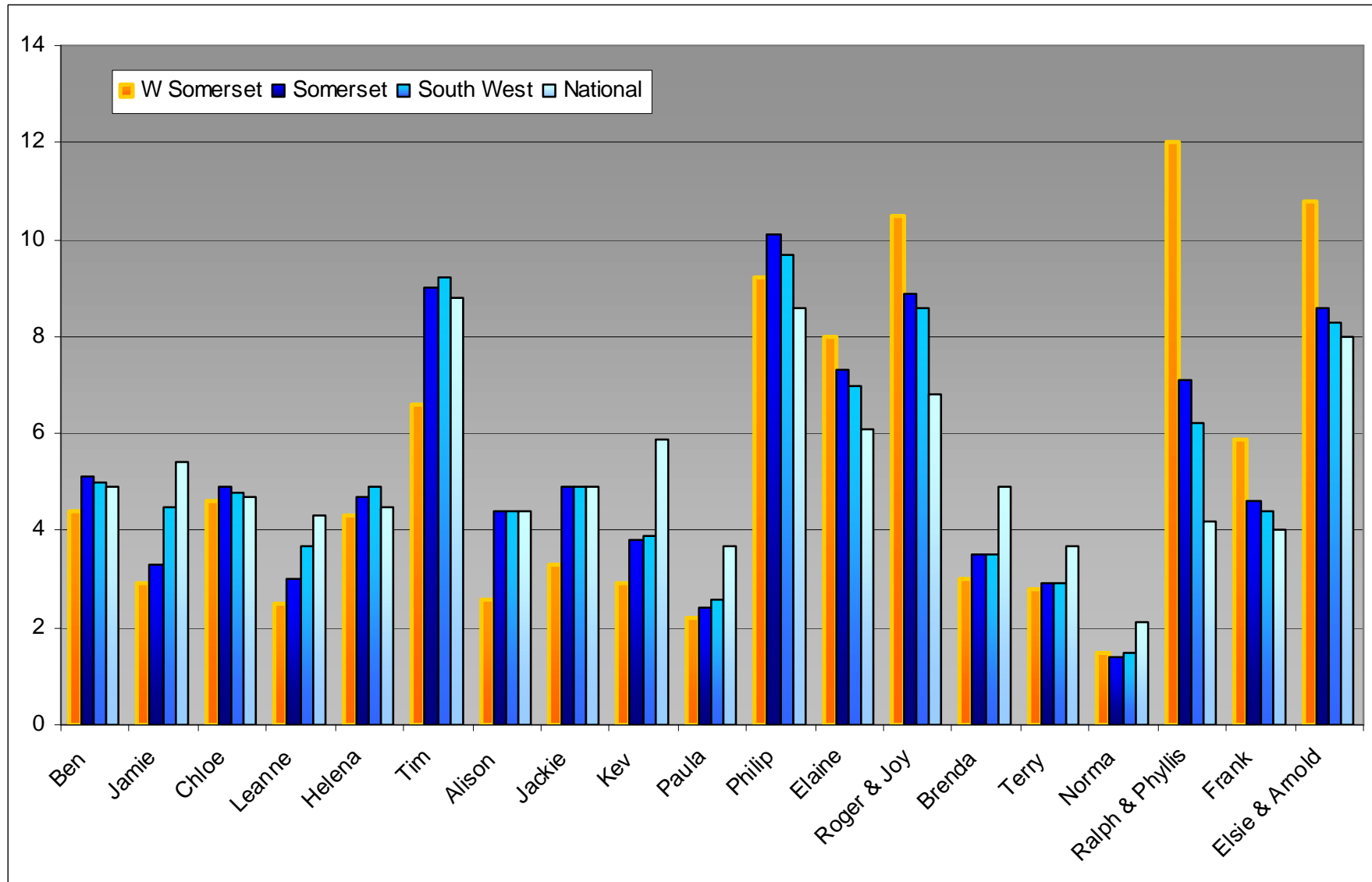
**Figure 1.4: Segment Types**

<b>Name</b>	<b>Description</b>	<b>Name</b>	<b>Description</b>
Ben	Competitive Male Urbanites	Philip	Comfortable Mid-Life Males
Jamie	Sports Team Drinkers	Elaine	Empty Nest Career Ladies
Chloe	Fitness Class Friends	Roger & Joy	Early Retirement Couples
Leanne	Supportive Singles	Brenda	Older Working Women
Helena	Career Focused Females	Terry	Local 'Old Boys'
Tim	Settling Down Males	Norma	Later Life Ladies
Alison	Stay at Home Mums	Ralph & Phyllis	Comfortable Retired Couples
Jackie	Middle England Mums	Frank	Twilight Year Gents
Kev	Pub League Team Mates	Elsie & Arnold	Retirement Home Singles
Paula	Stretched Single Mums		

Source: Sport England, [http://www.sportengland.org/research/local\\_sport\\_profiles.aspx](http://www.sportengland.org/research/local_sport_profiles.aspx), 2010

Figure 1.5 shows the comparison between West Somerset, Somerset, the South West and England for all segments.

Figure 1.5: Sport England's 19 market segments in West Somerset



As is to be expected in the area, there are particularly high proportions of the population in older age groups compared to the regional and national averages. Less marked, but fitting in with this pattern, there is a higher proportion of “Twilight Year Gents” in West Somerset than the regional and national figure.

### Mosaic analysis

Further market segmentation has been created by Experian in the form of Mosaic<sup>10</sup>, which classifies all consumers in the United Kingdom by 67 types aggregated into 15 groups. The result is a classification that paints a picture of UK consumers in terms of their socio-demographics, lifestyles, culture and behaviour to provide a view of UK consumers at the start of the 21st century. Mosaic data sets for the District (see Figure 1.6) show that almost 74% of the District’s population are comprised of those in the ‘Small Town Diversity’, ‘Active Retirement’ and ‘Rural Solitude’ groups. This composition is not unexpected.

**Figure 1.6 – West Somerset District MOSAIC Data: Prevalent Groups**

Mosaic group description	Percentage population	Population mid-2010	Households mid-2010	Population 15+	Population 18+
Alpha Territory	0.0%	0	0	0	0
Professional Rewards	1.2%	415	208	377	368
<b>Rural Solitude</b>	<b>23.1%</b>	<b>8,083</b>	<b>3,930</b>	<b>7,141</b>	<b>6,914</b>
<b>Small Town Diversity</b>	<b>25.4%</b>	<b>8,881</b>	<b>3,993</b>	<b>7,707</b>	<b>7,390</b>
<b>Active Retirement</b>	<b>25.1%</b>	<b>8,791</b>	<b>4,790</b>	<b>8,136</b>	<b>7,897</b>
Suburban Mindsets	1.3%	468	169	368	350
Careers and Kids	0.0%	0	0	0	0
New Homemakers	0.5%	191	88	156	150
Ex-Council Community	9.0%	3,166	1,130	2,427	2,308
Claimant Cultures	2.2%	786	239	494	473
Upper Floor Living	0.0%	0	0	0	0
Elderly Needs	6.3%	2,190	1,149	1,942	1,854
Industrial Heritage	4.6%	1,606	620	1,316	1,242
Terraced Melting Pot	0.3%	100	51	77	74
Liberal Opinions	1.0%	349	160	288	280
<b>TOTAL</b>	<b>100.0%</b>	<b>35,026</b>	<b>16,527</b>	<b>30,429</b>	<b>29,300</b>

Source: Knight, Kavanagh & Page, 2011

<sup>10</sup> See <http://www.experian.co.uk/assets/business-strategies/brochures/mosaic-uk-2009-brochure-jun10.pdf> for definitions and detailed description of MOSAIC classifications.

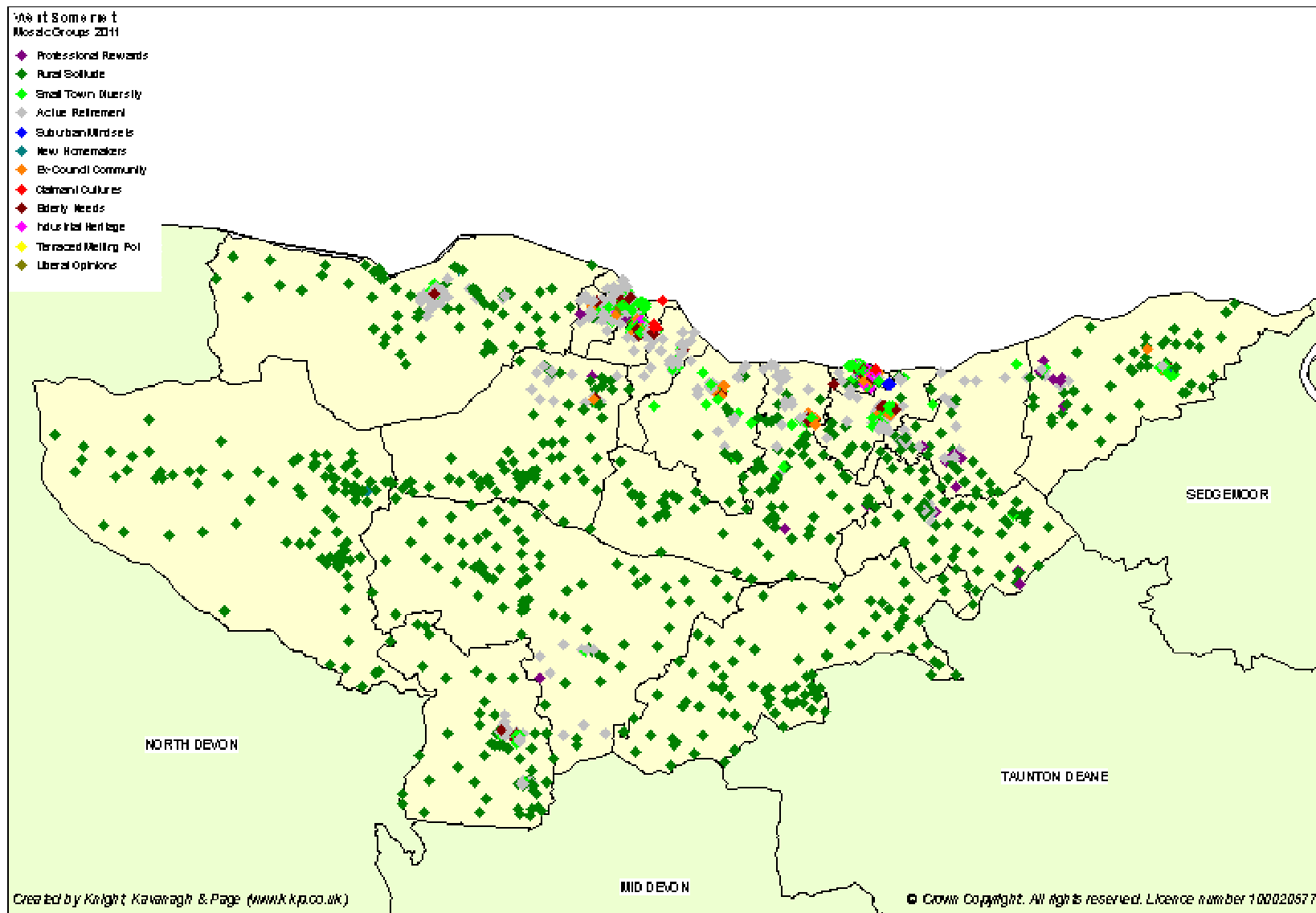
Brief descriptions of these group types are given in Figure 1.7 and full descriptions are available online (see footnote number 9). Figure 1.8 shows the data mapped across the District.

**Figure 1.7 – Brief Descriptions of ‘Top 3’ Highest Percentage MOSAIC Groups in West Somerset Districts**

<b>Rural Solitude</b>
Rural Solitude contains people who live in small villages, isolated farmhouses or cottages where farming and tourism are the mainstays of the economy. These neighbourhoods are sufficiently remote from major centres of population not to have become commuter dormitories, and are characterised by a traditional country way of life with a strong sense of community. Much leisure time is spent on country pursuits, fishing, walking, sailing, bird-watching and visiting local historic homes and gardens. The church is an important social focus for many residents along with activities organized by the local community.
<b>Small Town Diversity</b>
Small Town Diversity people live in medium sized and smaller towns in neighbourhoods of older housing where there is relatively little change in the population from one year to the next. This group of people have strong roots in their local community, have friends and family who live nearby and are likely to live the rest of their lives in the same community. For many of these people their social networks are dominated by friends and family, and the focus of leisure is meeting up with friends in homes and gardens, in pubs at meetings of local associations and sharing trips to visit sites local of historical or environmental interest.
<b>Active Retirement</b>
Active Retirement neighbourhoods contain people aged over 65 whose children have grown up and, on retirement, have decided to live in a community among people of similar ages and incomes. Leisure activities include reading newspapers and books, solving puzzles and crosswords, knitting and looking after grandchildren. People in this group enjoy short trips to properties of historic interest and the more recently retired are often vigorous walkers and naturalists. Walking the dog and managing the garden are an important means of keeping in good physical condition.

Source: Descriptions have been taken from <http://www.experian.co.uk/assets/business-strategies/brochures/mosaic-uk-2009-brochure-jun10.pdf> from where fuller descriptions are available.

Figure 1.8 – West Somerset District MOSAIC Data: Prevalent Groups Mapped



## **SECTION 2: IDENTIFYING LOCAL NEED**

### **Methodology**

To ensure effective planning of sport and recreation facilities it is essential that the needs of local communities are known and that presumptions about existing and future need are based on robust assessment. This section of the report utilises information from contemporary research and previous public consultation exercises to identify that need. It utilises information from the following:

- Projected housing and population growth based on Office for National Statistics (ONS) figures and the emerging Local Plan;
- The Sport England Active People Survey;
- The Sport England Active Places Power database;
- The Sport England Facilities Planning Model;
- The Sport England Sports Calculator;
- Parish Plans and other local consultations;
- questionnaire responses and dialogue with national sports governing bodies, sports clubs, facility providers and other stakeholders; and,
- evidence developed for the emerging Local Impact Report assessing the impact of the proposed Hinkley Point C reactors.

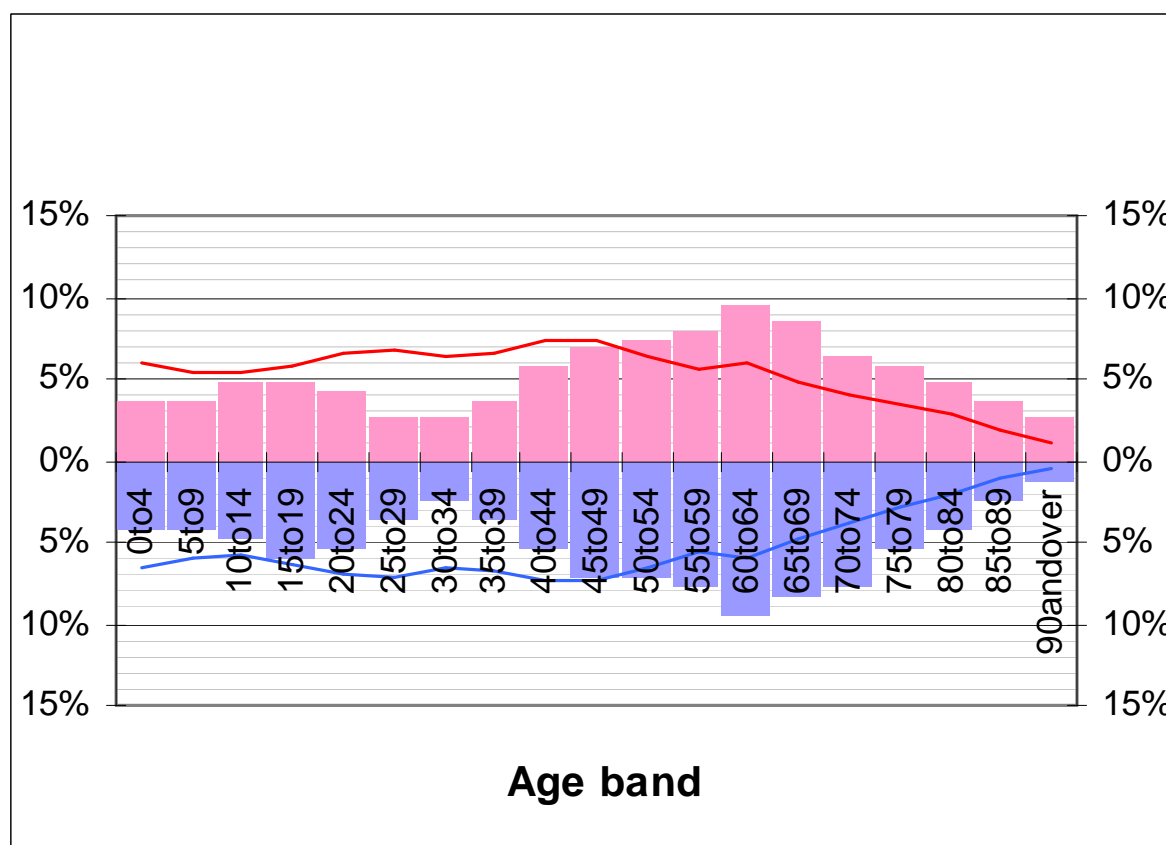
It also draws on information gained from discussion with key stakeholders listed in Appendix 2. Sections 3 and 4 then take this analysis a step further focusing on specific sports and recreation facilities.

### **Existing Resident Population**

Section 1 identified that the population of the local planning authority area is estimated to be around 27,000 people. The sports facilities requirements for this population and the age group profile associated with West Somerset can be estimated using the Sport England Sports Calculator. The Calculator provides an estimate of the size of facilities generated by a given population for the core sports facilities of pools, halls, indoor bowls and artificial grass pitches. It does not take into account the presence and use of existing facilities nor the spatial context. Figure 2.1 shows the resulting figures for provision in the local planning authority area, together with the age profile for the District, applied to the local planning authority area population estimate. A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 2.1**

Population: 27,000				
Resulting requirement generated by population with West Somerset age profile				
	Pools	Halls (large)	Indoor Bowls	STPs / AGPs
Size	221.82 m <sup>2</sup>	6.45 courts	2.73 rinks	0.61 pitches
	4.18 lanes	1.61 halls	0.46 centres	
	1.04 pools			



Notes: Based on an existing population of 27,000 (West Somerset Council estimate). Population profile data based on ONS 2001 census data update by 2008 mid year population estimates at ISOA / MSOA level then modified by ONS 2008 based sub-national population projections at LA level for 2011.

Source: Sport England Sports Calculator

As noted above, the figures do not take into account existing provision in the area, nor the projected increase in resident population (identified below). The reality of increased needs is set against existing provision in Section 3.

### Housing development

Housing allocations for the West Somerset local planning authority area (which are key to identifying potential increases in demand) are based on those included in the emerging Local Plan, to be published for consultation in early 2012. In summary, the local planning authority's housing requirements are an average minimum of 125 per annum (2,500 in total) in the plan period 2012 – 2032.

### **Projected population growth resulting from housing development**

Population projections are calculated by multiplying the housing projections for the period by the projected household size/occupancy rate. It is assumed that although household size varies across the local planning authority area, for the purposes of this assessment, 2.2 is a reasonable average. This figure is based on census and other ONS data published since which identifies in various sources (for example the West Somerset Annual Monitoring Report and Taunton and South Somerset Housing Market Assessment) average household composition of between 2.16 and 2.24. Population projections using this approach suggest growth of approximately 5,500 people (residents) during the plan period.

Whilst the exact location for new housing development is currently undergoing consultation through the emerging Local Plan, from what has been proposed to date, it is likely that the majority of these new residents will be in Minehead, with Williton and Watchet also likely to accommodate some development. A small amount of development is possible in some smaller villages in line with that necessary for “local needs”. Future provision will need to reflect possible allocations of development and the proposed scale in these locations for provision to respond to the growth in participation need in particular towns and villages. Such provision could involve an improvement to quality of existing provision as well as or instead of additional new provision, depending on what the identified gap or need is.

The Sport England Sports Calculator can (for the core sports facilities of halls, pools, indoor bowls and artificial grass pitches) provide figures for space requirements (and cost) resulting from population and according to age group profiles for individual Districts. The resident population plus the additional population arising from new housing development amounts to the following requirements for core facilities. Again, a weighting factor in terms of demand for use of facilities has not been applied.

**Figure 2.2**

Population: 32,500				
Resulting requirement generated by population with West Somerset age profile				
	Pools	Halls (large)	Indoor Bowls	STPs / AGPs
Size	267.01 m <sup>2</sup>	7.76 courts	3.29 rinks	0.73 pitches
	5.03 lanes	1.94 halls	0.55 centres	
	1.26 pools			

Notes: Based on an existing population of 27,000 + an increase as a result of new housing development during the plan period of 5,500.

Source: Sport England Sports Calculator

The calculation does not take into account migration and commuting into the area should the proposed Hinkley Point nuclear reactors be built (see below). Seasonal population increases from tourists are not included in accommodating needs for sport and recreation infrastructure given their temporary nature and specific needs of tourists in terms of sport and leisure. Few tourists are likely to

use the sports facilities used by residents and the temporary nature of tourist stays does not provide a robust basis for planning permanent sports and recreational provision within the local planning authority area.

It does not take into account existing provision in the area which is factored in Section 3 to give a realistic picture of need.

### **Participation in sport and active recreation**

Demand for sport and recreation facilities is also likely to be generated by increased levels of participation. 'Regular participation' is defined as taking part on at least 3 days a week in moderate intensity sport and active recreation (at least 12 days in the last 4 weeks) for at least 30 minutes continuously in any one session. As illustrated above, at 20.8%, local survey figures are lower than the regional (23.3%) and national (22%) figures.

Predicted increases are calculated using Active People Survey results. The total population of the District in 2009 was around 35,400 (based on ONS mid-year estimates). Of this total, about 85.6% were in the 16+ years category (i.e. 30,300). The Active People Survey identifies that of West Somerset District's adult population, 20.8% regularly took part in sport and active recreation in 2010, equating to 6,302 people.

On the basis that proportions are likely to be around the same for the local planning authority part of the District, with the total population estimated to be around 27,000, the 16+ age category equates to 23,112. 20.8% of this gives an active 16+ population of 4,807 people.

### **Participation projections**

#### ***Participation increase in the resident adult population***

Using the figures above as a benchmark and assuming that the number of active adults (i.e., those aged 16+ years old) increases by 1% year on year<sup>11</sup>, and that there is no population growth and a constant population profile, the level of physical activity will increase to 9,892 in the local planning authority area (i.e., by 5,085 adults) by 2032, as illustrated below.

**Figure 2.3**

<b>Adult (16+) population in West Somerset local</b>	<b>Adult participation rates (Active People 2010)</b>	<b>Number of active adults 2010</b>	<b>Projected number; active adults in 2032</b>	<b>Participation increase 2010 → 2032</b>

<sup>11</sup> Sport England's objective, set in its South West Plan for Sport (2004-2008), was to increase the level of participation by 1% year on year. Although targets are no longer contained within the latest iteration of the National Sport England Strategy, it continues to be a sensible aspiration in the absence of more recent targets, and set against an aspiration for improved health and well-being, together with a focus on ensuring a lasting legacy from the 2012 Olympic Games.

<b>planning authority*</b>				
23,112	20.8%	4,807	9,892	5,085

Notes \* using 2009 mid year population estimates, ONS and based on West Somerset local planning authority population equating to around 27,000 of District's 35,400 total.

### ***Participation amongst new adult population***

The resident population of the local planning authority area is projected to grow by approximately 5,500 people as a result of housing development between 2012 and 2032 (see 'population projections' above). On the basis of 125 dwellings being completed per year between 2012 and 2032, this will give rise to 275 new residents each year. Of these 275, based on 85.6% being in the 16+ age group, 235 will be in the 16+ age group. In turn, applying the 2009/10 proportion of active 16+ population (i.e. 20.8%) to the 'new' residents means that 49 new residents per year will be in the "active" category. As new dwellings are completed and a 1% increase on the cumulative total is applied year on year for the new active residents, and is then summed in 2032, by that year, a total of 1,139 new residents can be expected to be regularly physically active.

This combination of increased participation amongst existing and new resident adults gives a potential increase in participation of 6,224 adults, as illustrated in the table below. The total participation could therefore be expected to be 11,031 adults, 39.7% of the total population of 27,812 (23,112 aged 16+ in 2012 plus a further 4,700 aged 16+ by 2032, representing a +18.9% change from the % active in 2010).

**Figure 2.4**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>Number of active adults 2010</b>	<b>Participation increase 2010 → 2032</b>	<b>Participation increase amongst 'new' adult population 2012 to 2032</b>	<b>Total increase in participation 2012 to 2032 (B+C)</b>	<b>Total participation in 2032 (A+B+C)</b>
4,807	5,085	1,139	6,224	11,031

### **Active Places and the Facilities Planning Model**

The assessment uses Sport England's Active Places data/information<sup>12</sup> to help build a picture of what facilities are present in the local planning authority area and the assessment of provision.

<sup>12</sup> It contains information about over 50,000 facilities, across eleven facility types.

Active Places Power Plus is used as a planning tool for the provision of sports facilities. It has been designed to assist in investment decisions across Government and to help local authorities to audit their sports provision and develop local strategies. It also assists NGBs to identify areas of shortfall or need for an improvement in sports facility provision. This analysis uses the current capacity of provision across the District and potential demand (based on population and participation trends), to analyse whether the current supply of facilities is meeting demand. This then gives a clear indication of shortfalls. In addition, population and participation increases have been applied to the demand to calculate whether current supply will meet future demand.

To help identify any shortfalls in the quantity of indoor sports facilities (sports halls, swimming pools and artificial grass pitches), Sport England's Active Places Power and Facilities Planning Model capacity analysis (or supply and demand analysis) has been applied.

### ***Projected population growth and sports facilities demand resulting from the proposed new nuclear reactors at Hinkley Point***

At the time of writing this report, the Development Consent Order (DCO) for the proposed new nuclear reactors at Hinkley Point had been accepted by the Infrastructure Planning Commission for consideration at Examination. This report considers the potential impact of the increase in population generated by the Hinkley Point C development, if it proceeds, on sport and recreation provision for facilities covered by this report, in broad terms and the resultant required mitigation in the *West Somerset local planning authority area*.

However, it is not the role of this report to determine the exact requirements in response to the Hinkley Point C proposals. More detailed work on the impacts and required mitigations within both West Somerset and Sedgemoor will be contained within the emerging Local Impact Report (LIR) being produced by West Somerset Council, Sedgemoor District Council and Somerset County Council and its associated evidence base. The determination of mitigations will be made through the DCO process. However, this report does consider the available evidence presented by the DCO proposal and likely demands and needs generated by that proposal in the context of the West Somerset local planning authority area, as part of the evidence base to support the emerging Local Plan.

The Hinkley Point C proposal scenario, against which demand and need has been tested in this report, relates to a 60 minute drive-time catchment area around the site. However, the LIR and DCO processes have given rise to the local authorities advocating that a 45 minute drive-time catchment scenario should also be tested, the results of which are not available at the time of drafting this report.

Work undertaken by consultants for West Somerset Council and Sedgemoor District Council has suggested that at the peak of construction, based on a 60

minute travel time to the construction site, around 90 home-based<sup>13</sup> workers living in West Somerset District will work at the site.

It seems likely that the majority of these 90 are likely to live within the local planning authority part of the District, rather than the Exmoor National Park part. In terms of establishing need, it is assumed that home based workers who will be resident in West Somerset are accounted for in the calculations made above in respect of need generated into the future by the existing population and the projected population arising from new housing development anticipated in the local planning authority area.

At the peak of construction, the number of non-home-based workers<sup>14</sup> is projected by EDF in their Environmental Statement<sup>15</sup> accompanying the DCO to be 784 workers, based on EDF's identified "ward clusters" of Hinkley Point, Somerset West, Watchet & Williton and Minehead<sup>16</sup>. EDF have added in additional population arising from families moving into the area (based on 0.85 children per worker household living in owner-occupied properties and 1.2 non-Hinkley worker adults per household). This adds a further 105 people giving a total of 889 additional people which will, for 9 years at least, have an impact on existing facilities and new and improved provision.

The DCO suggests that on the accommodation campus, in terms of sports provision, two 5-a-side all weather surface football pitches will serve the on-campus workers. There is some leisure provision on the campus (bar, games room, amenity space, etc.).

To understand the potential demand requirements arising from this population, figures can be entered into the Sport England Facility Calculator, which generates estimates of demand from Facilities Planning Model data (for sports halls, indoor bowls, artificial grass pitches and swimming pools) and applies a cost<sup>17</sup> for the

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<sup>13</sup> Home-based workers are defined as individuals living within a 90 minute commuting distance of Hinkley Point who will not require accommodation. Non-home-based workers are those workers who will relocate to the area in order to work on the Hinkley Point C Project, and will therefore require accommodation. Definition from para 1.1.8 of EDF Workforce Profile Report <http://hinkleypoint.edfenergyconsultation.info/websitefiles/Workforce-Profile-Report-220211-FINAL.pdf>.

<sup>14</sup> Non Home Based Workers assumed present in district at peak (in Campuses, private rented stock, Tourist, Owner Occupation, Latent)

<sup>15</sup> See EDF's 'Socio-Economic Technical Note 3: Spatial Distribution of Workers' (DCO ES Vol 2 Appendix 9C), Table A9C.2 sets out the predicted non-home-based workers locations and tenure by ward cluster.

<sup>16</sup> These "ward clusters" do not neatly fit to the District nor the local planning authority area boundaries. However, they are a "best fit" for the local planning authority area and whilst they cover an area of Exmoor National Park, there are other areas such as Brushford into which they do not extend. If it were possible to subtract figures from the parts of the ward clusters outside of the local planning authority area, it is likely that adding in figures for other rural areas outside of the clusters would compensate.

