



WARRINGTON BOROUGH COUNCIL INDOOR & BUILT SPORT FACILITIES FINAL STRATEGY

JANUARY 2023

QUALITY, INTEGRITY, PROFESSIONALISM

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PART 1: INTRODUCTION

This is the Warrington Borough Council Indoor & Built Sports Facilities Strategy (IBSFS) for the period 2021-2026. Recommendations are drawn from the Needs Assessment Report 2022 prepared by specialist sport and leisure consultancy, Knight Kavanagh and Page (KKP).

It is part of a wider series of inter-related documents for sport and recreation that also include a playing pitch strategy (PPS) and an open space study (OSS). Together they make up the Warrington Open Space, Sport and Recreation Analysis (OSSRA)

Both the Needs Assessment Report and the 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 Warrington Borough Council (WBC), Sport England, national governing bodies of sport (NGBs), Active Cheshire, local sports clubs and key stakeholders.

1.1: Purpose

The Strategy provides WBC with a comprehensive assessment of the current level of facilities available and future supply and demand needs for facility provision over the next 5 years. It delivers a clear evidence base and recommendations to inform future development and/or consolidation of facilities, partnership development opportunities and funding applications.

WBC is committed to catering effectively for its growing population and the changing economic (post-Pandemic) and demographic (i.e., rise in the number and proportion of older population) profile of the area. It is now in a position to make informed decisions to ensure that facilities are located in the right places to enable the maximum number of local people take part in regular, meaningful physical activity and sport.

The focus is, thus, to provide clear direction for all partners so that they can collectively plan and develop the more modern, efficient, and sustainable range of community-based leisure, physical activity and sport facilities that Warrington residents require. Built upon a comprehensive, up-to-date evidence base in line with the emerging Local Plan, it sets out a strategic, action plan-based approach to the enhancement of existing, and creation of new, sporting provision. This will ensure that residents can be physically active, healthier and, where appropriate, achieve their physical, sporting, health, and wellbeing ambitions in their local community.

1.2: National strategic context

Sport England: Uniting the Movement 2021

Sport and physical activity has a key role in improving the physical and mental health of the nation, supporting the economy, reconnecting communities and rebuilding a stronger society for all following the global pandemic. Reflecting this, Sport England's 10-year strategy vision to transform lives and communities through sport and physical activity sets out to tackle the inequalities that it states are long seen and makes the point that 'providing opportunities to people and communities that have traditionally been left behind, and helping to remove the barriers to activity, has never been more important'. The three key Strategy objectives are:

1

Advocating for movement, sport and physical activity

2

Joining forces on five big issues

3

Creating the catalysts for change

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As well as being an advocate for sport and physical activity, via the building of evidence and partnership development, the Strategy identifies five big issues which people and communities need to address by working together. Described as the major challenges to England being an active nation over the next decade and the greatest opportunities to make a lasting difference, each is designated as a building block that, on its own, would make a difference. However, the content is that delivered together they could change things profoundly. The issues are:

- ◀ *Recover and reinvent*: Recovering from the biggest crisis in a generation and reinventing as a vibrant, relevant and sustainable network of organisations providing sport and physical activity opportunities that meet the needs of different people.
- ◀ *Connecting communities*: Focusing on sport and physical activity's ability to make better places to live and bring people together.
- ◀ *Positive experiences for children and young people*: Unrelenting focus on positive experiences for all children and young people as the foundations for a long and healthy life.
- ◀ *Connecting with health and wellbeing*: Strengthening the connections between sport, physical activity, health and wellbeing, so more people can feel the benefits of, and advocate for, an active life.
- ◀ *Active environments*: Creating and protecting the places and spaces that make it easier for people to be active.

To address these five issues, the right conditions for change need to be created: across people, organisations and partnerships to help convert plans and ideas. This will include a range of actions, including development of effective investment models and applying innovation and digital technology to ensure sport and physical activity are more accessible.

The impact of Uniting the Movement 2021 will be captured via funded programmes, interventions made, and partnerships forged. For each specific area of action, key performance indicators will be developed to help evidence the overall progress being made by all those involved in supporting sport and physical activity.

Sport England - Understanding the impact of Covid-19 January 2021

Activity levels for adults were reportedly increasing until coronavirus restrictions were introduced in March 2020. This led to unprecedented falls in activity levels during the first few weeks of full lockdown (mid-March to mid-May 2020). The proportion of the population classed as active dropped by 7% (meaning that there were just over 3 million fewer active adults).

Some audiences found it harder to be active pre-Covid and are finding it hard now. Inequalities between different groups have persisted since lockdown restrictions began in March. Those who have found it hardest to stay active include:

- ◀ People with long-term health conditions/disabilities.
- ◀ People from lower socio-economic groups.
- ◀ Women aged 16–34-year-olds and 55 years and above.
- ◀ Adults from Black, Asian and other ethnic groups.

The proportion of children and young people reporting being active during mid-May to late July 2020 (the summer term) fell by 2.3%, with just over 100,000 fewer children meeting recommended levels of activity compared to the same period 12 months earlier.

Whilst all groups were impacted in terms of activity levels, girls fared far better than boys, whilst those from black and mixed backgrounds saw a noticeable decline in activity levels.

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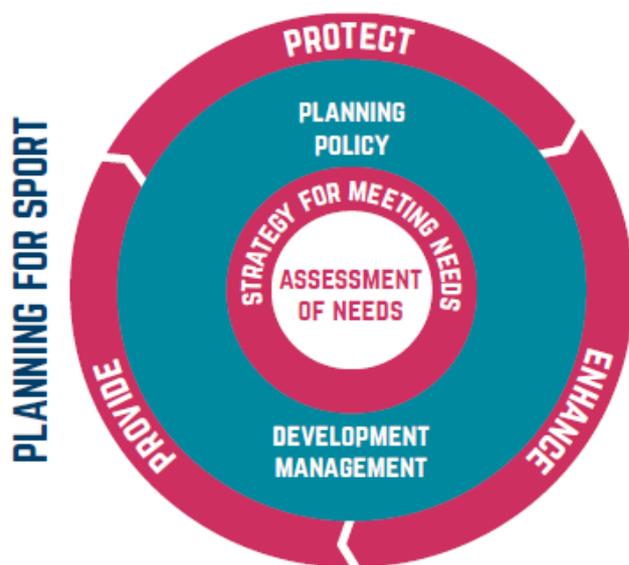
Sporting activity saw large decreases with over one million fewer children and young people (16.3%) reporting having taken part in swimming and team sports in the last week* compared to the same period 12 months earlier. Walking, cycling and fitness achieved large increases in the numbers reporting that they took part in the last week compared to the same period 12 months earlier. 1.6 million more children and young people went for a walk (+22%) or did fitness activities (+22%), whilst 1.4 million more cycled for fun or fitness (+19%).

Lack of disposable income can cause a reduction in sports sector spend and have a negative impact upon take-up of activities which cater for children and young people as well as adults. Uncertain employment and financial circumstances mean that greater numbers of people will be looking for affordable, flexible opportunities to stay active and fewer people will be in a position to make an ongoing financial commitment to participate.

Sport England's planning aim

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on an up-to-date assessment of needs for all levels of sport and all sectors of the community. As noted earlier, this assessment report was produced for the WBC applying the principles and tools identified in Sport England's ANOG guidance.

Figure 1.1: The Sport England Planning for Sport Model



Assessment of need is core to planning for sporting provision. It is underpinned by 12 planning-for-sport principles which help the planning system to contribute to sustainable development by fulfilling the key role of the NPPF in creating strong, vibrant and healthy communities. Applying them ensures 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 opportunity for all to experience the benefits that taking part in sport and physical activity brings. They apply to all areas of the planning system and to planning at local authority and neighbourhood levels.

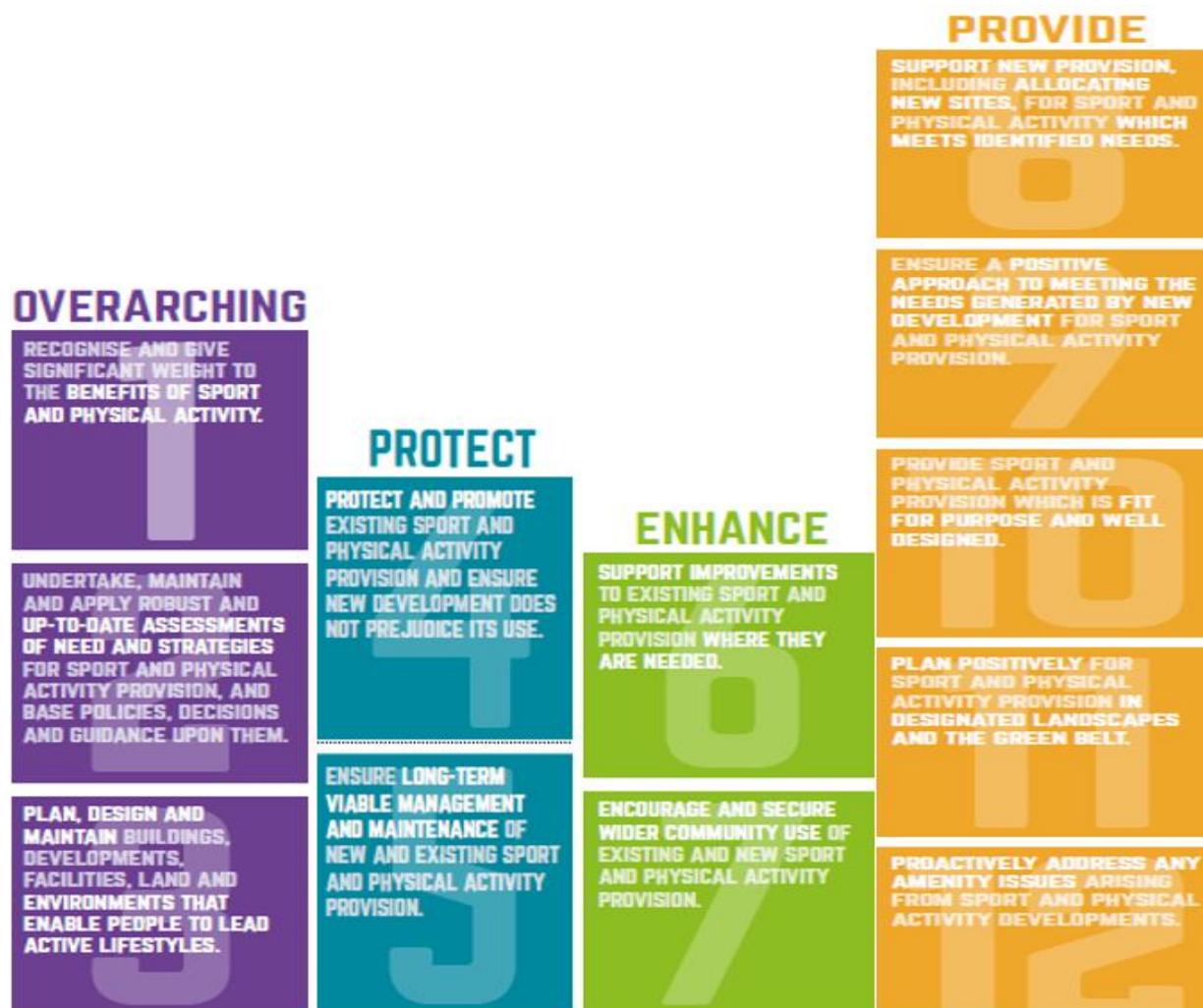
As such they are of relevance to all involved in, or looking to engage with, the planning system.

