

**Indoor and Built Facilities Addendum to Knight, Kavanagh & Page Indoor and
Built Facilities Needs Assessment and Strategy**

Wyre Forest District Council- October 2018

1 Introduction

1.1 As part of the Wyre Forest Local Plan Review, consultants Knight, Kavanagh & Page Ltd (KKP) were asked to undertake an Indoor and Built Facilities Assessment of the District in 2017. The technical papers were then approved by Cabinet in November 2017. This was to give the council robust evidence to shape future policy and also to enable the council to be in conformity with the National Planning Policy Framework (NPPF). Since the publication of the papers both the local plan and also national planning policy has evolved, resulting in the need to produce this addendum report.

1.2 In July 2018 the government published the revised NPPF document. This has been reviewed in regard to this addendum on the Indoor and Built Facilities Assessment. Sport and physical activity policies are outlined in the revised NPPF paragraph 96 as follows:

‘Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.’

1.3 Additionally paragraph 97 in the NPPF also states that-

‘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 loss resulting from the proposed development 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 needs for which clearly outweigh the loss.*

1.4 The importance of indoor sports facilities has been emphasised to a greater extent in the revised NPPF. Paragraph 92 (b) states that planning policies should *‘take into account and support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community’*, which includes the use of sports venues. Additionally the importance of safety for all types of community spaces has also been discussed in greater detail in the NPPF. For example paragraph 95a states that -

‘Planning policies and decisions should promote public safety and take into account wider security and defence requirements by anticipating and addressing all plausible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate.’

Therefore the importance of safety will need to be considered in any current or future proposed sports venues for use of local communities.

- 1.5 Additionally, the National Planning Policy Guidance on open space, sports, and recreations facilities states that 'it is for local planning authorities to assess the need for open space and opportunities for new provision in their areas'¹. The KKP publications and this additional addendum will help to assess the need for Indoor and Built Facilities for the district. At the time of writing this NPPG chapter has yet to be updated following the publication of the new NPPF.
- 1.6 The completed assessment was received from KKP after the release of the Preferred Options document (June 2017). This addendum is to update the findings from the KKP Playing Pitch assessment report and standards paper following the consultation exercise for the Preferred Option Document and also the publication of the revised NPPF in July 2018.
- 1.7 The Preferred Option document was open for an eight week consultation period from the 15th June 2017 to the 14th August 2017. This resulted in a high public response of over 5,000 comments. Because of this high response rate the delivery timetable of the Local Plan was amended to allow the Council more time to consider the consultation responses. The Pre-Submission consultation of the Local Plan will take place this autumn. The Local Plan will then be submitted to the Planning Inspectorate in 2019 and the adoption of the Local Plan is anticipated to be in summer 2020.

2 Methodology

- 2.1 The indoor built facilities strategy is to be consistent with the NPPF policies as outlined below and to provide evidence base to policy 20 of the Local Plan Pre-Submission Publication (October 2018).
- 2.2 The importance of providing opportunities for formal and informal exercise is also raised in Policy 9 of the Local Plan in relation to promoting good health, in that '*Development should help maximise opportunities to improve quality of life to make it easier for people in Wyre Forest District to lead healthy, active lifestyles*'.
- 2.3 The KKP Indoor and Built Facilities Strategy (2017) provided indoor facilities requirements based on the Local Plan Preferred Options document. However, since the publication of the Preferred Options document and the public consultation exercise, the two option proposals have since been superseded by the singular set of site allocations in the Local Plan Pre-Submission Publication (October 2018). Therefore this addendum provides an update to the Built Facilities Strategy based on the site allocations.
- 2.4 The ONS 2016 mid year estimate has the population of Wyre Forest at 100,007, compared to the ONS 2015 mid year estimate of 99,503 as used in the Indoor and Built Needs

¹ National Planning Policy Guidance, 'Open Space, sports, and recreation facilities'
<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

Assessment, outlined in paragraph 38. The most recent ONS data has Wyre Forest population to be at 105,022 by 2036, an increase of 5,015 (or equivalent to a percentage increase of 5.01%).