<sup>17</sup> The building costs of facilities used in the calculator are for average facilities that are endorsed by Sport England and exclude the following: site abnormal costs, such as poor ground, difficult access, long service connections and so on; VAT; and, land costs. The calculator automatically applies the Building Cost Information Service's (RICS) Pricing Adjustment Factors to the costs. These variations are on a County and London Borough basis.

development of those facilities for a given population. Active People proxies cannot be used as that data is applied to local authority age profiles, which will not represent the profile of workers during construction. The calculator does not build-in allowance for existing supply (provision). Using data on existing provision within the West Somerset local planning authority area and the demand for and use of existing facilities from the existing population, the model can be adjusted to account for surplus supply which might absorb some of the demand generated from the new population.

The population's age profile used in calculations has been taken from the EDF DCO Environmental Statement with the population figures used as quoted above. The data used to inform the calculations is appended (Appendix 6)

Based on this data, the sports calculator suggests that additional demand arising and associated capital costs for providing such additional facilities would be as follows. A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 2.5**

Population: 889				
Resulting requirement generated by Hinkley Point C workers and families population				
	Pools	Halls (large)	Indoor Bowls	STPs / AGPs
Size	8.53 m <sup>2</sup>	0.29 courts	0.04 rinks	0.05 pitches
	0.16 lanes	0.07 halls	0.01 centres	
	0.04 pools			
Capital (build) Cost	£99,581	£191,423	£11,227	£38,332 (3G) £33,714 (sand)

Notes: Based on 889 non-home based workers living in the local planning authority area as a result of the Hinkley Point C construction (if it proceeds). "3G" means third generation or rubber crumb surface.

Source: Sport England Sports Calculator

All costs are correct as at Quarter 2 2011. These figures are based on demand similar to that found on average for the Hinkley Point C worker and families age profile nationally. Should demand be different (higher or lower) than that, figures can be adjusted accordingly in the calculator.

The DCO proposal factors in a "Permanent Equivalent" factor to costs derived from the calculator, as EDF suggest that costs should be relative to the length of time that the resident population will grow (i.e. a 9 year build period), rather than contributing to the initial life of a facility. EDF has applied this to pool contributions and the three Councils' position on this weighting will be clarified in the emerging Local Impact Report, once finalised. The issue of costs of additional and improved provision arising from the proposed Hinkley Point C development (and including consideration of additional costs over and above s106 funding already

committed through the Preliminary Works consent) are not considered further by this report, which is better considered through the DCO process (for Hinkley Point C related impacts and mitigations) and through application of standards developed in this report through the section 106 planning obligation process which is detailed in the Council's Supplementary Planning Document which covers Obligations<sup>18</sup>.

As a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>19</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency and intensity of use. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>20</sup> based on annual contributions of 10% of the initial capital cost.<sup>21</sup>

Factoring the increase in resident non-home based worker population into the local planning authority area demand, the Sports Calculator estimates the following total requirements for the West Somerset local planning authority area population (not additional). A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 2.6**

Population: 33,389				
Resulting requirement generated by population with West Somerset and Hinkley Point C workers and families age profile				
	Pools	Halls (large)	Indoor Bowls	STPs / AGPs
Size	275.54 m <sup>2</sup>	8.05 courts	3.33 rinks	0.78 pitches
	5.19 lanes	2.01 halls	0.56 centres	
	1.30 pools			

Notes: Based on an existing population of 27,000 + an increase as a result of new housing development during the plan period of 5,500 + 889 non-home based workers living in the local planning authority area as a result of the Hinkley Point C construction (if it proceeds).

Source: Sport England Sports Calculator

<sup>18</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>19</sup> See [http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

<sup>20</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

<sup>21</sup> Other 'rough' estimations, for example from Sport England, have suggested that an STP / AGP surface or 'carpet' will need replacing after between 10 and 12 years (depending on how well used and maintained), cost in region of £150k. There is also the option of rejuvenation treatment which can extend lifespan of a carpet by 3-5 years with cost around £17.5k. For sports halls the 'rough' estimate is 0.0045p per m2 per hour i.e. for a hall open for 600 community hours and overall area = 800m = 600\*800\*0.0045 = £2,160/yr.

For this demand to be put into perspective, it needs to be placed in context of the existing facilities and local need to determine whether the demand can be absorbed locally or whether it will be additional to that of the resident population. This is discussed further in the sections which deal with need for pools and halls in Section 3.

The emerging evidence base on the impact of the Hinkley Point C proposal on sport and leisure<sup>22</sup> also utilises the Sports Calculator and applies it to the total population of workers anticipated in the Hinkley study area (across parts of West Somerset and Sedgemoor). This study, however, as evidence base for the emerging Local Plan rightly focuses only on the West Somerset local planning authority area.

### **Issues raised by Parish and Town Councils and Village Hall Committees**

Consultation with town and parish councils and Village and Community Hall Committees in the local planning authority area through questionnaires, a review of Parish Plans and discussions held as part of the Council's Town and Village Centres Study (2011) has identified the following issues in relation to sport and recreation facilities and need. Sport and facility specific issues are identified in Section 3 of this report.

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<sup>22</sup> being developed for the Local Impact Report to be submitted by West Somerset Council, Sedgemoor District Council and Somerset County Council in response to the Hinkley Point DCO

**Figure 2.7 – Issues and Needs Identified by Parish Area**

Area	Issues / needs
Bicknoller	From surveys, the village hall appears to meet the needs of the village and has some capacity to increase use.
Brompton Ralph	<p>The Parish is one of ten (three of which are in West Somerset local planning authority area) which have produced the “10 Parishes Community Plan 2009 – 2014”. Amongst its objectives, it seeks to provide: ten new permanent children’s play projects; a 10% increase in regular sports participation; 5 fitness projects; and, 2 new sporting opportunities.</p> <p>The Village Hall committee has suggested that the hall is not adequate to meet the needs of the local community citing a need for a new Committee room and storage space, both of which have been granted planning permission. Funds are now being raised to implement these. The hall is running at ‘medium capacity’, i.e. busy but with some spare capacity.</p>
Brushford	<p>A survey conducted by the Parish Council for the emerging Parish Plan has identified that more people would not like or never use more sports facilities than currently available over those who would like to have or would use them. However, a majority of respondents to the survey indicated that more activities for children and teenagers are important. More people indicated a desire for a village green than not and there was an even split in those who wished to see safer cycling routes against those who would not or never use them. Activities in the village hall seem to be well supported, particularly social and other activities. A large majority of users of the Hall, Jubilee Gardens Play Area and Tennis Court think that these facilities are very good or good with very few thinking they are poor (no respondents thought that the hall was poor).</p> <p>The Village Hall is currently used to full capacity, often with very little or no availability.</p>
Carhampton	There are concerns about the costs of running the village hall increasing each year due to rates increases. The hall is run at ‘medium capacity’, i.e. busy but with some spare capacity. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as ‘adequate’ / ‘good’. No response was received about the Recreation Hall.
Clatworthy	The Parish is one of ten (three of which are in West Somerset local planning authority area) which have produced the “10 Parishes Community Plan 2009 – 2014”. Amongst its objectives, it seeks to provide: ten new permanent children’s play projects; a 10% increase in regular sports participation; 5 fitness projects; and, 2 new sporting opportunities.
Crowcombe	The most popular time for the village hall to be used is evenings, with on average, the hall being used 5 nights a

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Area	Issues / needs
	week. There is some spare capacity during the mornings and afternoons.
East Quantoxhead	In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the village hall as 'adequate' / 'good'.
Holford	Holford Village Hall is currently used at medium capacity, i.e. busy but with some spare capacity.
Huish Champflower	<p>The Parish is one of ten (three of which are in West Somerset local planning authority area) which have produced the "10 Parishes Community Plan 2009 – 2014". Amongst its objectives, it seeks to provide: ten new permanent children's play projects; a 10% increase in regular sports participation; 5 fitness projects; and, 2 new sporting opportunities.</p> <p>The Village Hall Committee has commented that the hall needs rebuilding. It is suggested that an improvement in quality of the hall would mean increased use - as per the Parish Plan. Needs c. £220,000 to rebuild.</p>
Kilve	The Village Hall is well used. It is understood that the Village Hall committee would like to provide for badminton and table tennis but funding (for equipment) has been identified as a problem. The Parish Council has also suggested that there is a need for a play area (for play equipment and for playing ball games), although funding is again an issue.
Minehead (and Alcombe)	<p>Key issues raised through discussion during the study about provision in Minehead include the opportunities around the potential redevelopment of the football club buildings in the town, potential redevelopment of the old hospital site for community (and possibly other) uses and the lack of a public swimming pool in the town since the closure of Aquasplash.</p> <p>The most popular time for Alcombe Village Hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.</p>
Monksilver	The Elworthy, Monksilver and Nettlecombe Village Hall is well used and the hall have not identified any immediate issues of need or improvement. The most popular time for the village hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons.
Old Cleeve	The Old Cleeve (Lysaght) Hall is being used at medium capacity and is used more frequently in evenings and afternoons than mornings. It is in need of new heating system. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.

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Area	Issues / needs
	The most popular time for Washford Memorial Hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the Washford hall as 'adequate' / 'good'.
Sampford Brett	The Village Hall is currently used to full capacity, often with very little or no availability. As a result, additional regular bookings are not possible. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Skilgate	The Village Hall Committee had remarked that Skilgate has a small catchment area and is also fairly remote which limits its use to a minimum.
Stogumber	The Village Hall Committee has remarked that village halls are essential, otherwise villages end up with "dead" villages. Also, up until last year (2010) the hall ran a youth club but it closed due to lack of leaders. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Stogursey	<p>The Stogursey Parish Plan (October, 2010) found, through community questionnaires, that the following leisure activities received significant support (ranging from 67% - 85% of respondents) albeit from a small sample size of responses:</p> <ul style="list-style-type: none"> <li>Age 3-6 play area improvements (Burgage Road needs work) (85%);</li> <li>Rounders on playing field for the whole community to join in (82%);</li> <li>Football pitch to be converted to cricket pitch in the off season (77%);</li> <li>Local walking routes (74%);</li> <li>Better facilities for 11-18 year olds – informal meeting places, skateboard / roller park; (69%); and,</li> <li>Extend children's recreational facilities adjacent to school (67%).</li> </ul> <p>However, a second questionnaire which focused on achievable local issues and had a much greater response rate highlighted support for only some of these – a separate play area for 3-6 year olds (54%), a youth shelter (48%) and youth recreation area (46%).</p> <p>An exit poll conducted by the Parish Council at an EDF event suggested that, in terms of sports and leisure facilities, EDF should provide community gain in the form of a new sports centre for the community to replace and improve the all-weather court.</p> <p>The Hinkley Point SPD identifies that, should the Hinkley Point proposed nuclear reactors be built, Stogursey should see support given for enhancement of existing facilities at the Victory Hall to provide for wet weather use of a sports</p>

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Area	Issues / needs
	<p>pitch and a reconfigured hall that incorporates a health centre/doctors surgery.</p> <p>The Victory Hall is currently used almost to capacity in the evenings with the hall being used for, on average, 6 out of 7 evenings. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'good'.</p>
Stringston	The Parish Council would like to see some local provision of tennis courts in the future.
Upton	The Village Hall is in need of additional storage space, for which there is planning permission, but a lack of funds to implement. The car park also needs resurfacing. The hall is currently used below capacity, with more time not in use than in use.
Watchet	The "Watchet Community Strategic Plan 2008 – 2025" sets the vision for the area. Sports and recreation related objectives include: to increase the social, leisure and education benefits arising from the activities of a strong community and voluntary sector; and, increase participation by local people in sports and leisure activities by improving existing facilities and creating high quality and affordable additional facilities. One of the key projects relevant to this study is "to identify resources and partners to undertake a feasibility study into the level of support for and the longer term sustainability of a Community Building to provide shared premises for a variety of health, sports and leisure activities".
West Quantoxhead	The Village Hall is currently being used 'below capacity', with more time not in use than in use.
Williton	<p>Amongst the "Williton Parish Plan 2006" actions, a number focus on sports and recreation including: a need to see several open spaces protected and facilities enhanced, including the Memorial Ground; review of the need for a new community building; improved sports and play facilities and a skate park / BMX facility.</p> <p>More recently, consultation was held on a draft Masterplan for the village. The Masterplan states that:</p> <p>"The range of formal leisure facilities available in Williton is considered relatively limited given the role and function of the village within the district. The main focus for sports provision in Williton is Danesfield Church of England School, which actively encourages community use of its Multi Use Games Area (MUGA), playing fields and gymnasium. Many of the sports pitches occupy shared spaces, limiting the quality of provision and availability. Facilities provided at the school are supplemented by Williton Memorial Ground, which includes a large play area and a football pitch, and the adjacent bowling club green. It is noted within the Parish Plan that the Memorial Ground is an underused asset, and this is in part the result of the quality of the surface for sporting activities and also the relatively poor</p>

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Area	Issues / needs
	<p>accessibility of the site. The focus of the leisure provision within Williton is heavily targeted for young children, with little to do for older children, teenagers or adults. This is further compounded by a lack of dedicated sports space, which is both open to the public, and not a shared space with other users such as dog walkers.”</p> <p>There is no Parish or Village Hall in Williton although discussion with some stakeholders has suggested that there may not be a need for such a building at the current time with other facilities accessible by the community are utilised to their full potential, including the new Parish office and facilities offered by the local schools. However, if such access cannot be secured, the need for a hall remains valid in the absence of one.</p> <p>The Hinkley Point SPD suggests that should the proposed nuclear reactors development proceed, support should be given for new sports and recreation facilities of an appropriate scale for the village, recognising its role as a Local Service Centre, which could comprise the provision of a fitness/ leisure facility and sports pitch/s catering for construction workers located in West Somerset and those using the proposed Park &amp; Ride. Proposals should be informed by the emerging Williton masterplan. Although the position has changed to a degree in terms of what was proposed at Williton in relation to what is now likely to happen, consideration of additional provision, for example on the basis of a rural fitness centre (similar to the successful centre operated at Dulverton) at Williton remains valid.</p> <p>A customer survey undertaken as part of the West Somerset Town and Village Centres Study (Quantitative Needs Assessment) identified that respondents would like to see a youth club in the village (amongst other things).</p> <p>Discussion with the Parish Council has identified that, through the Parish Plan and Village Appraisal, the need for tennis courts has been mentioned. The Parish has remarked that the tennis courts at Danesfield School are available at limited times and there is now a cost, whereas they used to be free and could be accessed at any time. This changed following the grant from the lottery to turn the tennis courts into a MUGA. In addition, the grass tennis court to the rear of Mamsey House was lost a number of years ago.</p>
Withycombe	<p>The most popular time for the village hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the Memorial Hall as ‘good’.</p>

Notes: Neither Dulverton Parish nor Brompton Regis Parish were surveyed as part of the study given that the majority of these Parishes, including settlements, lie within the Exmoor National Park and not the West Somerset local planning authority area. Dunster Parish was not included in the survey given that the leisure and community facilities available are in Dunster village, which is within the National Park, rather than Dunster Marsh.

## Need and Demand Surveys

The identification of sport and recreation needs has also been aided by questionnaires and face-to-face discussions with sports clubs, the West Somerset Leisure Centre, Village Hall Committees, schools and others who run or own sport and recreation facilities. The results of these surveys are included in Section 3 for each sport and recreation facility type.

### West Somerset Leisure Centre Customer Satisfaction Survey

A survey undertaken by the association for public service excellence (APSE) undertaken in 2011 assessed customer satisfaction with the West Somerset Leisure Centre in Minehead. The results are summarised here given that the survey provides generic coverage of facilities rather than customer satisfaction of specific types of provision (apart from gym equipment (which this study does not assess)). Relating to the centre as a whole the following scores, which are relevant to this study, were given.

**Figure 2.8**

<b>Issue</b>	<b>Average Weighted Score (out of 5)</b>
Disabled access	3.22
Quality of other (non-gym) equipment used	3.43
Value for money from the activity	3.67
Cleanliness of changing rooms / toilets	3.58
Feeling of a safe environment	3.62

Source: APSE survey 2011

Overall, the Centre received a total performance score (average weighted score) of 71.35%.

## **SECTION 3: SPORT, RECREATION AND COMMUNITY FACILITIES ASSESSMENT**

### **Methodology**

This section considers supply and demand issues for sport, recreation and community facilities. It presents information collated during the audit of facilities, summarises needs identified in Section 2 of this report, maps assessment data, proposes minimum provision standards and identifies catchment gaps. In summary it evaluates the following types of facilities:

- Sports halls (including halls with a capacity of 4+ badminton courts – i.e. “large” halls);
- Small halls (with a capacity of less than 4 badminton courts and including most school and village / community halls);
- Synthetic turf pitches (STPs);
- Swimming pools; and,
- Indoor bowling rinks.

### **Audit**

The audit provides a ‘snap shot’ (at a particular point in time) of facilities. It was drawn together based on an audit undertaken for the Council by consultants KKP in 2007, an audit that Arup have undertaken (in 2010 / 11) as part of the work exploring the possible implications of the proposed new nuclear reactors at Hinkley Point Power Station, an assessment of land and property uses in towns and villages undertaken by the Council in March / April 2011, together with Sport England data and other data that the Council holds on existing facilities. It:

- Analyses the quantity of provision;
- Assesses the levels and types of use of facilities; and,
- Assesses the quality of provision.

Analysis of the distribution of, and interrelationship between, sport and recreation facilities also assist in the evaluation of demand. The audit gives an indication of areas of high demand, where there is potential to provide improved and/or additional facilities to meet this demand and, where appropriate, to protect the current stock. Ownership and management are also important. This can determine the effectiveness with which facilities serve the community and meet local need.

Each facility is considered on a ‘like for like’ basis in relation to others within its own facility type, in order that it can be assessed for adequacy.

The facilities identified above were assessed through a combination of site visits, face-to-face discussions with and questionnaires completed by those organisations and individuals who run them. National Sports Governing Bodies (NGBs) of main sports (for example swimming and hockey) have played a key role in discussing issues about facilities with their members (clubs), whilst School

Games Organisers have had a dialogue with local schools which allow community access to their sports facilities. As well as providing an evidence base to understand existing provision and determine future standards of provision, the assessment will enable the Council (in its role as local planning authority and Corporately as supporter of other community facilities) and its partners to identify priorities for support and potential investment in sport and recreation facilities in the local planning authority area. It can also be used to estimate the effect of enhancing one facility on others in the study area.

### ***Catchment Areas***

Catchment areas for different types of provision provide a tool for identifying areas currently not served by existing sport and recreation facilities (i.e., catchment gaps). It is recognised that catchment areas vary from person to person, day to day, hour to hour. This problem has been overcome in PPG17 by accepting the concept of 'effective catchment', defined as the distance travelled by the majority of users.

Sport England surveys have found that 75-80% of the users of swimming pools and sports halls come from within a 15-minute drive time. Consultation with user groups and clubs included questions related to where users travel from or how far they would expect members to travel. This, coupled with KKP's experience of working with leisure facilities and having completed such assessments for similar local authorities, has enabled the identification of accurate catchment areas for each type of sport and recreation facility in the local planning authority area in relation to the use, size and type of facilities.

Drawing together these sources of information on travel to facilities suggests the following catchment times in terms of use of existing facilities.

**Figure 3.1**

Type of facility	Travel time and distance		Notes / Justification
	@ 30mph (by road)	@ 3 mph (by foot)	
Synthetic Turf Pitches / Artificial Grass Pitches	10 miles (20 minutes)	1 mile (20 minutes)	Discussion with the leisure centre, the leisure centre user survey and Sport England suggested catchment.
Sports halls	7.5 miles (15 minutes)	1 mile (20 minutes)	Sport England suggested catchment and Leisure Centre user surveys.
Village and community halls	2.5 miles (5 minutes)	1 mile (20 minutes)	Whilst the catchments vary from hall to hall, this figure is based on the distance 75 – 80% of users travel to use most of the village and community halls in the area (taken from questionnaire responses from village and community hall representatives).
Swimming pools	10 miles (20 minutes)	1 mile (20 minutes)	Discussion with Minehead Swimming Club has suggested that the catchment for the club extends into the rural hinterland beyond the average suggested 15 minute Sport England catchment. This relates to current pool use at Butlins. Whilst clubs, schools and groups are “making do” using other smaller private and school pools, the absence of a public pool in Minehead suggests that users from the town would have to go to pools outside the local planning authority area if they wanted to use this type of facility. This implies a secondary catchment for community use extending to Taunton, Wellington and Tiverton. A new pool is expected to open in Bridgwater in 2013. A 15 minute (7-8 mile by road) catchment from these pools excludes much of the local planning authority area.
Indoor bowls	10 miles (20 minutes)	1 mile (20 minutes)	Based on discussion with Bowls Clubs about distance travelled by members and members of other clubs booking rinks at the indoor facility.
Leisure Centre	10 miles (20 minutes)	1 mile (20 minutes)	User survey. Based on the majority of users surveyed.

## ***Accessibility***

Access is also considered as part of the 'quantitative analysis' for sports halls, swimming pools and indoor bowls facilities. For example, it is factored into the supply and demand assessment, primarily because the 'accessibility' of facilities influences their 'supply'.

Sport and recreation facilities on education sites used by local communities are generally only available at times when not needed for curriculum based activity (e.g., after 17.30 on weekday evenings and at weekends). Facilities provided by commercial operators are generally considered to be the least accessible, primarily because they are relatively expensive (which is, in part, reflects the quality of provision) and because they tend to demand that users subscribe to some form of membership scheme.

There are various variations and nuances to these broad definitions, but they are considered to accurately reflect the general situation in the West Somerset local planning authority area.

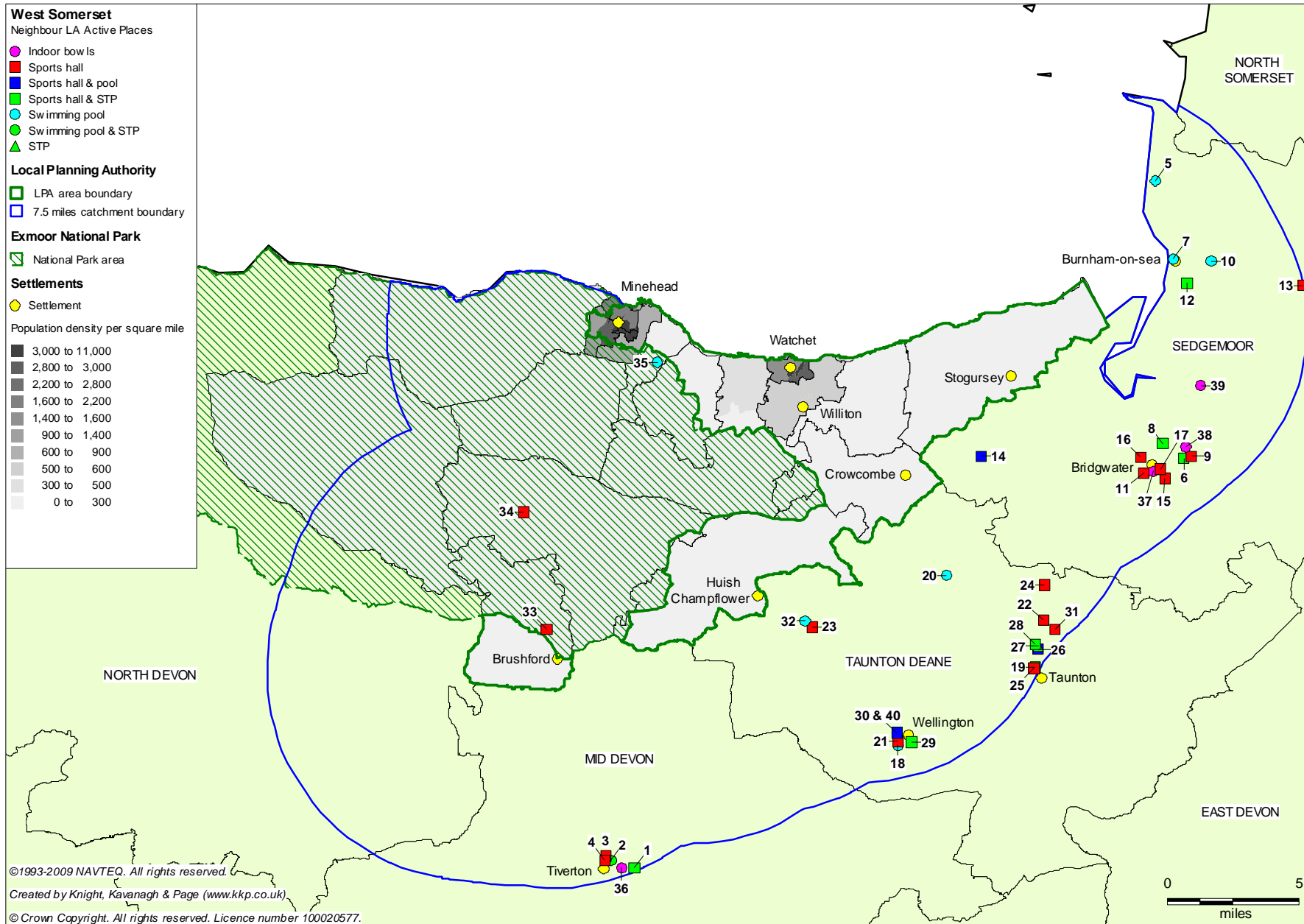
## **CORE FACILITIES IN NEIGHBOURING AREAS AND THEIR DRAW**

Users of sport, recreation and community facilities tend not recognise administrative boundaries and will use facilities that are not present near to where they live or work, convenient and/or provide a quality/value for money experience. Therefore, the availability and accessibility of facilities in neighbouring areas can influence usage patterns within the West Somerset local planning authority area. For the local planning authority area, the most likely destinations for using core sports facilities outside of the area are Taunton, Wellington, Tiverton and Bridgwater as shown on the map below (Figure 3.2). This draw of other settlements will be particularly prevalent in the southern, north-eastern and south-eastern parts of the area.

Sport England's Active Places database (a nationally recognised database of sport and recreation facilities) identifies 32 community sport and recreation facilities (large halls, pools and synthetic turf pitches) located in these settlements, some of which are within a 7.5 mile catchment area (which approximately equates to a 15 minute car journey) of the local planning authority area's boundary. A 7 – 8 mile / 15 minute or so car journey is considered to be appropriate and the likely distance residents in the southern and eastern parts of the local planning authority area are likely to travel to get to core sports facilities such as artificial grass pitches, sport halls and swimming pools where the trip is made solely to use a sports and leisure facility.

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Figure 3.2: Sports Halls, Pools, STPs and Indoor Bowls within 7.5 mile catchment boundary of the Local Planning Authority Area



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**Key to Figure 3.2**

ID	Site	Facilities	Local Planning Authority
1	Blundell's School	Sports Hall & Synthetic Turf Pitch	Mid Devon
2	Exe Valley Leisure Centre	Pool & Synthetic Turf Pitch	Mid Devon
3	Petroc College (Tiverton Campus)	Sports Hall	Mid Devon
4	Tiverton High School	Sports Hall	Mid Devon
5	Brean Leisure Park	Swimming Pool	Sedgemoor
6	Bridgwater College	Sports Hall & STP	Sedgemoor
7	Burnham On Sea Swim & Sports Academy	Swimming Pool	Sedgemoor
8	Chilton Trinity Sport & Leisure Centre	Sports Hall & STP	Sedgemoor
9	East Bridgwater Sports Centre	Sports Hall	Sedgemoor
10	Fusion Leisure Centre	Swimming Pool	Sedgemoor
11	Haygrove School	Sports Hall	Sedgemoor
12	King Alfred Sports Centre (Highbridge)	Sports Hall & STP	Sedgemoor
13	Priory Mark College	Sports Hall	Sedgemoor
14	Quantock Lodge	Sports Hall & Pool	Sedgemoor
15	Robert Blake Science College	Sports Hall	Sedgemoor
16	Wembdon St George's C Of E Primary School	Sports Hall	Sedgemoor
17	YMCA (Bridgwater)	Sports Hall	Sedgemoor
18	Bodywise Health And Fitness Spa	Swimming Pool	Taunton Deane
19	Castle Sports Centre	Sports Hall & STP	Taunton Deane
20	Cedar Falls Health Spa	Swimming Pool	Taunton Deane
21	Court Fields Community School	Sports Hall	Taunton Deane
22	King'S Hall School	Sports Hall	Taunton Deane
23	Kingsmead Community School	Sports Hall	Taunton Deane
24	Kingston St Mary Village Hall	Sports Hall	Taunton Deane
25	Somerset College Of Arts & Technology	Sports Hall	Taunton Deane
26	Taunton School Sports Club	Sports Hall & Pool	Taunton Deane
27	Taunton School Sports Field	Synthetic Turf Pitch (STP)	Taunton Deane
28	Taunton Vale Sports Club	Sports Hall & STP	Taunton Deane
29	The Princess Royal Sports Complex	Sports Hall & STP	Taunton Deane
30	Wellington Sports Centre	Sports Hall & Pool	Taunton Deane
31	Wellsprings Leisure Centre	Sports Hall	Taunton Deane
32	Wiveliscombe Recreation Ground	Swimming Pool	Taunton Deane
33	Dulverton Middle School	Sports Hall	Exmoor National Park
34	Winsford Village Hall	Sports Hall	Exmoor National Park
35	Dunster First School	Swimming Pool	Exmoor National Park
36	Mid Devon Indoor Bowls Club	Indoor Bowls	Mid Devon
37	Bridgwater Indoor Bowls Club	Indoor Bowls	Sedgemoor
38	Bridgwater Sports And Social	Indoor Bowls	Sedgemoor
39	Puriton Playing Fields	Indoor Bowls	Sedgemoor
40	Wellington (Somerset) Indoor Bowls Club	Indoor Bowls	Taunton Deane

## **HALLS**

### **Large Sports Halls**

#### ***Current situation***

There is one four-badminton court sports hall in the local planning authority area, at the West Somerset Leisure Centre in Minehead, with the next nearest four or more badminton court sized sports halls being in neighbouring large towns in other Districts such as Taunton. All other halls in the local planning authority area are small halls and are assessed later in this section.

#### **West Somerset Leisure Centre**

The West Somerset Leisure Centre is operated by 1610. It has shared use for many of its facilities with the West Somerset Community College. This shared use includes the sports hall which is the only four badminton court sized hall in the local planning authority area and wider District. Sharing with the Community College, whilst providing a good facility for students, limits its use to the wider community / general public to after school hours during term time and during school holidays.

