



SELBY DISTRICT COUNCIL

INDOOR & BUILT SPORTS FACILITIES STRATEGY

MAY 2020

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

MANAGEMENT CONSULTANTS

Registered Office: 1 -2 Frecheville Court, off Knowsley Street, Bury BL9 0UF
T: 0161 764 7040 E: mail@kkp.co.uk www.kkp.co.uk



Quality assurance	Name	Date
Report origination	Rachel Burke / Clare MacLeod	25.05.20
Quality control	John Eady	02.06.20
Client comments		
Final approval		

CONTENTS

PART 1: INTRODUCTION	4
1.1 Purpose.....	4
1.2 National strategic context	4
PART 2: LOCAL AREA CONTEXT	7
2.1 Local strategic context.....	7
2.2 About Selby.....	9
2.2: House building	11
2.3 Planning policy	13
PART 3: NEEDS ASSESSMENT FINDINGS	14
3.1 General findings	14
3.2: What do we know about facilities and activities in Selby.....	14
PART 4: VISION AND STRATEGIC RECOMMENDATIONS ACTION PLAN	18
4.1: Management and programming.....	18
4.2 Indoor built facilities action plan.....	20
PART 5: MONITORING AND REVIEW	24
APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT	25
APPENDIX 2: INDICATIVE COSTINGS	31

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

PART 1: INTRODUCTION

This is the Selby Indoor & Built Facilities Strategy (IBF) for the period 2020 – 2040. Recommendations are drawn from the Needs Assessment Report 2020, researched and prepared between December 2019 – April 2020 by specialist sport and leisure consultancy, Knight Kavanagh and Page Ltd (KKP). The Assessment Report and Strategy have been prepared in accordance with Sport England's ANOG (Assessing Needs and Opportunities Guidance - for Indoor and Outdoor Sports Facilities) and in consultation with Selby District Council (SDC), Sport England, national governing bodies of sport (NGBs), local sports clubs and key stakeholders.

1.1 Purpose

The overall aim of the indoor sports strategy is to enable SDC to make informed decisions to ensure that sport and physical activity facilities are located in the right places to ensure that the maximum number of local people take part in regular, meaningful physical activity. SDC has an aspiration and need to consider its facilities planning, particularly in the context of its growing population and the changing economic and demographic profile of the area. The Strategy will be used to:

- ◆ Form policies regarding indoor and outdoor policies in the Local Plan.
- ◆ Inform the requirements in the Infrastructure Delivery Plan.
- ◆ Inform the selection of allocations and the policies for those allocations.

Its focus is, thus, to provide clear direction to all partners so that together they can plan and develop the more modern, efficient and sustainable range of community-based leisure, physical activity and sport facilities that Selby residents require.

It provides a concise, robust, comprehensive and up-to-date evidence base in line with the emerging Local Plan and sets out a strategic and action plan based approach to the enhancement of existing, and creation of new, sporting provision.

This will ensure that residents have the opportunity to be physically active and healthier, and where appropriate develop their physical, sporting, health and wellbeing ambitions within their local community. This report is one component of a wider suite of reports which include an indoor and built facilities needs assessment, playing pitch needs assessment and playing pitch strategy.

1.2 National strategic context

Sporting Future: A new strategy for an active nation (December 2015)

The Government's strategy for sport confirms its recognition and understanding that sport makes a positive difference and states its intention that the sector will deliver five simple but fundamental outcomes: physical health, mental health, individual development, social and community development and economic development.

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

Sport England: Towards an Active Nation (2016)

In Sport England's strategic response to the Government it states that it will invest in:

- ◀ Tackling inactivity.
- ◀ Children and young people.
- ◀ Volunteering – a dual benefit.
- ◀ Taking sport and activity into the mass market
- ◀ Supporting sport's core market.
- ◀ Local delivery.
- ◀ Facilities.

Increasing participation in sport and physical activity and the health and wellbeing benefits delivered are key drivers for Sport England. It (and partners) place particular emphasis on getting the inactive active and targeting interventions at under-represented groups.

Sport England's planning aim

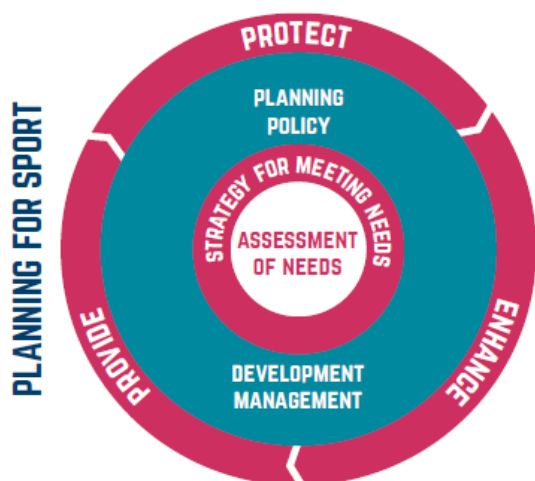
Sport England's aim in working with the planning system is to help provide active environments that maximise opportunities for sport and physical activity for all, enabling the already active to be more so and the inactive to become active. This is supported by the planning objectives of Protect, Enhance, Provide:

Table 1.1: Sport England Planning objectives

Protect	Enhance	Provide
To protect the right opportunities in the right places.	To enhance opportunities through better use of existing provision	To provide new opportunities to meet the needs of current and future generations.
Existing provision should be protected unless an assessment has demonstrated there is an excess of the provision and the specific buildings or land are surplus to requirements; or the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the former or current use.	The use of existing provision should be optimised, for example, through quality, access and management improvements supported by appropriate ancillary facilities.	Appropriate new provision that meets needs and encourages people to play sport and be physically active should be provided by adapting existing places and through new development.

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

Figure 1.1: The Sport England Planning for Sport Model



It has 12 planning-for-sport principles aimed at helping the planning system to contribute to sustainable development by fulfilling the role the National Planning Policy Framework (NPPF) highlights it has to play in creating strong, vibrant and healthy communities.

Applying them will ensure that the planning system plans positively to enable and support healthy lifestyles, delivers community and cultural facilities and services to meet local needs, and provides opportunities for all to experience the benefits that taking part in sport and physical activity brings.

The 12 principles are applicable to all areas of the planning system at all levels, for example strategic, local authority and neighbourhood planning levels. As such they are of relevance to all involved in, or looking to engage with, the planning system.

Figure 1.2: Sport England’s 12 Planning Principles



SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

PART 2: LOCAL AREA CONTEXT

2.1 Local strategic context

SDC is committed to improving the health and wellbeing of its residents and understands the relationship between physical activity and health and wellbeing. It underpins this commitment in its Corporate, County and Local plans. It also recognises the importance of working in partnership with other agencies to deliver opportunity given the geographic and access issues encountered across the borough.

Selby District Council Plan 2020 to 2040

The Council Plan identifies that Selby's vision is "a great place". It sets out ambitions for the next ten years and how it plans to deliver its priorities. Key strategic priorities up to 2040 are:

Strategic priorities	Objectives
A great place to live.	Improved housing supply Better quality council homes Improved town centres
A great place to enjoy	Improved environmental quality Safe neighbourhoods Improved sustainable transport
A great place to grow	Increased investment in the district More well paid jobs Higher skills levels
A council delivering great value	Digitally enabled customer service Good quality services Financially sustainable

These are based on the principles of collaboration, community focus, customer-centredness and wellbeing, which are formally considered and tested as part of decision-making in delivering the Council Plan. This is underpinned by three-year delivery plans noting specific Council actions to deliver in that period to achieve stated ambitions by the end of the decade.

