



2/20/2014

Evidence Paper

Objective: Sporting, Recreational
and Community Facilities



Oundle in 2020 and Beyond

Instructions for completing this deliverable:

In order for the Neighbourhood Plan to meet the standards required by the examining body, it is essential that we demonstrate a clear rationale as to how we arrived at each objective.

This means that we need to capture all of the data collated to date, arrange all of the public feedback and illustrate how the objectives have been generated in a documented format. This document creates a template for completion and will ensure that all objectives have a consistent approach to data collation and public engagement.

For each objective, we need to identify what issues exist, drawn from insightful evidence, and demonstrate how our solutions are rooted in public engagement and data. All data must show a clear source, including references to documents used as a source, and where these documents can be examined.

The objectives will likely be justified by a combination of consultation responses to date, policy requirements, and outstanding needs in the town or other issues identified following a review of evidence.

Data Sources:

1. www.oundle.gov.uk
2. www.oundle2020.co.uk
3. www.oundleinfo
4. www.east-northamptonshire.gov.uk
5. www.cmis.northamptonshire.gov.uk
6. www.nnjpu.org.uk/



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The following draft objectives and supporting actions were formulated and put forward at the launch of the Oundle Neighbourhood Plan on 11th January 2014. The data, supporting information and rationale that underpins these draft objectives is set out in the following sections.

Objective: Sporting, Recreational and Community Facilities:

Objectives:

1. Consider the adequacy of existing provision for Sporting, Recreational and Community facilities within the town and, if any shortfalls are identified, identify sites where new or enhanced facilities might best be located (whether within the existing built environment or in new development).

Supporting actions:

1. Identify options for sporting and recreational facilities such as sharing existing or new school facilities and the development of Fletton House.
2. Consider the provision of new or upgraded community facilities.



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1. **Summary of the current position within the town, with facts and sources, with specific relevance to this objective.**

Aims & Objectives

1. To provide enhanced and additional facilities for the residents and visitors to Oundle
2. To provide a Community focused structure of facilities
3. To ensure existing facilities are available and accessible to a full range of ages, ability, gender, sensorial and physical ability/mobility
4. To promote health and wellbeing within the Town
5. To provide adequate facilities for recreation in participative physical and cerebral activity
6. To promote collaborative and functional links between those who have space and opportunity and those that need space to play or enjoy sport & recreational activities
7. To invest directly in facilities to suit the needs of the Town where reasonable and at a practical level of running & on-cost
8. To actively engage with the youth of the Town

The Challenges

- Factoring in all the options and opportunities today and going forward
- Develop a realistic time-line for any overall plan
- Risking a pathway from which we cannot deviate
- Establishing critical financial information and values before determining the preferred solution
- Not considering the obvious
- Not enabling and unlocking existing facilities to Town use
- Establishing partnerships that work financially to mutual benefit and on non-profit basis
- Managing the expectation of realism



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What does Oundle already have available for residents and visitors

- **Private sports clubs**
 - Rugby
 - Tennis
 - Bowls
 - Cricket
 - Hockey
 - Badminton
 - Squash
 - Senior football
 - Junior football
 - Gymnasium
 - Rowing
 - Rifle & Pistol shooting
 - **Private recreational clubs and societies**
 - Too numerous to list
 - **Oundle Town Council**
 - **QVH**
 - Meeting spaces
 - Bar & kitchen
 - Theatre & venue space
 - Storage space
 - **The Court House**
 - Meeting spaces
 - Chamber
 - Office accommodation
 - Museum centre
 - Space for charity tenants
 - Town information and access point
 - **School facilities**
 - **Oundle Primary**
 - Meeting rooms
 - Recreational spaces
 - **OKCMS**
 - Sports fields
 - Meeting spaces
 - Recreational spaces
 - **PWS – Community School**
 - Sports fields
 - All weather sports facilities
 - Sports hall
 - Meeting spaces
 - Recreational spaces
 - Dance & music studios
 - Theatre & concert hall
 - **Oundle School**
- facility**
- 3 pitches
 - 6 courts
 - 1 green & 1 indoor lane
 - 1 pitch
 - 0 pitches
 - 0 courts
 - 0 courts
 - 2 pitches
 - 6 pitches
 - weights & exercise room
 - rovers!
 - indoor & outdoor ranges
 - no permanent homes
 - 20m long
 - 3 studios
 - 250 seat capacity



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- Swimming pool 50m Olympic pool
 - Sports fields
 - All weather sports facilities
 - Sports hall 35m & 20m long
 - Meeting spaces various
 - Recreational spaces various
 - Climbing wall 1
 - Squash courts 4
 - Running track 400m rubber
 - Meeting and large concert hall 350 seat capacity
 - **Stahl theatre**
 - Formal theatre & cinema venue
 - St Peters Church
 - Venue for concerts and events 250 seat capacity
-

The Big Question

Do we need a new Sports Hall

Or

Do we need Community Facilities



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What are the issues with the current range and scale of available facilities.