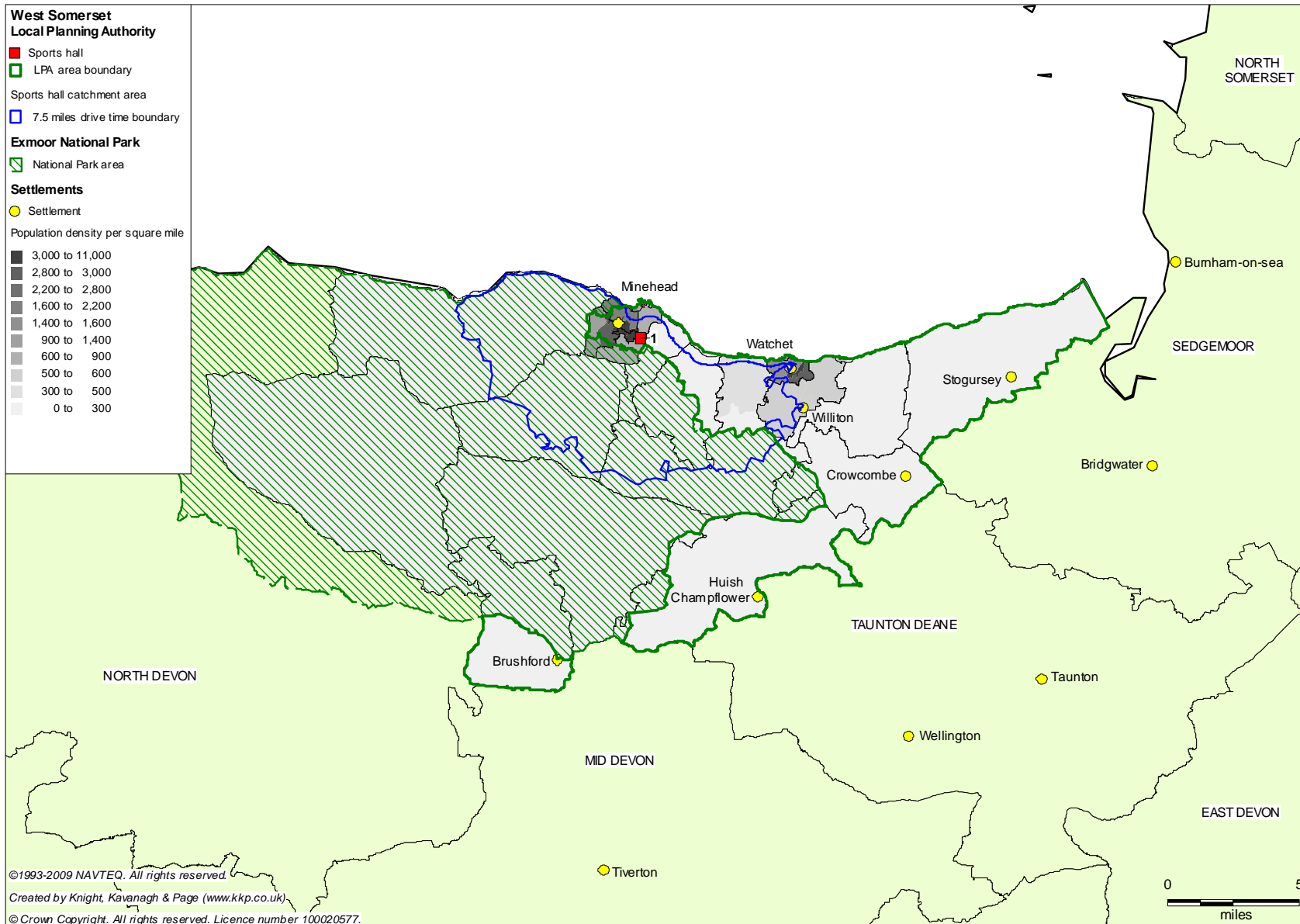
The other facilities available at the leisure centre, most of which are shared with the College, are: squash courts; gyms (one dedicated and one shared gym); an athletics track; MUGAs (multi-use games areas); tennis / netball courts; and; artificial grass pitch / synthetic turf pitch.

#### ***Catchment area***

As identified in Figure 3.1 above, the proposed local catchment area for 4-badminton court (or bigger) sports halls in West Somerset is calculated to be a 15-minute (or 7.5 miles @ 30 mph) journey. This is based on a catchment suggested by Sport England nationally, together with local consultation with the West Somerset Leisure Centre and its users through a survey conducted as part of this study.

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**Figure 3.3: Location of sports halls (with a minimum of four badminton courts) in West Somerset local planning authority area with an amalgamated 15-minute (7.5 miles @ 30 mph) travel time catchment area**



**Key to Figure 3.3**

ID	Name	Area (Badminton Courts)
1	West Somerset Sport and Leisure Centre	4

**Analysis of supply and demand**

Only halls that are at least four badminton courts in size are included in the demand analysis. A smaller hall limits the range and type of activity that can take place. This approach is an extension of Sport England’s Active Places Power and the Facilities Planning Model.

Figure 3.4 below provides an estimate, using Active Places Power, for increased demand during the Local Plan period to 2032. It is based upon the number of visits per week during the peak period. The data is only available to whole ward level and so wards wholly and partially within the local planning authority area have been summed to give as close as possible figure to increased demand in the local planning authority area alone. The figure should therefore be treated as a ceiling.

It is important to note with the Active Places Power data that in order to get a complete picture of capacity and demand, neighbouring facilities in other Districts should be considered as under-supply in one area can be absorbed by an over-supply across the boundary. This is factored in later in this section.

**Figure 3.4: Active Places Power analysis of demand for sports halls**

	Current	Future (2032)
<i>West Somerset Wards wholly and partially within the local planning authority area</i>		
Capacity	<b>750</b>	750*
Demand**	<b>1,229</b>	1,711
Balance	<b>-479</b>	-961
<b>% West Somerset <u>local planning authority</u>**<sup>***</sup> wards demand met</b>	<b>61%</b>	44%
<b>% West Somerset District demand met</b>	<b>52%</b>	- ****
<b>% England demand met</b>	<b>165%</b>	-
<b>% South West Region demand met</b>	<b>186%</b>	-

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Notes: \* future capacity remains the same as current as an accurate forecast cannot be made. \*\* future demand = current demand x (% active population growth + % participation increase) i.e.  $1,229 \times (20.3\% + 18.9\%) + \text{current demand}$ . \*\*\* Figures are not available for parts of wards. Therefore this calculation for the local planning authority area is based on those wards wholly *and* partially within the local planning authority area. It is likely that the % demand met for the local planning authority area only will be a little higher than the figures given in the table as the population numbers will be smaller for the same number of facilities. \*\*\*\* a figure for the future demand met cannot be calculated for the District as a whole as this would require taking into account future housing provision figures for the part of Exmoor National Park within West Somerset, figures which are yet to be determined through the emerging Exmoor Local Plan.

Where supply equals demand the percentage figure will equal 100%. However, it is Sport England's opinion that it is appropriate to build in a comfort factor of approximately 40% because at 100% space will be at a premium. This also takes into account the quality of provision and the extent to which school facilities may be available. Therefore, when looking at the figures it is useful to assume that 140% represents a figure where demand is comfortably met by supply. Any figure below 140% would suggest that supply does not meet identified demand. There is, therefore, clearly a very significant under-supply of capacity to meet demand in the local planning authority area, both now and in the future if provision remains the same.

Based on this analysis alone and upon the retention of the current stock, taking account of future population increases and increased participation levels, there is likely to be a requirement for additional capacity of sports halls in the future. This however, must take into account the role that other, small and school halls play in supply and this is considered further in the Small Halls section below.

Sport England's Facilities Planning Model analysis of sports hall provision in West Somerset (taken from December 2009 data) comes to a similar conclusion. It takes a 'global' view of provision in the district and uses different figures to calculate that there is an under-supply of badminton courts. Further analysis identifies that:

- The majority of visits to the sports hall in West Somerset are made by car at 94%.
- The sports hall in Minehead is operating at 100% capacity.
- Around 72% of total demand for sports hall use is satisfied in the District, suggesting that there is greater demand than provision can supply.
- Just over 28% of West Somerset's demand for sports hall use is exported to other neighbouring areas. This is the highest proportion of any District in Somerset.
- Just over 27% demand is unmet, estimated as being 387 visits in the peak use period and equating to a need for two additional badminton courts to ensure that demand is met comfortably. Of this unmet demand around three quarters of it is made up of those people living outside of the catchment area of the sports hall in Minehead with a quarter being due to lack of capacity. Almost half (43%) of the residents which make up this unmet demand do not have access to a car.

- As to be expected, West Somerset does not import any visits from outside the District given that the only sports hall is in Minehead and not near to a boundary of another District Council.

The Sport England Sports Calculator<sup>23</sup> also confirms a position of under-supply for the population served by the only large sports hall in the local planning authority area. A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 3.5**

Sport England Sports Calculator Requirement for Halls in West Somerset Local Planning Authority Area			
	Population		
	Existing residents	Existing residents + residents from new dwellings (up to the year 2032)	Existing residents + residents from new dwellings (up to the year 2032) + non-home based residents working at Hinkley Point C development
	27,000	32,500	33,389
Hall Space	6.45 courts	7.76 courts	8.05 courts
	1.61 halls	1.94 halls	2.01 halls

Notes: Based on an existing population of 27,000 + an increase as a result of new housing development during the plan period of 5,500 + 889 non-home based workers living in the local planning authority area as a result of the Hinkley Point C construction (if it proceeds).

Source: Sport England Sports Calculator

Discussion with the Leisure Centre management has confirmed that demand outstrips supply with both badminton court use and use of the full hall being at full capacity, often with little or no availability. At present the badminton courts have block bookings for 80% of the time available to book, with the rest being free for open bookings. The split for the full hall is 60% for block bookings and 40% for open bookings. A contributing factor to demand being greater than supply will be the availability of the large hall. The hall is shared with the Community College, which although good for pupils, presents a challenge in accommodating the needs of the wider community.

### **Conditions and quality of provision**

Conditions (in terms of the quality of facilities) have been assessed through discussion with the West Somerset Leisure Centre management and through customer surveys undertaken in December 2011. The sports hall part of the

<sup>23</sup> See

[http://www.sportengland.org/facilities\\_planning/planning\\_tools\\_and\\_guidance/sports\\_facility\\_calculator.aspx](http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_facility_calculator.aspx)

leisure centre has been assessed as being 'poor'<sup>24</sup> by leisure centre management. The user survey responses (from a total of 10 received) varied with 1 stating that the hall is 'very poor', 1 stating that the hall is 'good' and 5 stating that the hall is 'very good'. 3 do not use the hall.

## Small Halls

### ***Current situation***

A small hall is smaller than four badminton courts in size and could be used for sport and recreational activity. There are 25 small halls (i.e., village, community, secondary and primary school halls) in the local planning authority area, the majority of which have a hall that is at least the size of one badminton court and could accommodate a range of recreational and fitness activities. Analysis suggests that they are an important (potential) sport and recreation facility in rural areas.

### *Village and community halls*

Village and community halls are important to residential neighbourhoods and rural areas for supporting social benefit and interest. These are not necessarily primarily sports facilities, although many are utilised for activities such as badminton, table tennis, martial arts and keep fit classes. This audit considers these types of facilities because of their potential sporting benefit and recreation value. Assessing the need for them is also essential in order to help promote sustainable communities.

Action with Communities in Rural England (ACRE) is a national charity whose purpose is to support sustainable rural community development. Its aim is to facilitate the development of thriving, diverse and sustainable communities throughout rural England. ACRE's definition of a *village hall* is as follows:

*"Community facilities are normally owned, as well as managed, by the local community. They provide a focus for activities which improve the social cohesion of rural life including activities that are essential to the maintenance and improvements in delivering services that, in most urban areas, are considered to be the function of local authorities and statutory agencies."*

For the purposes of this study, given its focus on provision for sport, the audit of small halls included village halls. Other halls used predominantly for uses such as meetings, exhibitions and clubs have not been included, given that they will not usually be used for sporting or active leisure pursuits or be made fully accessible to communities (for example if used by a single use club or organisation). That is not to say that the important role played by halls such as Church Halls, dedicated facilities such as Scout Huts and other meeting rooms do not play an important role in serving the local community.

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<sup>24</sup> from a "score" based on asking whether the hall was 'very poor', 'poor', 'adequate', 'good' or 'very good'.

### *Sports halls at schools*

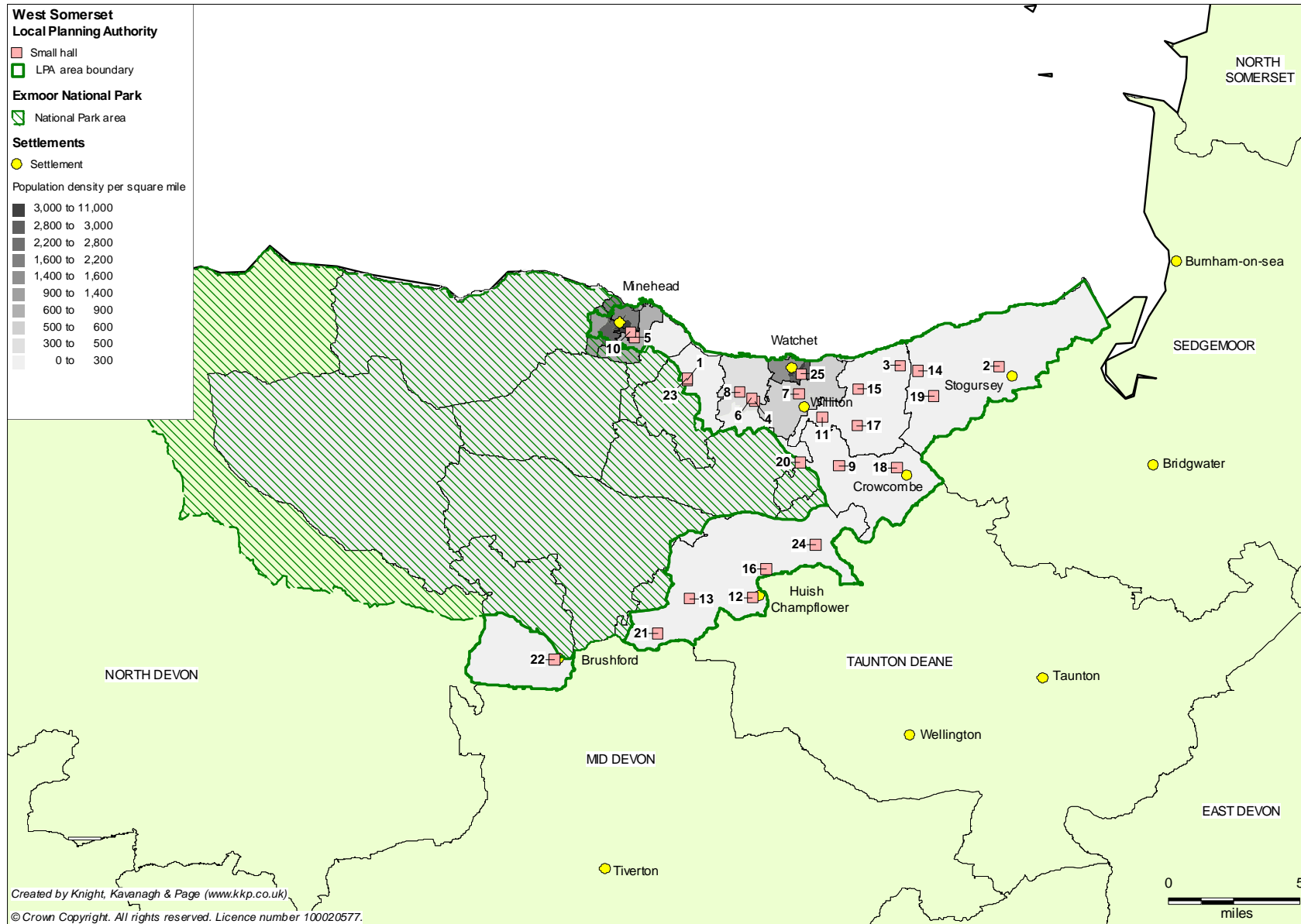
There are a limited number of school halls used for community sports use in the West Somerset local planning authority area. Both Minehead Middle School (1 court) and Danesfield School in Williton (2 courts: 1 court in the hall and 1 in the gym) open their badminton courts to community use (for block bookings only) during term time on weekday evenings. However, despite restricted opening hours, they play a role in the wider network of small halls and therefore increase capacity overall for badminton use. These halls are identified on the map showing “small halls” in Figure 3.5 as they are not large enough to be included as a 4 badminton court sports hall. Knights Templar School in Watchet opens up the hall for badminton use for 2 hours per week through a block booking. No other schools in the area either have facilities which could be used by the community for sport, or if they do, currently do not open them up to the community. Any such opening would be restricted to outside school opening hours and in many cases halls are not in a separate building to the main school and so cannot be opened up in their own right.

### ***Location of Small Halls and Catchment Areas***

The catchment for a small hall is not worked out on the same basis as that of large halls or other large built facilities which draw people from a wider area. Small halls inevitably have a more local catchment usually isolated to the settlement and its immediate environs, sometimes extending to other settlements (particularly in very rural areas) where provision of equivalent community based facilities is absent. On this basis, there is therefore, no uniform catchment proposed for village halls.

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Figure 3.6: Location of small halls in West Somerset local planning authority area



**Key for the small halls map**

Map ID	Site
1	Carhampton Village Hall
2	Stogursey Victory Hall
3	East Quantoxhead Village Hall
4	Washford Memorial Hall
5	Alcombe Village Hall
6	Withycombe War Memorial Hall
7	Danesfield Church of England Middle School
8	Old Cleeve Community Hall (Lysaght)
9	Stogumber Village Hall
10	Minehead Middle School
11	Sampford Brett Village Hall
12	Huish Champflower Village Hall
13	Upton Village Hall
14	Kilve Village Hall
15	West Quantoxhead Village Hall
16	Clatworthy Village Hall
17	Bicknoller Village Hall
18	Crowcombe Recreation and Community (Village) Hall
19	Holford Village Hall
20	Monksilver Village Hall
21	Skilgate Village Hall
22	Brushford Parish Hall
23	Carhampton Recreation Hall
24	Brompton Ralph Village Hall
25	Knights Templar Church of England / Methodist Comm

**Small halls with at least one badminton court**

A small hall's ability to cater for informal sport tends to be measured by its size and specifically in relation to whether it can accommodate a badminton court (which includes a need for clearance height free from obstructions such as roof beams). As small halls play a part in absorbing unmet demand identified from a lack of large hall provision in the local planning authority area (for sports like badminton which do not have to be played in a large sports hall), small halls with provision of one or more badminton courts have been identified below. From this, a network of small halls which have the potential to contribute to unmet demand can be identified.

**Figure 3.7**

Site	Number of badminton courts
Minehead Middle School, Minehead	1
Danesfield School, Williton	2
Brushford Parish Hall	1
Elworthy, Monksilver and Nettlecombe Village Hall	1
Crowcombe Recreation and Community	1

Site	Number of badminton courts
Hall	
Kilve Village Hall	1
Washford Memorial Hall	1
Old Cleeve (Lysaght) Community Hall	1
Carhampton Recreation Hall	1

### ***Squash Courts***

A full audit of squash courts has not been undertaken as part of this study given that it is not considered a “core” facility or facility with flexible space, given its specific needs in terms of dimensions of the space, the surface and rebound walls. However, in brief, the West Somerset Leisure Centre has 3 courts. They are being used at medium capacity, i.e. busy but with some spare capacity and discussion with the Leisure Centre’s management has indicated that they are in ‘adequate’ condition. They are available for open bookings for 30% of the time and are used by block bookings for the rest of the time they are open. A recent change to squash provision saw the number of courts reduced by one as the new Leisure Centre dedicated gym now occupies the space of one of the courts.

### ***Accessibility and Distribution***

Accessibility to the halls depends upon several issues. These include:

- The extent to which the hall is DDA compliant.
- Management policy (usually enshrined in a constitution) for a hall.
- Aspirations and perceptions of the hall committee/’booking clerk’.
- The desirability or image of the hall within the local community.
- Signage, particularly for non-residents/visitors.
- Car parking, which is particularly important if ‘drive-time’ catchments are used.
- The facilities available and their quality.

Figure 3.5 suggests that most residents living in the local planning authority area live reasonably close to a small hall. The total number of people that need to travel significant distances to a hall of this description is small (although significant for people living in these areas, they almost always have relatively low population densities). However, not all of these halls have at least one badminton court.

### ***Conditions, quality of provision, existing use, demand and need***

Consultation with Village and Community Hall Committees in the local planning authority area, has been undertaken through questionnaires about existing village hall use, demand and needs. These issues have already been summarised in section 2, Figure 2.4, but issues specific to village halls have been reproduced in Figure 3.8. No significant issues about quality or conditions have been raised with

regard to small school halls which are opened for community use outside of school hours.

It is important to remain cognisant of the limited demand for sports halls that are smaller than four badminton courts in size which means that they are not practical for adult competitive play in a range of sports (e.g. basketball, netball, 5-a-side football). However, small halls, particularly in a largely rural area such as West Somerset play an important part in the total provision, particularly those which can cater for badminton.

**Figure 3.8**

<b>Village Hall</b>	<b>Issues / needs</b>
Alcombe	The most popular time for Alcombe Village Hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Bicknoller	From surveys, the village hall appears to meet the needs of the village and has some capacity to increase use.
Brompton Ralph	The Village Hall committee has suggested that the hall is not adequate to meet the needs of the local community citing a need for a new Committee room and storage space, both of which have been granted planning permission. Funds are now being raised to implement these. The hall is running at 'medium capacity', i.e. busy but with some spare capacity.
Brushford	A survey conducted by the Parish Council for the emerging Parish Plan has identified that activities in the village hall are well supported, particularly social and other activities. A large majority of users of the Hall think that the facility is 'very good' or 'good', with no respondents stating that the hall was poor.  The Village Hall is currently used to full capacity, often with very little or no availability.
Carhampton	There are concerns about the costs of running the hall increasing each year due to rates increases. The hall is running at 'medium capacity', i.e. busy but with some spare capacity. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Clatworthy	No issues identified. No response was received from Clatworthy Village Hall.
Crowcombe	The most popular time for the village hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons.
East Quantoxhead	In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the village hall as 'adequate' / 'good'.
Elworthy, Monksilver and	The Elworthy, Monksilver and Nettlecombe Village Hall is well used and the hall have not identified any immediate issues of need or improvement. The most popular time for the village hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and

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<b>Village Hall</b>	<b>Issues / needs</b>
Nettlecombe	afternoons.
Holford	Holford Village Hall is currently used at medium capacity, i.e. busy but with some spare capacity.
Huish Champflower	The Village Hall Committee has commented that the hall needs rebuilding. It is suggested that an improvement in quality of the hall would mean increased use - as per the Parish Plan. Needs c. £220,000 to rebuild.
Kilve	The Village Hall is well used. It is understood that the Village Hall committee would like to provide for badminton and table tennis but funding has been identified as a problem (in terms of equipment).
Old Cleeve	The Old Cleeve (Lysaght) Hall is being used at medium capacity and is used more frequently in evenings and afternoons than mornings. It is in need of new heating system. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Sampford Brett	The Village Hall is currently used to full capacity, often with very little or no availability. As a result, additional regular bookings are not possible. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Skilgate	The Village Hall Committee had remarked that Skilgate has a small catchment area and is also fairly remote which limits its use to a minimum.
Stogumber	The Village Hall Committee has remarked that village halls are essential, otherwise villages end up with "dead" villages. Also, up until last year (2010) the hall ran a youth club but it closed due to lack of leaders. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'adequate' / 'good'.
Stogursey	The Hinkley Point SPD identifies that, should the Hinkley Point proposed nuclear reactors be built, Stogursey should see support given for enhancement of existing facilities at the Victory Hall to provide for wet weather use of a sports pitch and a reconfigured hall that incorporates a health centre/doctors surgery.  The Victory Hall is currently used almost to capacity in the evenings with the hall being used for, on average, 6 out of 7 evenings. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the hall as 'good'.
Upton	The Village Hall is in need of additional storage space, for which there is planning permission, but a lack of funds to implement. The car park also needs resurfacing. The hall is currently used below capacity, with more time

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Village Hall	Issues / needs
	not in use than in use.
Washford	The most popular time for Washford Memorial Hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the Memorial Hall as 'adequate' / 'good'.
West Quantoxhead	The Village Hall is currently being used 'below capacity', with more time not in use than in use.
Withycombe	The most popular time for the village hall to be used is evenings, with on average, the hall being used 5 nights a week. There is some spare capacity during the mornings and afternoons. In terms of a quality rating, the Arup Hinkley Leisure Audit assessed the Memorial Hall as 'good'.

### Large and Small Halls: identified need

From the above analysis, the identified needs of large and small halls in the local planning authority area can be summarised as follows:

**Figure 3.9**

Summary of key findings and issues	Source
<p>The existing under-supply of large halls equates to 2.45 badminton courts additional space being required. Additional population arising from new residents from new housing and the incoming population (not already taking up such provision) from the Hinkley Point C development (if it proceeds) increases this need to 1 large hall or 4 badminton courts. Ideally, provision could be met through an additional large hall within the local planning authority area. This would also allow some additional supply to be built-in to accommodate future demand. However, a large hall may not be economically viable to develop unless on a shared site (e.g. an education site) although it is important to remember that a large hall can accommodate team sports such as five-a-side football, basketball, etc. whereas a small hall cannot. Spatially, any increase in provision should be provided outside of the existing catchment area of the large hall at the West Somerset Leisure Centre. As an alternative, should a large hall not be viable, the provision of additional small halls to supplement existing small hall provision and absorb / displace some of the existing demand on the large hall would free up some time for the large hall to be used for team sports which require use of a large hall.</p>	<p>Discussion with the Leisure Centre, the Sport England Sports Calculator and Sport England Active Places Power tool</p>
<p>Consultation suggests that many village halls cannot accommodate badminton due to floorspace or ceiling height restrictions.</p>	<p>Consultation</p>
<p>There is no village hall in Williton, which for a village of its size is a significant gap in hallspace, both in terms of a flexible space which can be used for various community activities as well as sports. Although Danesfield School makes its court available, it is only available out of school hours and for block bookings.</p>	<p>Consultation</p>
<p>Watchet 2025 identifies the need for a “feasibility study into the level of support for and the longer term sustainability of a Community Building to provide shared premises for a variety of health, sports and leisure activities”. Should such a feasibility study find that there is a need for a new community hall, it would be beneficial for the hall to be designed as a flexible space which can accommodate at</p>	<p>Consultation and Watchet 2025</p>

Summary of key findings and issues	Source
least one badminton court given the lack of such provision in the town.	
The levels of use of the hall by the existing community at Stogursey combined with additional need for indoor sports hall provision which would be generated locally by incoming workers employed at Hinkley Point C (if the proposal proceeds) suggest that improvements to the existing hall will be needed.	Consultation, Hinkley Point C Leisure Audit, Hinkley Point C Local Impact Report evidence, Sport England Sports Facilities Calculator
Potential need for the hall at Huish Champflower to be rebuilt within 5-10 years. Should this need be realised, consideration should be given to providing at least one badminton court on the site, given the absence of any court provision at other halls in this part of the local planning authority area (the Brompton Ralph and Haddon Ward).	Consultation
It is understood that the Village Hall committee at Kilve would like to provide for badminton and table tennis but funding has been identified as a problem (in terms of equipment).	Consultation

### Large and Small Halls Assessment

Key issues relevant to the development of minimum provision standards can be summarised from the above sections as:

- The sports hall at the West Somerset Leisure Centre is assessed as being in 'poor' condition (based upon discussion with the Leisure Centre management);
- Although used at full capacity, the sports hall at the West Somerset Leisure Centre is restricted by shared use with the Community College limits community use during the school term placing further pressure on the availability of the hall to the wider community;
- Discussion with the management of the West Somerset Leisure Centre has suggested that a lack of on-site car parking is an issue although this is not limited to sports hall use alone, but extends to use of the wider Leisure Centre;
- Catchment mapping shows that significant parts of the local planning authority area (in the southern and eastern areas), most of which with relatively low population densities, are outside the proposed travel time catchment area for large halls;
- The network of small halls provides additional flexible capacity not identified through the Sport England tools such as the Facilities Planning Model. However, not all halls can accommodate a badminton court, used as the basis for the minimum size for 'formal' indoor sports use;
- Consultation has identified that despite the physical provision of hall-space being able to accommodate badminton, the cost of equipment can be an issue;

- Should the development of the Hinkley Point C reactors proceed, the resulting population of workers will mean that there will be a need for additional provision of facilities in the local planning authority area. Whilst the Local Impact Report being produced by West Somerset Council, Sedgemoor District Council and Somerset County Council will provide further evidence to demonstrate likely needs arising as a result, this report fits this data alongside needs arising from existing resident population and likely housing growth associated with the emerging Local Plan. Section 2 covers the likely needs as a result of Hinkley Point C, although in short, in terms of the hall space that additional (non-home-based worker) population generated by the development of Hinkley Point C at its peak in construction would see an additional requirement of 0.29 courts (0.07 large halls) in addition to provision generated by existing and projected resident population.
- Analysis of Sport England supply and demand figures suggests that there is significant need for greater sports hall capacity (an equivalent of 2 badminton courts in terms of space). Mapping suggests this need would be best fulfilled in a location around 15 miles away from the West Somerset Leisure Centre, although this may not be practical from a spatial planning perspective nor economically viable to achieve. The southern and eastern areas of the local planning authority area, based on analysis of a 7.5 mile drive-time catchment, suggest that many residents (with access to a car) are able to access a large sports hall in nearby towns such as Taunton, Wellington and Bridgwater within 15 minutes and it is not considered that a further 5 minutes to reach such a facility is unreasonable. This would leave a smaller area of the local planning authority with a gap in accessibility; and,
- Ultimately, there is a need for one additional large hall or 4 badminton courts to satisfy demand from the existing and projected resident population in the local planning authority area.

