

## Update to the Indoor and Built Facilities Addendum, September 2019

### Introduction

Since the publication of the addendum to the Indoor and Built Facilities needs and assessment strategy the site list in the Local Plan has been updated. Site AKR/18 Yew Tree Walk (85 dwellings) has been removed from the site allocation list. Following receipt of further information the site has been reclassified as Greenfield.

There has been no evidence of the field has ever been previously developed. The plateau has been formed by the deposit of unwashed and ungraded pulverised fuel ash from the former power station. Any construction would therefore require extensive piling and this is also likely to make any development unviable.

Site WFR/CB/3 Land off Station Drive, Blakedown (50 dwellings) is an additional site. This is a mixed development of residential and car parking for the Blakedown train station. The development will help to meet housing need in Blakedown and to meet additional car parking demand at the station.

There is also an additional site L1/13 Land off Zortech Avenue has also been added to the local plan. This part of the former Burlish Golf Course and has been allocated for employment use. As it is for employment only this would not form part of the open space requirements. Housing sites AS/1, AS/5, BHS/18 and BW/4 have already received planning permission for development so are not included in the calculations below.

As a result the different areas within the district have been recalculated using the sports facility calculator provided by Active Places. This is shown below. However the housing needs study of 276 homes per year requirement will still result in not 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 centre. The total revised projection for the district in the plan period is a 3.12 court hall, a 2.17 lane pool and a 1 rink indoor bowling centre<sup>1</sup>.

### Kidderminster Town

Total new dwellings for plan period = 932

Total Population using the current site list calculations = 2088

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches*	Indoor Bowls Centres
Requirement	0.14	0.10	0.05	0.03
Cost	£328,549	£349,628	£51,110	£63,468

\*Cost for 3G pitch, not sand

<sup>1</sup> <https://www.activeplacespower.com/reports/sports-facility-calculator>

### **Kidderminster North**

Total new dwellings for plan period = 1463

Total Population using the current site list calculations = 3277

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.22	0.16	0.09	0.05
Cost	£515,639	£548,721	£80,215	£99,610

### **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	£507,614	£540,182	£78,966	£98,059

### **Stourport-on-Severn**

Total new dwellings for plan period = 1038

Total Population using the current site list calculations = 2325

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.16	0.11	0.06	0.03
Cost	£365,841	£389,313	£56,911	£70,672

### **Bewdley**

Total new dwellings for plan period =225

Total Population using the current site list calculations = 504

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.03	0.02	0.01	0.01
Cost	£79,305	£84,393	£12,337	£15,320

### **Rural Areas**

Total new dwellings for plan period = 106

Total Population using the current site list calculations = 242

Type of Indoor Facility	Sports Halls	Swimming Pools	Artificial Grass Pitches	Indoor Bowls Centres
Requirement	0.02	0.01	0.01	0.00
Cost	£38,079	£40,522	£5,924	£7,356

### **Strategic Allocation Sites**

#### **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	£493,452	£525,111	£76,763	£ 95,324

#### **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	£507,614	£540,182	£78,966	£98,059

### **Summary**

This additional update to the addendum report is in line with the site selection in the Local Plan review. Ultimately however the main conclusions have not changed since the KKP report on Indoor Built Facilities (2017) and addendum (2018) 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.