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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.

Figure 1.2: Sport England's 12 planning principles



PART 2: LOCAL AREA CONTEXT

2.1: Local strategic context

Warrington Borough Council Corporate Strategy 2020-2024

This states that the Council will work in partnership with local politicians to provide support for communities, businesses and partners to ensure that Warrington continues to thrive. The strategy commits the Council to four pledges and priorities to its residents that will be used as a basis for making future decisions:

1. Residents living healthy, happy and independent lives.
2. Benefitting from a thriving economy.
3. Safe and strong communities and ensuring the most vulnerable are protected.
4. Creating a clean, green and vibrant town.

To meet these pledges, the Council has six stated values for the Strategy – that it will be:

- ◀ **Open, honest and accountable** – listen to and learn from our communities, do what we said we would.
- ◀ **Treating people fairly & equally** – respect our customers and each other, challenge discrimination and inequality.
- ◀ **Spending money wisely** – be financially sustainable, looking for different and better ways of delivering key services.
- ◀ **Working in partnership** – build relationships and work collaboratively with others to maximise our strengths and resources.
- ◀ **Forward thinking** – open to change, new challenges and innovative ways of doing things.
- ◀ **Working with and engaging communities** – encourage and empower people to build their own strengths and abilities, encouraging residents to take pride in their area.

Warrington Local Plan 2017-2037

This sets out the legal planning framework for Warrington's development over this period. It covers housing, business space, transport infrastructure and community facilities like schools and GPs. It replaced the existing adopted Local Plan Core Strategy (2014).

The Local Plan sets the vision and objectives for the Borough's future and is used to guide decisions on planning applications and identify areas where investment and growth should be prioritised and areas that need to be protected from development. Reflecting Government guidelines its aim is to deliver 18,900 new homes (or 945 a year, up to 2037) and support Warrington's ongoing economic growth by providing 362 hectares of employment land.

It prioritises using urban capacity to create varied, vibrant neighbourhoods that are shared places to live, work and enjoy. However, because the spatial requirement for housing exceeds the urban land available, there is a need to consider other areas of land to develop on, including Green Belt.

Projected housing figures aim to match Warrington's expected growth and ensure that sufficient homes are provided to support the number of jobs created from the Borough's future economic growth. While areas of Green Belt proposed for development will need to be released to meet Government figures the priority is to protect as much of it as possible.

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WBC thus needs to keep its IBSFS up to date in order to comply with the guidance from Sport England and take account of the higher level of growth now envisaged. The IBSFS will continue to provide a robust evidence base to inform statutory land use planning decisions and funding bids, which enable it to:

- ◀ Provide updated information on Warrington's existing and future needs for indoor and built sports facilities and its current ability to meet those needs in terms of quality, quantity and location.
- ◀ Provide evidence to inform wider Green Infrastructure Planning across the Borough.
- ◀ Provide background evidence to support Local Plan policies to meet the requirements of the National Planning Policy Framework (NPPF).
- ◀ Review information to enable the Council to justify collecting developer contributions and inform it about the distribution of developer contributions to sports and open space in line with Section 106 regulations.

Well Warrington: Health and Wellbeing Strategy for Warrington 2019 – 2023

This identifies the priority areas where resources and services should be targeted to promote, maintain and increase the overall health and wellbeing of people, communities and the borough as a whole during the next three years and into the future.

It sets out a borough vision and identifies challenges, opportunities and priorities to be addressed by partners outlining core strategy outcomes. Its stated vision is that '*Warrington is a place where we work together to create a borough with stronger neighbourhoods, healthier people and greater equality across all our communities.*'

It identifies core ambitions that will help clearly focus how partners will work together to shape an approach to transforming health and wellbeing in the Borough. They are that:

- ◀ People will live in healthy, safe and sustainable communities.
- ◀ People will have the skills and resources needed to improve their life chances.
- ◀ People will value being and feeling well and will live active, independent and fulfilled lives.
- ◀ People's quality of life will be improved by the ability to access appropriate, quality care when and where they need it.

Active Cheshire – Connected

This strategy sets out a new direction for Active Cheshire, where it will play a system leader role and focus heavily on partnership working to drive systemic change, with sport and physical activity as one solution to tackling inequalities. The vision of the strategy is **more people to be more active, more often, living longer, happier, and healthier lives**. Impact will be measured based on:

- ◀ More Healthy, More Active people
- ◀ Greater Health Equity
- ◀ Increased participation in Physical Activity, Sport and Movement
- ◀ High-Quality Partnerships with key stakeholders
- ◀ A coordinated, functioning physical activity system

Synergy will be seen between Active Cheshire Connect and Sport England's Uniting the Movement. This is intentional, with a shared purpose around tackling inequalities, removing

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barriers to physical activity, and embedding sustainability, to allow our communities to thrive through improved health and wellbeing and equal opportunities.

The strategy demonstrates Active Cheshire's commitment to being driven by data and insight. Data and insight will sit at the heart of everything it does, driving direction, resource deployment and investment based on where there is most need within local communities. It will look to create shared ownership of this across the local sport and physical activity system and embed a learning culture through its **'Listen, Learn, Create, Innovate, Share, Reflect'** cycle.

Live Wire

This is the Community Interest Company (CIC) based in Warrington that delivers a range of services to help improve the physical and mental wellbeing of local people. It operates three neighbourhood hubs, three leisure centres, and nine standalone libraries on behalf of WBC. Being a CIC means that revenue generated is re-invested back into services and the community.



Its aim is to promote healthy lifestyles and increased participation in activities including encouraging reading and learning with free access to books, IT suites, eBooks and the internet.

The leisure offer incorporates access to fitness facilities and classes, swimming and sports development (swimming lessons, sports coaching, PE & Sports Programme and outreach services). Its lifestyles offer includes smoking cessation, weight management, and 'get back into exercise' programmes.

In common with all companies operating leisure facilities, the Covid-19 Pandemic had, and continues to have, a significant impact on LiveWire. More recently, the increase in the cost of living, the hike in energy prices and a worldwide shortage of chlorine have also increased the financial pressures it faces.

LiveWire reports doing its best to recover quickly and information presented to KKP (commercially sensitive) suggests that the progress it is making is broadly in line with the national recovery to pre-pandemic levels (or better). As is the case elsewhere, its older venues, such as Broomfields Leisure Centre, are recovering more slowly.

Summary of local context

There is a real focus on improving quality of life for residents in WBC with reference made to increasing levels of participation in sport and physical activity and tackling health inequalities. The core messages running through local strategies are:

- ◀ Reducing social and economic inequalities, with a particular focus on the neighbourhoods of Bewsey, Grappenhall and Orford.
- ◀ Reducing levels of inactivity/raising levels of physical activity.
- ◀ Promoting and encouraging healthy and active lifestyles by providing a range of activities and services, in partnership with a range of organisations - for all age groups.
- ◀ Improving access to facilities within all communities, ensuring there is an increasing volume of activities available to people of all ages.
- ◀ Ensuring that services and facilities are developed in parallel with future housing growth.

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2.2: About Warrington

The following is an overview of Warrington based on data taken from nationally recognised sources. It reflects the most up to date information presently available although it should be noted that new data is published regularly, often at different intervals. The information is used to help determine how best sport and leisure facilities and opportunities and interventions can support the local population.

Population and distribution (Data source: 2020 Mid- Year Estimate, ONS): The total population of Warrington was 209,397 of which 103,843 are males and 105,554 are females. Population and settlement distribution is as identified below.

Figure 2.1 Population density
2020 MYE, ONS

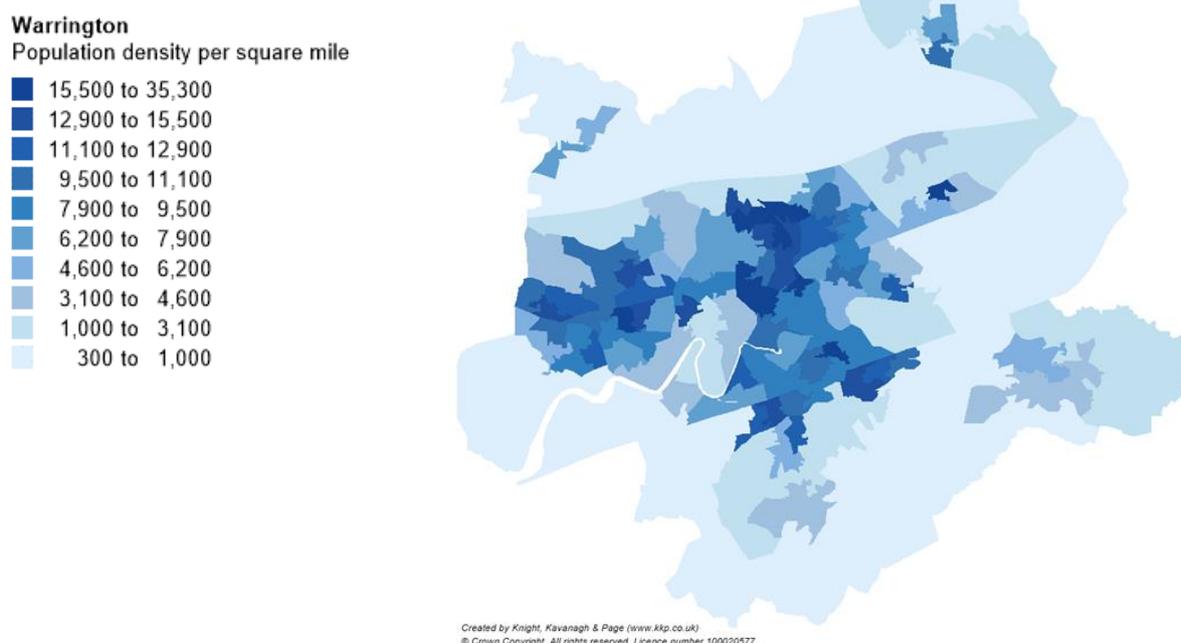
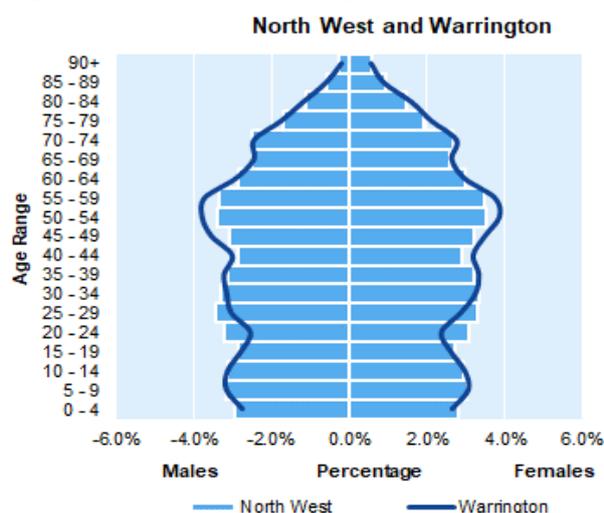