### Proposed minimum provision standard

From the sections above, the proposed minimum standards for halls are as follows.

**Figure 3.10**

Component	Description
Quantity	<p>There is a menu of three options to satisfy demand:</p> <ol style="list-style-type: none"> <li>1. It is preferable for all residents to live within 15 to 20 minutes (drive-time) of a large sports hall (equivalent to 4 new badminton courts). This would mean providing one new large hall outside or on the edge of the catchment area of the existing large hall in Minehead. The rural nature of the area and questions over viability of providing such a facility suggests that new large halls (unless developed as part of a school site redevelopment for dual school and community use) may be difficult to deliver. However, should viability be demonstrated, a</li> </ol>

	<p>new large hall should be provided to help meet existing shortfalls in supply and accommodate future needs arising from the new population.</p> <p>OR</p> <p>2. As an alternative, 4 new badminton courts could be provided to both supplement existing small hall provision and displace some of the need for courts used at the Leisure Centre which removes availability from sports requiring a large hall. To make this work, the new courts would need to be provided within or close to the catchment of the existing large hall.</p> <p>AND</p> <p>3. The network of small halls with badminton court availability should form part of the solution to provision and additional provision should be focused in areas where new or improved small halls with a minimum single badminton court size can be provided to fill the gap in provision. The location of such facilities will also be determined by population density and role and function of the settlement in which they are located but gaps in the catchment of small halls suggests provision is needed in the eastern and southern parts of the local planning authority area.</p>
Quality	Provision of halls (and ancillary facilities) should be in at least 'adequate' condition <sup>25</sup> .
Accessibility	Adequate access, DDA compliance and 'adequate daytime community use' <sup>26</sup> .
Minimum acceptable size	<p>For a four badminton court (large) hall (not including ancillary facilities), 33m x 18m x 7.6m (based on Sport England guidance)</p> <p>For a single badminton court hall, (not including ancillary facilities) 17.m x 9.1m x 7.6m (based on Sport England guidance)</p>

### Identified shortfalls

Analysis of the above information in relation to the proposed standard identifies the following significant shortfalls in relation to that standard.

<sup>25</sup> 'Adequate' condition is defined as:

- Adequately maintained, with no signs of neglect.
- Sufficient changing accommodation for facilities available.
- Well lit for sport and recreation activities, as appropriate.
- At least adequate appearance.
- Clean and adequately decorated.

<sup>26</sup> 'Adequate daytime community use is defined as, "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for day-time users".

Figure 3.11

Component	Large Halls Significant shortfalls	Small Halls Significant shortfalls
Quantitative	Shortfall of 1 large hall / 4 badminton courts if responding to existing and forecast needs.	<p>Should opportunities arise for the provision of a badminton court as part of a new or improved village hall in the southern part of the local planning authority area, it would help to fill a gap in badminton court provision with no existing provision identified (from surveys) at village halls in Huish Champflower, Upton, Clatworthy, Skilgate or Brompton Ralph.</p> <p>There is little locally provided provision of badminton courts in the settlements in the north and east of the area with only the village halls at Washford, Old Cleeve and Kilve identifying at least one court being available and some limited evening use of Danesfield School badminton courts (2) during term time.</p>
Qualitative	The sports hall at West Somerset Leisure Centre has been rated as 'poor' by management principally because the surface is in poor condition, is uneven and in need of replacement. (A linked issue is the lack of a dedicated changing room for leisure centre users is a problem during weekdays during school term daytime, as the changing rooms can only be used by the College students. This is particularly an issue for daytime members of the centre using the gym or attending exercise classes.)	<p>Quality issues have been highlighted at Huish Champflower Village Hall, which the Hall Committee has identified has only 5 – 10 years of structural life left.</p> <p>The impact of the proposed Hinkley Point C development, if it proceeds, will mean that an additional or improved hall would be required at Stogursey.</p>
Accessibility	The availability of the West Somerset Leisure Centre sports hall to community use is restricted to days and	There are no significant shortfalls in relation to the proposed accessibility standard although some small halls lack

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<b>Component</b>	<b>Large Halls Significant shortfalls</b>	<b>Small Halls Significant shortfalls</b>
	<p>times when the Community College is not using the sports hall. Whilst this is positive for the students, opportunities for increased community accessibility either on the site (where this does not compromise the availability to students) or off site elsewhere within the leisure centre's catchment at a new or improved facility designed to absorb unmet demand should be taken if possible.</p>	<p>dedicated parking for daytime users. This, however, is not always needed due to the small number of users a small hall is likely to have at any one time and additional provision would need to be justified according to type and frequency of use for sporting activities.</p>

## Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government circular 5/05<sup>27</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>28</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>29</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency and intensity of use. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>30</sup> based on annual contributions of 10% of the initial capital cost.<sup>31</sup>

## Material Considerations

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

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<sup>27</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>28</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>29</sup> See

[http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

<sup>30</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

<sup>31</sup> **Other 'rough' estimations, for example from Sport England, have suggested that for sports hall refurbishment might cost in the region of 0.0045p per m<sup>2</sup> per hour i.e. for a hall open for 600 community hours and overall area = 800m = 600\*800\*0.0045 = £2,160/yr.**

## **SWIMMING POOLS**

### **Current situation**

Currently, there are nine pools within the local planning authority area. Since the closure of the Aquasplash pool, there is no dedicated community (public) provision. A feasibility report into the provision of a new public access pool in Minehead commissioned by the Council in 2010, demonstrated that the key issue if a new pool were to be built, was the inability to guarantee that running costs could be paid and as a result the development of a new pool has yet to be pursued further. The report also found that existing pools, although not large enough to fit with Sport England's requirement for public pools have largely played an important role in helping to fill the gap in provision left by the closure of Aquasplash. The feasibility report is appended to this report (Appendix 5). Given that the feasibility report was so recently completed, much of the coverage of issues for pools in the local planning authority area has been drawn from that, together with some recent discussion to verify that the information in the feasibility report remains unchanged.

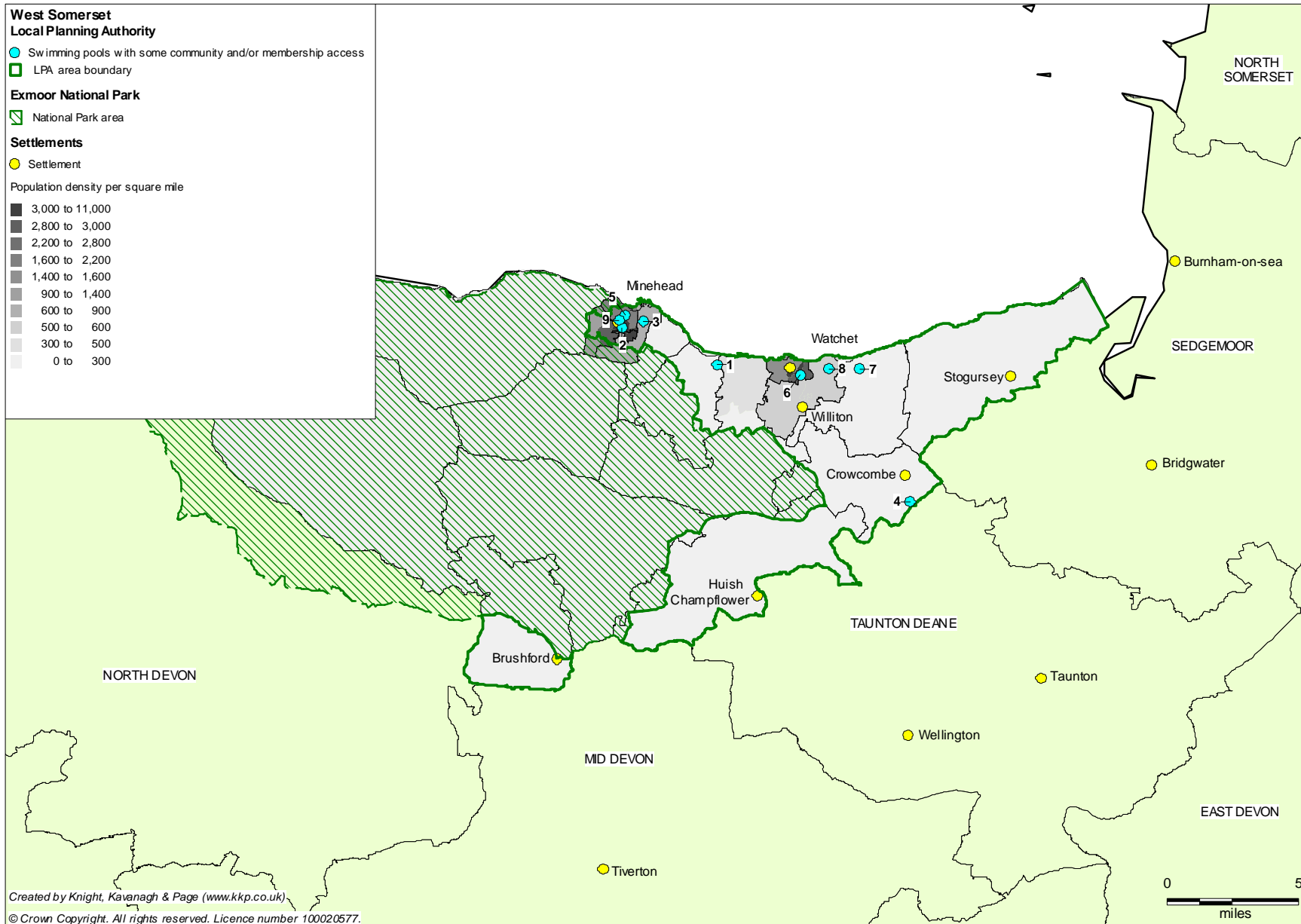
Section 106 planning obligation funding has helped to improve existing facilities at Knight's Templar School pool in Watchet and St Michael's First School pool in Minehead.

### **Location of Swimming Pools and Catchment Area**

A sensible catchment area for a rural area such as West Somerset, if an indoor public pool were available, might be a 20 minute / 10 mile journey (at 30 mph). However, with the picture of provision being different in the area following the closure of Aquasplash and with existing provision being focused on a network of small pools, providing different levels of community access, it is more practical to explore how this network as a whole can fulfil the needs of various groups, schools and clubs and how the network might better support a level of open access if possible. As a result, only the location of pools identified above are shown in Figure 3.12 below.

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Figure 3.12: Location of swimming pools in the West Somerset local planning authority area



**Key for Figure 3.12**

Map ID	Site
1	Hoburne Blue Anchor Holiday Park
2	Minehead First School
3	Butlins Minehead
4	Quantock Orchard Caravan Site Health Suite and Pool
5	Northfield Hotel Leisure Club
6	Knights Templar Church of England / Methodist Comm.
7	St Audries' Bay Holiday Camp
8	Doniford Bay Holiday Camp
9	St. Michael's Church of England First School

**Accessibility**

The existing pools provide varying levels of community access. Current provision focuses on sessions and classes for certain groups rather than open public access. The pools on school sites play an important role in teaching children to swim from a young age. The pools are listed below, together with their community accessibility.

**Figure 3.13**

Pool	Community Accessibility
St Michael's First School, Minehead	A covered small pool (12.5 m x 6m). The school has recently received section 106 planning obligation funding towards the rebuilding of the pool. The pool is open May – October with weekday afternoons reserved for school use. It is regularly used by other clubs, groups and pre-schools / nurseries. It is available for private hire at the weekends and evenings. Proposed replacement would allow increased opening times and improve the quality of the pool on the site. It is understood that the school continues to raise funds for the full amount required to commence and complete the desired refurbishment.
Minehead First School	The school has a small (8m) indoor heated pool used during the summer term by pupils.
Knights Templar School, Watchet	Small (12.5m length) pool open to many swimming clubs and groups (adult, specialist, activity, senior citizen and family) in addition to school use although not an open access public pool. The school has recently received section 106 planning obligation funding towards improvements at the pool.
Butlins, Minehead	An indoor 25m (principally) leisure pool with public access through purchase of a day ticket to the Butlins site and through membership during mornings. There are lanes and the pool hosts Minehead Swimming Club (and a few other group sessions, for example some organised by SASP) although the club cannot hold galas /

Pool	Community Accessibility
	competition there and cannot dive. It is understood that some groups use the pool on a flexible basis without formal contracts, an arrangement which has advantages and disadvantages. The pool is closed for the whole of January due to maintenance. Minehead Middle School has used the pool for 6 week periods.
Hoburne Blue Anchor Holiday Park, Blue Anchor	A small indoor leisure pool £4 per adult session and £2.75 per child session. Loyalty scheme in new season of 6 swims and one free. The pool hosts some local swimming groups / classes including some sessions organised by SASP.
Quantock Orchard Caravan Site Health Suite and Pool, Flaxpool, Crowcombe	A small outdoor pool available to local residents/day visitors at £3 an hour for children under 16 and £4 an hour for adults. Users need to contact the site in advance to use the pool. open everyday from May and September between 9:00 am to 5:00 pm
St Audries Bay Holiday Camp, St Audries	There is a small indoor heated pool which hosts some “learn to swim” lessons and sessions organised by the Pro-active Lifestyle and Swimming Water Activities Club.
Northfield Hotel Leisure Club, Minehead	The hotel has a small indoor, membership only pool. The pool is not available for use by community groups or clubs.
Doniford Bay Holiday Camp, Doniford	There is one indoor pool (with a toddler pool) and one outdoor pool with a four lane waterslide. Neither are available for public use, although bookings made by groups can be discussed with the Camp’s management.

### Analysis of supply and demand

To establish a baseline of pool capacity and demand, Sport England’s Active Places Power tool has been used.

Active Places Power data on pools excludes outdoor pools (probably due to seasonality of their use) and any pool with a surface area of less than 100 square metres. All other pools, where they have community use, are included in the analysis below. The pools included as part of the analysis are Knights Templar School, Watchet; Minehead First School; Butlins, Minehead; Blue Anchor Holiday Park; Northfield Hotel, Minehead; Dunster First School; and, Dulverton Middle School<sup>32</sup>.

<sup>32</sup> Although Dunster First School and Dulverton Middle School are not within the local planning authority area, their data cannot be extracted from the results given that data is only available on a ward basis and the ward crosses the West Somerset local planning authority – National Park boundary. It is appropriate to take into account facilities which are close to the local planning authority boundary in any case.

Figure 3.14 below provides an estimate, using Active Places Power, for increased demand during the Local Plan period to 2032. It is based upon the number of visits per week during the peak period.<sup>33</sup> The data is only available to whole ward level and so wards wholly and partially within the local planning authority area have been summed to give as close as possible figure to increased demand in the local planning authority area alone. The figure should therefore be treated as a ceiling.

It is important to note with the Active Places Power data that in order to get a complete picture of capacity and demand, neighbouring facilities in other Districts should be considered as under-supply in one area can be absorbed by an over-supply across the boundary. This is factored in later in this section.

**Figure 3.14: Active Places Power analysis of demand for swimming pools**

	Current	Future (2032)
<i>West Somerset Wards wholly and partially within the local planning authority area</i>		
Capacity	1,015	1,015*
Demand**	1,513	2,106
Balance	-498	-1,091
<b>% West Somerset <u>local planning authority</u> *** wards demand met</b>	<b>67%</b>	<b>48%</b>
<b>% West Somerset District demand met</b>	<b>57%</b>	- ****
<b>% England demand met</b>	<b>174%</b>	-
<b>% South West Region demand met</b>	<b>187%</b>	-

Notes: \* future capacity remains the same as current as an accurate forecast cannot be made. \*\* future demand = current demand x (% active population growth + % participation increase) i.e. 1,513 x (20.3% + 18.9%) + current demand. \*\*\* Figures are not available for parts of wards. Therefore this calculation for the local planning authority area is based on those wards wholly *and* partially within the local planning authority area. It is likely that the % demand met for the local planning authority area only will be a little higher than the figures given in the table as the population numbers will be smaller for the same number of facilities. \*\*\*\* a figure for the future demand met cannot be calculated for the District as a whole as this would require taking into account future housing provision figures for the part of Exmoor National Park within West Somerset, figures which are yet to be determined through the emerging Exmoor Local Plan.

<sup>33</sup> The full methodology is as follows. Capacity is calculated for the site aggregated across all pools on the site but excluding outdoor pools. A site must have at least one pool of 100 sq.m. or larger. Capacity = Area in sq.m. / 6 x Number of hours open in peak / Duration. Duration is 64 minutes for tanks and 68 minutes for leisure pools. Peak period is: Mon-Fri 12:00 – 13:30 and 16:00 – 22:00; Sat 09:00 – 16:00; and, Sun 09:00 – 16:30. Source: [http://www.activeplacespower.com/PDF/AP\\_Power\\_User\\_Guide\\_v3.pdf](http://www.activeplacespower.com/PDF/AP_Power_User_Guide_v3.pdf)

Identification (via analysis based upon Active Places Power) that 140% of demand for a particular type of facility is satisfied indicates that all needs in an area are met (this takes into account quality of provision and the extent to which school facilities may be available). On this basis, neither current nor future demand for swimming provision in West Somerset local planning authority area are met.

This is confirmed by analysis using the Sport England Sports Calculator<sup>34</sup>. A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 3.15**

Sport England Sports Calculator Requirement for Pools in West Somerset Local Planning Authority Area			
	Population		
	Existing residents	Existing residents + residents from new dwellings (up to the year 2032)	Existing residents + residents from new dwellings (up to the year 2032) + non-home based residents working at Hinkley Point C development
	27,000	32,500	33,389
Pool Size	221.82 m <sup>2</sup>	267.01 m <sup>2</sup>	275.54 m <sup>2</sup>
	4.18 lanes	5.03 lanes	5.19 lanes
	1.04 pools	1.26 pools	1.30 pools

Notes: Based on an existing population of 27,000 + an increase as a result of new housing development during the plan period of 5,500 + 889 non-home based workers living in the local planning authority area as a result of the Hinkley Point C construction (if it proceeds).

Source: Sport England Sports Calculator

The analysis suggests that pool provision is needed in the local planning authority area. However, as already noted, it would be difficult to make a pool economically sustainable in the medium to long-term if built.

Sport England's Facilities Planning Model (FPM) analysis of swimming pools provision in West Somerset (from analysis undertaken in December 2009) comes to a similar, although more stark conclusion. It takes a 'global' view of provision and uses different figures to calculate that there is an under-supply of 'water space'. The methodology discounts pools which are under 25m in length, those predominantly in private use and lidos, which rules out all pools listed above. Due to its limitations (i.e. not recognising the role that smaller pools can play in provision), its data is most relevant, therefore, if a 25m publicly accessible pool is the desired solution to meeting unmet demand.

<sup>34</sup> See

[http://www.sportengland.org/facilities\\_planning/planning\\_tools\\_and\\_guidance/sports\\_facility\\_calculator.aspx](http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_facility_calculator.aspx)

The Minehead Swimming Pool Feasibility Report also examined the Sport England data and identified that there is a demand equivalent to 297 sq. m. of pool area, which equates to a 6 lane 25m pool. It concluded from the data that “only 13.6% of West Somerset’s population are within driving distance (20 mins) of a pool in a neighbouring authority which leaves an estimated 28,725 people living in West Somerset that do not have access to a 25m public swimming pool within a 20 minute drive. This equates to 80.9% of the local population without access to a pool within 20 minutes by car and the national average for this statistic is 18.9%. This clearly shows the disadvantage experienced by residents of West Somerset who wish to use a good quality swimming pool.” (p.13)

The Sport England Facilities Calculator can also be used to establish demand from a resident population. Whilst it is important to set alongside the figures the current demand already met by existing provision (in West Somerset’s case by small pools), the calculator nonetheless provides a further useful tool for analysis. The Minehead Swimming Pool Feasibility Report used the calculator and came to the following conclusion for pool needs relative to Minehead, using a 20 minute drive time catchment from the West Somerset Community College (encompassing a resident population of 24,014 people). “According to the calculator this generates demand for 212 sq. m. of swimming pool space which is equivalent to a 25m 4 lane swimming pool. In the catchment area of 20 minutes, there is a total of 535 sq m. of pool space however none of these pools are of a suitable length or depth for good quality swimming lessons. From the consultation, only St. Audries Holiday Park and Knights Templar pool are known to be regularly used by the local swimming clubs and both of these pools together only provide 170 sq. m. of pool space. This result clearly shows that there is significant unmet demand for a modern 25m swimming pool in West Somerset. The result is also supported by recent data provided by Sport England.” (p.13)

### **Conditions and quality of provision**

A full condition survey of the pools with some community access has not been undertaken as part of this study, although comments were gathered on some small pools through discussion with some stakeholders / users. However, to date, in order to improve the accessibility and quality of local small pools, the Council has contributed s106 funding to two schools (Knight’s Templar School pool in Watchet and St Michael’s First School pool in Minehead) where the need for improvements has been demonstrated.

## Identified need

Key findings and issues relevant to the development of minimum provision standards are:

**Figure 3.16**

Summary of key findings and issues	Source
<p>A new 4-6 lane 25m pool has been identified as a need, with:</p> <ul style="list-style-type: none"> <li>• Affordable prices for clubs to hire and “pay and swim” at c. £3 per session;</li> <li>• Staff team must be experienced at managing swimming pools;</li> <li>• Varied swimming programme for all age groups and ensuring to balance block bookings with pay and play sessions;</li> <li>• Good public transport links;</li> <li>• Café and crèche; and,</li> <li>• Moveable floor.</li> <li>• However, the viability of running the pool following construction has been called into question.</li> </ul>	<p>Minehead Swimming Pool Feasibility Study and Consultation</p>
<p>Opportunities to secure a new or improved pool meeting Sport England and competition standards should be taken where feasible and financially viable in the long-term and without reliance on public sector subsidy.</p>	<p>Minehead Swimming Pool Feasibility Study and Consultation</p>
<p>Whilst not ideal, the network of existing pools with community access should be maintained and, where possible, improved upon in terms of their accessibility and opening hours made available to community groups. The existing network is particularly important to children learning to swim.</p>	<p>Minehead Swimming Pool Feasibility Study and Consultation</p>
<p>It is understood that programmed improvements to the St Michael’s First School still require additional funding to ensure that the works can take place.</p>	<p>Consultation</p>
<p>The three existing school pools used for some community use currently operate for these groups at capacity and in the case of the pool at Knights Templar, it is understood that its use is over-subscribed.</p>	<p>Consultation</p>
<p>Whilst planned improvements to refurbish the pool at St Michael’s First School still require additional funding to be realised, it is understood that extension of the pool to provide additional lanes or length at the pool are not desirable as there are constraints on land use at the school (an extended pool would need to occupy some of the playing field).</p>	<p>Consultation</p>

## Assessment

Key issues relevant to the development of minimum provision standards can be summarised from the above sections as:

- There is no large publicly accessible pool in the local planning authority area now that Aquasplash has closed. Consultation has suggested that there continues to be a desire amongst the local swimming community for a new indoor 4-6 lane 25m pool. As well as the public desire, local clubs and groups would benefit from a pool which enables training from a sporting perspective, for example, having 25m lanes, appropriate depths for diving, hosting galas, etc. There is no new evidence to suggest that the situation has changed since the feasibility study for a new pool was undertaken. However, the issue remains that even if a pool could be built, the costs of running it cannot be guaranteed to be met;
- The existing network of small pools can continue to provide some capacity to fill the gap in supply / unmet demand generated by the lack of a large public indoor pool. Although not ideal, without an economic case to support the provision of a new large pool, these small pools provide provision in the area, with some likely leakage of use to larger settlements with larger facilities to the south of the local planning authority area. The development of a new pool at Bridgwater (Chiltern Trinity) could also help to relieve some of this unmet demand in the eastern part of the local planning authority area when complete. It is sensible to continue with improving community accessibility to the small pools in the area, including physical improvements to those run or on sites maintained by public or charitable bodies and the improvement of opportunities for clubs and community groups to use privately owned and run pools;
- Consultation has identified a potential alternative solution to the provision of a new 25m 4 – 6 lane pool in Minehead with provision of an additional small (12.5m - 20m length) pool which could provide additional community access over and above that provided by the existing school pools. This suggestion, however, would need a full appraisal on its feasibility and viability (both in terms of initial capital cost and revenue required to run and maintain the pool) prior to being pursued further. It seems likely that the only option to develop such a pool would be on a shared use site where there is at least some guaranteed use; and,
- Should the development of the Hinkley Point C reactors proceed, the resulting population of workers will mean that there will be a need for additional provision of facilities in the local planning authority area. Whilst the Local Impact Report being produced by West Somerset Council, Sedgemoor District Council and Somerset County Council will provide further evidence to demonstrate likely needs arising as a result, this report fits that data alongside needs rising from existing resident population and likely housing growth associated with the emerging Local Plan. Section 2 covers the likely needs as a result of Hinkley Point C, although in short, in terms of the pool space that additional (non-home-based worker) population generated by the development of Hinkley Point C at its peak in construction would see an additional requirement of 8.53 sq. m. (0.16 lanes or 0.04 pools) in addition to provision generated by existing and projected resident population.

### Proposed minimum provision standard

The sections above lead to the conclusion that minimum provision standards should be as follows:

**Figure 3.17**

Component	Description
Quantity	All West Somerset local planning authority residents should live within a 20-minute drive time of an indoor, 25m (or larger) swimming pool. However, until such a time when this type of facility becomes financially viable to run once built, the focus should be on maintaining and improving upon the existing level of community provision at small pools.
Quality	Swimming pools (and ancillary facilities) should be in at least 'adequate' condition <sup>35</sup> . Opportunities should be taken to improve the quality of the school pools used by the community in conjunction with continued improvements to accessibility where necessary.
Accessibility	<p>Adequate access and DDA compliance. 'Adequate daytime community use'<sup>36</sup> should be pursued where possible but could be difficult to achieve within the existing pools network. It might be something which can be pursued outside of term-time at one or more school pools.</p> <p>Improvements to the community accessibility of privately owned and run pools should continue to be explored and improvements to accessibility to school pools should be made where the opportunity arises, both in terms of greater accessibility in terms of opening hours and physical accessibility.</p>
Minimum acceptable size	For a new large pool, if demonstrated to be viable, the minimum size should be a 25 metre swimming pool with 4 lanes and adequate accommodation for competitors and spectators to stage local galas and events. In the absence of this economic viability, the network of small pools should be enhanced where physically possible to reduce the water space demand, although any such increase must be accompanied by improvements to accessibility of that space.

<sup>35</sup> 'Adequate' condition is defined as:

- Adequately maintained, with no signs of neglect.
- Sufficient changing accommodation for facilities available.
- Well lit for sport and recreation activities, as appropriate.
- At least adequate appearance.
- Clean and adequately decorated.

<sup>36</sup> 'Adequate daytime community use is defined as, "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for day-time users".

### Identified shortfalls

Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to the proposed minimum provision standard:

**Figure 3.18**

Component	Significant shortfalls
Quantitative	The area has a significant gap in provision of a large pool as identified above. Provision is provided through the network of small pools but these do not meet requirements of Sport England, local clubs needing a competition standard pool nor much of the local community which would like improved (preferably with some open) access for swimming. The unmet demand is more significant in the northern and north-western parts of the local planning authority area given the relative proximity of some parts of the south and east of the area to publicly accessible pools in neighbouring Districts. Community use of the school pools is currently over-subscribed.
Qualitative	Opportunities should be taken to improve the quality of the school pools used by the community in conjunction with continued improvements to accessibility where necessary. Further work should be carried out to determine the necessary improvements which would need to be made where these have not already been identified by those who run the pools.
Accessibility	Adequate daytime use will be difficult to achieve within the existing pools network during school term times. Privately run pools could play a greater role, particularly those sites with indoor pools and outside of the main tourist season where gaps in use could be filled by open community use if viable for the business and cost effective for the user.

### Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government

circular 5/05<sup>37</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>38</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>39</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>40</sup> based on annual contributions of 10% of the initial capital cost.<sup>41</sup>

## Material Considerations

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

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<sup>37</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>38</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>39</sup> See [http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

<sup>40</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

<sup>41</sup> Other 'rough' estimations, for example from Sport England, have suggested that an STP / AGP surface or 'carpet' will need replacing after between 10 and 12 years (depending on how well used and maintained), cost in region of £150k. There is also the option of rejuvenation treatment which can extend lifespan of a carpet by 3-5 years with cost around £17.5k.