Selby District emerging new Local Plan

The preparation of a new Local Plan is currently being undertaken help to ensure that the Council has a development plan for the whole district, in line with current national planning guidance which properly reflects its Economic Strategy and Corporate Priorities.

A new Local Plan which will provide a long-term strategy for the whole District. It replaces the Core Strategy Document adopted in 2013 and the 'saved' policies from the 2005 Local Plan. Together with any adopted Neighbourhood Plans and emerging Joint Minerals and Waste Plan the new Local Plan will make up the development plan for the District. It will be supported by policies maps which identify allocations of land and constraints to development.

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES STRATEGY

Indoor and Outdoor Sports Facilities Strategy – 2016

The indoor and outdoor sports facilities strategy was produced during the preparation of the Site Allocations Local Plan: Pool of Sites Consultation (2 October – 27 November 2017). These documents are currently being updated.

North Yorkshire Health and Well-being Strategy 2015-2020

The Joint Health and Wellbeing Strategy is produced by the North Yorkshire Health and Wellbeing Board. It explains the health and wellbeing priorities set to tackle needs identified across the county. Its purpose is to improve people's health and wellbeing as identified in the Joint Strategic Needs Assessment (JSNA). Its stated vision is North Yorkshire should be a place where communities flourish, people shape services and have control of their lives. It has been prepared in order to address some of the following issues:

- ◀ People in North Yorkshire are living longer than ever before. That offers potential to enjoy more years of healthy, active life from childhood into old age. It also means that there may be a need for more help as the population gets older, to age well and be as healthy and independent as possible for as long as possible.
- ◀ Not all communities in North Yorkshire are as healthy as they could be. Life expectancy, for example, varies by as much as 11 years between the richest and poorest areas. There are widening variations in obesity between children living in affluent and deprived neighbourhoods. The aim is to reduce the gaps as part of this strategy to make North Yorkshire healthier and happier.
- ◀ There are more demands on the money available to the health and care system than in the past. Careful budget planning is essential. By doing this in partnership and using new technology it is believed that the Health and Wellbeing Board can deliver better value for money and do more with the resources it has at its disposal.

The strategy's five key themes are:

- ◀ Connected communities.
- ◀ Start well
- ◀ Live well.
- ◀ Age well
- ◀ Dying well.

Active Partnership

North Yorkshire Sport's six strategic goals are to:

- ◀ Contribute to healthy thriving communities across North Yorkshire.
- ◀ Strengthen its organisational sustainability and maintain the principles of good governance and industry standards.
- ◀ Use the natural environment as a catalyst for wider health improvements.
- ◀ Contribute to children/young people fulfilling their potential and feeling healthy and happy.
- ◀ Support improvements in the health and economic stability of work age adults and families.
- ◀ Contribute to people ageing well and staying younger for longer.

These are designed to guide its work, using sport/physical activity as a contributory factor to address three of the main challenges facing the region; namely obesity, poverty and an ageing population.

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES STRATEGY

As a result, NYS aims to contribute to:

- ◀ A reduction in the number of locations in the bottom 20% lower super output areas and having none within the bottom 10% by 2025.
- ◀ A reduction in the prevalence of overweight and obesity across the population by 2026.
- ◀ Productive healthy ageing throughout North Yorkshire

Provision of leisure facilities in Selby

Inspiring Healthy Lifestyles (IHL)

IHL works in partnership with SDC to deliver leisure facilities/service in the district. It is a social enterprise and charitable trust operating leisure services in Selby, Wigan (Greater Manchester) and Cannock Chase (Staffordshire). Its stated aim is *to provide the very best in leisure and culture, creating opportunities for people to change their lives, investing in facilities and adding value for public benefit*. It delivers a wide range of leisure and cultural services. IHL was awarded an extended 15-year contract in 2015.

In Selby, IHL's services include leisure centre management at Selby Leisure Centre and Tadcaster Leisure Centre, Selby Park and the development of sport and health interventions and outreach work through the Wellbeing Team. The Summit Indoor Adventure facility sits outside the main leisure contract.

Summary of local context

SDC is committed to improving the health and wellbeing of its residents and understands the relationship between physical activity and health and wellbeing, which is confirmed within its Council Plan. This is further developed within the North Yorkshire Joint Health and Wellbeing Plan which identifies that people in the County are living longer and that there is a need to ensure that they remain healthy for longer. It notes the significant disparity between people living in poorer and wealthier areas and the need to close this gap. Key messages emerging from local policies are that partnerships are required (in an ongoing difficult financial climate) to tackle the key issues of obesity, poverty and an ageing population.

2.2 About Selby

Selby is mainly a rural district that covers an area of 602km², made up of countryside that is interspersed with the three market towns of Selby, Sherburn in Elmet and Tadcaster. They are supplemented by a range of larger villages that provide some services, access to larger towns and employment opportunities, plus many smaller rural villages and hamlets.

It is the southernmost district of North Yorkshire and Figure 1.1 identifies that it borders the City of York (a unitary authority), the districts of the City of Leeds and the City of Wakefield in West Yorkshire, the town of Doncaster in South Yorkshire, the ceremonial county of the East Riding of Yorkshire and the Borough of Harrogate. It is centrally dissected from north to south by the A19 and east to west by the A63. The map depicts how key transport routes including the M62, A1 (M) A64, A1041 with routes in and out of Selby having a primary bearing.

Population and distribution (Data source: 2018 Mid-Year Estimate, ONS) - there is a lower proportion of 15-29-year olds in Selby (15.3%) than in Yorkshire and The Humber (19.4%). There are, however, significantly more people in the age groups from 45-74 (Selby 41.0% compared with 36.0% in Yorkshire and the Humber).

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

Figure 1.1 Map of Selby with main transport routes



Deprivation (Data source: 2019 indices of deprivation, DCLG) - relative to other parts of the country Selby has low levels of deprivation; 7.7% of the District's population resides in areas covered by the country's three most deprived cohorts (national average; c. 30%). Conversely, 56.3% live in the three least deprived groupings in the country (national 'norm'; 30%).

Health data (Data sources: ONS births and deaths, NCMP¹ and NOO²) - Life expectancy in Selby is similar to the national figure; the male rate is currently 79.7 compared to 79.6 for England, and the female equivalent is 83.7 compared to 83.2 nationally.³

Weight and obesity - obesity is widely recognised to be associated with health problems such as type 2 diabetes, cardiovascular disease and cancer. At a national level, the resulting NHS costs attributable to overweight and obesity⁴ are projected to reach £9.7 billion by 2050, with wider costs to society estimated to reach £49.9 billion per year. These factors combine to make the prevention of obesity a major public health challenge.

¹ National Child Measurement Program

² National Obesity Observatory

³ Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2013.

⁴ National Child Measurement Program

⁴ National Obesity Observatory

⁴ Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2013.

⁴ Adult Weight Data is for the period 2016-2017. The child data is for the period 2017-2018

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES STRATEGY

Adult rates of being either overweight or obese in Selby are below national but above regional rates. Child rates are below both regional and national rates.