Figure 2.2: Comparative age/sex pyramid for Warrington and North West

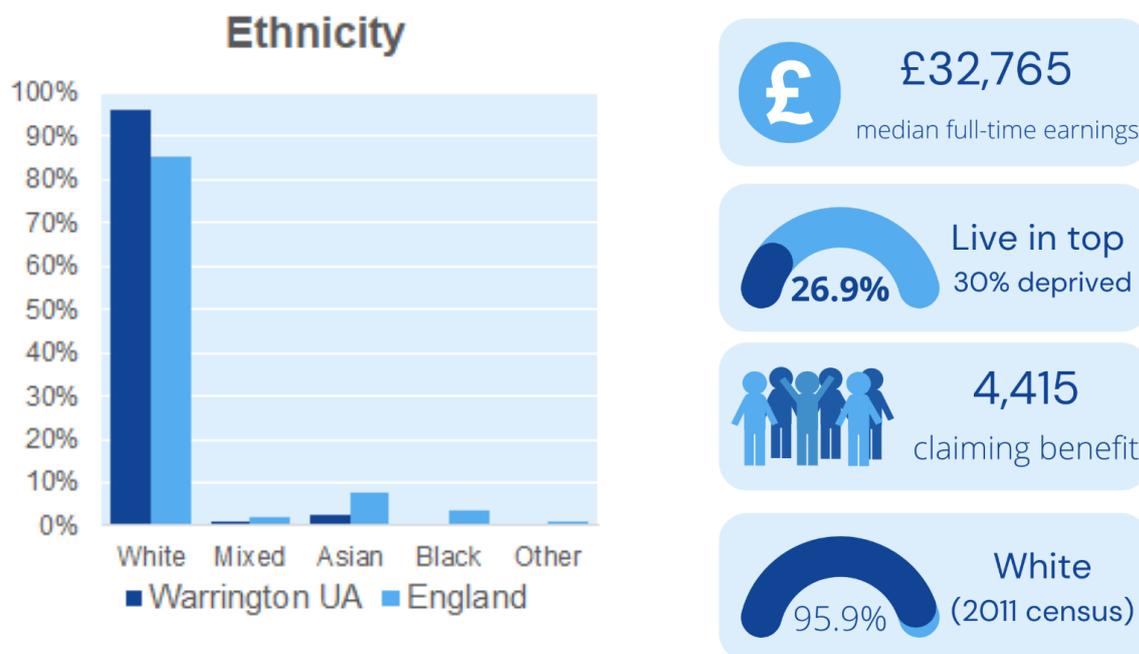


Set against that of the region, data indicates that there is a lower proportion of 20-29 year olds (Warrington; 10.8%, North West: 13%).

There are, however, more in the age groups from 40-59 (Warrington; 28.3%, North West; 25.8%). As a combination of factors, it suggests careful consideration should be given to the pitching of sports and physical activity offers within the area.

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Figure 2.3 Warrington: ethnic composition, income and dependency, and deprivation



Income and dependency: (Data source: NOMIS (2022)): The median figure for full-time earnings (2021) in Warrington is £32,765; the comparative rate for the North West is £30,056 (-8.3%) and for Great Britain it is £31,881 (-2.7%). In March 2022 there were 4,415 people in Warrington claiming out of work benefits¹; this represents an increase of 34.4% when compared to March 2020 (3,285).

Deprivation: (Data source: 2019 indices of deprivation, MHCLG): Relative to other parts of the country Warrington experiences lower levels of deprivation; over one quarter of the Borough's population (26.9%) falls within the areas covered by the country's three most deprived cohorts compared to a national average of c.30%. Conversely, 46.3% live in the three least deprived groupings in the country, this compares to a 'norm' of c.30%.

As illustrated below, a different pattern, to that seen for multiple deprivation, is seen in relation to health. Around 4 in 10 of Warrington's population (42.2%) falls within the areas covered by the three most deprived cohorts, this compares to a national average of c.30%. Conversely, 17.9% live in the three least deprived groupings - again compared to a 'norm' of c.30%.²

Health data (Data sources: ONS): In keeping with patterns seen alongside higher levels of health deprivation, life expectancy in Warrington is lower than the national figure; the male rate is currently 79.2 compared to 79.6 for England, and the female equivalent is 82.7 compared to 83.2 nationally.³

¹ This includes both Job Seekers Allowance (JSA) and Universal Credit. Universal credit also includes other benefits including employment and support allowance (ESA) and child tax credits.

² Office of National Statistics: Life Expectancy at Birth by local areas in the United Kingdom, 2013.

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Figure 2.4: IMD and health domain comparisons – Warrington.

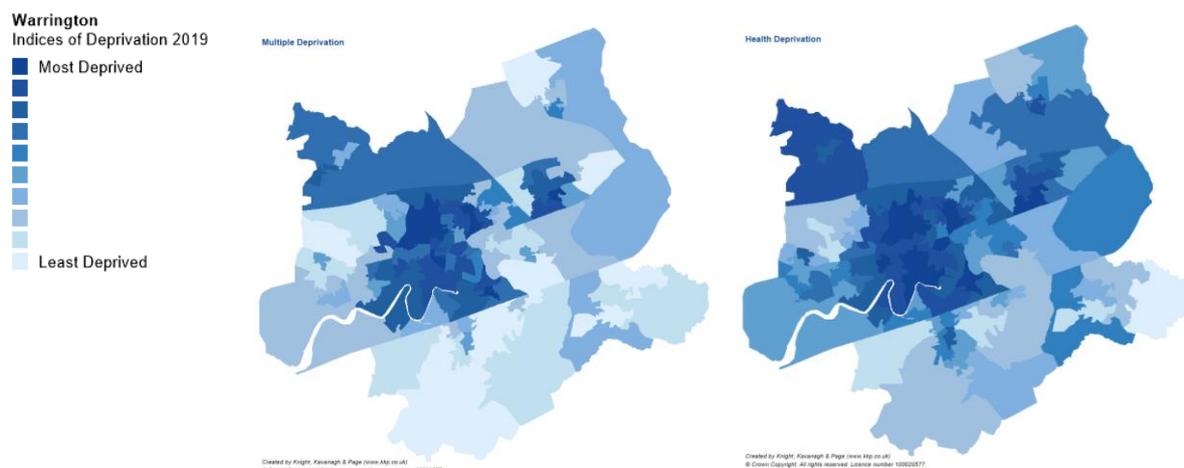
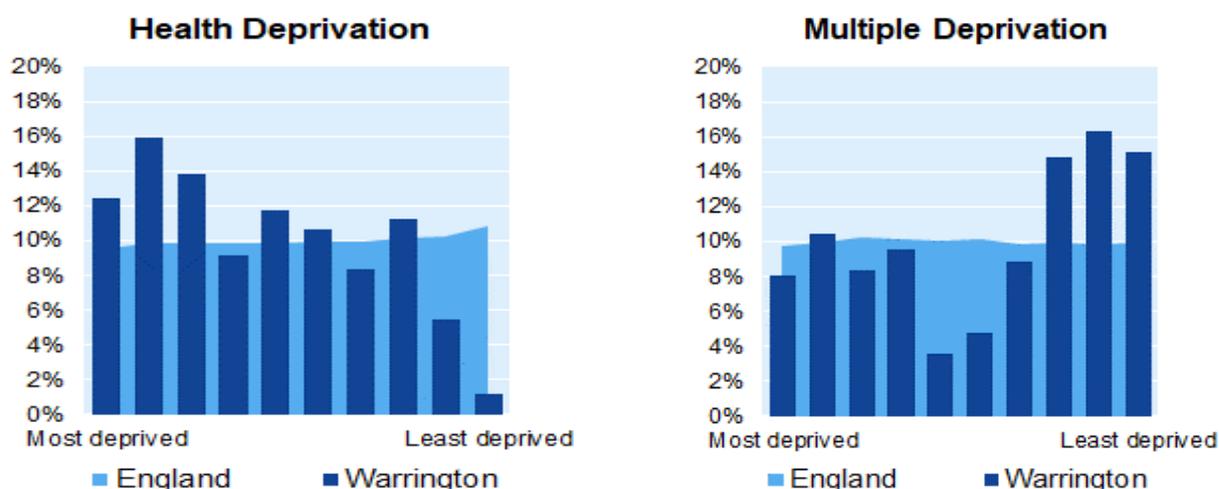


Figure 2.5 IMD and health domain comparisons- Warrington and England



Weight and obesity: (Data sources: NCMP⁴ and NOO⁵): 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 obesity⁶ 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.

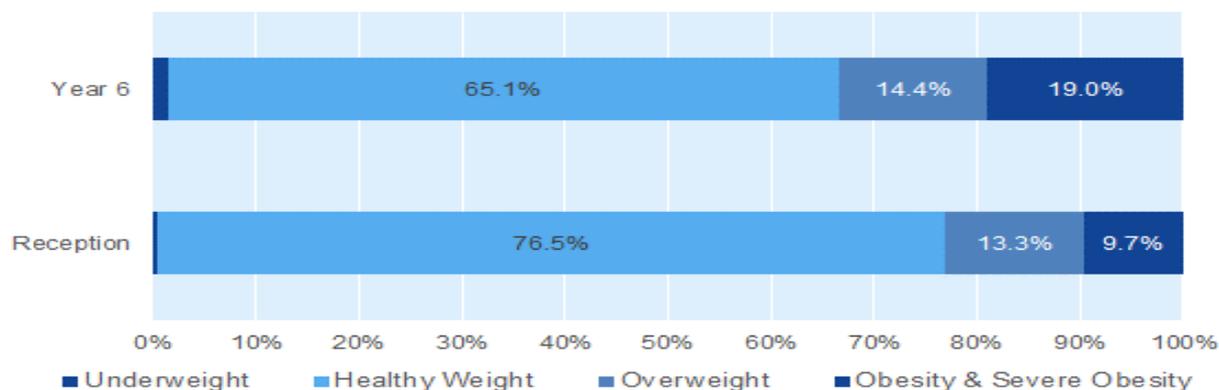
Adult rates of being either overweight or obese in Warrington are below national but above regional rates. However, child rates are below both national and regional rates.