## **SYNTHETIC TURF PITCHES**

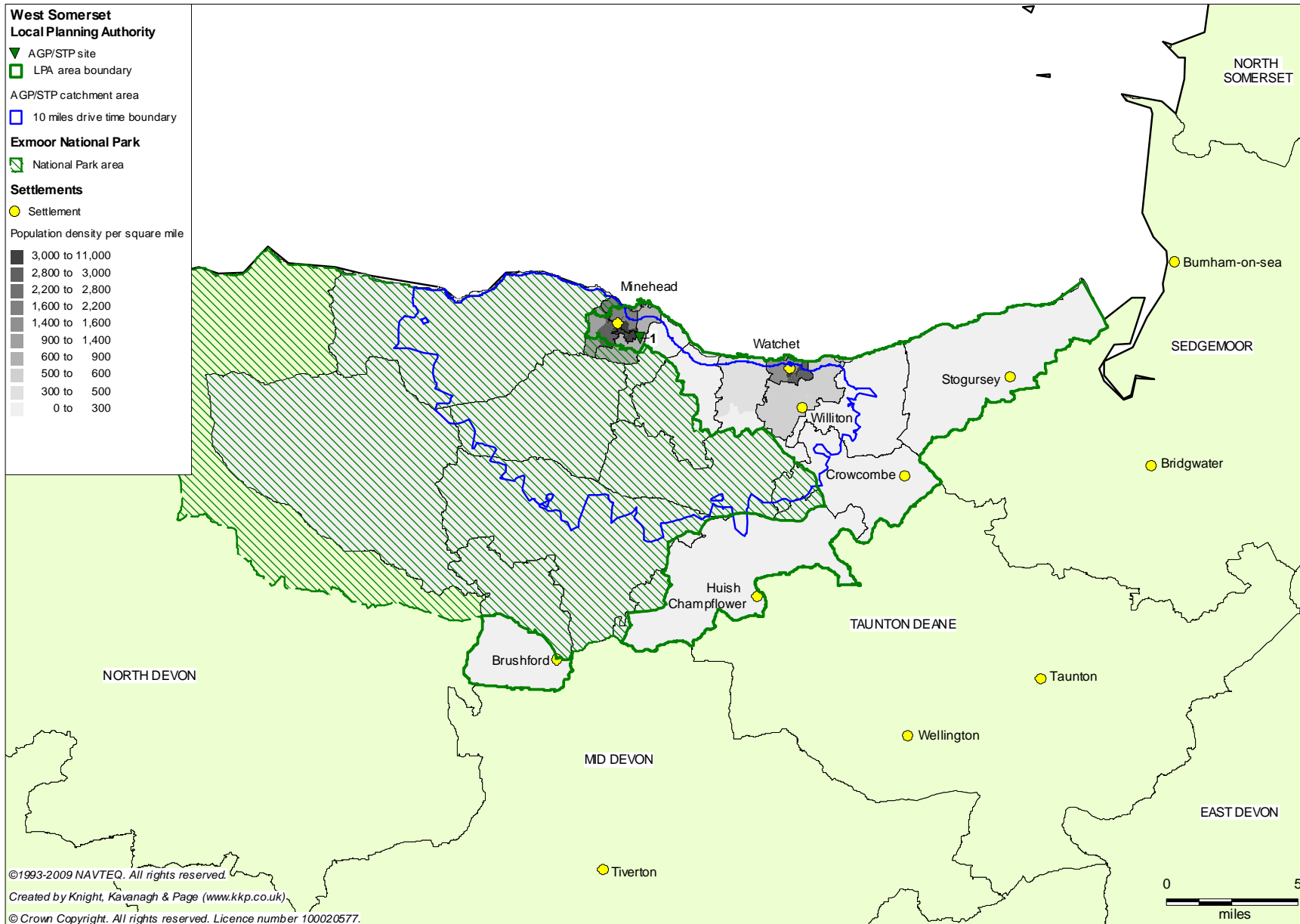
### **Current situation**

There is one synthetic turf pitch (STP) (also known as Artificial Grass Pitches / AGPs) in the West Somerset local planning authority area (at the West Somerset Leisure Centre / West Somerset Community College, Minehead) and nine within 7.5 miles of the local planning authority administrative boundary, in neighbouring areas. Use of the (3G or 3<sup>rd</sup> generation / rubber crumb) STP at the Leisure Centre is shared with the Community College and has been assessed by the Leisure Centre management as 'very good' and by users (through a user survey) as 'very good' or 'good'.

### **Catchment area**

The proposed catchment area for the STP in the local planning authority area is calculated as a 20-minute drive time. This is based upon discussion with the Leisure Centre management, an user survey and Sport England's suggested catchment.

**Figure 3.19: Location of STPs in West Somerset local planning authority area with amalgamated 20 minute drive time catchment**



**Key for Figure 3.19**

ID	Name
1	West Somerset Leisure Centre / West Somerset Community College

**Analysis of supply and demand**

The Sport England Active People Power tool does not provide analysis of synthetic turf pitch supply and demand. However, the Sport England Sports Calculator can be used to estimate demand from the resident population across the local planning authority area<sup>42</sup>. Existing provision can then be factored in to derive an understanding of need / unmet demand. A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 3.20**

Sport England Sports Calculator Requirement for Synthetic Turf Pitches / Artificial Grass Pitches in West Somerset Local Planning Authority Area			
	Population		
	Existing residents	Existing residents + residents from new dwellings (up to the year 2032)	Existing residents + residents from new dwellings (up to the year 2032) + non-home based residents working at Hinkley Point C development
		27,000	32,500
STP Size / Space	0.61 pitches	0.73 pitches	0.78 pitches

Notes: Based on an existing population of 27,000 + an increase as a result of new housing development during the plan period of 5,500 + 889 non-home based workers living in the local planning authority area as a result of the Hinkley Point C construction (if it proceeds).

Source: Sport England Sports Calculator

The calculator estimates that one full size AGP (rounded up from 0.61) will be needed for this level of population<sup>43</sup>, with additional resident population needing 0.73 pitches and additional Hinkley Point C worker population increasing this to 0.78 pitches. It would appear that the current provision at the West Somerset Leisure Centre would therefore be sufficient for the local planning authority area in population terms. However, when the proposed catchment area is overlaid, there are parts of the local planning authority area in the east and south, which have no access to an AGP within 20 minute drive time. In addition, the AGP at the Leisure Centre is shared with the Community College during weekday school term times.

<sup>42</sup> Based on an estimate of 27,000 resident population in the local planning authority area.

<sup>43</sup> For the whole District this would be 0.8 AGPs.

Discussion with the Leisure Centre management has suggested that use of the STP is at medium capacity, i.e. busy but with some spare capacity, with block bookings (during the time it is available for community use) taking up 20% of the available booking time and open bookings making up 80%. This would suggest, that within the catchment area of the facility, there is some capacity for increased use, in the short term at least.

In terms of the use of the AGP by Hockey Clubs, the Minehead Ladies Club has suggested that there is no demand to increase the number of hours that the AGP is used, whilst the Minehead and West Somerset Men’s Club has suggested that a drop in the degree to which hockey is ‘pushed’ in schools has led to fewer young people playing club hockey. The Club has also suggested that the cost to play has risen in recent years, leading to a decrease in the number of those playing. Both clubs have suggested that the AGP is adequate to meet the needs of the club.

### Conditions and quality of provision

The Leisure Centre management have identified that the AGP is in ‘very good’ condition. This position fits with respondents to the user survey who use the facility citing it as either ‘good’ or ‘very good’. The England Hockey Board have rated the pitch used at the Centre by the Minehead Ladies and Minehead and West Somerset Men’s Hockey Clubs as in “generally good condition”. The Minehead Ladies Hockey Club has rated the AGP as ‘adequate’ and the facility as a whole as ‘good’.

### Identified need

From the above analysis, the identified needs of AGPs in the local planning authority area can be summarised as follows:

**Figure 3.21**

Summary of key findings and issues	Source
There is a lack of provision in the eastern and southern parts of the local planning authority area which are located beyond the 20 minute drive time catchment. Whilst this position is not too concerning when considering the existing resident population, the incoming population of workers related to the building of Hinkley Point C (if it proceeds) will generate a need for provision in the eastern part of the local planning authority area.	Consultation
Lack of car parking spaces on the Leisure Centre / Community College site has been raised as an issue across the facilities provided on the site and by clubs using the facilities.	Consultation

## **Assessment**

There is a single AGP in the local planning authority area. AGP availability is limited to use by the Leisure Centre (and therefore wider community access) outside of school weekday term times (i.e. evenings, at weekends and during school holidays). The pitch is in very good condition.

The catchment area for the AGP in Minehead does not extend to cover the whole of the local planning authority area and there are gaps in the eastern and southern parts of the area. Although these areas are predominantly rural and characterised by small settlements which might not justify further provision alone, the increase in population, both resident and commuting workers to the proposed Hinkley Point C reactor will likely result in the need for provision in the eastern part of the local planning authority area, probably in Stogursey.

Whilst the Local Impact Report being produced by West Somerset Council, Sedgemoor District Council and Somerset County Council will provide further evidence to demonstrate likely needs arising as a result, including in response to the two five-a-side pitches proposed for the on-site campus, this report fits that data alongside needs rising from existing resident population and likely housing growth associated with the emerging Local Plan. Section 2 covers the likely needs as a result of Hinkley Point C, although in short, in terms of the AGPs that additional (non-home-based worker) population generated by the development of Hinkley Point C at its peak in construction would see an additional requirement of 0.78 pitches in addition to provision generated by existing and projected resident population.

## **Proposed minimum standard for STPs**

The sections above lead to the conclusion that the following minimum standards of provision are appropriate for the local planning authority area.

**Figure 3.22**

Component	Description
Quantity	All West Somerset local planning authority residents should live within a 20-minute drive time of a STP. Should the Hinkley Point C development proceed, adequate provision will need to be made in the eastern part of the local planning authority area to satisfy demands generated by workers resident in the local planning authority area.
Quality	STPs (and ancillary facilities) should be in at least 'good' condition <sup>44</sup> .
Accessibility	Good access, DDA compliance and 'adequate daytime community use' <sup>45</sup> .
Acceptable size (Sport England guidance)	Minimum: length (i.e., direction of play): 100m / width: 53m Maximum: length (i.e., direction of play): 130m / width: 98m

### Identified shortfall

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

**Figure 3.23**

Component	Significant shortfalls
Quantitative	A minor shortfall is identified in the eastern part of the local planning authority area, becoming much more significant should the Hinkley Point C development proceed.
Qualitative	No shortfalls identified.
Accessibility	Car parking availability has been identified as an issue at the West Somerset Leisure Centre.

<sup>44</sup> 'Good condition' is defined as:

- Well decorated
- Well maintained, with no signs of neglect.
- Reasonable number of changing accommodation for available facilities.
- Well lit for sport and recreation activities, as appropriate.
- Well equipped, as appropriate.
- Effective storage space.
- Segregated changing and shower areas, as appropriate.
- Segregated, lockable changing areas, as appropriate.

<sup>45</sup> 'Adequate day-time community use is defined as, "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for day-time users".

## Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government circular 5/05<sup>46</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>47</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>48</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency and intensity of use. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>49</sup> based on annual contributions of 10% of the initial capital cost.

## Material Considerations

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

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<sup>46</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>47</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>48</sup> See

[http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

<sup>49</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

## **INDOOR BOWLS**

### **Current situation**

There are two bespoke indoor bowls facilities<sup>50</sup> in West Somerset local planning authority area (at Minehead Bowls Club which has three rinks and Watchet Bowls Club which has one). Evidence accrued by consultants KKP during other similar assessments in South West England suggest that indoor bowls players are prepared to travel significant distances to play but also that users transport and cost are potential barriers for users. This is a factor borne out through consultation with the clubs. Almost all members at the Minehead Bowls Club are aged 50+. Around 78% of Watchet Bowls Club's membership is comprised of the 60+ age group, with almost 8% under 16, 4% 16 – 29 and almost 11% in the 30 – 59 age group.

### **Catchment area**

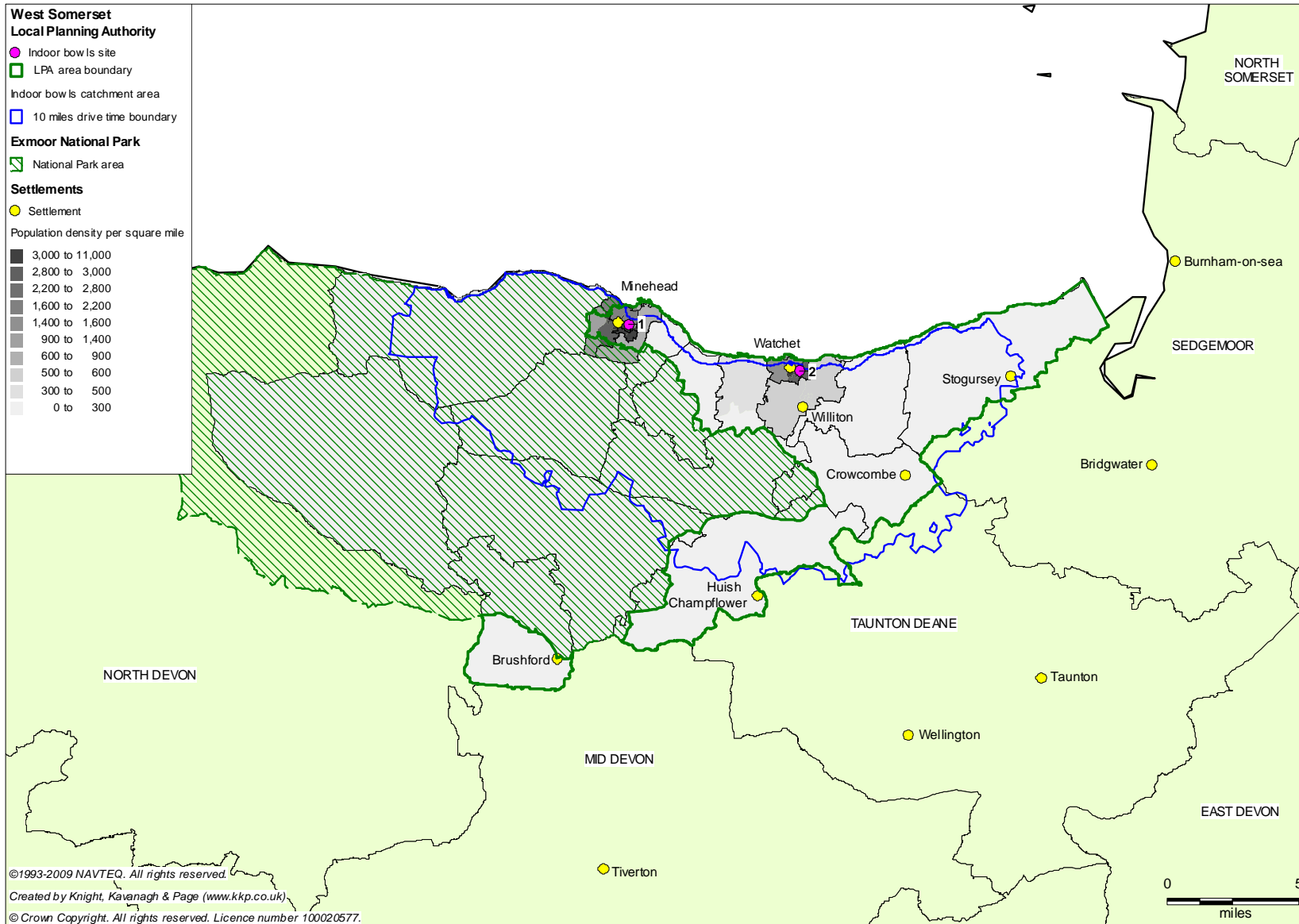
Based on discussion with both clubs with indoor provision, the average distance travelled by the majority of members is up to 10 miles, with most travelling by car. This distance does not include the distances travelled by visiting club teams for matches, which will of course be determined by the locations of teams in relevant leagues. Those who walk to use the club will tend not to walk further than 1 mile (20 – 25 minutes).

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<sup>50</sup> This section does not include an assessment of the provision for short mat bowls. The game is flexible in terms of location due to the need for only a space being the required length of the mat used. No detailed response was received about short mat bowls provision from the Somerset Short Mat Bowls Association during the study period. However, the SSMBA did confirm that the club playing at Brushford is registered with the Association, the club at Kilve has been "in and out" of membership depending on numbers and the club at Carhampton recently left the Association due to a lack of members. It was also suggested that the local league may close due to lack of numbers in the clubs taking part. There are other clubs / groups which play in other villages as responses to the Village Halls survey has revealed, for example in Huish Champflower, Withycombe, Old Cleeve (Lysaght Hall), Stogursey, Upton and Crowcombe.

West Somerset Council Local Planning Authority  
Sport and Recreation Facilities Assessment

Figure 3.24: Location of indoor bowls facilities in West Somerset local planning authority area with amalgamated 20 minute drive time catchment



**Key for Figure 3.24**

ID	Name	Rinks
1	Minehead Bowls Club	3
2	Watchet Bowls Club	1

**Analysis of supply and demand**

**Figure 3.25: Active Places Power analysis of demand for indoor bowls facilities**

	Current	Future (2032)
<i>West Somerset Wards wholly and partially within the local planning authority area</i>		
Capacity	<b>624</b>	624 *
Demand **	<b>394</b>	548
Balance	<b>230</b>	76
<b>% West Somerset <u>local planning authority</u>*** wards demand met</b>	<b>158%</b>	114%
<b>% West Somerset District demand met</b>	<b>132%</b>	- ****
<b>% England demand met</b>	<b>59%</b>	-
<b>% South West Region demand met</b>	<b>80%</b>	-

Notes: \* future capacity remains the same as current as an accurate forecast cannot be made. \*\* future demand = current demand x (% active population growth + % participation increase) i.e. 394 x (20.3% + 18.9%) + current demand. \*\*\* Figures are not available for parts of wards. Therefore this calculation for the local planning authority area is based on those wards wholly *and* partially within the local planning authority area. It is likely that the % demand met for the local planning authority area only will be a little higher than the figures given in the table as the population numbers will be smaller for the same number of facilities. \*\*\*\* a figure for the future demand met cannot be calculated for the District as a whole as this would require taking into account future housing provision figures for the part of Exmoor National Park within West Somerset, figures which are yet to be determined through the emerging Exmoor Local Plan.

Demand for indoor bowling facilities is currently being met by the current provision in the local planning authority area. With four rinks at two indoor bowls facilities servicing the area, and given the prevalence of Sport England and MOSAIC market segments demonstrating large proportions of active retired groups (see section 1) and the acknowledgement that for these groups bowling is likely to be an appealing sport, demand for indoor bowls is certainly likely to persist. Projections to 2032 suggest that there will, however, continue to be capacity to

absorb any increase in demand seen as a result of the growth in population and change in participation rates.

Figure 3.26 shows that the Sport England Sports Calculator<sup>51</sup> suggests that demand will increase as the population grows in the local planning authority area. A weighting factor in terms of demand for use of facilities has not been applied.

**Figure 3.26**

Sport England Sports Calculator Requirement for Indoor Bowls in West Somerset Local Planning Authority Area			
	Population		
	Existing residents	Existing residents + residents from new dwellings (up to the year 2032)	Existing residents + residents from new dwellings (up to the year 2032) + non-home based residents working at Hinkley Point C development
	27,000	32,500	33,389
Indoor Bowls Space	2.73 rinks 0.46 centres	3.29 rinks 0.55 centres	3.33 rinks 0.56 centres

Notes: Based on an existing population of 27,000 + an increase as a result of new housing development during the plan period of 5,500 + 889 non-home based workers living in the local planning authority area as a result of the Hinkley Point C construction (if it proceeds).  
Source: Sport England Sports Calculator

As with all figures calculated through demand and supply tools, these figures must be moderated through discussion with local providers of the facilities. The figures are supported to an extent by discussion with local clubs. Whilst there appears to be about the right amount of provision at Minehead Bowls Club, it has been suggested that demand is greater than the current capacity at the Watchet Bowls Club facility.

Discussion with Minehead Bowls Club suggests that the three rinks at the indoor facility are well used. It was highlighted that it generally requires around 100 members per indoor rink to “make it work” and the current membership is around 300+, a number manageable within the existing premises. In terms of the frequency of use of the indoor rinks, they are being used at ‘medium capacity’, i.e. they are busy but have some spare capacity. It was noted that membership numbers have remained steady in the last five years and that the club expect that to continue to be the case in the future. However, it was highlighted that more existing members want to play indoors. During times when rinks are not used by

<sup>51</sup> See

[http://www.sportengland.org/facilities\\_planning/planning\\_tools\\_and\\_guidance/sports\\_facility\\_calculator.aspx](http://www.sportengland.org/facilities_planning/planning_tools_and_guidance/sports_facility_calculator.aspx)

teams for league or club matches they tend to be booked for use by individual, pair and “scratch” teams. The facilities also tend to draw in members of other clubs which do not have an indoor provision.

Watchet Bowls Club indicated that there is demand for an additional indoor rink to the one they currently have with it being used to full capacity, often with little or no availability. There are approximately 80 members and the rink can be used by members of the public when not being used by club members and if a club member is present. It was noted that the maximum capacity of the club would be approximately 150 members. Demand has remained steady over the last five years, but is anticipated by the club to increase in the future.

Clearly, an increasing ageing population in the District and local planning authority area is likely to have an impact on demand in the future and should be monitored over time to assess the degree to which the figures outlined above change and to what degree they fit with the situation “on the ground”.

### **Conditions and quality of provision**

Contact with the clubs has suggested that the current provision is ‘good’ at the Minehead and Watchet facilities, with some improvements needed at both facilities, although there are a greater number identified at Watchet Bowls Club. Improvements suggested by the Clubs are identified below.

### **Identified Need**

From the above analysis and other issues identified during discussion / from surveys with the clubs the identified needs of indoor bowls provision in the local planning authority area can be summarised as follows:

**Figure 3.27**

Summary of key findings and issues	Source
Whilst desk-top research has suggested that there is no unmet demand and that there is sufficient capacity to absorb additional demand in future years, consultation has identified a need for an additional rink in future years at Watchet Bowls Club if demand increases sufficiently to warrant a new rink.	Consultation
A need for improved facilities such as disabled access, disabled toilet and improved catering facilities at Watchet Bowls Club.	Consultation
A desire to see improved changing and catering facilities at Watchet Bowls Club.	Consultation
Additional changing facilities needed at Minehead Bowls Club (although plans are being progressed to build an extension).	Consultation
On-street parking can sometimes be an issue for Minehead Bowls Club and there is no dedicated off-street parking.	Consultation
The Sport England Calculator suggests that the resulting additional population likely to be resident in West Somerset as a result of the development of the Hinkley Point C reactors, if they proceed, would generate a need for additional provision.	Sport England Sports Calculator

### Assessment

Research has identified three principal findings. These are:

- Both indoor bowls facilities are considered to be at least 'good' condition.
- There is a small catchment gap (based on 20 minute drive time catchment areas) in the very southern part of the local planning authority area, although it has been recognised that club members will travel further than the average to use existing facilities in the area. Residents who use indoor bowling facilities in those areas might also use provision in neighbouring Districts. The more important issue, given that the facilities cover a wide catchment covering almost all of the local planning authority area, is responding to any quantified need for improvements / additional provision to existing facilities.
- Should the development of the Hinkley Point C reactors proceed, the resulting population of workers will mean that there will be a need for additional provision of facilities in the local planning authority area. Whilst the Local Impact Report being produced by West Somerset Council, Sedgemoor District Council and Somerset County Council will provide further evidence to demonstrate likely needs arising as a result, this report fits that data alongside needs rising from existing resident population and likely housing growth

associated with the emerging Local Plan. Section 2 covers the likely needs as a result of Hinkley Point C, although in short, in terms of the bowls space that additional (non-home-based worker) population generated by the development of Hinkley Point C at its peak in construction would see an additional requirement of 0.04 rinks (0.01 centres) in addition to provision generated by existing and projected resident population.

### Proposed minimum provision standard

From the sections above, the proposed minimum provision standard is as follows:

**Figure 3.28**

Component	Description
Quantity	Given the proximity of most of the local planning authority area's population to an existing indoor facility, the focus should be on ensuring that demand within each facilities' catchment is catered for in coming years. This is unlikely to necessitate any increase in the number of rinks at the Minehead club although in Watchet this might mean an additional rink if feasible and economically viable (both in terms of capital and revenue / running costs).
Quality	Indoor bowls facilities should be in at least 'good' condition <sup>52</sup> .
Accessibility	Good access, DDA compliance and 'adequate daytime community use' <sup>53</sup> .
Minimum acceptable size (Sport England guidance)	Length = 36.5m Width = 4.6m

### Identified shortfall

Analysis of the needs assessment and audit information identifies that there is an issue related to accessibility, with a lack of dedicated parking identified at Minehead Bowls Club. The increase in population arising from the Hinkley Point C development, if it proceeds, together with an anticipated need for more rinks could mean that there is a shortfall in provision at the Watchet club. There are no

<sup>52</sup> 'Good quality' is defined as:

- Well decorated
- Well maintained, with no signs of neglect.
- Reasonable number of changing accommodation for available facilities.
- Well lit for sport and recreation activities, as appropriate.
- Well equipped, as appropriate.
- Effective storage space.
- Segregated changing and shower areas, as appropriate.
- Segregated, lockable changing areas, as appropriate.

<sup>53</sup> 'Adequate day-time community use is defined as, "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for day-time users".

shortfalls identified in terms of quality of provision (of the rinks themselves), although some ancillary facilities at the clubs are in need of upgrading.

## Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government circular 5/05<sup>54</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>55</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>56</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency and intensity of use. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>57</sup> based on annual contributions of 10% of the initial capital cost.

## Material Considerations

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

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<sup>54</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>55</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>56</sup> See

[http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

<sup>57</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

## **SECTION 4: “NON-PITCH” FACILITIES AUDIT**

### **Methodology**

This section considers supply and demand issues for “non-pitch” sport and recreation facilities. It largely updates existing information and knowledge about facilities using existing data and using comments made by stakeholders involved in provision. Different levels of information are available for different facilities assessed in this section. In summary it evaluates the following types of facilities:

- outdoor bowling greens / rinks;
- multi-use games areas (MUGAs); and,
- outdoor tennis courts.

### ***Audit***

The audit provides a ‘snap shot’ (at a particular point in time) of facilities. It was largely desk-based and drawn together based on an audit undertaken for the Council by consultants KKP in 2007, an audit that Arup have undertaken (in 2010 / 11) as part of the work exploring the possible implications of the proposed new nuclear reactors at Hinkley Point Power Station, an assessment of land and property uses in towns and villages undertaken by the Council in March / April 2011, together with data from Active Places and other data that the Council holds on existing facilities. It:

- Analyses the quantity and location of provision;
- Assesses the levels and types of use of facilities (although not for MUGAs); and,
- Assesses the quality of provision.

Analysis of the distribution of, and interrelationship between, sport and recreation facilities also assist in the evaluation of demand. The audit gives an indication of areas of high demand and where there is potential to provide improved and/or additional facilities to meet this demand. Ownership and management are also important. This can determine the effectiveness with which facilities serve the community and meet local need. Each facility is considered on a ‘like for like’ basis in relation to others within its own facility type, in order that it can be assessed for adequacy.

The facilities were also assessed through a combination of site visits, face-to-face discussions with and questionnaires completed by those organisations and individuals who run them. School Games Organisers have had a dialogue with local schools which have community access to their sports facilities. As well as providing an evidence base to understand existing provision and determine future standards of provision, the assessment will help the Council (in its role as local planning authority and Corporately as supporter of other community facilities) and its partners to develop a clear focus and identify priorities for support and potential

investment in facilities in the local planning authority area. It can also be used to estimate the effect of enhancing one facility on others in the study area.

**Analyzing the audit and accessibility**

Catchment areas for different types of provision provide a tool for identifying areas currently not served by existing sport and recreation facilities (i.e., catchment gaps). It is recognised that catchment areas vary from person to person, day to day, hour to hour. As already noted, this problem has been overcome in PPG17 by accepting the concept of ‘effective catchment’, defined as the distance travelled by the majority of users.

Drawing together these sources of information on travel to facilities suggests the following catchment times in terms of use of existing facilities.

**Figure 4.1**

Type of facility	Travel time and distance		Notes / Justification
	@ 30mph (by road)	@ 3 mph (by foot)	
Outdoor bowls	1.5 miles (3 minutes)	1.5 mile (30 minutes)	Based on discussion with Bowls Clubs about distance travelled by members.
MUGAs	1 mile (2 minutes)	1 mile (20 minutes)	MUGA provision is based on providing for local use and so average drive-time catchments are not normally applicable (although this does not mean that some MUGAs will see some people drive short distances to use them).
Outdoor tennis	5 miles (10 minutes)	1 mile (20 minutes)	Based on national studies and recognised catchments, other PPG17 assessments and consultation.

There are various variations and nuances to these broad definitions, but they are considered to reflect the general situation in the West Somerset local planning authority area.

## **MULTI-USE GAMES AREAS (MUGAs)**

Multi-use Games Areas or MUGAs tend to be one of five types<sup>58</sup>:

- Macadam areas used for ball rebound sports such as tennis, mini-tennis, netball, and basketball. One type is prioritised for tennis and another for netball use;
- Polymeric surfaced areas used for ball rebound sports such as netball, five-a-side football, tennis, mini-tennis, basketball and training areas for non-ball sports such as athletics. One type has netball as the priority sport and one with five-a-side football and athletics training as the priority use; and,
- Synthetic turf areas used for sports such as hockey, five-a-side football, football, lacrosse, American football and training areas for activities such as athletics and rugby union and rugby league.

### **Current situation**

Multi-use Games Areas (MUGAs) are ideal for providing local, generic 'free play-space'. Dependent upon their specification (e.g., surface, fencing, line markings) they accommodate a range of activities (e.g., all-weather training, tennis, 5-a-side football, basketball). They normally cater for local communities and (with appropriate consultation and support) provide a genuine community resource.

There are 8 MUGAs in the local planning authority area (see Figure 4.2 below). 7 of these are located in towns and villages in the northern and eastern parts of the local planning authority area. Some MUGAs are available on an open access basis, but some are only available to hire and outside of school terms time use where located on school sites. Due to the very local catchment of these facilities and, in some places, the fact that they are not open / freely accessible all of the time means that residents do not always have good access to such facilities. Smaller MUGAs are often limited to use during daylight hours due to the absence of floodlighting, but this is characteristic of unmanaged, free facilities in locations such as parks and recreation grounds.

However, it is arguable as to whether limitations to the level of daytime community use of MUGAs on school / shared sites is a particular issue, because demand for daytime use of sports and recreation facilities on school sites is unlikely to be sufficient to justify development of additional MUGAs. What is more significant are the apparent gaps in provision (particularly for smaller open / free facilities) and the need to develop a more comprehensive network so that there is greater provision in Minehead and in villages in rural areas (for example there is no current provision in the West Quantock, Crowcombe and Stogumber, and Brompton Ralph and Haddon wards). MUGAs can play an important role in helping to provide facilities for youth and children.