Sport England: Active Lives Survey (ALS)

The Active Lives Survey – ALS (May 2018/19) is based on 16+ year olds taking part in walking, cycling, fitness, dance and other sporting activity (excluding gardening). A higher proportion of Selby's population is inactive than England and Yorkshire, however, the number of active people is consistent with regional and national averages.

ALS makes it possible to identify the top five (most participated in) sports within Selby. They include walking for leisure, structured programme classes, cycling, athletics and swimming. Walking for leisure and structured programme classes are among the most popular; they also cut across age groups and gender. In Selby around four in 10 adults go walking for leisure, on average, at least once a month. The next most popular is activity structured programme classes (21.1%). Activity levels in Selby are generally commensurate or above those in Yorkshire and the Humber and England, although its levels of swimming are significantly above regional and national levels.

Mosaic

Selby has lower levels of multiple and health deprivation than the region or England. Nearly half of the population falls into Mosaic's Rural Reality and Country Living classifications. They tend to be employed and have relatively stable incomes. The projected increase in the size of the local population is unlikely to lead to major increases in the number of people wishing to take part in sport and physical activity (potential customers of leisure facilities).

Population projections

Strategic planning: Change over 21 years (2016 to 2040⁵)

The most recent ONS projections indicate a rise of 16.3% in Selby's population (+14,525) over the 23 years from 2016 to 2040. Over this extended timeframe there are fluctuations at different points for the majority of age groups. Several key points for Selby are outlined below:

- ◀ There is a rise in the number of 0-15-year olds, rising by +1,024 (+6.2%) over the first half of the projection (to 2029).
- ◀ There is a continuous increase in the numbers of persons aged 65+. Numbers will increase by 29.6% (5,309) in the first period continuing to rise to an overall total of 50.8% (8,604) between 2016 and 2040. While this age group represented 20.1% of Selby's population in 2018 it is projected to account for 26.1% of the total by 2040.

2.3: House building

The National Planning Policy Framework states that to significantly boost the supply of housing, local planning authorities should identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements.

The Strategic Housing Land Availability Assessment (SHLAA) – 2019

⁵ Office for National Statistics 2018-based population projections (data released March 2019)

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

This forms part of the evidence base for the Selby District Local Plan by providing a factual survey of potential housing development sites that will inform the Sites Allocations Document known as 'Plan Selby'. The survey of sites and the criteria used to assess them also informs the calculation of housing supply in the annual 5 Year Housing Land Supply reports (5YHLS). The SHLAA, with the help of a working group, defines the criteria used to assess sites and then provides a factual survey of potential housing development sites. The 5YHLS report then uses this information to calculate the housing supply on an annual basis.

The 2019 SHLAA has assessed 628 sites for housing use; these have a total capacity of 47,887 dwellings. The majority have been found to be deliverable, 32 were moved back to years 6-10 of the plan period due to significant restraints and five are in years 11-15. Eight sites had major constraints and have been held in abeyance. Large sites with planning permission have been assessed in detail in this SHLAA; most have been found to be deliverable in the first five years. The number of specific deliverable sites means there is no need for broad locations of growth to be identified.

The findings of this assessment inform the calculations in the five-year housing land supply report. The assessment data from this report will also be used to inform the Local Plan Document.

5 Year Housing Land Supply Report 2019-2024 (5YHLS)

The purpose is to set out an updated methodology to assess the 5-year housing land supply. It is based on 2019 Strategic Housing Land Availability Assessment (SHLAA) methodology. The 5YHLS contains eight types of site (Planning Permissions, Section 106 Agreements, Prior Approval, Allocations, Deliverable SHLAA Sites, Windfall Sites, Previous Housing Delivery, Final Calculation- Publication of 5 Year Supply).

These sites have a total gross capacity of 3,946. The total number of dwellings that can be delivered in the next five years is 2730. The housing target as set out by the standard methodology is to deliver a minimum of 365 homes per year across the District and this starting point gives a basic five-year requirement for 1,825 homes.

It is reasonable to assume that there will be increased demand for sports facilities and physical activity opportunity in areas where substantive housebuilding is planned.

2.4 Planning policy

National Planning Policy Framework 2019

The NPPF sets out the Government's planning policies for England and how they should be applied. It provides a framework guiding the preparation of development plans documents, associated evidence base and supplementary planning documents. It is also a material consideration which should be taken into account when determining applications for planning permission.

The importance of *promoting healthy communities* is a key focus of the NPPF in achieving sustainable development. The NPPF states that the overarching social objective of the planning system is: *to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and which support communities' health and social and cultural wellbeing*

Supporting the core objective, the NPPF states how the planning system should plan positively to achieve healthy places and provide the social, recreational and cultural facilities and service the community needs. This includes:

- ◀ Enabling and supporting healthy lifestyles especially where this would address identified local health and wellbeing needs, for example via the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- ◀ Planning positively for provision and the use of shared spaces, community facilities (including sports venues and open space) and other local services.
- ◀ Taking into account and supporting the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community.
- ◀ Guarding against unnecessary loss of valued facilities and services.

PART 3: NEEDS ASSESSMENT FINDINGS

3.1 General findings

Selby recognises the importance and role that its leisure facility stock plays in physical activity; health and wellbeing and is committed to its retention via the presumption (in Planning Policy) against any net loss of active sport and leisure facilities in the District.

As noted above, there is a projected increase of 16.3% in the size of the population by 2040 (MYE 2018) and there will be a continuous increase in the number and proportion of persons aged 65+. This may lead to changes in demand for different activities. Demand for sports facilities and physical activity opportunity will rise in areas where housebuilding is planned.

The importance of ensuring that the proportion of the population which is currently active remains so and that more of the presently inactive become active (sustaining and improving the general health of the local population) will become increasingly relevant. Indoor and built facilities, and programmes of activity therein, need to be capable of adapting to any changing demands and needs associated with demographic change.

The principal opportunity/challenge for Selby District is to ensure that its stock of facilities continues to be fit for the future. There is a need to balance the needs of the core market of people who already take part in sport and physical activity, with ensuring that the growth of existing or new activities which meet the needs of a more diverse and ageing population is enabled. The facility stock is generally found to be satisfactory and appears to meet the current needs of residents, although continued investment is required.

There is a need, however, for a strategy to address the short-term facility requirements at Tadcaster Community Pool and, in the medium-term, to ensure that the swimming pool either benefits from significant refurbishment or is replaced. There is also a need to monitor the scale of health and fitness provision. Continuation of the upward participation trend may lead to a need for additional provision.

In addition, Selby Swans Gymnastics Academy needs to secure a long term lease at its current venue or find an alternative facility which meets its needs at which satisfactory long term tenure can be negotiated.

Any new sports facilities need robust community use agreements to ensure availability to all the community, especially those from what tend to be described as 'hard to reach' groups.

3.2: What do we know about facilities and activities in Selby

Village and community halls

There are 40 village halls, community centres and church halls in the Authority distributed throughout the District serving both the more densely populated and rural areas.

Activities provided in/at village halls tend to reflect local community need. Research undertaken for the audit suggests that demand for village hall and community centre space is high. This highlights their importance in ensuring that a good range of local sport and physical activity is provided for residents.