³ National Child Measurement Program

⁴ National Obesity Observatory

⁵ Adult Weight Data is for the period 2016-2017. The child data is for the period 2017-2018

Figure 2.6 Child Weight- reception to Year 6



In common with other areas, obesity rates increase significantly between the ages of 4 and 11 years. One in 10 (9.7%) in Warrington are obese in their reception year at school and 13.3% are overweight. By year 6 these figures have risen to 1 in 5 (19%) obese and 14.4% overweight. In total by Year 6 a third (33.4%) are either overweight or obese.

Sport England: Active Lives Survey (ALS) 2020/2021

This is based on 16+ year olds taking part in walking, cycling, fitness, dance, and other sporting activity. The percentage of the population considered to be inactive in Warrington is 28.1%. This is below regional (29.1%) but above national (27.5%) averages. Warrington has slightly more active people (60%) than the regional average (59.6%) but slightly below the national average (60.9%) as identified in Figure 2.14.

ALS makes it possible to identify the top five sports/physical activities within Warrington. As in many other areas, fitness and cycling are among the most popular; they also cut across age groups and gender. In Warrington over one third of adults take part in fitness activities, on average, at least twice a month. The next most popular activity is cycling which 21.4% of adults do on a relatively regular basis.



Population projections

Strategic planning: change over 20 years (2018 to 2038⁷)

The most recent ONS projections indicate a rise of 3.2% in Warrington's population (+6,722) between 2018- 2038. Over this timeframe, key points for Warrington are that:

- ✦ The number of 0-15 year olds will fall by -1,544 (-3.9%) by 2026.
- ✦ The number of 25-34 year olds will fall by -6.2% (-1,637) in the first period followed by a rise of +2.7% (+655) in the second period.
- ✦ There is a continuous increase in the number and proportion of persons aged 65+. It will increase by +15.2% (+5,925) to 2026 rising to a cumulative +42.4% (+16,505) between 2018 and 2038. Having represented 18.6% of Warrington's population in 2018 this age group is projected to account for 25.6% (one quarter) of the total by 2038.

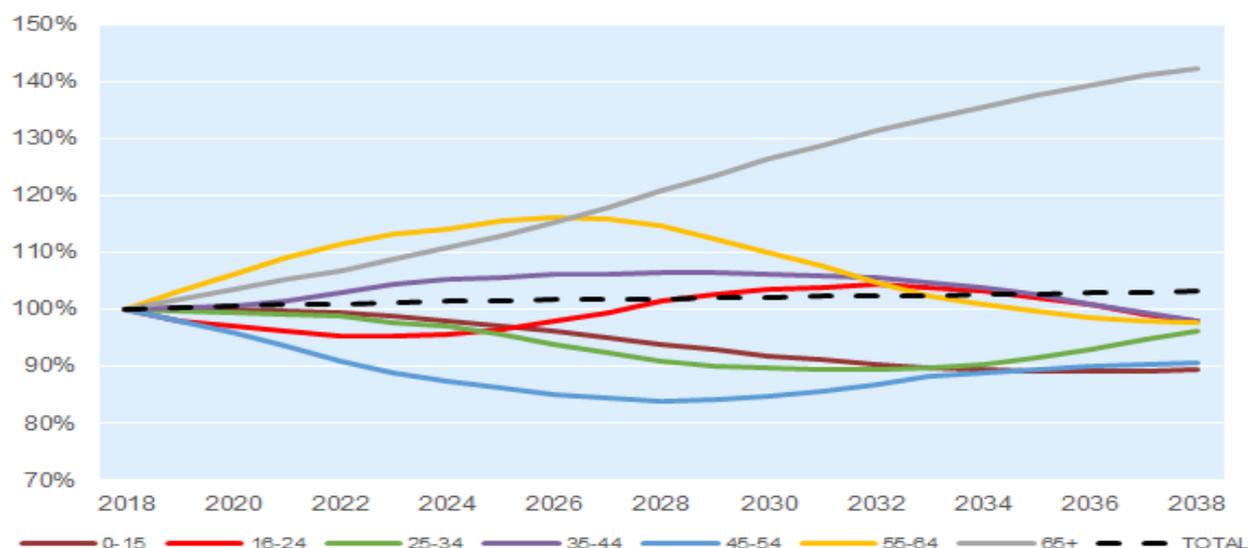
⁶ Office for National Statistics 2018-based population projections (data released March 2020)

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Table 2.7: Warrington - ONS projected population (2018 to 2038)

Age (years)	Number			Age structure %			Change 2018 – 2038		
	2018	2026	2038	2018	2026	2038	2018	2026	2038
0-15	39,691	38,147	35,479	18.9%	17.9%	16.4%	100.0%	96.1%	89.4%
16-24	19,714	19,289	19,316	9.4%	9.1%	8.9%	100.0%	97.8%	98.0%
25-34	26,295	24,658	25,313	12.5%	11.6%	11.7%	100.0%	93.8%	96.3%
35-44	26,678	28,313	26,134	12.7%	13.3%	12.1%	100.0%	106.1%	98.0%
45-54	31,982	27,221	28,961	15.3%	12.8%	13.4%	100.0%	85.1%	90.6%
55-64	26,304	30,565	25,678	12.6%	14.3%	11.9%	100.0%	116.2%	97.6%
65+	38,883	44,808	55,388	18.6%	21.0%	25.6%	100.0%	115.2%	142.4%
Total	209,547	213,002	216,269	100.0%	100.0%	100.0%	100.0%	101.6%	103.2%

Figure 2.19: Projected population change (2018 -2038) source ONS 2018



2.3: Housing development

Warrington Updated proposed submission version Local Plan 2021-2038 (Sept. 2021)

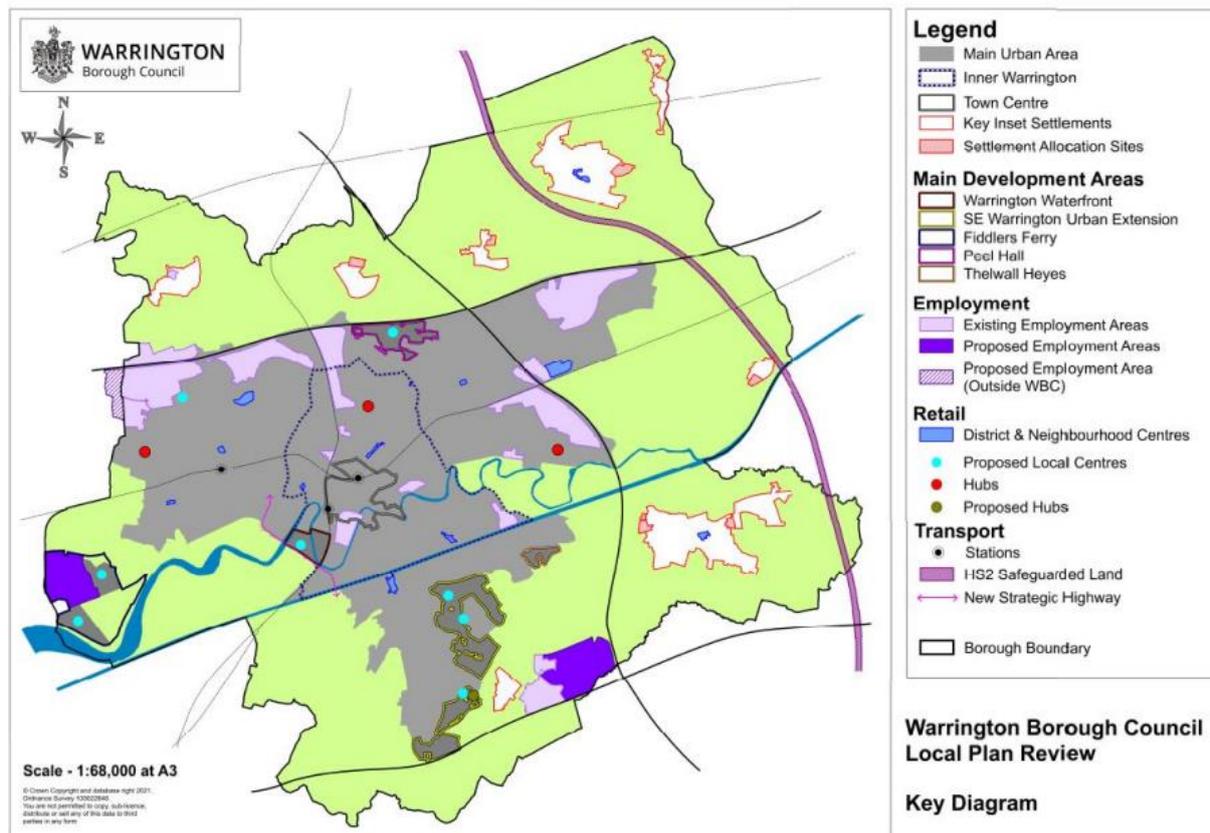
Policy Dev1 – Housing Delivery

Over the 18-year plan period, a minimum of 14,688 new homes will be delivered to meet Warrington’s housing needs (an average of 816 per annum). The majority will be delivered within the existing main urban area of Warrington, existing inset settlements and other sites identified in the Council’s Strategic Housing Land Availability Assessment (SHLAA). Combined, these have identified deliverable capacity for a minimum of 11,785 new homes. The following will be removed from the Green Belt and allocated for residential development:

- ❖ South East Warrington Urban Extension – minimum of 4,200 homes of which a minimum of 2,400 homes will be delivered in the Plan Period.
- ❖ Land at Fiddlers Ferry – minimum of 1,760 homes of which 1,310 will be delivered in the plan period as part of a wider mixed-use development.
- ❖ Thelwall Heys – minimum of 310 homes will be delivered in the plan period.

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Figure 2.20: Local Plan Review Key diagram



A minimum of 801 homes will be delivered on allocated sites to be removed from the Green Belt adjacent to following outlying settlements:

- ◀ Croft – minimum of 75 homes.
- ◀ Culcheth – minimum of 200 homes.
- ◀ Hollins Green – minimum of 90 homes.
- ◀ Lymm – minimum of 306 homes.
- ◀ Winwick – minimum of 130 homes.