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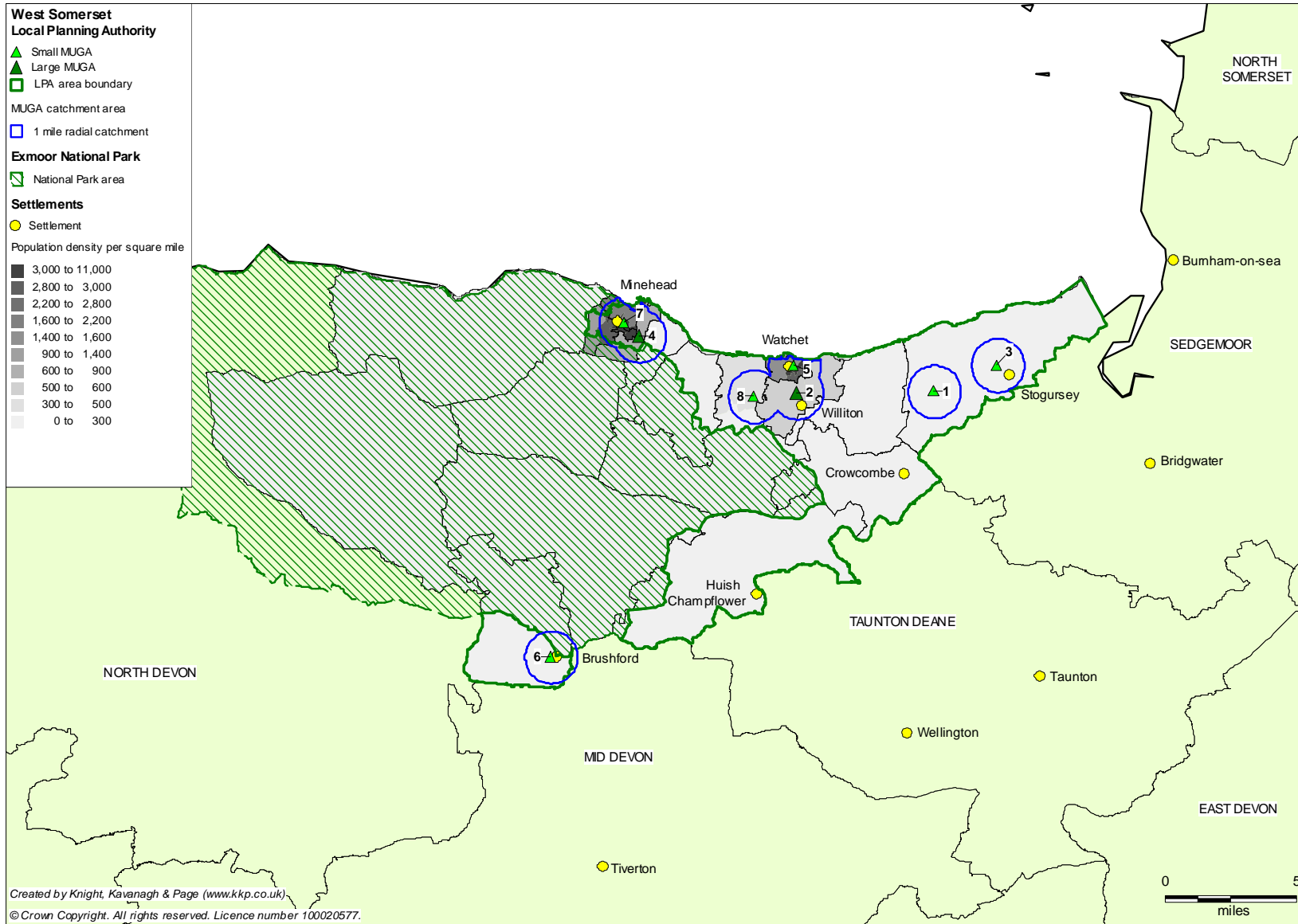
<sup>58</sup> For greater detail, see the Sport England guidance on design of MUGAs - [http://www.sportengland.org/facilities\\_planning/design\\_guidance\\_notes/idoc.ashx?docid=3ec9c08c-3a89-4169-9f65-12cfe7c1e2e7&version=-1](http://www.sportengland.org/facilities_planning/design_guidance_notes/idoc.ashx?docid=3ec9c08c-3a89-4169-9f65-12cfe7c1e2e7&version=-1)

### **Catchment area**

The proposed local catchment area for MUGAs in West Somerset local planning authority area is calculated to be a 20 minute or one mile walk. This is considered to be realistic and reflect how existing MUGAs are used. Figure 4.2 applies this catchment to existing MUGA locations.

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Figure 4.2: MUGAs with 20-minute / one mile walk catchments



**Key for Figure 4.2**

Map ID	Site
1	Holford Play Area and MUGA
2	Danesfield Church of England Middle School
3	Stogursey Victory Hall and MUGA
4	West Somerset Leisure Centre
5	Watchet Memorial Ground MUGA
6	Brushford MUGA
7	Irnham Road, Sports and Recreation Ground MUGA
8	Washford MUGA

**Analysis of supply and demand**

There are 8 MUGAs in the local planning authority area. 7 of these are located in towns and villages in the northern and eastern parts of the local planning authority area. Some MUGAs are available on an open access basis, but some are only available to hire and outside of school terms time use where located on school sites. Due to the very local catchment of these facilities and, in some places, the fact that they are not open / freely accessible all of the time means that residents do not always have good access to such facilities. Smaller MUGAs are often limited to use during daylight hours due to the absence of floodlighting, but this is characteristic of unmanaged, free facilities in locations such as parks and recreation grounds.

However, it is arguable as to whether limitations to the level of daytime community use of MUGAs on school / shared sites is a particular issue, because demand for daytime use of sports and recreation facilities on school sites is unlikely to be sufficient to justify development of additional MUGAs.

There is little data available to quantify demand (particularly for small open facilities), but MUGAs play an important role for giving accessibility to sporting leisure and play, particularly for local youth, children and for seasonal sports such as tennis. There is some information on use of facilities in the local planning authority area which need to be booked for use and which charge a fee ('formal' MUGAs).

Discussion has identified that the MUGA at Danesfield School in Williton is increasingly well used with bookings having increased in the years since the school made facilities available outside of school opening hours. There remains capacity to increase its use. Football is the main activity for which the MUGA is booked during weekday evenings and tennis is popular in the summer. The MUGA at the West Somerset Leisure Centre has been identified as being used below capacity, with more times not in use than in use. It is available for open as opposed to block bookings for around 70% of the time.

**Conditions and quality of provision**

Conditions and quality of provision has been assessed in two ways. The formal MUGAs in Williton and Minehead have been assessed through feedback from

those managing the facilities. The MUGA at the Leisure Centre has been assessed by the Centre’s management as in ‘very good’ condition. The MUGA at Danesfield School is considered to be in ‘very good’ condition due to fairly recent conversion to the MUGA from outdoor tennis courts.

Small MUGAs have been assessed through site visits undertaken by consultants Arup during their audit of leisure facilities for the Hinkley Point study area and by West Somerset Council as part of this study. The Holford MUGA was assessed as ‘adequate’ / ‘good’ and Stogursey MUGA was assessed as ‘good’ / ‘very good’ by the Hinkley audit. Brushford MUGA has been rated as ‘very good’ or ‘good’ by respondents to surveys conducted for the emerging Parish Plan. The Washford and Irnham Road, Minehead MUGAs have been assessed by the Council as ‘good’ and ‘adequate’ respectively, with the Watchet MUGA at the Memorial Ground being ‘poor’.<sup>59</sup>

### Identified need

The gaps in provision in the catchment area are most noticeable in some rural areas. For example, there is no provision of ‘formal’ or free smaller ‘informal’ MUGAs in the local planning authority area part of West Quantock, Crowcombe and Stogumber, and Brompton Ralph and Haddon wards.

From analysis of Parish Plans and other local strategies and action plans, the following needs become apparent in relation to the provision of new MUGAs.

**Figure 4.3**

Parish	Issue
Brompton Ralph	The Parish is one of ten (three of which are in West Somerset local planning authority area) which have produced the “10 Parishes Community Plan 2009 – 2014”. Amongst its objectives, it seeks to provide: a 10% increase in regular sports participation; and, 2 new sporting opportunities.
Brushford	A survey conducted for the emerging Parish Plan suggested that a majority of respondents to the survey indicated that more activities for children and teenagers are important.
Clatworthy	The Parish is one of ten (three of which are in West Somerset local planning authority area) which have produced the “10 Parishes Community Plan 2009 – 2014”. Amongst its objectives, it seeks to provide: a 10% increase in regular sports participation; and, 2 new sporting opportunities.
Huish Champflower	The Parish is one of ten (three of which are in West Somerset local planning authority area) which have produced the “10 Parishes Community Plan 2009 – 2014”. Amongst its

<sup>59</sup> All MUGAs were assessed using visual assessment of quality and conditions on each site based on 15 issues examined, for example, equipment maintenance, grounds maintenance, quality of provision, dog fouling, presence of litter, etc. Each category was given a score of 1 to 5, with 1 meaning ‘very poor’, 2 ‘poor’, 3 ‘adequate’, 4 ‘good’ and 5 ‘very good’. From a maximum score of 75, a score of 15 = very poor, 30 = poor, 45 = adequate, 60 = good and 75 = very good. The Council assessment has been undertaken on the same basis. Scoring will be subjective to a degree, but this is difficult to avoid and scores are considered to give a good broad appraisal of quality.

Parish	Issue
	objectives, it seeks to provide: a 10% increase in regular sports participation; and, 2 new sporting opportunities.
Kilve	Kilve Parish Council has suggested that there is a need for a play area (for play equipment and for playing ball games), although a lack of funding is an issue.
Stogursey	Stogursey's Parish Plan identified that respondents were in favour of providing a youth recreation area.
Stringston	The Parish Council would like to see some local provision of tennis courts in the future.
Williton	The Parish Plan identified a need for improved sports and play facilities. The Williton Masterplan stated that "The focus of the leisure provision within Williton is heavily targeted for young children, with little to do for older children, teenagers or adults."

Figure 4.2 shows that provision is focused in places on the 'coastal strip' or northern part of the local planning authority area. There is existing capacity to absorb any increase in demand for the 'formal' larger facilities at the West Somerset Leisure Centre in Minehead and at Danesfield School in Williton.

Therefore the greatest need is for small freely accessible facilities to be provided in villages or to serve villages to widen the network of MUGAs in rural areas where no provision currently exists. Such investment, if available, should be prioritised firstly to those villages without other existing play or sporting facilities. Logically, MUGAs tend to be located in parks or other recreational space where there is a natural synergy between uses and villages where a need is identified will, of course, need to have a site available for the location of a MUGA. Other criteria which could be used to identify suitable villages for their location include: an identified need in a Parish Plan or Neighbourhood Plan; and, an age structure in the village which would use such facilities (for example a good proportion of the population having families with children and youth).

In addition to the need in rural areas, there is only one freely accessible MUGA in Minehead (at the Irnham Road Sports / Recreation Ground). Further provision of one or more small MUGAs to serve local communities within the town would be beneficial. Such provision seems unlikely to threaten the ability for the MUGA at the Leisure Centre to increase its use given the difference between 'formal' use at that facility and the principal 'informal' use of small MUGAs. With the forthcoming changes to the youth service and provision in April 2012 (see section 5) the provision of such informal facilities becomes all the more important.

### **Assessment**

From the above evidence it is apparent that there is a need for additional small freely accessible MUGAs in more rural villages where there is currently no provision. However, there is also an absence of MUGAs in villages reasonably close to existing provision and larger settlements which should not be discounted from those villages where provision is required, given the very local catchments which MUGAs tend to serve.

In order to widen the network of small MUGAs, the following villages should be considered for locating a small MUGA, subject to certain criteria (listed below) to help prioritise where local authority funding (if available) might be directed to aid delivery (where that funding does not come from village community groups, Town and Parish Councils).

Villages on the 'coastal strip' / in the northern part of the local planning authority area:

- Carhampton;
- Dunster Marsh;
- Kilve;
- Old Cleeve;
- Sampford Brett; and,
- West Quantoxhead.

Villages in more rural locations:

- Bicknoller;
- Brompton Ralph;
- Clatworthy;
- Crowcombe;
- Huish Champflower;
- Skilgate;
- Stogumber;
- Upton; and,
- Willett.

There is also a need for more small MUGAs to be provided in Minehead and a small openly accessible MUGA in Williton would improve accessibility to informal sports and recreation in the village, with a large MUGA providing for more formal sports available to book outside of school times at Danesfield School.

The list of villages above could all benefit from provision of a MUGA based on location alone, particularly those within more rural wards (for example West Quantock, Crowcombe and Stogumber, and Brompton Ralph and Haddon wards) where they are likely to be a significant distance from alternative provision for informal sport and recreation use. However, West Somerset Council and local community groups, Parish and Town Councils should consider the following criteria to aid any decision on providing a small MUGA:

- need arising from the local / village community (e.g. number of children and youth in the locality and likelihood of use);
- availability of a site;
- confirmation of funding and deliverability;
- ability to fund maintenance in the long term;
- opportunities to provide a MUGA as part of a redevelopment of existing community facilities;
- locations where a level of use could be guaranteed or be used as a shared facility for some of the time (for example, villages with Primary Schools);

- confirmation of need in a Parish and / or Neighbourhood Plan;
- although very locally based use of small MUGAs, the availability of other informal sport and recreation provision in other towns and villages in close proximity; and,
- identification of a network of MUGAs to cover significant gaps in provision, rather than necessarily identifying a MUGA for each village;

Two existing MUGAs are likely to require some refurbishment in the near future: the Watchet Memorial Ground MUGA and the Irnham Road, Minehead MUGA.

### Proposed minimum provision standard

From the sections above, it is suggested that the following minimum provision standards should apply:

**Figure 4.4**

Component	Description
Quantity	Where need and deliverability is demonstrated, residents of settlements identified above should be approximately no further than a 20-minute walk away from a MUGA.
Quality	MUGAS should be in at least 'good' condition <sup>60</sup> and meet relevant British Standards.
Accessibility	As far as practically possible, new MUGAs should have unrestricted access to the community and be fully compliant with Disability Discrimination Act requirements.
Minimum acceptable size (Sport England guidance)	Length (i.e., direction of play): 37m Width: 18.5m

### Identified shortfall

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

<sup>60</sup> 'Good condition' is defined as:

- Well maintained, with no signs of neglect.
- Floodlit for all-year round sport and recreation activities, as appropriate.
- Well equipped, as appropriate.

**Figure 4.5**

Component	Significant shortfalls
Quantitative	There is an absence or potential shortage of MUGAs in Minehead, Carhampton, Dunster Marsh, Kilve, Old Cleeve, Sampford Brett, West Quantoxhead, Bicknoller, Brompton Ralph, Clatworthy, Crowcombe, Huish Champflower, Skilgate, Stogumber, Upton, Willett and Williton.
Qualitative	The Watchet MUGA is in need of some refurbishment to improve its quality and the Irnham Road, Minehead MUGA is likely to need some upgrading in the coming years. No significant issues have been identified for other existing MUGAs.
Accessibility	The larger, more formal MUGAs in Minehead and Williton are shared use and not freely open to public use at no cost. However, this is common with formal MUGAs. No accessibility shortfalls identified at existing small MUGAs.

### Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government circular 5/05<sup>61</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>62</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>63</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency and intensity of use. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>64</sup> based on annual contributions of 10% of the initial capital cost.

<sup>61</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>62</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>63</sup> See [http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

<sup>64</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

## **Material Considerations**

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

## **OUTDOOR TENNIS**

### **Current situation**

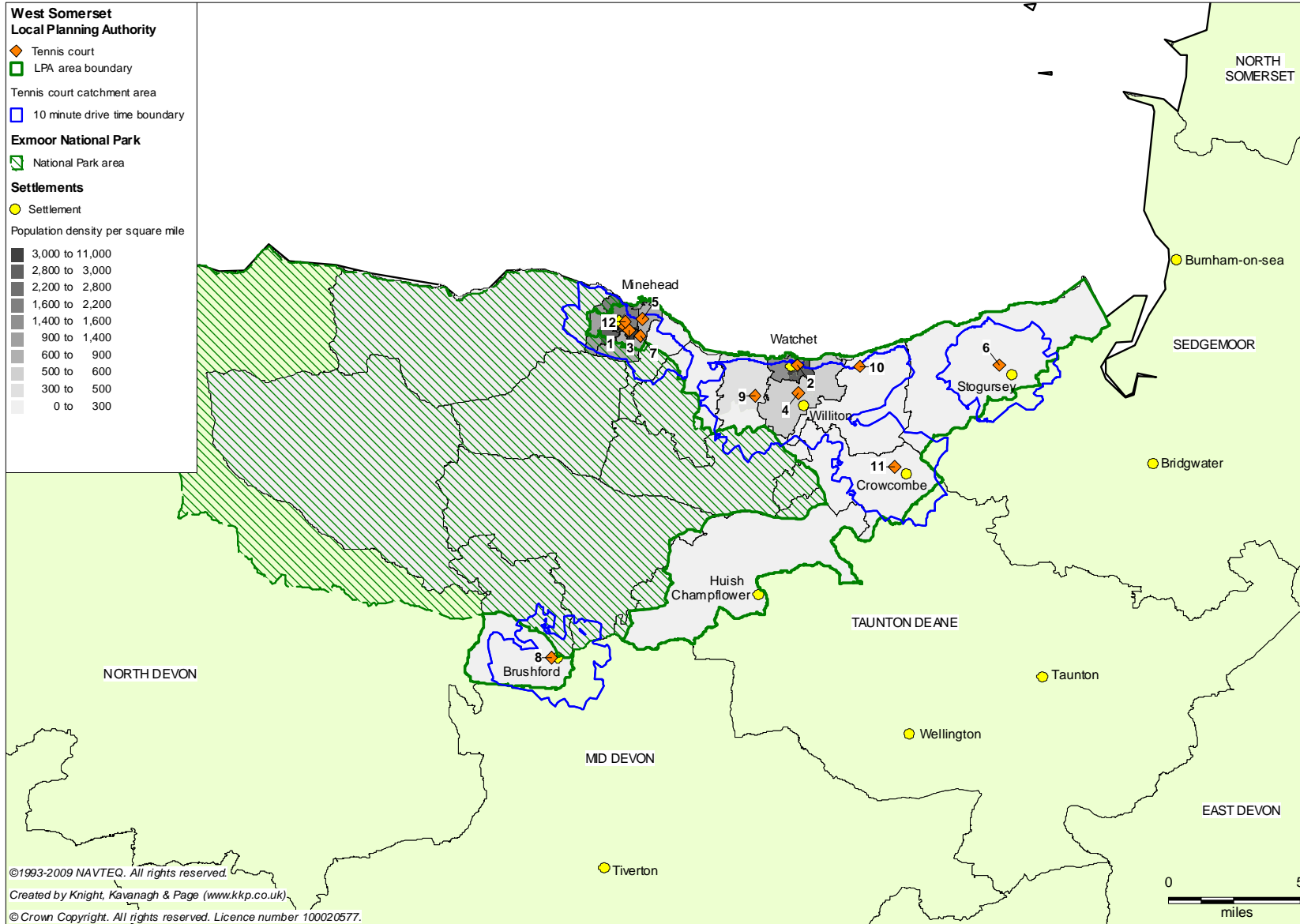
There are 12 sites providing 26 outdoor tennis courts across the local planning authority area district (see map below). These sites include 5 MUGAs which are marked out for tennis use and are covered in the previous section. In terms of types of site, two are LTA registered Tennis Clubs (Minehead and Watchet), 2 are on school sites and 2 are on holiday camps (at St Audries Bay and Butlins) with varying levels of 'community' accessibility.

### **Catchment area**

The suggested catchment for outdoor tennis courts in the local planning authority area is 5 miles (or 10 minutes travel time by car). This is based on national studies and recognised catchments, other PPG17 assessments and consultation through the questionnaires sent to those who run and maintain courts.

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**Figure 4.6: Location of outdoor tennis facilities in West Somerset local planning authority area with amalgamated 10 minute drive time catchment**



**Key to Figure 4.6**

Map ID	Site
1	Minehead Lawn Tennis Club
2	Watchet Memorial Playing Field Tennis Courts
3	Minehead Middle School
4	Danesfield Church of England Middle School
5	Butlins Minehead
6	Stogursey Victory Hall and MUGA
7	West Somerset Leisure Centre
8	Brushford MUGA
9	Washford MUGA
10	St Audries' Bay Holiday Camp
11	Crowcombe Tennis Court
12	Irnham Road, Sports and Recreation Ground Tennis Courts

**Analysis of supply and demand**

Neither Sport England's Active Places Power nor Sports Calculator have provision to estimate and analyse supply and demand of outdoor tennis courts. All data has therefore been gathered from questionnaires sent to those who are responsible for operating courts in the local planning authority area.

From the mapping it can be seen that there are 13 sites at which outdoor tennis courts are available. Of these, the courts based at small MUGAs (4) and those on recreation grounds (2) are the most accessible in terms of opening times and being open at no or low cost. However, sites at MUGAs are shared facilities and so time to use them as tennis courts will be more limited than those which are dedicated tennis courts. Courts at locations such as Butlins and St Audries Bay will require membership or day tickets and will need to be shared use with paying guests of the holiday camps / parks.

Minehead Lawn Tennis Club allows some pay and play use of their courts, although the hire of courts cannot be done on a regular basis as to play regularly people have to join. The Club has indicated that there is no demand to increase the number of hours that the facility is used, although there is sufficient demand to require an additional court to be floodlit (currently, 2 of the 4 courts have floodlighting).

The tennis courts at the West Somerset Leisure Centre are used for block bookings for around 90% of the time they are available with the rest of the time being for open bookings. They are currently used below capacity, with more time not in use than in use.

Those who provided feedback on open courts suggested that the courts are mostly used in the summer (which is to be expected) although in locations which do not require booking, it is difficult to establish frequency of use. Of the Parish and Town Councils which run open courts in their area, Stogursey suggested that

the court there is used on average 2 mornings, 4 afternoons and 3 evenings a week in the summer. In Watchet, the 2 courts managed by the Town Council are used 5 mornings, afternoons and evenings a week on average during the summer months. During the rest of the year courts tend to be used around 1 to 2 mornings, afternoons and evenings a week, levels which are to be expected.

There has been some feedback from more rural Parishes (for example, Stringston) where there are no dedicated tennis courts or MUGAs indicating that they would like to see some local provision in the future.

Williton Parish Council has suggested that there is a need for a freely accessible dedicated tennis court in the village with the Danesfield School MUGA providing for multiple sports and being subject to a fee to play there, compounded by loss of a grass court to the rear of Mamsey House some years ago.

### **Conditions and quality of provision**

With regard to public access courts, questionnaire responses from Stogursey, Old Cleeve (with regard to Washford Rec. court) and Watchet about courts they administer all assess them as being in 'good' condition<sup>65</sup>. The sites at Washford and Stogursey also benefit from floodlighting. The court at Crowcombe has been assessed by the Council as being in 'adequate' / 'good' condition and the 2 courts at Irnham Road in Minehead also as 'adequate' / 'good'.

Facilities (quality of courts and equipment, facility as a whole and changing facilities) at Minehead Lawn Tennis Club have been identified by the Club as being 'good'<sup>66</sup>, although car parking was rated as 'adequate'. Planning permission has been gained for provision of floodlighting for a third court (of four) although funding is an issue. The Arup Leisure audit found that most facilities, structures, accessibility and the quality of provision were 'adequate' or 'good'. No questionnaire response was received from Watchet Tennis Club.

The courts at the West Somerset Leisure Centre have been assessed by the management of the Centre as being in 'very good' condition.<sup>67</sup>

The condition of the small MUGAs is dealt with in the section above.

### **Identified need**

Discussion with Williton Parish Council has identified that, through the Parish Plan and Village Appraisal, the need for tennis courts has been identified. The Parish has remarked that the tennis courts at Danesfield School are available at limited times and there is now a cost, whereas they used to be free and could be accessed at any time. This changed following the grant from the lottery to turn the tennis courts into a MUGA. In addition, the grass tennis court to the rear of Mamsey House was lost a number of years ago.

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<sup>65</sup> from options of 'good', 'adequate' or 'poor'.

<sup>66</sup> from options of 'good', 'adequate' or 'poor'.

<sup>67</sup> based on a range of 'very poor', 'poor', 'adequate', 'good' or 'very good'.

Whilst it is difficult to ascertain community access levels for some tennis courts, the number and location of courts and the information that is available on use suggests that there is a good level of provision in the towns and villages in the 'coastal strip' / northern and eastern parts of the local planning authority area, particularly when taking MUGAs into account which are marked out for tennis. For increased provision in rural areas in the southern part of the local planning authority area, and should additional courts be desired in the area between Stogursey and Williton / Watchet, it is suggested that MUGAs be developed to be able to cater for tennis as well as other informal sports (see section above for further details).

### **Assessment**

From the evidence above it appears that there is a lack of provision in more rural villages in the southern part of the local planning authority area but also in wards located between facilities in Minehead and Watchet / Williton / Washford and Stogursey.

However, the provision of tennis courts is supplemented by the provision of MUGAs which can usually be used for tennis. If MUGAs are factored in to provision of courts, the gap in provision in the eastern and southern parts of the local planning authority area is reduced, leaving villages in the West Quantock, Crowcombe and Stogumber and Brompton Ralph and Haddon wards in particular with no provision or access to a court in a nearby village.

In the interests of economies of scale, 'bangs for buck' and breadth of provision provided, MUGAs (which can accommodate one or more tennis court) should be the preferred solution to the provision of new tennis courts in areas where none currently exist. See the section above for further detail on the suggested provision of MUGAs.

## Proposed minimum provision standard

The sections above suggest the following minimum provision standards:

**Figure 4.7**

Component	Description
Quantity	All West Somerset local planning authority residents living in villages and towns should be able to access an outdoor tennis court within 5 miles / a 10-minute drive of an outdoor tennis court. Also see the requirement for MUGAs.
Quality	Tennis courts should be in at least 'good' condition <sup>68</sup> . Also see the requirement for MUGAs.
Accessibility	Good access, Disability Discrimination Act compliance and 'adequate daytime community use' <sup>69</sup> . Also see the requirement for MUGAs.
Minimum acceptable size (based on LTA guidance)	One court – 17.07m x 34.75m Two courts – 31.70m x 34.75m Three courts – 46.33m x 34.75m Four courts – 60.96 x 34.75m (+ runback – 5.49m, side run – 3.05m, in between courts – 3.66m) Also see the requirement for MUGAS.

## Identified shortfalls

Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to the proposed minimum provision standard:

<sup>68</sup> 'Good condition' is defined as:

- Clear line markings
- Well maintained, with no signs of neglect.
- Reasonable changing/social accommodation for available facilities.
- Well lit for club and competition activities, as appropriate.

<sup>69</sup> 'Adequate day-time community use is defined as, "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for day-time users".

**Figure 4.8**

Component	Significant shortfalls
Quantitative	There are small areas of the local planning authority area which are not within a 5 mile / 10-minute drive of an outdoor tennis court. Provision of a tennis court (or MUGA) in one or more village from Brompton Ralph, Huish Champflower or Skilgate would fill this gap, as would provision within a triangle area between Williton / Watchet, Stogursey and Crowcombe and provision should be considered if a local need is demonstrated in either Kilve or Holford. Again, this could be fulfilled by provision of a MUGA.
Qualitative	Most existing courts are in 'adequate' or 'good' condition. Some of those which are 'adequate' or 'adequate' / 'good' may need some attention in the coming years through general maintenance.
Accessibility	There are no significant shortfalls, although there is a lack of suitable changing facilities at many of the tennis courts, the majority of which are open or semi-open access (open to be booked and access gained through a key). For the levels of use at most courts, a lack of floodlighting is not a significant issue for casual use in the summer months.

### Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government circular 5/05<sup>70</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>71</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>72</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency and intensity of use.

<sup>70</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>71</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>72</sup> See [http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>73</sup> based on annual contributions of 10% of the initial capital cost.

### **Material Considerations**

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

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<sup>73</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

## **OUTDOOR BOWLS**

### **Current situation**

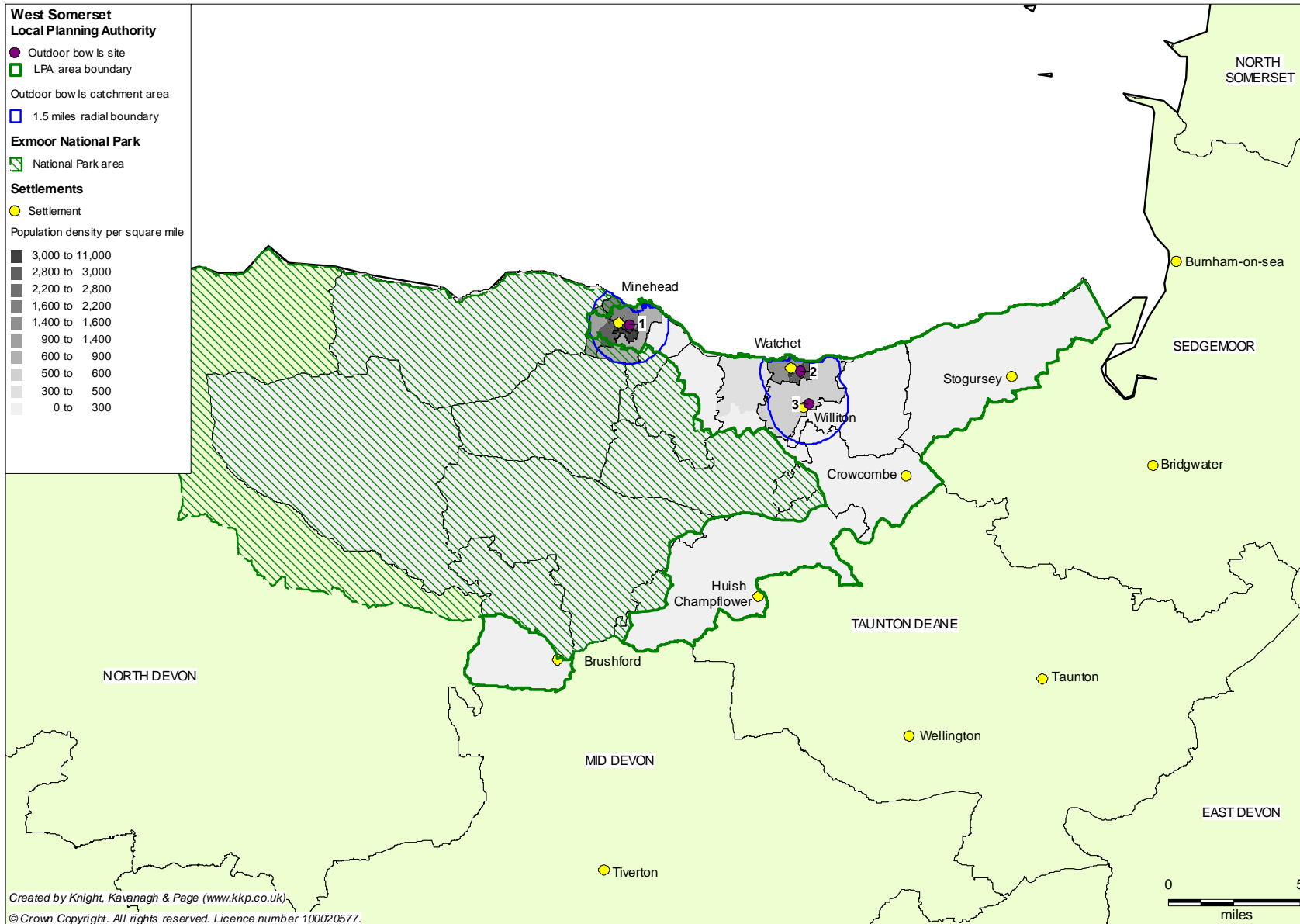
There are three outdoor (lawn) bowling greens in the local planning authority area, located in Minehead, Watchet and Williton (with the Watchet and Minehead greens on the same sites as the indoor rinks). Between them they have 18 rinks. Outdoor bowls is a seasonal sport being played from around mid April to Mid September. Facilities at the Minehead and Watchet Bowls Clubs are on the same site as indoor bowls provision (covered in section 3). Williton only has outdoor provision.