They also play an important role ensuring that people/older people in more rural areas have access to facilities and can contribute to getting the inactive active or retaining those already

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

involved. Further analysis is required to gauge whether, and the extent to which, activities in these facilities can further meet the needs of what is an ageing local population.

Sports halls

The 20 sports halls in Selby offer a total of 46 badminton courts and are generally located in the areas of higher population density; the majority are located in the centre and to the east of the district. Of these, 11 halls have two or fewer badminton courts and the remaining nine all have 4-courts (36 courts in total). Spatially, it appears that the south and west of the District are not as well served as the centre and north of the district. In terms of quality:

- ◀ No sports halls rated as good quality.
- ◀ Three are of above average quality.
- ◀ Four are of below average quality.
- ◀ Two sites remain unassessed (Barlby High School and Brayton High School).

Eight of the nine sports halls are located on educational sites (this limits daytime usage by the general public). Tadcaster Leisure Centre is the only public leisure centre available during the day.

38% of the population lives within a 20 minutes' walk (one mile) of a 3+ court sports hall. Residents who do not, tend to reside in the District's more rural, less densely populated areas. Of the residents living in areas of higher deprivation, 83% live within 20 minutes' walk time of a sports hall. Almost the whole (98%) of SDC's population lives within 20 minutes' drive time of a community available sports hall.

The audit identified scope to increase used capacity within some existing facilities (Read School and Holy Family Catholic High School). Ten sports halls are located within two miles (indicative of how far people may travel) of SDC's boundary. They offer 40 courts and are located predominantly to the south of the District.

The audit indicates that badminton, netball and cricket are popular sports in Selby. Netball reports a lack of available facilities in the area with more talented players having to travel outside the district to access appropriate facilities. Badminton reports that the limited availability is inhibiting growth. Facilities are reported to be operating at comfortably full levels. Badminton and netball both identify scope to grow in the area.

Population growth may create additional demand for up to two badminton courts, however capacity could be increased at existing facilities to accommodate this increase.

Good relationships between schools and clubs are a prerequisite to ensure continued usage and increase use of sites.

Swimming pools

The audit identifies nine swimming pools at six sites (including all pools irrespective of size and access). There are two learner/teaching pool in the District. These assist with programming (and income generation) at the public leisure centre sites, in particular.

Swimming facilities are well distributed; main settlements each have a swimming pool within close proximity. As with sports halls, the more rural south of the district is not as well served with facilities.

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES STRATEGY

The swimming pools at DW Sports Fitness, Selby Leisure Centre, Queen Margaret's School and Tadcaster Community Swimming Pool are considered to be in above average condition. Sherburn High School is rated below average and there is no facility rated either good or in poor condition. Residents in Sherburn-Elmet and surrounding settlements (in the west of the District) only have access to below average facilities.

Approximately 30% of the population lives within one mile of a swimming pool. Of those living in areas of higher deprivation, 83% live within one mile of a swimming pool.

Swim England's view is that the current water provision adequately meets demand for Selby.

Tadcaster Community Swimming Pool has recently had c.£55,000 investment in new lighting, seating and circulation areas. There is, however, a requirement to invest in a new boiler heating and ventilation as current equipment is 25 years old. It is currently running on two of its four boilers. It is hoped that this will extend its life for c. three years but, in reality, it could fail at any point. Replacement equipment and installation is expected to cost in the region of £350,000.

There is a need to plan to replace or redevelop Tadcaster Community Swimming Pool due to its age. This will probably become critical during the period between 2030-2034.

Additional findings are that IHL should review its programme to determine whether and how additional midweek evening water time could be made available to Tiger Sharks ASC. The Club should concurrently consider the option to deliver some of its training sessions in the early mornings to increase its access to water space.

Health and fitness suites

There are 12 health and fitness suites in Selby with 440 stations available to the community. Generally, health and fitness gyms are located in more densely populated areas. Four of the eight fitness gyms are rated as above average with three below average.

Almost one third (29%) of SDCs population lives within 20 minutes' walk of a health and fitness facility and the whole population lives within 20 minutes' drive of a facility.

There are 12 studios, nine of which were subject to a non-technical assessment. Of these, five are in below average condition, four are above average and three remain unassessed.

There is a current, small undersupply of health and fitness provision. This shortfall rises in the future (to 2040), however, all current facilities have capacity to cater for increases in demand.

Gymnastics

There are two dedicated gymnastics venues in Selby (Sherburn Community Gymnastics Club and Selby Swans Gymnastics Academy). They are located in the more populated areas of the district and 94% of the population is located within 20 minutes' drive time of them.

BG reports substantial demand for more gymnastics opportunity; this was confirmed via local consultation. Clubs aspire to improve facilities. Selby Swans Gymnastics Academy has a short lease (3.5 years). It needs long term secure tenure or alternatively to source a new facility that meets its needs.

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES STRATEGY

Indoor Bowls

Selby Bowling Club is the only dedicated indoor bowls facility in Selby and has six rinks. Consultation with EIBA indicates that as long as Selby Bowling Club continues to operate, there is no requirement for an additional purpose-built indoor bowls facilities in Selby.

Squash courts

Queen Margaret's School has the only two squash courts in the District. Both are glass-backed and in above average condition. Consultation with the School indicates that they are available to the community but it reports no demand; the only current use made of them is by the School. The audit did not find any squash clubs or teams operating in the area.

Goole Leisure Centre, located within two miles of the local authority boundary in the south east, has two squash courts which are available on the basis of pay and play access.

Archery

Selby Archery Club has its own indoor archery venue in Selby. It reports the facility to be in good condition and has capacity for more members should there be an increase in demand. It reports facing challenges accommodating access for people with physical disabilities due to a requirement to cross the grass to access the facility.

Adventurous activities

Summit Indoor Adventure Centre was built in 2017 to provide a new adventurous offer to the community. The £5.7m centre has a range of adventurous facilities on site including climbing walls, Aerial Trek, Indoor skate park, indoor soft play and ten pin bowling alley. Consultation with the operator, IHL, indicates that the Centre is very popular and well used especially in school holidays.

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

PART 4: VISION AND STRATEGIC RECOMMENDATIONS ACTION PLAN

This is Selby’s vision for sport and leisure provision in the area for the period 2020 -2040. It builds upon the conclusions identified in the Built Facilities Needs Assessment Report. Its vision is:

“To create high quality, sustainable leisure and sports facilities which meet community need, increase participation, help tackle health and age issues and provide accessible, inclusive activities for Selby residents as part of an active lifestyle.”