- 2.5 In further relation to paragraph 38 of the Indoor and Built Needs Assessment there are some changes if using the new ONS data. There are still more females than males in Wyre Forest. There is still a higher proportion of 65-79 year olds in Wyre Forest (18.3%) compared to the West Midlands (13.7%), and this age group will continue to increase. By 2036 this age group will be 19.28% of the Wyre Forest population.
- 2.6 Using 2016 to 2041 as the 25 year period there are some differences in population projection when compared to the Indoor and Built needs Assessment, as shown in paragraph 54. The assessment uses the 2014 to 2039 as the 25 year period. The population of Wyre Forest is expected to increase by 6.13% in the next 25 years from 100,007 in 2016 to 106,134 by 2041. The change in the population profile will see a 34.39% increase in residents aged 65+ (24,188 as of 2016, to 32,506 by 2041), compared to 43% as discussed in the assessment. This latest projection using ONS data therefore sees a lower, but still substantial, increase in the population of residents over 65 in Wyre Forest up to 2041.
- 2.7 Using the 2016 ONS data the age structure of younger people can also be updated from the Assessment, as shown in appendix 1. The proportion of Wyre Forest's population from 0 to 24 years of age as of 2016 is 24,188 persons or 26.25% of the population. This compares to 1,814,403 or 35.02% of 0-24 year olds of the total population of the West Midlands region. The ethnic composition data for Wyre Forest is no change as this is based on the 2011 census data.
- 2.8 The table below shows a projected population for Wyre Forest District, to update table A2² in the Indoor and Facilities Needs Assessment.

Wyre Forest-ONS Projected population (2016-2041)

Age	Number			Age Structure %			Change 2016-2041		
	2016	2029	2041	2016	2029	2041	2016	2029	2041
0-15	17,149	17,663	17,352	17.1%	17.0%	16.3%	100.0%	103.0%	101.2%
16-24	9,101	8,965	8,984	9.1%	8.6%	8.5%	100.0%	98.5%	98.7%
25-34	10,883	9,956	10,976	10.9%	9.6%	10.3%	100.0%	91.5%	100.9%
35-44	11,372	11,979	10,839	11.4%	11.5%	10.2%	100.0%	105.3%	95.3%
45-54	14,810	11,814	12,881	14.8%	11.4%	12.1%	100.0%	79.8%	87.0%
55-64	12,504	14,773	12,597	12.5%	14.2%	11.9%	100.0%	118.1%	100.7%
65+	24,188	28,734	32,506	24.2%	27.7%	30.6%	100.0%	118.8%	134.4%
Total	100,007	103,883	106,134	100.0%	100.0%	100.0%	100.0%	103.9%	106.1%

- 2.9 There will be the following anticipated projected population changes:

² Indoor and Built Facilities Assessment, p77

- 2016-2029- there will be an increase of 3,876 (3.9%), including an increase of 514 (3%) 0-15 year olds, however there will be a fall of 136 (-1.5%) 16-24 year olds.
- 2016-2041- will see an increase of 6,127 (6.1%), including a 34.4% rise in the numbers aged 65+ to become around one in three of the population.
- In reference to table A5³ in the Indoor and Built Facilities Assessment here is the updated unemployment and income statistics-