### **Catchment area**

Figure 4.9 below shows the catchment area for outdoor bowls. The proposed catchment area is 1.5 miles and is based on dialogue with Bowls Clubs about how far the majority of their members travel to play outdoor bowls. This does not include the distance travelled by visiting teams, which is of course, dependent upon the composition and geographical coverage of the league. It is noticeable that the catchment is different to that of indoor bowls which extends much further than the immediate local area. This mirrors patterns of use at other indoor and outdoor facilities, where the convenience of playing year round, under cover and under lighting attracts a larger population.

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Figure 4.9: Outdoor bowls facilities with 1.5 mile local walking catchments



### Key for Figure 4.9

ID	Name	Number of rinks
1	Minehead Bowling Green and Club	6
2	Watchet Bowling Green	6
3	Williton Bowling Club	6 (+1)

### Analysis of supply and demand

There are three lawn bowling greens in the local planning authority area at Minehead, Watchet and Williton Bowls Clubs. The Watchet and Minehead clubs also have indoor rinks (see section 3 above). Each has 6 rinks with Williton having enough space to extend to 7 rinks if needed. Outdoor rinks tend to be open from mid April to mid September. Rinks are open to club members although where available, non-members can use rinks if accompanied by an existing club member. None of the clubs have a waiting list to join. Minehead club has around 100 members who use the outdoor rinks, Watchet 80 and Williton 55. Membership levels seem to have remained steady over the last few years at all clubs and are expected to do so in coming years, although Watchet club has indicated that it anticipates that membership at the club overall will grow in the future.

In terms of frequency of use, all clubs' outdoor rinks are used at medium capacity, i.e. busy, but with some spare capacity. Williton's rinks are busiest during afternoons and evenings during the season with rinks only used on average one morning a week. Watchet's rinks follow a similar pattern of use during mornings but are used more heavily (on average 6 to 7 days each week) during the season. The amount of time during mornings that the rinks are used is likely to be constrained by maintenance to the greens, which, it is understood tends to be undertaken in the morning. The Minehead club has remarked that its outdoor rinks are busy most of the time during the season.

Almost all club members in Minehead are in the 50+ age group. At the Watchet club, 78% are 60+ and 10.5% are in the 30 – 50 age group. Williton's membership comprises around 80% in the 60+ group and 15% in the 30 – 59 age group.

Clearly, an increasing ageing population in the District and local planning authority area is likely to have an impact on demand in the future and should be monitored over time to assess the degree to which the figures outlined above change and to what degree they fit with the situation "on the ground".

### Conditions and quality of provision

The quality of the existing outdoor rinks was not raised as an issue through any of the dialogue with the Clubs.

### Identified need

There are few identified needs specifically identified for outdoor bowls. The following needs (which also apply to outdoor bowls) have been copied from the need identified for indoor bowls.

**Figure 4.10**

<b>Summary of key findings and issues</b>	<b>Source</b>
A need for improved facilities such as disabled access, disabled toilet and improved catering facilities at Watchet Bowls Club.	Consultation
A desire to see improved changing and catering facilities at Watchet Bowls Club.	Consultation
Additional changing facilities needed at Minehead Bowls Club (although plans are being progressed to build an extension).	Consultation
On-street parking can sometimes be an issue for Minehead Bowls Club and there is no dedicated off-street parking.	Consultation

Needs identified through dialogue in relation to outdoor bowls are as follows.

**Figure 4.11**

<b>Summary of key findings and issues</b>	<b>Source</b>
Williton Bowls Club has suggested that they are always looking to upgrade existing facilities but a lack of funding often prevents these from happening.	Consultation

These needs relate to supporting infrastructure for outdoor bowls rather than additional rinks. none of the clubs identified that there is a need for new additional outdoor rinks, with the real area of growth more likely being in the all-weather indoor rinks.

### **Assessment**

There appears to be no significant demand for additional outdoor rinks at any of the clubs although needs have been identified for supporting infrastructure at all three clubs, identified above.

### **Proposed minimum provision standard**

From the sections above, it is suggested that the minimum provision standard should be as follows:

**Figure 4.12**

Component	Description
Quantity	At least six outdoor rinks should be provided in Minehead, Watchet and Williton as the local planning authority area's largest settlements.
Quality	Outdoor bowls facilities should be in at least 'good' quality <sup>74</sup> .
Accessibility	Good access, DDA compliance and 'adequate daytime community use' <sup>75</sup> .
Minimum acceptable size (Sport England guidance)	6 rinks.

### Identified shortfall

Analysis of the needs assessment and audit information identifies that there is an issue related to accessibility, with a lack of dedicated parking identified at Minehead Bowls Club.

### Costs

The costs of meeting these standards are not covered in this report and would need to be considered alongside assessing the viability and feasibility of implementing them by responsible parties. Ways of funding such improvements and additional facilities are also not dealt with in this report, although the application of the section 106 planning obligations process where improvements and new facilities can be brought forward relating to new housing or other development is one process which could be used to in whole or in part fund capital developments (where improvements satisfy the '5 tests' in government circular 5/05<sup>76</sup>). Further advice on section 106 planning obligations in West Somerset are dealt with in a Supplementary Planning Document (SPD)<sup>77</sup>.

However, as mentioned in section 2, as a 'rule of thumb', for the development of whole built sports facilities, Sport England has produced guidance (which can be viewed on their website<sup>78</sup>). They have also produced life-cycle guidance to advise on the length of time it can be expected a new facility to last before needing refurbishment, although for non-pool facilities this is subjective and largely dependant upon the type of surface used, frequency

<sup>74</sup> 'Good quality' is defined as:

- Well decorated
- Well maintained, with no signs of neglect.
- Reasonable number of changing accommodation for available facilities.
- Well lit for sport and recreation activities, as appropriate.
- Well equipped, as appropriate.
- Effective storage space.
- Segregated changing and shower areas, as appropriate.
- Segregated, lockable changing areas, as appropriate.

<sup>75</sup> 'Adequate day-time community use is defined as, "some availability for non-programmed use between 9am and 5pm, plus dedicated parking for day-time users".

<sup>76</sup> See <http://www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations>

<sup>77</sup> See <http://www.westsomersetonline.gov.uk/Planning---Building/Planning-Policy/Saved-Local-Plan-2006/Planning-Obligations-Supplementary-Planning-Docume>

<sup>78</sup> See [http://www.sportengland.org/facilities\\_planning/design\\_and\\_cost\\_guidance/cost\\_guidance.aspx](http://www.sportengland.org/facilities_planning/design_and_cost_guidance/cost_guidance.aspx)

and intensity of use. However, for refurbishment and as a 'rule of thumb', consultants KKP work on the principle of good maintenance and establishing a 'sinking fund'<sup>79</sup> based on annual contributions of 10% of the initial capital cost.

### **Material Considerations**

Identified shortfalls and proposed minimum provision standards have been drawn-up without consideration of site specific matters such as preferred locations or other issues considered material to a proposed development. These types of issue will need to be considered as part of an assessment of the feasibility of a new or improved facility and through the planning application process if an application for development is made.

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<sup>79</sup> A sinking fund is where money is accumulated in a fund through regular payments in order to eventually finance refurbishment.

## **SECTION 5: OTHER LEISURE FACILITIES**

### **Methodology**

This section explores other leisure facilities of particular importance to the local community, which are not already covered in previous sections. This includes:

- youth clubs and other youth facilities such as skate parks; and,
- allotments.

A full audit and assessment has not been undertaken for these facilities as part of this study due to time constraints and issues have been identified through commentary. The approach to youth clubs, allotments and play provision and needs has been based on the following:

- the provision of youth facilities has been approached through discussion of key issues with voluntary youth club representatives, the County Youth Service and Minehead EYE; and,
- allotment provision has been approached by circulating a survey to Parish and Town Councils who either run or know the organisations which run allotments in their area. Somerset Community Food has also provided information on supply and demand.

### **YOUTH FACILITIES**

#### **Current situation**

Youth provision can include both informal and formal space such as youth shelters, skate and BMX parks and tracks and youth clubs. In terms of built sport and recreation facilities, shared and multi-use facilities such as MUGAs and formal sport facilities such as leisure centres are also important to youth. Both MUGAs and formal sports facilities are included in assessments undertaken earlier in this report. There is a wide degree of cross-over in provision for youth with provision for other sections of the population of all ages. which is acknowledged, although this commentary and brief analysis focuses on provision of sporting and recreation facilities which are specifically more likely to appeal to youth (and on facilities not already assessed above). This commentary does not consider services and programmes for youth in the area, which is outside the jurisdiction of planning policy and strategy, although programmes currently supported by the County Council include the POD canoeing project, Watchet, the Minehead Theatre Group and the Dreamscheme in Minehead.

#### **Supply and Demand**

The local government cuts to the Youth and Community Service at county level (run by Somerset County Council) could have significant implications for youth in the local planning authority area. The Youth Clubs currently run by the County Youth and Community Service may have funding removed, partially or fully, due to resource cuts and the County Council is currently undertaking a consultation on possible options to manage a change in available resources. At the time of writing this report, funded Youth Clubs in operation in the local planning authority area are as follows.

**Figure 5.1**

<b>Youth Club</b>	<b>Operating Times</b>
Carhampton Youth Club	Mondays – 6-8.30pm Open Session Wednesdays – 6-8.30pm Open session
Minehead Youth Club	MONDAYS - 4-6pm Open youth club at Alcombe Children’s Centre Wednesday – 6-8pm Sports group at Minehead Recreation Ground
Stogursey Youth Club	Mondays – 7-9pm Open Session
Watchet Youth Club	Wednesdays – 6.30-9pm open session at Y.centre Thursdays – 6.30-9pm Project Night at Watchet Y.centre
Williton Youth Club	Mondays – 6-8pm Boys Group Tuesday – 6-8pm Girls Group

According to the Youth and Community Service attendance figures vary from club to club but tend to be at around 20 – 40 per session, the majority being local young people attending from their town or village. Whilst funding for Youth Clubs may change in the future, the Youth and Community Service continues to support the county’s young people, for example through: universal youth work in centres, on the streets and where young people gather, in areas of the greatest need; youth work that enables young people to participate in the running of their youth provision and have their voices heard in their communities; supporting vulnerable young people; and, accreditation of young people's learning and achievement where appropriate.<sup>80</sup>

Away from financially supported youth clubs, voluntary youth provision includes that provided by Boxing Clubs at Watchet and Minehead.<sup>81</sup> Some Parish and Village Halls have, in the past, run youth clubs and continue to have the provision and availability to do so for their local communities but the key problem tends to be a lack of volunteers to run such clubs. Other provision for youth, in terms of groups, do of course include Boys’ and Girls’ Brigade, Scouts, Guides, Church Groups, Red Cross and St John’s Ambulance which provide a different type of focus for youth than that provided by traditional youth clubs.

In Minehead the Minehead EYE fulfils some of the need in youth facilities in the area. Predominantly an undercover skate and BMX park, it operates as a not-for-profit facility, and also has other flexible space for use by youth and other members of the local community. As the facility was built on the site of an outdoor BMX track which was free to use there is some local pressure for a new free outdoor BMX track to be provided in Minehead. Discussion with Minehead EYE management has also identified a desire to see a climbing wall provided in Minehead which the EYE could host. Watchet has an outdoor skate park in the South Road playing field.

<sup>80</sup> See <http://www.somersetyouth.co.uk/about> for further details about the role and activity of the Somerset Youth and Community Service.

<sup>81</sup> More information about voluntary youth provision can be found through the Somerset Rural Youth Project, see <http://www.companyofvoices.org.uk/sryp>

## Identified Need

From document review earlier in this report and discussion with stakeholders, the following needs related specifically to youth facilities have been identified in the local planning authority area.

These suggested needs will need to be prioritised, thoroughly evidenced and quantified by those agencies and organisations responsible for their delivery prior to their development.

**Figure 5.2**

<b>Parish</b>	<b>Issue</b>
Brushford	A majority of respondents to a Parish Council survey conducted for the emerging Parish Plan indicated that more activities for children and teenagers are important.
Carhampton	Possible closure of the youth club currently run by the County Youth and Community Service as a result of funding cuts raises the question of whether a voluntary club could be organised in its place. The position with regard to youth club provision and supporting mitigation measures will need to be considered when the outcome of the County Council consultation on the changes are determined.
Minehead	<p>Possible closure of the youth club currently run by the County Youth and Community Service as a result of funding cuts raises the question of whether a voluntary club could be organised in its place. The position with regard to youth club provision and supporting mitigation measures will need to be considered when the outcome of the County Council consultation on the changes are determined.</p> <p>A desire to see provision of a climbing wall has been identified by management of the Minehead EYE.</p> <p>A desire to see an outdoor BMX track has been raised by the local community.</p>
Stogumber	Until last year (2010) the hall ran a youth club but it closed due to lack of leaders.
Stogursey	<p>A Parish questionnaire for the Parish Plan which focused on achievable local issues highlighted support for a youth shelter (48%) and youth recreation area (46%).</p> <p>Possible closure of the youth club currently run by the County Youth and Community Service as a result of funding cuts raises the question of whether a voluntary club could be organised in its place. The position with regard to youth club provision and supporting mitigation measures will need to be considered when the outcome of the County Council consultation on the changes are determined.</p>
Watchet	Possible closure of the youth club currently run by the County Youth and Community Service as a result of funding cuts raises the question of whether a voluntary club could be

Parish	Issue
	<p>organised in its place. The position with regard to youth club provision and supporting mitigation measures will need to be considered when the outcome of the County Council consultation on the changes are determined.</p> <p>The Watchet Community Strategic Plan 2008 – 2025 identifies objectives on youth and community inclusion which seek to: facilitate mechanisms to include young people in the civic life of the community including issues of access to opportunities, services, facilities, transport etc.; and, support young people to address issues raised in response to consultations and to help them acquire the skills and expertise they need to engage with partners in the delivery of services targeting specific age groups. Amongst the Plan's actions related to young people are to develop a Youth Inclusion Strategy and plans to undertake an audit of community, sports &amp; leisure groups, facilities and support services.</p>
Williton	<p>A skate park / BMX facility (Parish Plan)</p> <p>The focus of the leisure provision within Williton is heavily targeted for young children, with little to do for older children, teenagers or adults (Williton Masterplan)</p> <p>A customer survey undertaken as part of the West Somerset Town and Village Centres Study (Quantitative Needs Assessment) identified that respondents would like to see a youth club in the village. Whilst respondents may not have been aware of the youth club run by the County Youth and Community Service, with the possible withdrawal of funding from the service for running youth clubs in the future, it brings the question of provision of a replacement club into question.</p>

Discussion with those involved in provision of youth facilities has indicated that young people who use them tend to come from a short distance away. This is largely due to lack of accessible and convenient transport for young people but also due to youth culture with some young people not wanting to travel to other town and villages outside of their 'patch'. However, this is not a uniform position given that some will travel for many miles to access a niche facility. For example, the Minehead EYE attracts youth from beyond the local planning authority area, particularly outside of term-time.

The possible closure of local youth clubs which are currently being resourced by the Somerset Youth and Community Service raises questions about future provision. In addition to trying to identify solutions to keep these clubs running through the options being considered by the County Council or through volunteers, it makes it all the more important for a range and network of other opportunities to be provided, including those which can be influenced through planning policy such as MUGAs and youth shelters (where need and deliverability is demonstrated), as well as facilities such as skate and BMX parks / tracks and flexible indoor spaces which can accommodate a range of sport and recreational activities.

The critical thing about provision of youth facilities, assuming that the principle of their development is considered sound, is for consultation with local young people to determine, if

the opportunity arises, what they would like to see provided and, set against difficult economic times, whether that can be provided free and if not, whether the social enterprise / not-for-profit model could help to deliver improvements and additional facilities recognising that entrance and membership fees might need to be set in order to make the facility viable. Flexibility of provision is equally important given that trends and youth culture can change relatively quickly. Ultimately, all facilities built with community use in mind should cater for a range of age groups and incorporate flexible and adaptable space (whether indoor or outdoor) and for that space's use to be complimentary to existing provision where it is not replacing that existing facility.

Opportunities arising from the DCMS and Sport England commitment to a £1 billion investment in "Creating a Sporting Habit for Life" (see section 1) which aims to increase consistently the number of young people developing sport as a habit for life should not be missed.

## ALLOTMENTS

### Current situation

There are 13 allotment sites in the local planning authority area and 2 community orchards being used. There are 3 sites which have been identified as sites with potential for community food use.<sup>82</sup> Other sites continue to be explored in some towns and villages.

### Locations

Figure 5.3 below identifies the locations of allotments and community orchards in the local planning authority area (and sites identified as having potential).

**Figure 5.3**

Village / Town	Name
Carhampton	Community Orchard
Minehead	Friends and Family Community Allotment
	Harepark Allotments
	Poundfield Road Allotments
	Marshfield Road Allotments
	Orchard Road Allotments
	Periton Lane Allotments
	Periton Way Allotments
	<i>Clanville Nursery (potential)</i>
Old Cleeve	Community Orchard
Stogumber	<i>Parish Field (potential)</i>
Washford	Washford Allotments
	<i>Amenity Land (potential)</i>
Watchet	Viking's Vegetable Community Allotment
	Watchet British Legion Allotments
	Watchet Allotments
Williton	Williton Allotments (off Bridge Street)
	Williton Allotments (north east of village, off A39)

Source: Somerset Community Food's Food Mapper, February 2012, <http://www.foodmapper.org.uk/map.php>

<sup>82</sup> According to Somerset Community Food's Food Mapper website <http://www.foodmapper.org.uk/map.php>

## Identified Need

Information from Somerset Community Food has identified that at present, from waiting lists, there is a need for more allotments in Carhampton (9), Minehead (15), Washford (3), Watchet (8) and Williton (6).

However, quantity of provision and waiting list numbers are not the only issue to consider when considering needs and demand. Other issues include:

- some community food groups will look for land and give up if they cannot find suitable land to accommodate new allotments;
- some people might be on more than one waiting list;
- some people may not know how to get onto a list;
- some have identified land and made arrangements with a land owner but may not decide to proceed until they have sufficient numbers to do so;
- some people will not bother to register interest on a waiting list if they consider that they have little chance of getting an allotment; and,
- some allotment groups may decide not to have a waiting list at all if they are not going to be able to provide an allotment in the near future.

Somerset Foods are organising an event in May 2012 to update and improve knowledge of provision and needs. After that time, it would be sensible to revisit provision and needs in order for the evidence to feed into local or neighbourhood planning policy development and delivery.

## **SECTION 6: CONCLUSIONS**

It is considered that the evidence in this study provides a sound base for the development of policies and proposals for:

- Provision of improved facilities;
- Provision of new facilities;
- Retention of existing facilities; and,
- Developer contributions.

The application of local minimum provision standards can also help to identify priorities for new and improved leisure facilities, both for the Local Planning Authority and owners and operators of facilities assessed in this report. Further work will need to be undertaken in most cases where facilities are proposed to be improved or new facilities developed to ensure the feasibility and economic viability of proposals, both in terms of initial capital build and revenue support for ongoing maintenance and refurbishment. Issues material to site specific proposals are not dealt with in this report and should be considered when assessing feasibility and will be considered through the planning application process if development proposals are made.

The key points for each facility type assessed in this report are as follows.

### **Halls**

- There is demand for a new large hall in the local planning authority area best located to serve the area outside the existing catchment area of the Leisure Centre in Minehead.
- Economic viability and feasibility of such a facility could be questionable.
- As an alternative up to four small halls capable of providing for badminton use could be provided to help displace use for badminton at the large hall at the Leisure Centre, freeing up some time for sports requiring use of a large hall. Such provision would be best located to absorb unmet demand and / or displace use at the Leisure Centre in Minehead and provide courts in settlements such as Watchet where there is currently no identified community access to badminton courts and Williton where there could be dual use of a village hall to supplement existing community provision for block bookings at Danesfield School.
- The network of small community and village halls provides a valuable asset to the community, particularly in rural areas. This network should be maintained and opportunities taken to improve facilities where quality or unmet demand is an issue.
- There are gaps in provision of small halls capable of accommodating a badminton court in the eastern and southern part of the local planning authority area and provision should be considered in Stogursey (in response to the resident and Hinkley Point C related populations) and one or more villages in the Brompton Ralph and Haddon ward (for example, the hall at Huish Champflower has been identified as needing rebuilding within 5 – 10 years and could provide a good opportunity to incorporate a badminton court size hall).

### **Swimming Pools**

- There remains a community desire to see a new 25 4-6 lane swimming pool in Minehead and Sport England planning tools support the need.

- However, there is no new evidence to suggest that the conclusions of the swimming pool feasibility study, have changed: i.e. that even if a pool could be built, it would not be financially viable to run.
- The network of small pools has filled the gap, to a large degree, of community group needs, with the three school pools playing a significant role both for children learning to swim and community access. However, there is no open public swimming sessions and activities are restricted to those which can be done in small pools. Whilst the swimming club use Butlins for training through informal agreement, the club cannot hold competition events there.
- Work should continue to help ensure that privately run pools support the network of pools by allowing increasing use of their pools for the community. In addition, efforts should continue to improve accessibility and capacity (in terms of physical access and extending opening hours where possible) at the three school pools.
- The option of considering an additional small pool to supplement existing community provision, if feasible and financially viable, could be considered.
- Additional demand from the non-home-based workers working at Hinkley Point C development (if it proceeds) will require a financial contribution to increase and improve accessibility at existing pools.

### **Synthetic Turf Pitches / Artificial Grass Pitches**

- The single artificial grass pitch (AGP) at the Leisure Centre in Minehead accommodates need generated by much of the local planning authority area's residents.
- Residents in the southern, more rural parts of the area, whilst many are without provision within a 20 minute drive time, also have opportunity to use facilities in neighbouring Districts and it is unlikely to be financially viable to provide an AGP to serve these less densely populated areas.
- However, opportunity should be taken to provide an AGP in the eastern part of the area, for example in Stogursey, to respond to the lack of provision in that area, help meet demand on the edge of the Minehead AGP catchment area and absorb demand likely to be generated by the non-home-based workers working at Hinkley Point C development (if it proceeds).

### **Indoor bowls**

- The existing indoor bowls facilities at the Minehead and Watchet clubs provide a significant catchment covering most of the local planning authority area. However, the far southern and eastern parts of the area are outside of that catchment.
- There is likely to be an increasing demand at the Watchet club for indoor rink time in the coming years and the Sport England Sports Calculator suggests that there will be a small need arising from demand likely to be generated by the non-home-based workers working at Hinkley Point C development (if it proceeds).

### **Outdoor bowls**

- The three Bowls Clubs with outdoor provision at Minehead, Watchet and Williton provide for a relatively local catchment (not including the distance from which other clubs travel to compete). This provision is considered to be adequate at present and without a demonstrable local need proven in smaller villages, it is unlikely to be a viable option in those locations.

- The focus should be on maintaining and upgrading the existing provision at the clubs, addressing accessibility issues if they exist and monitoring changing demand given possible increasing demand which could arise from an ageing population.

### **Multi-use Games Areas (MUGAs)**

- There is a good level of provision of Multi-use Games Areas (MUGAs) in the local planning authority area, although one or two are likely to need refurbishment in the near future. The two large MUGAs at the Leisure Centre in Minehead and Danesfield School in Williton which provide more formal and paid facilities, both of which have to restrict community use to hours outside school opening times. The other MUGAs in the area are small and freely accessible.
- The provision of additional small, freely accessible, MUGAs should be considered in a number of villages in the area if feasible and financially viable to deliver them. Further provision in Minehead should also be considered.
- The provision of small MUGAs can also help fill a gap in the provision of outdoor tennis courts in some villages.

### **Outdoor tennis courts**

- Providing largely localised provision, there is a good supply of outdoor tennis courts in the area, particularly when MUGAs (which provide for a number of sports) are factored in.
- There is a gap in provision particularly in the southern part of the area and provision should be considered (perhaps within a MUGA to maximise use and choice) perhaps in one or more village from Skilgate, Huish Champflower or Brompton Ralph if need, feasibility and viability is demonstrated. There is also a small gap in provision and / or accessibility within a triangle area between Williton / Watchet, Stogursey and Crowcombe and provision should be considered if a local need is demonstrated in either Kilve or Holford. Again, this could be fulfilled by provision of a MUGA.

### **Youth**

- The County Council is currently consulting on changes to the youth service including the withdrawal of funding for Youth Clubs in West Somerset. The withdrawal of funding, either partially or fully, from Youth Club provision in West Somerset from could leave a significant gap in activities provided for young people. Whilst there are sufficient venues which could be used to host replacement clubs or activities, aided by the network of small halls, it will be crucial to galvanise local support and volunteers to fill the gap, should one emerge. As dialogue with one village hall has revealed, the willingness to host a youth club has to be matched by volunteer commitment to run clubs, which is often absent locally, due to lack of time or desire to get involved.
- Any reduction in the number of options available to young people makes the sufficient provision of and accessibility to sports and recreation provision all the more acute. The provision of freely accessible, low cost and local facilities such as small halls which can accommodate a wide range of sport and other uses and of MUGAs in parks or recreation fields could play an important role. "Hanging out" shelters could help provide a place for young people to congregate where the need is demonstrated and facilities are favourable having considered other "material considerations". Local dialogue with young people will be important in identifying needs.
- Against a backdrop of reducing public funding, social enterprise (not for profit) models which can provide facilities for young people (and other members of the community) at

reduced cost whilst providing flexible space for a range of activities should be considered where viable and need is demonstrated.

### **Allotments**

- Evidence suggests that there is a continuing interest in the provision of more allotment space in the local planning authority area, an issue which will continue to be investigated by local community groups and Somerset Community Food.

## **APPENDIX 1**

### **HINKLEY POINT STUDY AREA AUDIT OF SPORTS AND RECREATION PROVISION**

See separate .pdf document.

## APPENDIX 2

### LIST OF CONSULTEES AND CONTRIBUTORS (OUTSIDE OF WEST SOMERSET COUNCIL)

<b>Organisation</b>
Danesfield School, Williton
Knight, Kavanagh and Page
League Clubs affiliated to the National Sporting Governing Bodies
Minehead Bowls Club
Minehead EYE
Minehead Swimming Club
National Society of Allotment and Leisure Gardeners
National Sporting Governing Bodies (NGBs)
Parish Councils in West Somerset local planning authority area
Somerset Activity and Sports Partnership (including Schools Games Organisers)
Somerset Community Foods
Somerset County Council Public Rights of Way Team
Somerset County Council Youth and Community Service
Somerset Rural Youth Project
Sport England
Town Councils in West Somerset local planning authority area
Village Hall Trusts and Committees
Watchet Bowls Club
West Somerset Leisure Centre (1610)
West Somerset Leisure Centre (1610) members / users
Williton Bowls Club

## **APPENDIX 3**

### **QUESTIONNAIRES AND SURVEYS**

This appendix reproduces the questionnaires distributed to various stakeholders by West Somerset Council during the gathering of information on the provision, supply, demand and needs of sport and recreation facilities assessed in this report. It does not reproduce any questionnaires sent out by the National Sports Governing Bodies which also fed into the study.

Please note that not all information was gathered through questionnaires. Discussion over the telephone, face-to-face meetings and email correspondence also fed into the study.

## Leisure Centre Users Questionnaire



An assessment of open space and sport and recreation facilities in Minehead is currently being conducted. This survey is designed to find out the views of users and what they think of the West Somerset Sports & Leisure Centre, to assess demand for the facility, to determine present levels of local interest and obtain views on the activities provided. The questionnaire is anonymous and will take less than ten minutes to complete.