The following actions are relative to the overall management and programming of key facilities in Selby. All actions identified should take account of accessibility issues (hearing, visual and wheelchair access). In respect of timescales; short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years. Action plan priorities are categorised either as protect, enhance or provide in line with Sport England objectives. The Sport England definitions for these ‘headings’ are as follows:

- ◀ **Protect-** *to protect the right opportunities in the right places.*
- ◀ **Enhance** - *to enhance opportunities through better use of existing provision.*
- ◀ **Provide-** *to provide new opportunities to meet the needs of current and future generations.*

4.1: Management and programming

Recommendation (strategic objective)	Action	Timescale	Responsibility	Importance
Ensure sports facilities remain attractive and fit for purpose. (Protect)	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing sports facilities. Maintain and, in the medium term, improve the standard of the area’s swimming pools. In the short-term make the significant investment (£350,000) required at Tadcaster Community Swimming Pool while in the medium term developing a strategy to replace (or at the very least comprehensively refurbish) the facility.	Short Short	SDC SDC, Tadcaster Community Pool	High High
Ensure clubs with facilities have long term security of tenure. (Enhance)	Support gymnastics clubs to obtain long-term security of tenure to enable facility enhancements which will support growth to accommodate demand. There is a need to reduce/eliminate waiting lists or find an alternative facility.	Short	SDC, gymnastics clubs, BG	High

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Recommendation (strategic objective)	Action	Timescale	Responsibility	Importance
Improve the sports offer to meet demand and service the needs of the community. (Enhance)	Ensure that memberships and specific activities are accessible to people living in the Authority's more rural area (and in its more deprived communities) via the increased use of community facilities (e.g. activity halls and community centres).	Long	SDC, Inspiring Healthy Lifestyles,	Medium
Review current programming to ensure it meets the long-term needs of the residents. (Enhance)	Review swimming pool programming with a view to extending the number of pool lane hours made affordably available to the Tiger Sharks Swimming Club.	Medium	Inspiring Healthy Lifestyles	Medium
Improve quality and availability to education establishments (Enhance)	Ensure that all school/academy sports facilities offer community availability and either retain or improve their current status. Work with schools to improve the standard of the below average community available sports halls on school sites and maintain the quality of those which are presently above average.	Long	SDC, education establishments	Medium
Increase sport and physical activities in the wider community (Protect, enhance, provide)	Support other developments (via planning, developer contributions and officer expertise) which may assist in increasing sport and physical activity within the wider community.	Long	SDC	High
Further establish and grow sports in the area. (Enhance)	Explore the opportunity for specific venues to become core home venues for netball and/or badminton.	Medium	NGBs, sports clubs and facility management	Medium
Ensure facilities and activities are available to all. (Enhance)	Work with, and via, the leisure operator to ensure that the health and wellbeing offer meets the needs of all residents.	Short	SDC, IHL, health and wellbeing groups.	High
Act upon Strategy recommendations. (Protect, Enhance & Provide)	Adopt the recommendations in this Study, ensure that they are encapsulated in planning policy documents (Local Plans) and other relevant SDC strategies where appropriate.	Long	SDC	High
Keep the Facilities Strategy relevant and up to date.	Complete a light touch review of the study annually. Undertake a complete review within 5 years of its adoption.	Long	SDC	High

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

4.2 Indoor built facilities action plan

Taking into account the needs assessments related to specific facilities and sports, the demographic make-up, current vision of the Council and associated organisations, plus Sport England’s Planning Model which encourages Protection, Enhancement and Provision of new facilities, SDC should take account of the following strategic recommendations. The following actions relative to each of Selby’s key facilities are identified below:

Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Barlby High School	School (in house)	Built in 1989, the 4-court sports hall, 1-court activity hall and dance studio are private use only by the school.	Should demand arise, explore the opportunity to develop community availability.	Barlby High School	Long	Low
Brayton High School	School (in house)	The 4-court sports hall and activity hall were built in 1999. It is not reported to have had any refurbishment.	Maintain and where possible improve the quality of the sports hall.	Brayton High School	Medium	Medium
DW Sports Fitness	Commercial	Built in 2006, it has a 20m swimming pool, 114 station gym and two studios - all are rated above average quality. Availability is via registered membership.	Continue to maintain the quality of the facilities.	DW Sports Fitness	Medium	Low
Holy Family Catholic High School	School (in house)	This 4-court sports hall and activity hall was built in 2007, it is of below average quality. Due to a lack of caretaker availability, community use of facilities has been rescinded and they are currently available for private use by the school only.	Explore whether a long-term solution can be found to resolve the lack of caretaker availability.	Holy Family Catholic High School	Short	Medium
Queen Margaret’s School	Independent school (in house)	Facilities on site include: <ul style="list-style-type: none"> ▪ 4-court sports hall (built 1985). ▪ 6-lane 25m swimming pool (built 2000) and a 25m lido. ▪ 2 squash courts (only courts in the area). All are in above average condition. Squash courts although available to the community are not used.	Continue to maintain the quality of the facilities. Increase marketing and promotion of the squash courts to ensure that the community is aware of their availability.	Queen Margaret’s School	Long Short	Medium Medium

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Read School	Independent school (in house)	This 4-court hall, opened 1997/refurbished in 2011, is above average in quality. There is scope and a willingness to explore the option to increase community availability at Read School subject to demand.	Increase marketing and promotion to ensure the community is fully aware of the availability.	Read School	Short	Medium
Selby Archery Club	Sports club	There is an indoor range (20 yards) and an outdoor (100-yards). The main challenge is accessibility. Users are required to walk across grass, which hinders access for people with mobility issues.	Improve access to the facility by installing a path suitable to accommodate wheelchairs.	Selby Archery Club	Short	High
Selby Bowling Club	Sports club	Opened in 2004/refurbished in 2013 this 6 rink facility is the only one in the area.	Drive participation up. Market venue/maintain quality.	Selby Bowling Club	Long	Low
Selby College	College (in house)	The 4-court sports hall opened in 2010 and is well used. Floor requires resealing but no funds are presently available for this. The 15-station health and fitness gym is used privately by the College only.	When funds allow, reseal the sports hall floor to improve quality.	Selby College	Short	Medium
Selby High School	School (in house)	Opened 1978/refurbished 2010 the 4-court sports hall and 2-court activity hall are of below average quality. The dance studio is also below average. There are plans to invest in new LED lighting.	Continue to maintain and improve the facilities.	Selby High School	Long	Low
Selby Leisure Centre	Inspiring Healthy Lifestyles	Opened in 2015, this public leisure centre has a 6-lane x 25m swimming pool and a learner pool. It also has a 120-station health and fitness gym and two studios. This is a key facility for daytime access.	Continue to maintain/improve facilities. Review programming to enable additional access to water for swimming club. Ensure availability to harder to reach groups and people living in areas of higher deprivation.	IHL, SDC	Long	Medium

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Selby Swans Gymnastics Academy	Sports club	Dedicated gymnastics facility which has a 3.5-year lease. The key challenge is long term security of tenure.	Assist club to secure long-term lease to enable investment and increase capacity or; Relocate to another (larger) facility where a long-term lease can meet its needs.	Selby Swans Gymnastics Academy	Short	High
Sherburn High School	School (in house)	Opened in 1970, the 4-court sports hall and 1-court activity hall is the oldest in the area. The hall requires new lighting, flooring refurbishment and new cricket nets. The small (15m x 4 lane) swimming pool is in below average quality. There are plans to improve wet changing facilities and replace fire damaged ones. New designs takes account of community access and safeguarding. It will possible to access it separately from the school. This venue is a key facility for netball.	Continue to maintain and improve the facilities. Deliver the proposed improvements to the swimming pool changing provision to increase community access to the facility.	Sherburn High School	Short	Medium
Sherburn Community Gymnastics Club	Sports club	A dedicated gymnastics venue. The Club is keen to improve its offer and drive up participation. It aspires to make the premises completely open plan.	Continue to maintain and improve the standard facilities. Increase marketing/promotion to drive up participation	Sherburn Community Gymnastics Club		
Summit Indoor Adventure	Inspiring Healthy Lifestyles	Built in 2017, the facilities include: <ul style="list-style-type: none"> ▪ Climbing walls. ▪ Aerial Trek. ▪ Indoor skate park. ▪ Soft play. ▪ Ten pin bowling alley. 	Continue to market/promote facilities to increase use. Continue to maintain and improve the facilities. Ensure that they are available for those living in areas of higher deprivation.	IHL, SDC	Long	Medium