Policy MD1 Warrington Waterfront

Warrington Waterfront will be allocated as a new urban quarter to deliver around 1,335 new homes of which 1,070 will be delivered in the plan period.

Policy MD4 - Land at Peel Hall

Land comprising approximately 69 hectares at Peel Hall will be allocated to deliver a new sustainable community of up to 1200 new homes

Summary of the demographic profile and population projections

Over the next 25 years, Warrington's population is expected to increase by 3.2%, the main rise being in the 65+ age group (by 42.4%). This is unlikely to lead to major increases in the number of people taking part in sport and physical activity. The key issue may well be how the ageing population chooses to use its leisure time, and related changes in levels of demand for different activities. 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.

2.4: National Planning Policy Framework (updated 2021)

The NPPF sets out planning policies for England. It details how these are expected to be applied to the planning system providing a framework for local people and their councils to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

It states that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies the need to focus on three themes of economic, social and environmentally sustainable development:

A presumption in favour of sustainable development is a key aspect for any plan-making and decision-making processes. The NPPF states that local plans should meet objectively assessed need. It is clear about sport's role delivering sustainable communities through promoting health and well-being. Sport England, working within the provisions of the NPPF, wishes to see local planning policy protect, enhance and provide for sports facilities based on robust and up-to-date assessments of need, as well as helping to realise the wider benefits that participation in sport can bring.

National Planning Practice Guidance (NPPG)

NPPG is a web-based resource which brings planning guidance on various topics together in one place. It was launched in March 2014 and adds further context to the [National Planning Policy Framework](#). It is intended that the two documents should be read together.

When considering how local planning authorities and developers assess needs for sport and recreation facilities, NPPG states that authorities and developers may refer to Sport England guidance.

The promoting healthy communities theme in paragraph 98, identifies that planning policies should be based on robust, up-to-date assessment of need for open space, sports and recreation facilities and opportunities for new provision. Specific needs, quantitative/qualitative deficiencies and surpluses should be identified and used to inform provision requirements in an area.

Summary of national context

As the nation emerges from the global pandemic, there is a need to reconnect communities, reduce inequalities and create stronger societies. The aim is to create a catalyst for change, with sport and physical activity as one of the key drivers. There is a need to ensure that people in all age groups either get or remain active. Ensuring an adequate supply of suitable facilities to support this aim is also a requirement of the planning system in line with national policy recommendations.

Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on up-to-date assessment of needs for all levels of sport and all sectors of the community. This assessment report applies the principles and tools identified in Sport England's ANOG.

PART 3: NEEDS ASSESSMENT FINDINGS

3.1: General findings

Warrington recognises the importance of its leisure facility stock to 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. There is also recognition that the Council must operate within a climate of financial constraints (probably increasingly so, following the Covid-19 pandemic and given on-going cost of living increases).

The principal opportunity/challenge for WBC is to ensure that its stock of facilities continues to be fit for the future and viable. As noted above, there is a need to balance the requirements of the core market of people already taking part in sport and physical activity and meeting the needs of a more diverse, and ageing, population.

The facility stock is in generally above average condition and is meeting the current demands of residents. There is a need to maintain it at, at least, this level and ensure that venues within the education estate retain/regain community access post pandemic.

There is a concurrent requirement to consider the long-term future of the public leisure facilities that are approaching/operating beyond their anticipated life expectancy. (Broomfields Leisure Centre and Woolston Neighbourhood Hub.)

3.2: What do we know about facilities and activities in Warrington?

This section includes a summary of needs assessment findings for key facility types (sports halls, health and fitness, swimming pools, squash, gymnastics, indoor bowls and indoor tennis).

Sports halls

In total there are 45 sports halls (106 courts) in Warrington; 18 sites have sports halls with 3+ courts (81 courts). Two of these halls are rated good quality, eight are above average, seven below average and one site was unassessed.

All sports halls, apart from the one at Padgate Academy, have received some level of investment over the last 20 years. Planned investment in the Cardinal Newman Catholic High School Futsal Centre is scheduled to include sports hall and changing room improvements as well as ensuring that the correct markings are in place and futsal goals are available. Additionally, Broomfields Leisure Centre has been in receipt of refurbishment in 2022 with work done to improve its flooring and walls.

The whole Warrington population lives within 20 minutes' drive of a publicly available sports hall with 3+ badminton courts and 80% live within a one mile walk of a sports hall. This would suggest that, overall, venues are appropriately located. 25.5% of residents living in the Borough's more deprived localities (who are statistically less likely to participate in sport than those living in more affluent areas) live within the one sports hall mile catchment. There are 16 sports halls located within two miles of the Authority boundary in neighbouring authorities.

The majority of sports halls offer some level of community availability. Of the two that do not, one is a prison and the other a school (St Gregory's Catholic High School). It has not, thus far, indicated any intent to make its sports facilities available to the community.

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There is limited scope to increase the number of hours made available at some sports halls in the area - to increase capacity. Sports hall used capacity at most sites is reportedly high.

Four sports halls in WBC are available in the daytime, those located on education sites cannot normally be accessed primarily for reasons related to schools use, safeguarding and facility design.

NGBs indicate potential for their clubs to grow and diversify membership offers targeting different/extended audiences. There is a need to consider increasing the number of volleyball courts (line markings). Any new sports hall developments should consider the installation of volleyball due demand in the area and limited current provision.

Swimming pools

The audit identifies 17 swimming pools at 13 sites. Ten are main swimming pools 160m² or larger (equivalent to 4 lanes x 20m). Three are lidos. Of the ten main pools, one is good quality, five are above average and three below average.

One swimming pool was unassessed (Penketh Parish Council Pool & Community Centre; it was closed at the time of audit. It has since reopened (end of summer 2022) having been in receipt of significant investment in the pool and plant infrastructure.

All residents live within 20 minutes' drive time of a swimming pool and 60% live within 20 minutes' walk time of a pool (including 72% of those living in areas of higher deprivation).

Some of the Authority's below average venues (notably Lymm Leisure Centre, Broomfields Leisure Centre and Woolston Neighbourhood Hub) require both immediate and medium-term investment. Pools near the end of their lifespan, are less efficient and incur high maintenance costs. Some (i.e., Woolston Neighbourhood Hub) require short-term investment.

As highlighted, there is a need to determine the long-term future of Broomfields Leisure Centre in terms of refurbishment or replacement. Woolston Neighbourhood Hub is also approaching the end of its lifespan and needs modernisation to make it more attractive to users and more energy efficient.

Across its five swimming pool sites LiveWire currently has c.3,500 children learning to swim. Its LTS programme is running at 80% capacity. It, thus reports having capability to deliver more but faces a current shortage of swimming teachers. This issue is not unique to Warrington and is a challenge nationally. It has been exacerbated by the Covid-19 Pandemic lockdowns during which many staff left the industry some of whom have not returned. There is a need to recruit more swimming teachers to enable LiveWire to meet demand and maximise revenue.

In general facilities are operating under pressure in terms of programming with insufficient space/time to cater for public, clubs and lessons-based demand. Some of this will be partially alleviated when Penketh Parish Council Pool re-opens.

Demand for swimming in Warrington is high. Most clubs report needing additional pool time which they are unable to source. A high number of swimming lessons is run in leisure centres and by commercial swim schools operating in the area. There is a need to look at how swim programmes in public pools can effectively balance casual use, lessons and club swimming - to meet the needs of the whole Warrington community.

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There is currently sufficient water space in the area although the rising population plus the demand created by projected population growth will increase pressure on existing stock. If considering a new facility as a replacement for Broomfields Leisure Centre, an increase from 4 lanes to 6 lanes should be considered.

Health and fitness suites

There are 29 health and fitness facilities (23 with 20+ stations) in Warrington providing a total of 1,968 stations. There are also 33 studios in Warrington. 23 health and fitness facilities were assessed. Of these, three are good quality, 11 above average, eight below average and one (HMP Thorn Cross) was unassessed.

All main population areas have health and fitness facilities, 95.1% of the population lives within one mile of a facility; All residents live within 20 minutes' drive of one. The key requirement is to ensure that fitness facilities cater fully for the full range of market segments in the Warrington community.

When comparing the number of community available stations currently available and taking account of the designated comfort factor, there is (both at present and up to 2038) a positive supply/demand balance. Although this looks significant, (+769 stations at present and +613 by 2038) it is important to consider the high probability that WBC health and fitness facilities are being utilised by residents of neighbouring authorities, especially Wigan and Salford. The importance of the financial contribution that health and fitness make to the viability of other facilities such as swimming pools is an important facet.

Of the 20 venues (with 20+ stations) located within two miles of Warrington in neighbouring authorities, six are available on a pay and play basis. Four of these have 100+ stations and, on this basis, are considered likely to attract people from a wider area.

It should be noted that the private sector is particularly adept at ensuring that current demand is catered for. There may well be shifts in people's leisure patterns following the Covid pandemic and cost of living increases with residents' keener to use outside and green gyms rather than pay for indoor facilities. The current estimated oversupply should be considered within this wider context. Overall, however, it will be necessary to maintain quality and where possible improve the condition of the average/below average rated gyms and studios.

Gymnastics

The whole Warrington population lives within a 30-minute drive of a dedicated facility. Of the area's six gymnastics clubs, four have dedicated facilities. Warrington Gymnastics Club has two dedicated venues one for performance and once for recreational gymnasts. Hope Acro Gymnastics is temporarily operating from The Wire Gymnastics Club venue but is keen to secure its own dedicated facility. British Gymnastics has identified this club as a priority with an immediate facility need. It requires a large facility (minimum 4,000sqft) with the appropriate height to accommodate its activities.

Warrington Gymnastics Club also identified that investment is needed in both of its facilities, but it does not, as yet, have the requisite funds in place.

Gymnastics clubs generally report capacity to grow their programmes but are limited by the need to grow the coaching workforce. Consultation identified an extensive number of people on club waiting lists (with reference to waiting list length; a c.18-month wait is fairly standard).

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Indoor bowls

There is no dedicated indoor bowls facility in Warrington, nor are there any within 30 minutes' drive. Indoor long mat bowls is played at Birchwood Leisure & Tennis Complex during the day over winter months (two days per week), it attracts c. 200 participants per day. The audit did not identify any clearly evidenced demand for a dedicated facility.