*Postcode information is only required for the purpose of analysing and mapping the data collected.*

**What is your HOME postcode?**

**What is your WORK postcode?  
(where applicable)**

### Use of existing leisure centre

**Q1 How often do you use/visit this centre?**

Daily.....	<input type="checkbox"/>	Once a month.....	<input type="checkbox"/>
2 - 3 times a week.....	<input type="checkbox"/>	Once every 3 - 6 months.....	<input type="checkbox"/>
Once a week.....	<input type="checkbox"/>	Once a year or less.....	<input type="checkbox"/>
Once a fortnight.....	<input type="checkbox"/>		

**Q2 Where do you usually travel from to use this centre?**

Home.....	<input type="checkbox"/>	Work.....	<input type="checkbox"/>
-----------	--------------------------	-----------	--------------------------

**Q3 How close is this centre...**

	Less than 1 mile	2-3 miles	4-5 miles	5-10 miles	10-15 miles	15-20 miles	more than 20 miles
...to where you live?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
...to where you work?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Sport and Recreation Facilities Assessment

**Q4** How do you usually travel to this centre? *Please tick ONE box only*

Bus.....	<input type="checkbox"/>	Taxi.....	<input type="checkbox"/>
Car (driver).....	<input type="checkbox"/>	Train.....	<input type="checkbox"/>
Car (passenger).....	<input type="checkbox"/>	Walk.....	<input type="checkbox"/>
Cycle.....	<input type="checkbox"/>	Other.....	<input type="checkbox"/>
Other (please specify)			

**Rating of attitudes towards the sport and recreation facilities at this centre**

**Q5** How would you rate the following facilities at this centre?

	Very good	Good	Adequate	Poor	Very poor	N/A
Sports hall.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Squash halls.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming pool.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness room/health suite.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Changing rooms.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reception area.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cafe.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dance studio.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Artificial Grass Pitch/MUGA.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(please specify)						

**Q6** Which of the following activities will you/have you do/done at this centre today?  
*Please tick ALL that apply*

Badminton.....	<input type="checkbox"/>	Gymnastics.....	<input type="checkbox"/>	Swim.....	<input type="checkbox"/>
Basketball.....	<input type="checkbox"/>	Keep fit/aerobics.....	<input type="checkbox"/>	Swimming lesson.....	<input type="checkbox"/>
Cricket (indoor nets).....	<input type="checkbox"/>	Martial arts.....	<input type="checkbox"/>	Tae kwon do.....	<input type="checkbox"/>
Fitness room/health suite.....	<input type="checkbox"/>	Tennis.....	<input type="checkbox"/>	Volleyball.....	<input type="checkbox"/>
Football (indoor).....	<input type="checkbox"/>	Squash.....	<input type="checkbox"/>	Weightlifting/body-building.....	<input type="checkbox"/>
Other (please specify)					

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Sport and Recreation Facilities Assessment

**Activities/facilities you take part in/use**

**Q7 Do you think that you would use/take part in the following facilities/activities if new/additional facilities were made available?**

	Yes	No	Don't know
Badminton.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bowls (indoor).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cricket (indoor nets).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness room/health suite.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Football (indoor).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gymnastics.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keep fit/aerobics.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Martial arts.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Squash.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Table Tennis.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trampolining.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Weightlifting/body-building.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

**Q8 If new/extended facilities are provided at this centre, should they cater for the following group?**

	Yes	No	Don't know
Pre-school children.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Organised primary school groups.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children aged 5 - 11.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Children aged 11 - 16.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Young people aged 16 - 25.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Girls and women.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disabled people.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
People over 50/retired people.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single parents.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unemployed people.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

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**Important factors in determining why and how often you use this centre**

**Q9 Are the following factors important in determining why and how often you use this centre?**

	Yes	No	Don't know
Distance from home.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Distance from/location in relation to work.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Difficulty getting to and from the centre (i.e., availability of transport).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost of transport.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cost of using facilities.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Awareness of what is available.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of childcare.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please specify) <span style="float: right; border: 1px solid black; display: inline-block; width: 300px; height: 15px;"></span>			

**Information about yourself**

**Q10 What gender are you?**  
 Male.....       Female.....

**Q11 Please indicate your age group**

16 - 25 years..... <input type="checkbox"/>	46 -60 years..... <input type="checkbox"/>
26 - 35 years..... <input type="checkbox"/>	61 years or over..... <input type="checkbox"/>
36 - 45 years..... <input type="checkbox"/>	

**Q12 To which of the following groups do you belong?**  
*Please tick ONE box only*

White - British/Irish/other White.....

Black - Black Caribbean/Black African/other Black.....

Asian - Indian/Pakistani/Bangladeshi/other Asian.....

Mixed- White and Black, White and Asian.....

Other - Including Chinese etc.....

If other please write in the space provided

**Q13 Are you a car owner?**  
 Yes.....       No.....

**THANK YOU FOR YOUR TIME**  
Please return the questionnaire to reception

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### VILLAGE, COMMUNITY AND PARISH HALLS SURVEY

This survey is being conducted as part of a wider survey assessing the existing provision of and needs for sport and recreation facilities in the Local Planning Authority area, to comply with current Government planning guidance. The assessment will provide us with evidence of provision and demand for facilities and will be used to support the policies in the emerging planning strategy.

Please answer the questions and return no later than Friday 10<sup>th</sup> February. If you have any questions about the questionnaire or the sports and recreation study, please do not hesitate to contact Stuart Todd, Freelance Planning Policy Officer, at [stodd@westsomerset.gov.uk](mailto:stodd@westsomerset.gov.uk), or on (01984) 635249.

Name of Hall

1. Is your hall adequate for the needs of the local community who use it?  
(please tick)

Yes  No

2. If not, what improvements do you think are needed? (please list)

3. Which of the following sports and recreational activities is the hall used for and can the hall be used for other activities?

(tick all that apply)

	is used for	is not currently used for but can be
badminton	<input type="checkbox"/>	<input type="checkbox"/>

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five-a-side / indoor football		
basketball		
netball		
martial arts		
social / hobby clubs		
youth clubs / Boys & Girls Brigade, Scouts, Guides etc		
private functions		
other (please name)		
i)		
ii)		
iii)		

4. In terms of how often the hall is used, is it being used...

(please tick)

below capacity, with more time not in use than in use?	
at medium capacity, i.e. busy but with some spare capacity?	
to full capacity, often with very little or no availability?	

5. With this in mind, in a typical week, how many mornings, afternoons and evenings would you say, on average, the hall is used? (please tick)

	1	2	3	4	5	6	7
mornings							
afternoons							
evenings							

6. How much does the hall cost to hire and for how long?

7. Do you know approximately what proportion (%) of people who use the hall come from:

the village?	
within 2 miles of the village?	
between 2 and 5 miles of the village?	

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more than 5 miles away?	
No, I don't know.	

8. If you have any other comments to make on need and demand for Village, Community and Parish Halls, please do so below.

Thank you for completing this questionnaire.

Please return this questionnaire in the enclosed postage paid envelope no later than Friday 10<sup>th</sup> February.

**BOWLS FACILITIES**

This survey is being conducted as part of a wider survey assessing the existing provision of and needs for sport and recreation facilities in the West Somerset Local Planning Authority area to comply with current Government planning guidance. Collecting this evidence is important as it will quantify need and help to prioritise and justify possible future requirements for improved or additional sports and recreation facilities.

Please complete the questionnaire and return to Stuart Todd, Freelance Planning Policy Officer, in the enclosed envelope, no later than Monday 6<sup>th</sup> February. Many thanks for your assistance.

Name of Club

**FACILITIES**

1. Which type of bowls are played at the club? (please circle)

crown green                  lawn / outdoor indoor                  short mat                  carpet

2. How many rinks does the club have and how many of each are indoor / outdoor?

Indoor.....

Outdoor.....

3. Are your facilities adequate for the needs of the club members / visiting teams others who use it? (please circle)

yes                          no                          not sure

4. Is there adequate parking at or near to the club for members and visiting teams? (please circle)

yes                          no                          not sure

5. If facilities are not adequate for the club, what improvements do you think are needed? (please list)

**AVAILABILITY AND DEMAND**

6. Which months of the year are the outdoor and indoor rinks open for use?

Indoor.....

Outdoor.....

7. Are rinks available to club members only or can the public book for their own use?  
(please circle)

club members                      public

8. Approximately how many members do you have?

9. What is your maximum capacity in terms of numbers of members?

10. Is there a waiting list to join the club – i.e. have you reached capacity? (please circle)

yes                      no                      not sure

11. What percentage of members fall within the following age ranges?

under 16                      16 – 29                      30 – 59                      60 +

12. Do you think that this profile likely to change in the future? (please circle)

yes                                      no                                      not sure

13. How has demand changed over the years? Has membership and use of the club over the last five years fallen, remained steady or grown? (please circle)

fallen                                      remained steady                                      grown

14. How do you anticipate demand changing in the future? (please circle)

likely to fall                                      remain steady                                      grow

**FREQUENCY OF USE**

15. In terms of how often the bowling facilities are being used when they are open, are they being used...

(please tick)

	indoor	outdoor
below capacity, with more time not in use than in use?	<input type="checkbox"/>	<input type="checkbox"/>
at medium capacity, i.e. busy but with some spare capacity?	<input type="checkbox"/>	<input type="checkbox"/>
to full capacity, often with very little or no availability?	<input type="checkbox"/>	<input type="checkbox"/>

16. Does this matter? (please circle)

yes                                      no                                      not sure

17. For indoor and outdoor bowls, what is your busiest time – e.g. weekends, daytime, evenings, constantly busy throughout each day?

Indoor.....

Outdoor.....

18. With this in mind, in a typical week when rinks are open, how many mornings, afternoons and evenings would you say, on average, the rinks are used? (please tick)

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<b>INDOOR</b>	1	2	3	4	5	6	7
mornings							
afternoons							
evenings							

<b>OUTDOOR</b>	1	2	3	4	5	6	7
mornings							
afternoons							
evenings							

---

**CATCHMENT AREA**

---

19. Do you know approximately what proportion (%) of people who come to the club come from:

Watchet?	
within 5 miles of Watchet?	
between 5 and 10 miles of Watchet?	
more than 10 miles away?	
No, I don't know.	

20. How do most of your members travel to the club? (please circle)

car                      public transport                      walk                      other

**OTHER**

21. Do you have any other comments to make on need and demand for bowls facilities in the area?

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Thank you for completing this questionnaire.

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<b>CLUB INFORMATION</b>			<b>TENNIS</b>
Name of Club:			
Contact details (name, address, telephone number and email)			
Teams eg: 1 x Senior 1 x u16	*League(s) / Competition(s)	When play eg Sat am	Facility
How many members do you currently have? :      seniors _____      juniors _____			
In the previous five years has the number of members your club:			
Seniors:	increased <input type="checkbox"/>	decreased <input type="checkbox"/>	stayed the same <input type="checkbox"/>
Juniors:	increased <input type="checkbox"/>	decreased <input type="checkbox"/>	stayed the same <input type="checkbox"/>
If there has been a significant change, please indicate how many and the reasons for the change:			
Do you have plans to increase membership?      Yes <input type="checkbox"/> No <input type="checkbox"/>			
If yes, please indicate how many more:      senior _____      juniors _____			
Where will they play?			
Does the club have a written sports development plan?      Yes <input type="checkbox"/> No <input type="checkbox"/>			
If yes, please enclose a copy or indicate main objectives of the plan:			
Is this linked to LTA Accreditation status (please tick):			
Yes, Accreditation achieved <input type="checkbox"/>	Yes, Accreditation applied for <input type="checkbox"/>	No <input type="checkbox"/>	

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Sport and Recreation Facilities Assessment

Does the Club have any facility/court development plans (e.g. resurfacing courts, clubhouse improvements etc)

Yes  No

If yes, please give details:

Has funding been secured for these improvements? Yes  No

If yes, please give details

Have you applied for, or received, lottery or other funding over the past five years? Yes  No

If yes, please give details:

**HOME FACILITY - PLEASE COMPLETE THIS SECTION FOR YOUR MAIN HOME FACILITY**

Name of facility:

Who owns the facility? \_\_\_\_\_

Is the facility leased, rented or hired to your club? Leased  Rented  Hired

What is the cost? \_\_\_\_\_

Who is responsible for maintenance of the facility? \_\_\_\_\_

**WHAT IS THE SIZE OF THE FACILITY (IE NO OF COURTS)?** \_\_\_\_\_

**ARE THESE SENIOR COURTS OR JUNIOR COURTS?** \_\_\_\_\_

**WHAT IS THE SURFACE?** \_\_\_\_\_

**ARE THESE FLOODLIT?** YES  NO

**IF NO, IS THERE DEMAND FOR FLOODLIT COURTS** YES  NO

**IF YES, HOW MANY?** \_\_\_\_\_

**IS THE NUMBER OF COURTS AT THE SITE ADEQUATE TO MEET THE NEEDS OF THE CLUB?** YES  NO

**IF NO, WHY?**

---

Are you able to play competitive matches at your home facility? yes  no

If no, why?

Do you use any other facilities for competitive matches? Please detail below:

For how many hours per week do you use/hire your home facility? \_\_\_\_\_

**IS THIS YOUR PREFERRED HOME FACILITY?** YES  NO

**IF NO, PLEASE STATE WHERE YOU WOULD PREFER TO PLAY:**

---

**ARE THE COURTS AVAILABLE FOR PAY AND PLAY?** YES  NO

**IF YES, PLEASE STATE WHEN :**

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How far do the majority of your members have to travel to play/train?

Up to 2mls     2-5mls     5mls +

Has the quality of the courts improved since last season?

Much better     Slightly better     No difference     Slightly poorer     Much poorer

How would you rate the quality of the facility?

Quality of courts	Good <input type="checkbox"/>	Adequate <input type="checkbox"/>	Poor <input type="checkbox"/>
Quality of equipment	Good <input type="checkbox"/>	Adequate <input type="checkbox"/>	Poor <input type="checkbox"/>
Facility as a whole:	Good <input type="checkbox"/>	Adequate <input type="checkbox"/>	Poor <input type="checkbox"/>
Changing facilities:	Good <input type="checkbox"/>	Adequate <input type="checkbox"/>	Poor <input type="checkbox"/>
Car parking:	Good <input type="checkbox"/>	Adequate <input type="checkbox"/>	Poor <input type="checkbox"/>

**TRAINING**

Does **Summer** training take place \*on your courts     elsewhere at the club     \*\*off site   
\*If training on your court(s) please indicate for many hours per week \_\_\_\_\_  
\*\*If off site please give address of venue(s)

Does **Winter** training take place \*on your courts     elsewhere at the club     \*\*off site   
\*If training on your courts please indicate for many hours per week \_\_\_\_\_  
\*\*If off site please give address of venue(s)

**DEMAND**

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Is there current demand for the Club to increase the number of hours using the facility? Yes  No

How many additional hours per week are required? \_\_\_\_\_

If more time were available at your home facility or in the area, would your club have more teams?  
Yes  No

If yes, how many more teams and in which age groups is this likely to occur?

If better facilities were available at your home facility would your club have more teams? Yes  No

If Yes, What improvements would be required? (E.g. more space, better changing facilities)

**IN THE PREVIOUS FIVE YEARS HAS THERE BEEN AN INCREASE OR DECREASE IN THE NUMBER OF FACILITIES AVAILABLE FOR USE IN THE AREA?**  
**DECREASE**  **STAYED THE SAME**  **INCREASE**

**IF THERE HAS BEEN A CHANGE PLEASE DETAIL:**

**IN THE PREVIOUS FIVE YEARS HAS THERE BEEN AN INCREASE OR DECREASE IN THE QUALITY OF FACILITIES AVAILABLE FOR USE IN THE AREA?**  
**DECREASE**  **STAYED THE SAME**  **INCREASE**

**IF THERE HAS BEEN A DECREASE PLEASE GIVE DETAILS OF SPECIFIC PROBLEMS OVER THE QUALITY:**

**IF THERE HAS BEEN A DECREASE IS THIS RESTRICTING TEAMS/PLAYERS FROM PLAYING?**  
**YES**  **NO**

If yes, please give details:

**COMMENTS**

Any other issues

***THANK YOU FOR COMPLETING THE QUESTIONNAIRE***

West Somerset Council Local Planning Authority  
Sport and Recreation Facilities Assessment

### TENNIS COURTS SURVEY

This survey is being conducted as part of a wider survey assessing the existing provision of and needs for sport and recreation facilities in the Local Planning Authority area to comply with current Government planning guidance. Collecting this evidence is important as it will quantify need and help to prioritise and justify possible future planning obligation requests from proposers of development.

Please answer the questions and complete requested information for each tennis courts site you administer / own and return to Stuart Todd, Freelance Planning Policy Officer at [stodd@westsomerset.gov.uk](mailto:stodd@westsomerset.gov.uk), no later than Monday 6<sup>th</sup> February. If you do not know the answer, please say “don’t know” or insert “dk”. If you have more than 4 sites with courts on them please use a second form. Many thanks.

Parish / Town Council (name)	
------------------------------	--

How many tennis court <b>sites</b> do you administer?	
---	--

	Site 1	Site 2	Site 3	Site 4
Name / location of site				
How many tennis <b>courts</b> are on the site?				
Are they open to the public to use all of the time? (yes / no)				
If “no”, what are the opening times?				

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	Site 1	Site 2	Site 3	Site 4
Do courts need to be booked? (yes / no)				
How often are they used, on average per week, in the summer months? (please insert a number for mornings, afternoons and evenings)				
mornings				
afternoons				
evenings				
Are they used more frequently during school holidays? (yes / no)				
How often are they used during the rest of the year? (please insert a number for mornings, afternoons and evenings)				
mornings				
afternoons				
evenings				
Is the site floodlit? (yes / no)				

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	Site 1	Site 2	Site 3	Site 4
What type of surface does the site have? (e.g. tarmac, artificial turf, etc.)				
How far would you say (approximately) most people who use the site travel to get there? (please tick)				
less than 1 mile				
between 1 and 2 miles				
between 2 and 5 miles				
more than 5 miles				
Would you say that use has increased, decreased or stayed about the same over the last 5 years? (please tick)				
increased				
decreased				
about the same				
How would you rate the quality of the				

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	Site 1	Site 2	Site 3	Site 4
site? (please tick)				
good				
adequate				
poor				
Is the site / are the courts used for other (non-tennis) sports and activities? (yes / no)				
If so are these (in your view) appropriate or inappropriate uses? (please tick)				
appropriate				
inappropriate				
If they are inappropriate uses, what are they?				
Have any of the sites / courts been vandalised or are derelict? (yes / no)				
Is accessibility to the courts acceptable? (yes / no)				

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	Site 1	Site 2	Site 3	Site 4
Is car parking adequate? (i.e. are there enough spaces) (yes / no)				
Are the courts free of charge and if not, please say how much they are to hire and for what period?				
What improvements are needed, if any? (please name)				

Do you consider that there is a shortage of tennis courts in your Parish / Town Council area? (Y/N)	
---	--

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Please make any other comments you wish to make on tennis courts and needs here and on a separate sheet if necessary.

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## ALLOTMENTS SURVEY

This survey is being conducted as part of a wider survey assessing the existing provision of and needs for sport and recreation facilities in the Local Planning Authority area to comply with current Government planning guidance. Collecting this evidence is important as it will quantify need and help to prioritise and justify possible future planning obligation requests from proposers of development.

Please answer the questions and complete requested information for each allotment site you administer / own and return to Stuart Todd, Freelance Planning Policy Officer at [stodd@westsomerset.gov.uk](mailto:stodd@westsomerset.gov.uk), no later than Thursday 24<sup>th</sup> November. Many thanks.

How many allotment sites do you administer?	
---	--

	1	2	3	4	5	6
Name of site						
How many of allotment plots are on the site?						
What is the approx. size of whole allotment site (hectares / acres)						
Is there a waiting lists for this allotment? (Y/N)						
If so, how many applicants are on the list at the moment?						

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	1	2	3	4	5	6
Is this normal (N), lower (L) or higher (H) than average?						
Approx. how many plots become available each year?						
How much does an allotment cost to "rent"?						
What improvements are needed, if any? (please tick)						
better access						
better security						
increased maintenance						
better access to water						
other (please name)						

Do you consider that there is a shortage of allotments? (Y/N)	
---	--

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Please make any other comments you wish to make on allotments and needs here and on a separate sheet if necessary.



## **APPENDIX 4**

### **ADOPTED LOCAL PLAN SPORT AND RECREATION RELATED POLICIES**

The following policies have been extracted from the adopted Local Plan for reference only. When considering policies in the context of planning applications, it is important to remember that the Plan should be read as a whole. Proposals for development will be assessed against all the relevant policies.

#### **Policies from the Adopted Local Plan 2006**

##### **POLICY R/1: Formal Sports Facilities**

**The Local Planning Authority will permit the development of existing and new formal sports facilities provided they:-**

- (i) are of a size and scale appropriate to its setting**
- (ii) do not significantly affect the amenity of neighbouring properties;**
- (iii) are well located in relation to the highway and offer safe and convenient access by bus, cycle or on foot;**
- (iv) allow for suitable access and parking facilities.**

##### **POLICY R/3: Outdoor Play-Space**

**Development of areas of outdoor playing space as shown on the Proposal Map will only be permitted for recreation or sports facilities associated with the playing space, provided that an equivalent and equally convenient area is laid out and made available by the applicant for the same open space purpose.**

##### **POLICY R/4: Playing Pitch Improvements**

**The development of a playing pitch or extensions or improvements to existing facilities will be permitted where:**

- (i) The development is located within or adjacent to an existing settlement;**
- (ii) A degree of use of the provision by the wider community is secured; and,**
- (iii) It would not be visually intrusive.**

**When the development is located outside development limits only small-scale buildings and hard-surfaced areas ancillary to the primary open recreational use of the land will be permitted.**

#### **POLICY R/5: Public Open Space and Large Developments**

**Public open space will be sought in residential developments for 25 dwellings or more in the ratio of one hectare per 173 dwellings or part thereof.**

**Having regard to the type of dwellings, the location and size of scheme, extent of existing provision in the locality, this open space can include the following elements:**

- (i) Amenity and informal areas - to include well lit space with seating and surfacing to meet the particular needs of the elderly and disabled;**
- (ii) Children's play space - fenced, with play equipment suitable for pre and early school children and safe surfacing. Play areas should be separated from other facilities for older children and away from situations where they may be subject to potential abuse and vandalism;**
- (iii) Sports playing field - to include playing fields for organised sports where the scale of development is sufficiently large to justify provision.**

**Open space must be well related and easily accessible to the dwellings, served by good quality pedestrian and cycle routes, and provide clear access to service and emergency vehicles.**

**Where it is necessary conditions and/or agreements attached to planning permissions will set out measures to ensure an adequate provision.**

**Agreements may include contributions towards the provision of or improvement to open space elsewhere when this would be in the public interest.**

#### **POLICY R/6: Public Open Space and Small Developments**

**Having regard to the types of dwelling, the location and size of the scheme, extent of existing provision in the locality, open space will be sought to the amount of, pro rata, 1 hectare per 173 dwellings or part thereof for residential development for less than 25 dwellings. Open space can include the following elements:-**

- (i) Amenity and informal areas - to include well lit space with seating and servicing to meet the particular needs of the elderly and disabled.**
- (ii) Children's play space - fenced, with play equipment suitable for pre and early school children and safe surfacing. Play areas should be separated from other facilities for older children and away from situations where they may be subject to potential abuse and vandalism.**

**Open space must be well related and easily accessible to the dwellings, served by good quality pedestrian and cycle routes, and provide clear access to service and emergency vehicles.**

**Where it is necessary conditions and/or agreements attached to planning permissions will set out measures to ensure an adequate provision.**

**Agreements may include contributions towards the provision of or improvement to facilities elsewhere when it is impossible to make provision on site.**

#### **POLICY R/7: Amenity Open Space**

**Development of land identified on the Settlement Inset Maps as important Amenity Open Space will only be permitted where:**

- (i) Development within such areas would provide facilities which would enhance informal recreation provision of the site; or**
- (ii) Development of the site would provide a positive social or economic development which would outweigh the loss of the Open Space; or**
- (iii) Development would provide a suitable equivalent and equally convenient area laid out and made available by the applicant for the same Open Space purpose and in all cases.**
- (iv) Development would not detract from landscape/town or village scape, nature conservation or wildlife amenity.**

#### **POLICY R/8: Allotments**

**Proposals which would result in the partial or complete loss of allotments will only be permitted if suitable alternative allotment provision of equal or greater community benefit is to be provided and made available prior to the commencement of development.**

**POLICY R/9: Water Sports**

**Development of mooring and launching facilities in coastal or inland water locations will be permitted where the proposal, including ancillary facilities and access arrangements, does not have an adverse affect on landscape, wildlife or nature conservation interests and on flooding, water quality and navigational regimes.**

**POLICY R/10: Equestrian Establishments**

**Development proposals for horse riding establishments and private stables will be permitted where:**

- (i) For riding establishments they are compatible with Policies relating to landscape conservation and will not adversely affect nature conservation interests,**
- (ii) Activities will not adversely affect highway safety and facilities will be well sited in relation to the bridleway network,**
- (iii) The reuse of existing buildings, where appropriate, have been assessed in preference to new building,**
- (iv) There will be adequate land within the curtilage of the site for stabling, grazing and exercising of horses,**
- (v) The siting, scale, design and materials of any new buildings will have regard to their rural setting and will not result in a unacceptable proliferation of buildings in one locality,**
- (vi) The provision of adequate land for the safe storage and disposal of animal waste exists.**

**POLICY R/11: Golf Courses and Driving Ranges**

**Development proposals for golf courses and driving ranges will be permitted provided that:**

- (i) The development will not harm the landscape and character of Exmoor National Park, The Quantock Hills AONB or wider countryside;**
- (ii) Traffic generated by users will not have an unacceptable impact on the local environment nor be detrimental to highway safety;**
- (iii) The development is accessible by a choice of means of transport;**
- (iv) Existing buildings will be incorporated into the design of the proposal, and new buildings will be built of a scale and design**

**compatible to their rural setting;**

- (v) Any built development will be restricted to facilities that are essential or ancillary to the golf course;**
- (vi) The development will not have an adverse affect on wildlife or nature conservation interests;**
- (vii) The development will not involve the loss of best and most versatile agricultural land subject to the provisions of Policy A/2;**
- (viii) The proposals will not interfere with public rights of way.**

***\* A legal agreement will be sought to ensure that the first 9 holes are constructed and in use prior to the occupation of the clubhouse.***

#### **POLICY R/12: Informal Recreation Facilities**

**Development proposals which would facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be permitted where they would:-**

- (i) Be integrated with the Public Rights of Way system or public transport network;**
- (ii) Not adversely affect the character of the area; and**
- (iii) Not be likely to have an adverse affect on other land uses in the vicinity.**

**APPENDIX 5**

**MINEHEAD SWIMMING POOL FEASIBILITY REPORT**

See separate .pdf document.

## **APPENDIX 6**

### **DATA USED IN CALCULATING POTENTIAL IMPACT OF HINKLEY POINT C WORKERS AND THEIR FAMILIES ON PROVISION OF CORE FACILITIES**

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<b>Accommodation - number of workers (peak)</b>									
<b>Ward cluster</b>	<b>Non-home-based latent</b>	<b>Non-home-based tourist</b>	<b>Non-home-based PRS</b>	<b>Non-home-based owner-occupier</b>	<b>Number of non-construction worker adults from owner-occupier workers</b>	<b>Children from owner-occupier workers</b>	<b>Campus</b>	<b>Non-home-based total (not inc. families)</b>	<b>Non-home-based total (inc. families)</b>
Hinkley Point	0	2	8	6	7	5	480	496	508
Minehead	24	49	28	17	20	14	0	119	154
Somerset West	2	6	7	4	5	3	0	19	27
Watchet and Williton	41	59	27	24	29	20	0	150	199
<b>TOTAL</b>	<b>67</b>	<b>116</b>	<b>70</b>	<b>51</b>	61	43	<b>480</b>	<b>784</b>	<b>889</b>
No family product anticipated from latent, tourist or campus.									
Based on 60 min travel time zone.									
From peak of 5,600 construction employees (66%) 3,696 of which are non-home-based.									
Based upon EDF DCO ES Table A9C.2.									
Non-construction worker adults = number of owner-occupier workers x 1.2									
Children number = number of owner-occupier workers x 0.85									

## Age profiles for blue and orange scenarios

### Non-home-based total

#### Age profile

	16-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	
Male %	7.97%	7.97%	7.97%	7.97%	10.99%	10.99%	10.99%	8.29%	8.29%	8.29%	89.72%
Male no.	62	62	62	62	86	86	86	65	65	65	703
Female %	0.88%	0.88%	0.88%	0.88%	1.26%	1.26%	1.26%	1.49%	1.49%	0.00%	10.28%
Female no.	7	7	7	7	10	10	10	12	12	0	81

Based on EDF age profile in DCO ES Table A9B.1 and applied to 784 total figure above.

### Non-home-based total including families

#### Age profile

	0-4	5-9	10-15	16-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	TOTALS
Total %	1.03%	2.05%	1.48%	7.19%	7.19%	7.19%	7.19%	9.93%	9.93%	9.93%	7.53%	7.53%	7.53%	81.16%
Total no.	9	18	13	63	63	63	63	87	87	87	66	66	66	711
Male %				7.19%	7.19%	7.19%	7.19%	9.93%	9.93%	9.93%	7.53%	7.53%	7.53%	
Male no.				63	63	63	63	87	87	87	66	66	66	
Female %				1.20%	1.20%	1.20%	1.20%	1.75%	1.75%	1.75%	2.11%	2.11%	0.00%	14.26%
Female no.				11	11	11	11	15	15	15	19	19	0	125

Based on EDF age profile in DCO ES Table A9B.1 and applied to 876 total figure above. See graph below from Sports Calculator.

## Applying NHBW blue and orange scenarios to Sports Facility Calculator

### Scenarios

	<b>Pools</b>	<b>Halls</b>	<b>Indoor Bowls</b>	<b>ATPs</b>
	7.40 sqm 0.14 lanes 0.07 pools	0.27 courts 0.07 halls	0.04 rinks 0.01 centres	0.04 pitches
<b>Costs</b>	<b>£86,377</b>	<b>£177,609</b>	<b>£10,832</b>	<b>£36,380 (3G) £31,996 (sand)</b>

	<b>Pools</b>	<b>Halls</b>	<b>Indoor Bowls</b>	<b>ATPs</b>
	8.53 sqm 0.16 lanes 0.04 pools	0.29 courts 0.07 halls	0.04 rinks 0.01 centres	0.05 pitches
<b>Costs</b>	<b>£99,581</b>	<b>£191,423</b>	<b>£11,227</b>	<b>£38,332 (3G) £33,714 (sand)</b>

Based on costs at Q2 2011, version Sept. 2011 of Sports Calculator.