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Facility	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Tadcaster Leisure Centre	Inspiring Healthy Lifestyles	Opened in 1984/refurbished 2014, this public leisure centre has an above average 4-court sports hall. It also has a sub-divided gym (16 + 30 stations) of above average quality and a dance studio (below average). This is a key facility which has daytime availability.	Continue to maintain/improve the facilities. Market/promote the venue to increase participation. Ensure facilities are available to those living in areas of higher deprivation.	IHL, SDC	Long	Medium
Tadcaster Community Swimming Pool	Tadcaster Community Pool	6-lane 25m swimming pool, learner pool, above average quality built 1994 and refurbished in 2008. Available via pay and play, it also has a 17-station health and fitness gym which is rated above average quality. The main challenge is the need for new boiler, heating and ventilation system (estimated costs are £355,000). A long-term plan is required to refurbish / replace the pool due to its age (2030-2034).	Significant investment (£350,000) required in the short term. Develop a strategy to replace (or at the very least comprehensively refurbish) the facility in 2030-2034.	Tadcaster Community Swimming Pool	Short Medium	High High
Other commercial fitness gyms		There are several commercially operated health and fitness facilities, which all contribute to the diverse offer of facilities available across Selby	Continue to monitor use and understand how these facilities complement other activity across the District. Ensure facility developments complement and do not compete with SDC owned and developing facilities.	Leisure, commercial operators	Medium	Medium

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES – DRAFT STRATEGY

PART 5: MONITORING AND REVIEW

The Indoor and Built Facilities Strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Selby for the period up until 2040.

It is important that the Strategy is (and is treated as) a live document and is used in a practical manner to prioritise investment, develop key work programmes and partnerships, guide planning gain investment and ensure that built sports facilities are a vital component contributing to the quality of life of Selby residents.

Strategy production is just the start of the process and there is a requirement for all partners to engage in ongoing dialogue and review in order to ensure that a considered perspective and approach is maintained throughout the life of the strategy.

It will be important for Selby and its partners to develop a 3-5 year action plan based around the Strategy and for this to be monitored and reviewed on an annual basis. This should not only review progress against the action plan, but it should identify actual/ potential changes in supply and demand in the Authority. This is on the basis that the Strategy is as much about how facilities are used as it is about ensuring that local infrastructure is of a good quality.

In particular the annual review process should include:

- ◀ A review of annual progress on the recommendations made and the 3-5 year action plan; taking account of any changes required to the priority of each action (e.g. the priority of some may increase following implementation of others).
- ◀ Lessons learnt throughout the period.
- ◀ New facilities coming on stream which may need to be taken into account.
- ◀ Any specific changes in the use of key district sites (e.g. sport specific specialisms of sites, changes in availability, etc.).
- ◀ Any specific changes in demand at particular facilities and/or clubs in the area (e.g. reduction or increase in club numbers, new housing growth,
- ◀ New formats of traditional sports that may need to be considered.
- ◀ Any new or emerging issues and opportunities.

The outcome of the review will be to develop a new annual and medium-term action plan for indoor and built sports facilities across the District.

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

APPENDIX 1: PLANNING GAIN CONTRIBUTION TOOLKIT

Introduction

The purpose of this toolkit is to ensure that planning gain contribution sought from an individual development is based on a tailored approach, using the robust evidence bases provided as part of the Selby Indoor Sports Facilities Strategy and Action Plan. This will help to clearly justify the needs arising from the development and how they are to be met.

It provides a step by step guide which should be used by those stakeholders which are directly involved in negotiating developer contributions either local authority case officers or housing developers/planning consultants acting on their behalf.

The following processes should be followed in order to inform the potential additional demand that a new housing development generates. This sets out the process for leisure facilities.

There is also a checklist summary for the process which should be completed as evidence of working through each step. In terms of social sustainability, a series of questions to explore are provided with possible options to consider.

For all developments (regardless of size) developer contributions should be sought towards social, sport and open space facilities. Where a development may be considered too small to provide a contribution, consideration should be given to where a number of small developments may have a cumulative impact on the community infrastructure and refer to local planning policy.

In instances where a development may fall within two or more local authorities it is recommended that the demand from the more urban area or locally reflective area are applied in calculating the requirements. This is in order to reflect the on the ground use of provision in the context of its setting. If provision is to be provided on the outskirts of an urban settlement and therefore is to act as an extension of that settlement, it is justifiable to utilise the demand/standards most appropriate.

The suite of evidence documents which should be used to assess demand includes:

- ◀ Selby Indoor Sports Facilities Needs Assessment Report: May 2020
- ◀ Selby Indoor Sports Facilities Strategy: May 2020

Process

Step 1	Determine the key indoor sports facility requirement resulting from the development	Navigation
	<p>The key tools to assess this are provided within Sport England's Sports Facility Calculator which is accessed via the Active Places Power website. https://www.activeplacespower.com/</p> <p>This will enable you to determine the demand for sports halls, swimming pools and indoor bowls facilities that the new population from a development generates.</p>	<p>Access to the calculator is restricted and requires a username and password to be set up.</p>

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES – DRAFT STRATEGY

The Selby strategy provides an estimate of future demand for key indoor sports facilities based on population forecasts as a result of key housing growth areas. This key demand is translated into units of badminton courts, swimming pool lanes and indoor bowls rinks.

As the exact number of units are identified from specific housing developments then the Council will need to apply the household occupancy rate to this to determine the total population.

Number of dwellings x household occupancy rate⁶ = associated population

This is the population that is applied within the Sports Facilities Calculator (SFC) to determine the additional provision that is required to meet the additional demand.

The SFC is a modelling tool designed to assist local planning authorities to quantify how much additional demand is generated by increasing populations and new housing areas. The model has no spatial qualities or dimension and can only be used to estimate the facility needs for whole area populations. The model makes no reference to:

- ◀ Location of existing facilities compared to demand.
- ◀ Capacity and availability of facilities (i.e. opening hours, how well they are used).
- ◀ Cross boundary movements of demand.
- ◀ Travel networks and topography.
- ◀ The attractiveness of the existing facility network.

The SFC uses information that Sport England has gathered on who uses facilities and applies this to the population profile of the local area. This ensures that the calculations take on board the population profile (e.g. age, gender, etc) of the local area.

The SFC then turns this estimation of demand (visits per week) into the equivalent amount of facility which is needed to meet these visits. For swimming pools, it uses 25m lane equivalents and for sports halls it uses the number of badminton courts.

Registration is required to access Active Places Power (APP) and therefore the SFC. If you are not already registered, you can register for free via the link under the login button on the APP homepage.

Please note the SFC is one tool and should not be used on its own to determine the need for sports facilities from a single development.

Step 2	Determine the other indoor sports and community facilities required as a result of the development	Navigation
	Use the Indoor Built Facilities Strategy to identify level of need that may be generated from new development(s) for indoor sporting provision not included within the SFC. This should also extend to community centre facilities within the area.	Leisure facilities strategy

There is no clear calculation of the requirements for other indoor sports provision and community centre facilities (not covered by SFC) as a result of a new housing development.