Squash

There are 18 squash courts at six sites in Warrington, six glass backed. Courts are generally of good and above average quality (three good, nine above average and six below average). The whole Warrington population currently resides within 20 minutes' drive of a squash court. There are also four courts within two miles of the Authority boundary. Four of the courts within the borough offer pay and play access (Woolston Neighbourhood Hub and Orford Jubilee Neighbourhood Hub), the others require a membership.

Clubs report recent decline in participation, and a need to increase participation levels. Lymm RFC Squash Club is a particular concern. Both its courts need attention; whilst they are still playable, there is an urgent need to repair the floors and court walls. At present, one of the courts at The Village is out of action and is being used for storage.

There is a need to drive up participation and to continue to invest in and maintain facilities. There is capacity at some venues to deal with increases in demand but there is a core requirement to protect all current facilities.

Indoor tennis

There are two sites and 10 indoor courts in the Authority. All Warrington's residents live within 30 minutes' drive time of an indoor facility. There is no requirement for additional indoor tennis provision. Birchwood Leisure & Tennis Complex can be accessed on a pay and play basis while David Lloyd Club requires a membership.

Both venues are of above average quality. Birchwood Leisure & Tennis Centre requires refurbishment to the surface and line markings of its court one. It would also benefit from replacement of the curtains that surround all courts – although this is, reportedly, not a current priority.

Rowing

Warrington Rowing Club is the only club and facility in Warrington. It is full to capacity and unable to expand its membership due to its facilities being too small and buildings being over stocked with equipment. It is not fit for purpose and in poor condition. There is a need to assist it to expand, extend and improve its facilities to increase Club capacity.

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PART 4: VISION AND STRATEGIC RECOMMENDATIONS AND ACTION PLAN

Warrington's vision for sport and leisure provision in the area for the period 2021-2026 reflects the clear requirement to ensure that facilities are fit for purpose for the 21st Century (e.g., modern, welcoming, clean, attractive, flexible, enable a wide programme, ability to offer a good quality learn to swim programme and cost-effective to operate). The proposed vision is:

“To create and maintain 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 Warrington residents as part of an active lifestyle.”

4.1: General strategic objectives

(Short term refers to 1-2 years; medium is 3-5 years and long-term equates to 5-10 years).

Short term

- ◀ As a first measure, reduce energy consumption to reduce carbon emissions/energy costs.
- ◀ Maintain the standard of the area's swimming pools via ongoing investment.
- ◀ Address the shortage of swim teachers to enable Livewire to reduce swim lesson waiting lists.
- ◀ Determine the long-term future of Broomfields Leisure Centre. Conduct a feasibility study to determine whether refurbishment or replacement is the most viable option. If replacement is deemed appropriate, consider increasing the size of the swimming pool.
- ◀ Make a decision about Woolston Neighbourhood Hub which is also approaching the end of its life. It would make fiscal and chronological sense to consider options for the future Woolston and Broomfields as part of the same commission.
- ◀ Obtain a Sport England Facilities Planning Model Report for sports halls and swimming pools as part of any feasibility study moving forwards.
- ◀ Maintain/increase community availability of sports hall provision in the current school stock.
- ◀ Assist Acro Gymnastics to secure a dedicated venue. This may require support from the Council for a 'change of use' planning application.
- ◀ Support indoor sports clubs where possible to return to pre-Pandemic levels of activity.

Medium term

- ◀ Work with, and via, Livewire, to ensure that its health and wellbeing offer meets the needs of all residents including those with specific health needs, people with disabilities and those living in the Authority's more deprived communities.
- ◀ Increased community facilities usage levels (e.g., activity halls and community centres).
- ◀ Work with schools to improve the standard of the five below average sports halls and maintain the quality of those which are currently above average.
- ◀ Where no formal agreements are in place, work with educational sites to secure community use agreements (CUAs) and where possible increase the hours available to the community to meet high demand.
- ◀ Support, and ensure the continuity of, options that enable daytime community use of sports halls.
- ◀ Consider whether and how (possibly linked to a supported investment), up to two of the current better-quality (or post-investment – better quality school sports halls presently rated below average) could be developed to become core home venues for netball. In so doing, consult with the NGB in respect of establishing potentially innovative club management arrangements. This could help alleviate programming pressures.

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- ◀ Maintain a watching brief in respect of the scale of health and fitness provision in Warrington (and provision made outside the Authority). Should the upward participation trend continue, invest in expanding the quantity/quality of provision available at public leisure centres.
- ◀ Ensure that settlement sports facilities/community are, and remain, accessible to those living in rural communities and older people.
- ◀ Support Warrington Rowing Club to enhance its facilities to meet its future needs.

Longer term

- ◀ Maintain and potentially increase the number of squash courts in the area. Should new leisure centre provision be developed, squash courts should be considered as part of the facility mix.
- ◀ Handball and volleyball should have priority access to courts that offer the appropriate specification. Any new sports hall provision should consider installation of line markings and posts (and roof height) suitable for club level competition.
- ◀ There is a need to be prepared to take opportunities to support other developments (via planning, developer contributions and officer expertise) geared to improving sport and physical provision and activity in the wider community.
- ◀ WBC and key providers should work effectively together to drive increases in participation (challenging themselves to innovate) via delivery of high quality, varied activity programmes.
- ◀ Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance, and refurbishment requirements to protect and improve existing sports facilities.

Action plans

The following action plan contains two sections:

- ◀ Management and programming.
- ◀ Sport by sport action plan.
- ◀ Indoor and built sports facilities action plan.

As above, 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.*
- ◀ **Overarching** – *roughly works across the three of the above.*

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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, WBC should take account of the following strategic recommendations.

4.2.1: Management and programming

Strategic objective	Recommendation	Action	Timescale	Responsibility	Importance
Ensure that sports facilities remain attractive and fit for purpose. Protect/enhance	See site by site recommendations and ensure ongoing review of facility condition takes place.	Develop a system to, as early as possible, identify and tackle ongoing investment, maintenance and refurbishment requirements to protect and improve existing	Short	WBC, LiveWire, schools, community organisations	High
Environmental sustainability and climate crisis. Protect/Enhance/Provide	In line with WBC carbon reduction targets, ensure that existing facilities are made as energy efficient as possible and that any new developments consider energy efficiency as a high priority.	Improve the performance of Council buildings aiming to achieve net zero emissions and maximise funding opportunities. Ensure that all newly constructed Council-controlled/influenced buildings, extensions and refurbishments are designed to achieve net zero emissions. Focus on the switch away from oil and natural gas use. Deliver ongoing ‘invest to save’ energy efficiency projects to reduce overall emissions and reduce running costs. Maximise onsite renewable energy generation opportunities.	Short	WBC, Active Cheshire schools, community organisations	High
Maintain/increase community use of education facilities (sport halls) Enhance	Increase the number of school sports halls available to the community. Reinforce this with Community Use Agreements (CUAs). Market and promote the availability of the current stock of sports halls to more sections of the community.	Work closely with schools that have expressed an interest in increasing community availability – to implement this. Continue to work with schools with good levels of community use to ensure complementary programming across the Authority. Develop a site-by-site engagement action plan for schools with limited or no current community use. Wherever possible deliver binding CUAs.	Medium	LiveWire, Schools, WBC	High
Planning Protect/Enhance/Provide	Ensure that Strategy recommendations are acted upon.	Adopt the Strategy as an evidence-based document supporting the Local Plan and development management decisions.	Medium	Planning & Leisure Team	High
Monitor and review	Keep this Facilities Strategy relevant and up to date.	Complete a light touch annual strategy review. Deliver a complete review within 5 years of adoption.	Medium	WBC	High

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4.2.3: Sport specific recommendations

Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Badminton	There are nine Badminton England affiliated clubs in Warrington. The nearest performance centres are located outside the authority in Bolton, Manchester, East Cheshire and Merseyside.	Grow participation especially among junior players. Support volunteer and coach development. Improve the quality of below average courts and increase community availability of sports halls.	Badminton England, badminton clubs, LiveWire WBC	Medium	Enhance
Basketball	There are five Basketball England affiliated basketball clubs within Warrington. There is an ambition to develop a women's league at Warrington Sports for All Centre.	Support clubs to grow/diversify memberships. Develop options to increase opportunities for women. Devise an action plan for creating the women's league. Support volunteer and coach development. Improve the quality of below average courts and increase community availability of sports halls.	Basketball England, basketball clubs, LiveWire WBC	Medium	Enhance
Gymnastics	Five clubs operate from dedicated facilities (one of which is temporary) and two are based in school halls. Warrington Gymnastics Club has two dedicated facilities one for performance and one for recreational gymnasts. Hope Acro Gymnastics Club needs a dedicated facility (and is identified as a priority need by British Gymnastics).	Support Hope Acro Gymnastics to source a dedicated (4,000sq.ft) facility with adequate height. Support clubs where possible to make facility investments in dedicated facilities Increase the volunteer and coach workforce to enable growth of current clubs.	British Gymnastics, Gymnastics clubs, WBC	Medium	Enhance, Provide
Health & fitness	There is a current positive supply over demand balance of provision in the Authority. There is a strong market of commercial providers in the Borough catering for all budgets.	Continue to review health and fitness provision in the local authority and protect existing public stock. Ensure that the market does not become saturated to the point that existing facilities become unviable – particularly WBC venues. Moreover, improve the quality where there is a need i.e., below average and poor-quality sites. Ensure that provision/exercise class structure evolves in line with market trends.	Health & fitness operators, WBC, LiveWire, commercial gyms	Medium	Enhance, Protect
Indoor bowls	There are no dedicated indoor bowls sites in Warrington. Although the audit identified that long mat bowls is played at Birchwood Leisure & Tennis Complex in the winter months on the indoor tennis courts. No demand was identified for an indoor bowls dedicated facility.	Promote and increase participation at the sessions delivered at Birchwood Leisure & Tennis Complex. Develop marketing strategy to encourage new members whilst retaining existing groups – taking account of increasing older population.	English Indoor Bowls Association, WBC, LiveWire	Medium	Enhance