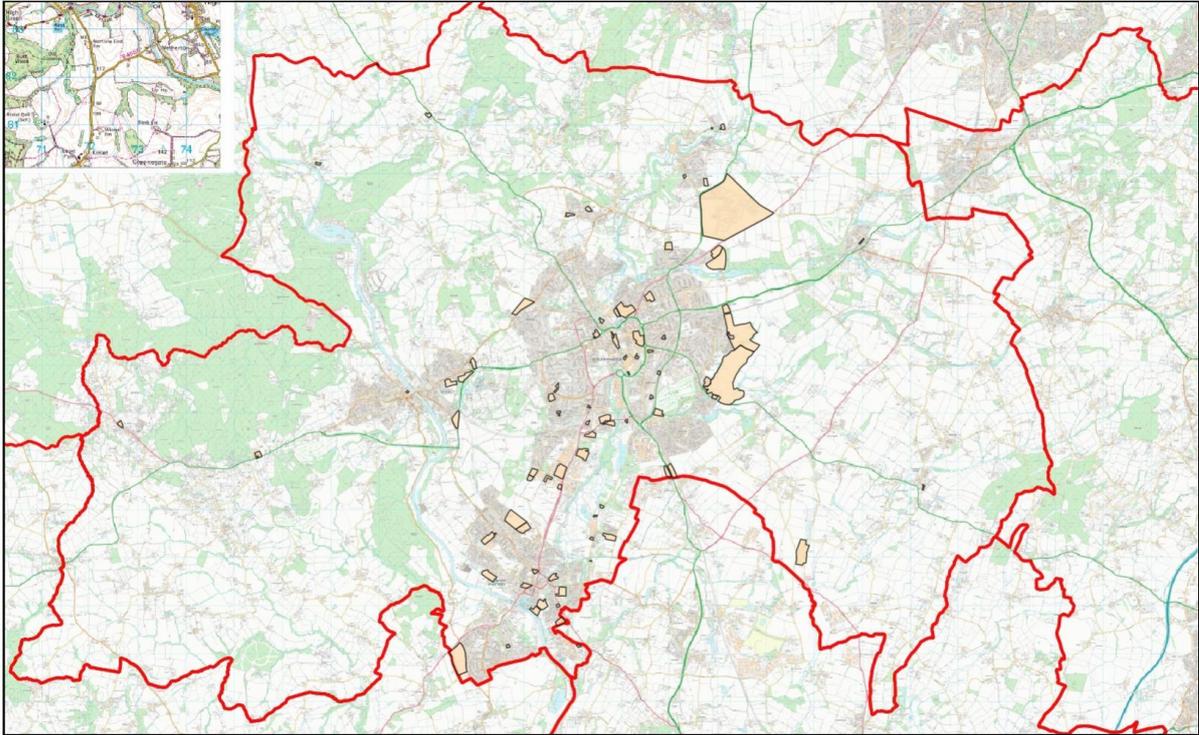
	Wyre Forest	West Midlands	England
Unemployment (%)*	3.9	5.2	4.4
Income (Median (£))#	£21,832	£26,819	£29,079

*Model Based

From ONS using October 2017. Full time gross median earnings

2.10 As discussed in paragraph 2.9 above, since the publication of the Indoor Built Facilities Strategy by KKP, the Wyre Forest Local Plan has evolved further during the Pre-Submission stage. The map below illustrates the location of the proposed site allocations in the Pre-Submission document (Oct 2018).

³ Indoor and Built Facilities Assessment, p81



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Map 1-Wyre Forest development sites as updating figure 1 in the Indoor and Built Facilities Strategy Document

3 Housing scenarios- overall summary

3.1 The Housing Needs Study (2018) for Wyre Forest District identified a housing need of 276 homes per year. Based on the plan period 2016-2036, this will require a need of an additional 5,520 dwellings. Using the 2.24 occupancy rate persons per household taken from Objective Assessment of Housing Need Study (Amion, 2017), this will produce a population increase of 12,365.

3.2 Using the sports facilities calculator provided by Sports England⁴ the table below outlines the requirements based on the population increase-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls
Requirement	0.84 Halls or 3.37 Courts	0.59 Pools or 2.37 Lanes	0.32 Pitches	0.18 Centres or 1.06, Rinks
Cost	£2,027,457	£2,175,5105	£311,650 if 3G, £280,969 if sand based	£386,531

3.3 The housing need of 276 homes per year does not generate enough demand to create a new facility in its own right. The minimum requirement according to the KKP assessment would have been a projection greater than a four court hall, a four lane pool, and a six rink indoor bowling centre⁵.