⁶ National occupancy rate of 2.3 persons per household is used

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES – DRAFT STRATEGY

In this instance, the Leisure Sports Facilities Strategy should be used to determine the need for additional facilities within any specific area within the Local Authority. This should take into account the requirement for other dedicated sports facilities if the Strategy identifies this.

The Assessment Report (within the specific sections of the report) should identify the need for other provision within the area. This will be as a result of the consultation with specific clubs and organisations, facility operators and national governing bodies of sport. It will also take account of the size, scale and quality of existing provision in order to inform this. The type of facilities identified within the Assessment report is determined by the scope of the study which the Council commissions.

This will also be informed by how busy existing facilities are. As an example, if an existing leisure centre (adjacent to the new housing development) is fully programmed with high demand for space, it is unrealistic to expect this facility to accommodate the demand generated from the new development. Therefore, additional provision will be required.

Step 3	Demonstrate an understanding of what else the development generates demand for	Navigation
	<p>Consideration also needs to be given to the other infrastructure that will be generated as a result of the development. As an example, this could include primary and secondary schools, health centres, library, etc.</p> <p>The key focus here is to determine where there may be duplication of facilities and where there may be opportunities for shared provision.</p>	<p>Consultation with other council services, partners and developers</p>

In reality, it will take a significantly large development to generate the requirement for a new stand-alone wet and dry leisure centre. Therefore, it is important to identify where other provision may be required as a result of the development in order to determine if this could replace or supplement the need to provide sports facilities or community facilities.

A key example of this is the requirement for primary and secondary school provision as a result of the development. A primary school will require a multi-purpose indoor hall, playground and playing field space to deliver its national curriculum requirements for PE. A secondary school will require at least a three-court sports hall and playing field space in order to deliver its national curriculum requirements for PE.

Therefore, further investigation should be undertaken to identify if the opportunity exists to ensure that community use of the school sports facilities can be guaranteed, thus minimising the potential duplication of facilities. In this instance the 'contribution' associated with the increased demand for sports facilities could be used to enhance the school provision to ensure it was appropriate for community use (e.g. extend fitness facilities, community access arrangements, etc.).

In relation to other service (e.g. library, health centre, etc) there is a need to consider how these could be co-located with alongside sports and community facilities, thus creating a community hub. This is a key driver for sports facilities in attracting users that might not otherwise use these types of facilities.

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES – DRAFT STRATEGY

The financial, social and sporting benefits which can be achieved through development of strategic sites (also known as hub sites) are significant. Sport England provides further guidance on the development of community sports hubs at:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/>

Step 4	Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.	Navigation
	Further investigation is required to determine if there is an existing facility that is close enough to the development site which, if extended /refurbished / remodelled could accommodate the increased demand generated from the new development.	Facility mapping within the Sports Facilities Assessment Report

Detailed analysis of facilities within the vicinity of the new development should be undertaken to assess the suitability of these facilities to accommodate the increased demand generated from the development. As an example, the following information should be pulled together in order to determine if this is an appropriate solution to accommodate the increased demand:

Is the facility close enough to the development to accommodate the increased demand?

The quality of the facility.....does it need investment?

Is there capacity to accommodate increased demand....how well used is the facility?

Are there any restrictions in access to the facility?

Are there plans in place to maintain or refurbish the facility?

What type of activities are accommodated within the facility?

Are the current management arrangements appropriate to accommodate changes or increased demand at the facility?

Are there opportunities to co-locate other services alongside or within the facility?

In addition to the above, it will also be important to assess the potential impact of the additional demand on clubs and organisations within the vicinity. As an example, some clubs and organisations may already be at capacity; therefore, there may be no capacity to accommodate increased demand within the existing infrastructure.

Step 5	Consider the design principles for new provision	Navigation
	The exact nature and location of provision associated with either onsite or off-site developments should be fully determined in partnership with leisure and community specialists (e.g. NGBs, local authority, advisers, etc.) and community groups themselves.	https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/

It is important to ensure that the design of new or extended facilities is in line with the needs of local clubs and organisations as well as relevant design guidance. It will be important that any design reflects best practice design guidance taking into account all the key considerations which will be relevant to each facility. As an example, this will include aspects such as: health and safety, safeguarding, storage, sport specific design features, etc.).

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Where an extension or refurbishment of an existing facility takes place, it will be important to ensure that the local community is involved in that design. It will also be important to ensure that continuity of provision is also considered as clubs and organisations will need alternative accommodation during the construction period associated with a refurbishment or extension. This is important in ensuring these organisations continue to exist in the longer term.

The development of community hubs is a key focus for many organisations as the benefits derived from the co-location of facilities is often greater than from stand-alone facilities. Therefore, there is a need for developers and stakeholders to consider how different facilities may ‘fit’ together. As an example, this could include the following facilities which may be required as part of a development:

- ◀ Indoor and outdoor sports facilities.
- ◀ Primary and Secondary schools.
- ◀ Health centres and GP surgeries.
- ◀ Library.
- ◀ Early years provision.
- ◀ Community centre.
- ◀ Children’s play areas.
- ◀ Allotments and community growing areas.
- ◀ Local retail centres.

The master plan for new developments need to consider the strategic location of facilities and the clustering and co-location of facilities in order to maximise the benefit for the local community.

There is also a need to ensure that the location of outdoor sports pitches and ancillary facilities are appropriately located in the context of indoor sports provision (if also being provided onsite) to ensure a cohesive approach to the whole sporting offer.

Step 6	Strategic pooling of financial contributions to deliver new provision	Navigation
	Consideration needs to be given to the multiple developments across the local authority or a combination of local authorities in order to determine if the combined increased demand is sufficient to warrant a contribution to a strategic leisure development.	Wider housing growth strategies.

If the authority considers each housing growth area in isolation then it is unlikely that there will be sufficient demand generated from a single development to warrant a new stand-alone leisure provision, especially swimming pools

As such the Council needs to consider how the cluster of housing developments within the local authority boundary, or relevant cross border area should make a contribution to strategic sport and leisure facilities. As discussed previously, this may be to provide new provision or to enhance existing in order that it can accommodate increased demand.

This in turn requires the Council and developer to consider the wider housing growth within the area which may also include that within a neighbouring authority. Where the combined increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development.

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

However, it should be noted that the contribution may go towards a facility which is outside of the local authority boundary but reflects how people will live their lives within that specific development.

In order to calculate the contribution from each housing development into a strategic leisure facility fund the Council should use the Sport England Sports Facilities Calculator. Using the population growth and process identified from stage 1 this will provide a basis for negotiation with developers on the contribution from each development.