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Sport	Overview and challenges	Recommended actions	Lead agency	Timescale	Objective
Indoor tennis	The two indoor tennis facilities in Warrington (David Lloyd and Birchwood Leisure & Tennis Complex) offer 10 courts. Courts at Birchwood Leisure & Tennis are available on a pay and play basis and are of strategic importance – they are the only courts available that do not require a membership for access.	Maintain facility quality and improve where required. This relates to Birchwood in particular where one court is showing signs of wear and tear. (Continue to) work with the LTA to help drive up participation at existing sites, leading to more financially sustainable facilities. Make indoor tennis available to all Warrington residents retaining pay and play opportunity at Birchwood Leisure & Tennis Complex.	LTA, tennis clubs, WBC, LiveWire	Medium	Enhance, Protect
Netball	Netball participation is increasing among both adults and juniors – this is leading to increased demand for facility time. Access to indoor training facilities peak times in Warrington is a challenge.	Work with key venues to ensure that courts remain accessible to accommodate club training needs. Maintain/increase the number of Back to Netball and Walking Netball sessions where demand exists and retain pathways between these session and local clubs. Support volunteer and coach development.	England Netball, netball clubs, WBC, LiveWire, schools	Medium	Enhance, Protect
Swimming/ aquatic sports	Three clubs cater for a range of abilities and disciplines. There is a requirement to satisfy clubs, aquatic activities and community users via effective programming/pricing. Ensure that swimming lessons are made available and affordable to residents in areas of higher deprivation.	Continue to review pool programmes at WBC sites in the context of increasing swimming participation and improving financial return and capability in the short term.	WBC, LiveWire, swimming clubs, pool operators, Swim England	Medium	Enhance, Provide
Squash	The 18 squash courts are spread across six sites in Warrington – primarily in the more densely populated areas. England Squash reports a need to maintain and increase the number of courts in the area. There is a need to invest in the courts at Lymm RFC.	Continue to grow participation especially at clubs. Support clubs to grow and diversify memberships. Support volunteer and coach development. Enhance current provision quality, in particular support investment to improve the courts at Lymm RFC.	England Squash, squash clubs, LiveWire WBC, Lymm RFC	Medium	Enhance, Protect
Volleyball	The audit identified two volleyball clubs in Warrington creating opportunities for juniors and adults.	If/when investing in new facilities, be cognisant of the demand for volleyball and look to match NGB sports hall specifications to the needs of the sport. Should opportunity arise install volleyball infrastructure in existing sites. Grow participation especially among junior players.	Volleyball England, volleyball clubs, LiveWire, schools, WBC	Medium	Enhance, Provide

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4.2.2: Site specific recommendations

Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Beamont Collegiate Academy	In house (Academy)	Opened in 2002, it has a 4-court sports hall and changing facilities of above-average quality having been refurbished in 2017. The hall has 18-hours community use per week- mainly netball. There is scope to increase the number of community hours available if the demand is there – and if it is viable. It also has a 20-station health & fitness suite, and a good quality dance studio – both available to the community.	If demand increases, increase the number of hours available to the community. Continue to invest in facilities to maintain quality.	Beamont Collegiate Academy	Medium	Medium
Bewsey and Dallam Community Hub	Trust (LiveWire)	Opened in 2019, it has a learner/teaching swimming pool 10m x 7m, a 30-station fitness suite and a dance studio. All of good quality. It is available during the day and via a pay and play access policy as well as via various membership options. The centre has capacity for increased health and fitness membership and there is a need to increase participation levels.	Maintain the high-quality of facilities. Market the facility to increase memberships and generic participation levels to ensure long-term facility value/viable in the longer term.	LiveWire, WBC	Long Short	Medium High
Birchwood Community High School	In house (Academy)	Opened in 1988, it has a 6-court sports hall and a 1-court activity hall & changing room. Both the venues and equipment are deemed to be of below-average quality primarily due to age-based wear and tear. The sports hall caters for a good range of sports and operates at just under the comfortably full benchmark. It, thus, has limited capacity to accommodate an increase in demand. The dance studio (below average) is available for community hire.	Invest to improve the quality of the sports hall and changing provision (new floor surface and line markings). Sports hall equipment (e.g., basketball nets) also requires replacement.	Birchwood Community High School	Short	High
Birchwood Leisure & Tennis Complex	Trust (LiveWire)	Opened in 1988, it has a 64-station health and fitness gym, 4 indoor tennis courts and a dance studio (all above average quality). It is a key daytime accessible facility and is available on a pay and play basis as well as via multi-sport, multi-site membership options. It is a key facility for indoor bowls particularly over the winter months. A key challenge is to ensure long-term viability and enable LiveWire to embrace current trends and cater better for group fitness. Tennis courts are showing signs of wear and tear – specifically court one that due to facility design receives the most usage. They need investment in court floor surfaces, general modernisation, improved energy efficiency and investment in green technology.	Invest in the fitness offer to enhance quality – consider providing additional studios (spin and multipurpose). Improve the overall facility quality – to remain attractive and modern. Replace tennis courts flooring and aesthetically modernise the facility. Improve building energy efficiency, including M&E to reduce overall running costs & carbon emissions.	LiveWire, WBC	Short	High

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Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Bridgewater High School (Lower)	In house (Academy)	<p>Opened in 1950, the 4-court sports hall is below-average quality. The facility has recently had some investment which included installation of indoor cricket nets and new court line markings. No large-scale refurbishment has occurred since it opened, 72-years ago</p> <p>The sports hall has limited community availability (24-hours) and a large proportion of demand is for basketball, badminton & netball. There is scope to increase availability should demand be sufficient.</p>	Refurbish the sports hall to improve quality to meet modern user expectations.	Bridgewater High School (Lower)	Short	Medium
Broomfields Leisure Centre	Trust (LiveWire)	<p>A dual use public leisure centre that opened in 1975. The 6-court sports hall was rated 'below-average' quality by the KKP audit but has since (in July 2022) received investment in the sports hall floor and walls) which is likely to have improved the quality rating.</p> <p>It is operating at an uncomfortably full level. (93% used capacity). It is a key venue for netball; Warrington District Netball League hosts some of its competitive matches at the centre.</p> <p>The 4-lane 25m pool is of below average quality. It and associated plant are operating beyond their life expectancy and need to be replaced. It also has issues with a leaking roof.</p> <p>It offers a below-average 49-station fitness gym plus a dance studio and there are aspirations to invest in gym infrastructure.</p> <p>There is an ambition to improve overall facility quality by renovating and/or replacing key facility elements – such as the pool plant, and tank which are operating beyond their life expectancy.</p>	<p>Consider replacing (and potentially expanding) provision in this area.</p> <p>Make a decision on the long-term future of the site via the conduct of a feasibility study to determine whether refurbishment or replacement is the most viable option.</p> <p>If replacement is deemed appropriate, increase the size of the swimming pool to 6 lanes and expand fitness provision (larger gym and more studios) to maximise income generation and meet current fitness demands.</p>	LiveWire , WBC	Short	High
Cardinal Newman Catholic High School	LiveWire (from April 2023)	<p>Opened in 1957 and refurbished in 2005, the 6-badminton court sports hall and the changing rooms are of below-average quality.</p> <p>There are current plans to invest in the sports hall and changing rooms, which should improve its quality.</p> <p>It is a key facility for netball and wheelchair rugby.</p> <p>It has entered into an agreement with LiveWire with regard to it taking over operational management of the school facility from April 2023. The related investment will create a futsal development centre.</p> <p>It also has a 15-station health & fitness gym – for school use only.</p>	<p>Once brought up to a better standard, continue to invest in facilities to maintain quality.</p> <p>Develop a Futsal programme whilst maintaining existing netball and wheelchair basketball provision at the site.</p> <p>Finalise CUA.</p>	Cardinal Newman Catholic High School, LiveWire, WBC	Short	High

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Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Culcheth High School	In house (Community School)	Opened in 2010, the 4-court sports hall and the changing facilities, are of 'above-average' quality. The sports hall is available to the community for 34 hours a week, with some limited scope to increase this should demand increase. One of the two community available dance studios is of above-average quality & the other is reportedly below-average quality.	Continue to invest in facilities to maintain/improve quality.	Culcheth High School	Long	Low
David Lloyd Club (Warrington)	Commercial Management	Opened in 1999, refurbished in 2016, the David Lloyd Club (Warrington) offers a 4-court sports hall & changing rooms. 6- lane 25m swimming pool and 4 lane 20m lido, a 150-station health & fitness gym, three dance studios, two squash courts and a six indoor tennis courts – all of which are of above average quality. Membership is required to access. There is no pay & play option.	Continue to invest in facilities to maintain quality.	David Lloyd Club (Warrington)	Long	Low
Great Sankey Neighbourhood Hub	Trust (LiveWire)	A flagship public leisure centre facility opened in 1977 which had significant refurbishment in 2018 to become a neighbourhood hub. Leisure facilities are co-located with other community facilities including a GP surgery and a library. It has a 6-court sports hall, a 6- lane 25m swimming pool, a learner/ teaching pool, a 100-station fitness gym and three dance studios – all of above average quality. (Changing rooms are good quality following recent investment). Community access is restricted to evenings/weekends. Sports catered for include netball, badminton, basketball, football and futsal. It is operating above the comfortably full benchmark.	There is a need for continued investment in order to maintain quality.	LiveWire, WBC	Long	Medium
King's Leadership Academy	In house (Academy)	Opened in 2014, its 4-court sports hall and changing rooms are rated good quality. It has a 12-station fitness suite and dance studio which are not available for hire. The sports hall has limited community availability (20 hours). This could be increased subject to demand and viability.	Continue to invest in facilities to maintain the good quality. Subject to demand, consider the feasibility of increasing community use hours.	King's Leadership Academy	Medium	Medium

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Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Lymm Leisure Centre	In house (Voluntary Controlled School)	<p>Opened in 1995, it has a 1-court hall and s 4-court sports hall rated above-average quality. Changing rooms are rated below-average. The sports hall floor was refurbished in 2016, and the centre was refurbished in 2007. There were plans to deep clean and re-seal the floor in Summer of 2022.</p> <p>The sports hall has good levels of community access, (45 hours) per week, mainly netball and football. It is considered to be 'busy' operating above the comfortably full threshold.</p> <p>It has a 5-lane x 25m swimming pool (rated below-average) which has, reportedly, not been refurbished since it opened in 1995. There is a need for imminent investment in the pool tank & plant to improve its overall quality and reduce operating costs.</p> <p>The 17-station fitness suite is also available to the community. All facilities can be accessed on membership or pay-to-play basis.</p>	<p>Continue to maintain and invest in the sports facilities to ensure they remain high quality and attractive to users.</p> <p>Invest in the pool tank and plant as they are now operating beyond anticipated life expectancy.</p>	Lymm Leisure Centre	<p>Long</p> <p>Short</p>	<p>Low</p> <p>High</p>
Orford Jubilee Neighbourhood Hub	Trust (LiveWire)	<p>A flagship neighbourhood hub leisure centre facility opened in 2012. It has a 4-court sports hall, an activity hall (no court markings), an 8-lane x 25m swimming pool, a 4-lane x 15m learner/teaching pool, a 90-station fitness gym, two studios and two squash courts. All facilities are rated above average with the exception of the two squash courts which are below average.</p> <p>Leisure facilities are co-located with other community facilities such as library, NHS services, pharmacy, creche, food and beverage outlet. It is fully accessible during the day and offers both pay and play and membership options.</p> <p>The sports hall is well used for badminton, table tennis, walking sports (football and netball) and rugby tots. It is considered to be operating above the comfortably full benchmark.</p>	<p>There is a need for continued investment in order to maintain the quality.</p>	LiveWire, WBC	Medium	Medium
Penketh High School	In house (Academy)	<p>Opened in 1992 and refurbished in 2007, it has a 4-court sports hall and changing room facilities, rated as of below-average quality. It facility offers good levels of community availability catering for gymnastics, trampolining & karate.</p> <p>Its (poor quality) dance studio is also available for community hire.</p>	<p>Continue to invest in facilities to ensure the quality does not deteriorate further.</p> <p>Improve the quality of the dance studio.</p>	Penketh High School	<p>Short</p> <p>Short</p>	<p>High</p>