3.4 Tables 1 to 8 below outline the proposed number of new homes by area and the facility requirements as calculated by the sports facilities calculator. Since the publication of the KKP reports the areas have been revised to be broken down as shown below. This updates the information outlined in paragraphs 22-23, and also appendix 1 in the Indoor and Built Facilities Strategy document.

3.5 **Kidderminster Town**

Total new dwellings for plan period = 992

Total Population using the current site list calculations = 2222

Possible additional facility requirements-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches ⁶	Indoor Bowls Centres
Requirement	0.15	0.11	0.06	0.03
Cost	£364,336	£390,940	£56,004	£69,460

Table 1 -additional facility demand for Kidderminster Town

⁴ <https://www.activeplacespower.com/reports/sports-facility-calculator>

⁵ KKP Wyre Forest District Council Indoor and Built Facilities Strategy, p 9 (2017)

⁶ Costing are for 3G artificial pitches and not sand based pitches for all tables

3.6 Kidderminster North

Total new dwellings for plan period = 1647

Total Population using the current site list calculations= 3689

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.25	0.18	0.10	0.05
Cost	£604,876	£649,045	£92,978	£115,318

Table 2-additional facility demand for Kidderminster North

3.7 Kidderminster East

Total new dwellings for plan period = 1440

Total Population using the current site list calculations = 3226

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.22	0.15	0.08	0.05
Cost	£528,959	£567,584	£81,309	£100,845

Table 3- additional facility demand for Kidderminster East

3.8 Stourport-on-Severn

Total new dwellings for plan period = 1164

Total Population using the current site list calculations = 2607

Possible additional facility requirements-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.18	0.12	0.07	0.04
Cost	£427,463	£458,677	£65,707	£81,495

Table 4- additional facility demand for Stourport-on-Severn

3.9 Bewdley

Total new dwellings for plan period = 221

Total Population using the current site list calculations = 495

Possible additional facility requirements-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.03	0.02	0.01	0.01
Cost	£ 81,164	£ 87,091	£ 12,476	£ 15,474

Table 5- additional facility demand for Bewdley

3.10 Rural Villages

Total new dwellings for plan period = 58

Total Population using the current site list calculations = 130

Possible additional facility requirements-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.01	0.01	0.00	0.00
Cost	£21,316	£22,872	£3,277	£4,064

Table 6- additional facility demand for Rural Villages

3.11 Strategic Allocation Sites

In recognising that for large scale developments proposals such as new settlements or urban extensions, most of the provision should look to be delivered on site. The Local Plan proposes two strategic allocation sites for development. These have been separated out below to show the Indoor Built Facility requirements.

3.12 Lea Castle

Total new dwellings for plan period = 1400

Total Population using the current site list calculations = 3136

Possible additional facility requirements-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls
Requirement	0.21	0.15	0.08	0.04
Cost	£514,202	£551,750	£79,040	£ 98,032

Table 7- additional facility demand for Lea Castle Village development

3.13 Eastern Urban Extension

Total new dwellings for plan period = 1440

Total Population using the current site list calculations = 3226

Possible additional facility requirements-

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls
Requirement	0.22	0.15	0.08	0.05
Cost	£528,959	£567,584	£81,309	£100,845

Table 8- additional facility demand for Kidderminster Eastern Urban Extension

4 **Strategy Objectives**

- 4.1 This is in relation to the strategy objectives section in the Indoor and Built Facilities Strategy. Essentially the strategy remains unchanged. As discussed the housing growth of the district has been recalculated to show potential additional demand for sports facilities, using the sports facilities calculator provided by Sports England.

5 **Summary**

- 5.1 Using the sports facilities calculator provided by Sport England, there will not be enough increased demand from the projected population growth during the plan period 2016-2036 to warrant a further indoor facility. Instead the existing indoor facilities will need to be supported to continue to provide high quality provision. Further support could be funded through S106 contributions, to continue to improve the quality of life for people in Wyre Forest District and to meet the NPPF requirements for promoting healthy communities.