<https://www.activeplacespower.com/>
<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

Checklist summary

Prompt	Evidence	Navigation
Step 1: Determine the indoor sports facility requirement resulting from the development		https://www.activeplacespower.com/
Step 2: Determine the other indoor sports and community facilities are required as a result of the development		Leisure Strategy
Step 3: Demonstrate an understanding of what else the development generates demand for		Consultation with other council services, partners and developers)
Step 4: Consider if there are existing facilities within close proximity that could be enhanced or extended to accommodate increased demand.		Facility mapping within the Sports Facilities Assessment Report
Step 5: Consider the design principles for new provision		Consultation https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/
Step 6: Strategic pooling of financial contributions to deliver new provision		https://www.activeplacespower.com/ https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

APPENDIX 2: INDICATIVE COSTINGS

Indicative costs

The indicative costs of implementing key elements of the Action Plan are detailed below. Further details can be found on the Sport England website:

<https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/>

The costs outlined below are for the development of community sports facilities. These rounded costs are based on schemes most recently funded through the Lottery (and therefore based on economies of scale), updated to reflect current forecast price indices provided by the Building Cost Information Service (BCIS), prepared by Technical Team Lead of Sport England.

Facility capital costs

Facility capital costs are calculated using estimates of what it typically costs to build modern sports facilities, including fees and external work, naturally taking into account varying conditions, inflation and regional adjustments.

Costs are updated regularly in conjunction with information provided by the BCIS (Building Cost Information Service) and other Quantity Surveyors.

The document is often referred to as the Planning Kitbag costs as the figures are often used by planners and developers when reviewing potential planning contributions to site developments.

Facility Type/Details	Area (m2)	Capital Cost (£)
Affordable Sports Halls		
1 Court (18m x 10m)	382	725,000
2 Court (18m x 17m)	515	825,000
4 Court (34.5m x 20m)	1,532	2,410,000
5 Court (40.6m x 21.35m)	1,722	2,610,000
6 Court (34.5m x 27m)	1,773	2,645,000
8 Court (40m x 34.5m)	2,240	3,345,000
10 Court (40.6m x 42.7m)	2,725	3,975,000
12 Court (60m x 34.5m)	3,064	4,380,000
Affordable Community Swimming Pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	3,755,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,545,000
25m Pool 6 Lane (25m x 12.5m)	1,543	4,935,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	5,880,000
25m Pool 8 Lane (25m x 17m)	1,878	5,945,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	6,825,000
Affordable Sports Centres with Community 25m Pool		

SELBY DISTRICT COUNCIL INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Facility Type/Details	Area (m2)	Capital Cost (£)
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	7,565,000
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	8,880,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	9,770,000
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	10,825,000
Indoor Bowls Centre		
6 Rink (excludes Club/Function Room)	1,914	2,190,000
8 Rink (includes Club/Function Room)	2,500	2,860,000
Indoor Tennis Centre		
3 court	2,138	2,475,000
Extra Court	-	805,000

NB – The costs for:

- ◀ Affordable Sports Halls.
- ◀ Affordable Community Swimming Pools.
- ◀ Affordable Sports Centres with Community 25m Pool Options.
- ◀ Affordable Sports Centres with 50m Pool Options.

Align with the costs included within Sport England publications of the same name updated to 2Q18. The reader is referred to these documents and their Appendices for further information on sizes and general arrangement layouts.

The costs for other facilities include:

- ◀ External works (car parks, roads, paths, services connections etc) are included at an average cost of 15% in addition to the costs of the works.
- ◀ 2 months maintenance/grow in costs for Grass Pitches.
- ◀ Allowance for Fees inclusive of PM, SI, Planning and associated fees.

The costs exclude the following:

- ◀ Project specific details/information, including poor ground conditions, difficult access, long service connections.
- ◀ Natural Turf Pitches exclude the costs for site remodelling, pump and sump systems and SUDS attenuation.
- ◀ Inflation beyond 2Q2018.
- ◀ VAT.
- ◀ Land acquisition costs.
- ◀ Regional cost variations in materials and labour.

Lifecycle costs

Lifecycle costs are how much it costs to keep a facility open and fit-for-purpose during its lifetime.

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES – DRAFT STRATEGY

It includes costs for major replacement and planned preventative maintenance (PPM) day-to-day repairs. The costs are expressed as a percentage of the capital cost.

It should not be underestimated the importance of regular maintenance and the expense in maintaining a facility throughout its life.

The table below provides typical annual allowances expressed as a percentage of the Overall Estimated Total Project Cost per annum based on a 25 year cost model.

Facility Type/Details	Sinking Fund (%)	Maintenance (%)
Multi – Use Sports Hall		
Good quality Sports Hall – irrespective of size	0.5	1.0
Affordable Community Swimming Pools		
Good quality Community Swimming Pool, irrespective of size	0.3	1.0

Sinking Fund

Major Replacement Costs. Typical items for consideration include:

- ◀ Scheduled replacement of major systems and components, i.e. upgrades/replacement of mechanical and electrical equipment (HVAC, tanks, filtration/chlorination/dosing plant, CCTV and the like). Re-configuration of wet areas, replacement of sports flooring, reception refurbishment.
- ◀ Scheduled refurbishment and adaptations, including replacement of sports specific equipment/netting. Re-sealing / re-lining of sports flooring, replacing carpets and signage, replacement of external seating and fittings.
- ◀ Cyclical Redecoration.

Maintenance

Day to Day Repairs and Planned Preventative Maintenance (PPM). Planned Preventative Maintenance includes the costs for servicing and maintaining mechanical and electrical plant and systems in accordance with recommended standards/frequencies and statutory/mandatory inspections (i.e. legionella, lift and boiler insurance inspections etc).

Day to day repairs include:

External walls

Repairs to external walls, cladding, glazed screens, external doors and windows. Roofs Repairs to roofs, roof lights and the like, together with all associated work such as roof flashings, DPC's, gutters and downpipes.

Other items Repairs to ducts, internal doors and frames and the like. Fittings and fixtures Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

SELBY DISTRICT COUNCIL

INDOOR SPORTS FACILITIES – DRAFT STRATEGY

Other items

Repairs to ducts, internal doors and frames and the like.

Fittings and fixtures

Repairs to fitted cupboards, seating, notice boards, shelving, worktops and the like. Excludes loose furniture such as chairs, curtains/blinds etc.

Internal finishes

Repairs to internal floor, wall and ceiling finishes.

Plumbing and internal drainage

Repairs and PPM to plumbing and internal drainage including work to; rising mains, storage tanks and cisterns; hot and cold-water services; sanitary ware; waste, soil, overflow and vent pipes; internal manholes, rodding eyes and access covers.

Heating and ventilation

Repairs and PPM to fuel tanks, boilers, flues, plant, pump, motors, filters, switches, expansion tanks, pipework up to and including calorifiers, radiators, ducts, valves, fans and heating and other HVAC equipment.

Power and lighting

Repairs and PPM to electrical switch gear, fuse boxes, busbars, casings, wiring and conduit to lighting and power supply.

Other M&E services

Repairs and PPM to other M&E services which are part of the building, such as filtration/chlorination/dosing plant, fire alarm and bell systems, emergency lighting, clock systems, PA systems, firefighting equipment, flood lighting and lighting conductors.

External Works

General Grounds Maintenance, repairs to car parks and external paving.

Exclusions:

Operation, Occupancy, End of Life Costs, Fees and VAT are excluded from the allowances. The definition of these are provided below:

Operation costs: The cost of operating the facility rather than its occupancy excluding maintenance costs. Includes utility costs, administrative costs, overheads and taxes etc.

Occupancy cost: User support costs relating to the occupation of the facility e.g. security.

End of life: Notional costs payable and credits accruing after 25 years. Includes disposal inspection and reinstatement to meet potential contractual requirements.