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Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Penketh Parish Council Pool & Community Centre	Penketh Parish Council	This has a 1-badminton court activity hall and a 4- lane 20m swimming pool. It was closed at the time of the audit – for significant repairs and refurbishment. A business review has been undertaken to reduce the subsidy it receives from the Council when it re-opened (November 2022).	Market and promote the facilities to drive up participation levels. Continue to maintain and invest in the facility to retain good quality provision.	Penketh Parish Council	Short Maintain	High Medium
Priestley College Sports Facilities	In house (Higher education)	Opened in 2003, its 4-court sports hall and changing facilities are of above-average quality. Sports hall used capacity for the community is at 100% although it is only available for 23 hours per week. There is capacity to increase the hours available should demand increase. The 14-station fitness gym and its studio are rated below average. They are not available to the community.	Continue to invest in facilities to maintain the quality.	Priestley College Sports Facilities	Long	Low
St Gregory's Catholic High School	In house (Voluntary Aided School)	Opened in 2019, its 4-court sports hall and changing rooms are of above-average quality. It also has a 28-station fitness gym. Sports facilities are not available for community use and are used privately by the school only. There is no appetite to change this.	Continue to invest in facilities to maintain the quality. Re-evaluate in the future whether the facilities could be opened up for community use.	St Gregory's Catholic High School	Long	Low
Swim Warrington	Commercial Management	Opened in 2017, it has a main swimming pool (with no lanes) and changing room facilities (all of good quality). Access is available via the swimming lesson programme it delivers.	Continue to invest in facilities to maintain quality.	Swim Warrington	Long	Low
The Recreation Centre (Padgate Academy)	In house (school)	Opened in 1980 but not refurbished since, it has a 1-court activity hall and a 3- court sports hall plus two studios. All are of below-average quality. Its white sports hall walls are painted white which is not conducive to all sports. As a 3-court hall, it is undersized for sports such as basketball and netball which are popular locally. It offers 33 hours community use weekly but is only used for a small proportion of the time available.	Consider modernising and painting in a colour conducive for all sports. Invest in venue to improve quality.	The Recreation Centre (Padgate Academy)	Short	Medium
The Wire Gymnastics Club	Sports Club	An above-average facility, having been refurbished in 2020. It faces challenges with parking particularly at pick up/drop off times. It also temporarily accommodating Hope Acro Gymnastics Club. The Club is behind with rent payments (due to Covid-19 Pandemic and is urgently trying to catch up.	Continue to invest in facilities to maintain quality. Drive up participation levels to maximise revenue to help 'catch up' on finances.	The Wire Gymnastics Club, Hope Acro, British Gymnastics	Long	Low

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Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Warrington Gymnastics Club	Sports Club	Its two sites; the Performance Centre (Units 8-11) and Recreation Centre (Unit 14) of the Wharf Industrial Estate are both of above average quality There are some minor roof and door issues at the Performance Centre and the roof needs repairing at the Recreation Centre, but the Club does not have the funds to undertake these repairs.	Source the necessary funds to repair the roof at both facilities and the doors at the Performance Centre at the earliest opportunity.	Warrington Gymnastics Club, British Gymnastics	Short	High
Warrington Rowing Club	Sports Club	Warrington Rowing Club is the only club and facility in Warrington. It is full to capacity and unable to expand its membership due to its facilities being too small and buildings being over stocked with equipment. It is not fit for purpose and in poor condition.	There is a need to assist it to expand, extend and improve its facilities to increase Club capacity.	Warrington Rowing Club, British Rowing, WBC	Short	Medium
Warrington Sports For All Centre	Voluntary Aided School, Commercial Management	Opened in 2005, its 8- court sports hall (the largest in the Warrington area) is of below-average quality. It is available daytime and evening to the community with netball and basketball the primary sports catered for. There is an expressed the desire to develop a Women's basketball league at the venue.	Improve facility quality, to ensure the facility remains fit for purpose and attractive for users.	Warrington Sports For All Centre, Badminton England, England Netball	Short	Medium
Warrington Sports/Squash Club	Sports Club	This has 6-courts (three traditional, three glass backed). The glass back courts are good quality and the traditional above average. The Club has yet to return to pre-Pandemic participation levels and is recruiting more members (focusing on juniors). It has aspirations to Tarmac its car park. A membership is required to access facilities.	Continue to invest in facilities to maintain the quality. Market and promote the Club to drive up participation.	Warrington Sports/Squash Club, England Squash	Long	Low
Woolston Neighbourhood Hub	Trust (LiveWire)	Opened in 1972, it has a 6-lane x 25m swimming pool, a learner/ teaching pool, a 79-station fitness gym and two squash courts. All are of below average quality apart from the fitness gym and changing areas which are above average. Its condition is primarily due to its age. It is the oldest swimming pool in the Borough. Plant was replaced in 2018 but the facility requires further modernisation to make it more attractive to users. Facilities are well used, and it merits refurbishment/replacement especially given its proximity to new housing development in the area and the additional demand this will create.	Woolston Neighbourhood Hub is approaching the end of its lifespan. There is a need to modernise the facility make it more attractive to users and make more energy efficient.	LiveWire, WBC	Short	High

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Site Name	Management	Overview	Action	Lead agency	Timescale (S/M/L)	Priority (H/M/L)
Commercial fitness gyms	Commercial	There are several commercially operated health and fitness facilities which contribute to the diverse facility offer across Warrington.	Continue to monitor use and gauge the extent to which they complement other activity across the Authority	Commercial operators	Long	Low

PART 5: MONITORING AND REVIEW

This Strategy identifies the investment and actions required to deliver and maintain a high-quality built facilities infrastructure for Warrington for the period up until 2026.

It is important that it 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 Warrington 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 to ensure that a considered perspective and approach is maintained throughout the strategy period.

It will be important for Warrington and its partners to develop a 3-5 year action plan based around the Strategy and for this to be annually monitored and reviewed. This should not only evaluate progress made against the action plan but 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 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/reduce following implementation of others).
- ◀ Lessons learnt throughout the period.
- ◀ New facilities coming on stream (or being made newly available to the community) which will 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 other 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 Authority.

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 Warrington Indoor & Built 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:

- ◀ Warrington Indoor Built Facilities Strategy - Needs Assessment Report: December 2022
- ◀ Warrington Indoor Built Facilities Strategy – Strategy Report January 2023

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>

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The Warrington 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 rate⁸ = 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.	Indoor and built facilities strategy

⁸ National occupancy rate of 2.3 persons per household is used

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

The Assessment Report (in specific sections) identifies need for other provision. This results from consultation with specific clubs and organisations, facility operators and NGBs. It also takes account of the size, scale, and quality of existing provision. Facilities identified within the Assessment Report are 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 there is an opportunity to ensure that community use of school sports facilities can be guaranteed, thus minimising potential duplication.

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.

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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/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 Indoor and Built Facilities Needs 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/guidance-and-support/facilities-and-planning/design-and-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.).

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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.

Development of community hubs is a key focus for many organisations as the benefits derived from facility co-location is often greater than from stand-alone facilities. There is, thus, a need for developers and stakeholders to consider how different facilities may 'fit' together. This could, for example, 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

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increased demand generates the requirement for a strategic facility this should be pooled via developer contributions to a strategic development.

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/guidance-and-support/facilities-and-planning/design-and-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		Indoor & Built Facility 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 Indoor and Built Facilities Needs Assessment Report
Step 5: Consider the design principles for new provision		Consultation https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance
Step 6: Strategic pooling of financial contributions to deliver new provision		https://www.activeplacespower.com/ https://www.sportengland.org/guidance-and-support/facilities-and-planning/design-and-cost-guidance

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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/guidance-and-support/facilities-and-planning/design-and-cost-guidance/facility-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	830,000
2 Court (18m x 17m)	515	940,000
4 Court (34.5m x 20m)	1,532	2,755,000
5 Court (40.6m x 21.35m)	1,722	2,985,000
6 Court (34.5m x 27m)	1,773	3,020,000
8 Court (40m x 34.5m)	2,240	3,755,000
10 Court (40.6m x 42.7m)	2,725	4,540,000
12 Court (60m x 34.5m)	3,064	5,005,000
Affordable Community Swimming Pools		
25m Pool 4 Lane (25m x 8.5m)	1,084	4,290,000
25m Pool 5 Lane (25m x 10.5m)	1,344	4,195,000
25m Pool 6 Lane (25m x 12.5m)	1,543	5,635,000
25m Pool 6 Lane (25m x 12.5) plus secondary pool (13m x 7m)	1,850	6,715,000
25m Pool 8 Lane (25m x 17m)	1,878	6,795,000
25m Pool 8 Lane (25m x 17m) plus secondary pool (17m x 7m)	2,226	7,795,000
Affordable Sports Centres with Community 25m Pool		

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Facility Type/Details	Area (m2)	Capital Cost (£)
4 lane pool, 4 court hall, 50 station health and fitness gym plus studio	2,879	9,210,000
6 lane pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,553	10,810,000
6 lane pool plus learner pool, 4 court hall, 100 station health and fitness gym plus 2 studios	3,906	11,905,000
8 lane pool plus learner pool, 5 court hall, 100 station health and fitness gym plus 2 studios	4,509	13,185,000
Indoor Bowls Centre		
6 Rink (excludes Club/Function Room)	1,914	2,500,000
8 Rink (includes Club/Function Room)	2,500	3,270,000
Indoor Tennis Centre		
3 court	2,138	2,825,000
Extra Court	-	920,000

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 3Q2022. 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 12% in addition to the costs of the works.
- ✦ 12 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 3Q2022.
- ✦ VAT.
- ✦ Land acquisition costs.
- ✦ Regional cost variations in materials and labour.

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Lifecycle costs

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

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	0.7	0.5
Affordable Community Swimming Pools		
Good quality Community Swimming Pool, irrespective of size	0.4	1.1

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.

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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.

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.

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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.