- Access when required by clubs and groups is problematic
 - Private sports clubs do not have fully open access to non-members
 - Should they?
 - School facilities are not always available
 - Issues with management and control of use
 - Opening hours
 - Booking and payment services
 - Cost
 - Storage of equipment
 - Not always available
- Facilities do not meet the needs
 - Space
 - Too small or too large
 - Youth
 - Ownership and specific space for 7 day a week use by single group
 - Safe and secure environments with easy access
 - Catering
 - Kitchen and food service, café facilities

What does Oundle lack or within existing facilities is found inadequate.

- Educational and recreational
 - Training rooms
 - Meeting spaces
 - IT infrastructure
- Youth Facilities
 - Self managed space for youth
 - IT space
 - A free environment for meeting & recreation



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What We Should Not Attempt

Build a swimming pool

Provide a complete Municipal Sports facility

What We Should Attempt

Partner and work with existing venues and facilities

Invest in a structured expandable and targeted range of facilities



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Preferred Options A-C

- **Recreation Centre / Sports facilities**

- A. Partnership with PWS on existing site (refer A on drawing)**

- Existing infrastructure in place
 - Joint funding – Capital project PWS / OTC
 - Additional matched funding available from external bodies via PWS
 - PWS very keen to Partner
 - Shared booking & promotion
 - Potential for running cost contribution from OTC
 - Large and accessible playing fields and outdoor sports areas
 - Existing car parking
 - Extensive site
 - Array of meeting and community rooms exist
 - Extended sports hall provides
 - 100% more Badminton courts
 - Climbing wall option
 - Additional dance / fitness studio
 - Indoor cricket nets
 - Computer suite
 - Separate access during day for some facilities
 - Access during evening & weekend for full facility
 - Access to skilled staff

- B. Development of Abbot House site (refer B on drawing)**

- Purpose built facility – Landmark building opportunity
 - Capital project funded by OTC & possible partners
 - Location
 - Ideal for OTC to manage from Fletton House
 - Regeneration of redundant site
 - High capital cost of initial acquisition
 - Extends the “Community Hub”
 - Facilities to include
 - Meeting rooms
 - Computer suites
 - Hall for community use
 - Flexible spaces
 - IT structure for businesses
 - Separate spaces – promotion of spaces to cater for age related activities specific to need, young v^s older
 - Access to sports fields
 - Additional parking for Community Hub, Doctors & visitors

- C. Development of site to North of Marina site (refer C on drawing)**

- Purpose built Multi Sports and Recreation facility
 - Highest cost – purchase, building & infrastructure
 - Greatest potential facility
 - Unique site with its proximity to the river and waterways



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- Biodiversity opportunity
 - Linked leisure
 - Good access to road network without impinging on the Town services
 - Good access from the Town for walking, cycling via recreational routes
 - Regeneration of area
-

- **Community Centre / Youth facility**

- 1. **The Court House**

- Existing infrastructure in place
 - No capital purchase cost
 - Refurbishment cost offset by income

- 2. **Herne Park (Joan Strong & old recycling site)**

- Purchase site
 - Retain & extend critical parking area
 - Utilise existing buildings for Youth & storage
 - High capital cost of initial ownership
 - Protects parking asset for Town
 - Existing Joan Strong Centre retained and enhanced
 - Regeneration of run-down area
 - Dedicated spaces for Youth
 - Provides storage and workshop facilities for OTC

- 3. **Pocket Park**

- Costs only associated with construction
 - Form
 - Café and small recreation pavilion
 - Gardens and discrete recreation areas
 - Existing outdoor sports court area enlarged
 - Basket ball
 - MUGA - 5 a side crumb pitch
 - Maximises existing Park area potential for
 - Families
 - Visitor centre to River Nene walkways
 - Development within vicinity of existing sports facilities
 - Rugby
 - Tennis
 - Bowls
 - Additional parking



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Where do we go from here

1. Determine a preferred structure and range of facilities
2. Delete the options that do not work
3. Agree a funding solution for the investigation
4. Agree the time frame
5. Analysis of and engagement with existing stakeholders
6. Financial analysis of options
7. Establish stakeholders forum
8. Complete transparent discussions and publish

Specifics	who	timing
• Discussions with stakeholders - availability and access	-----	-----
--	-----	-----
--		
o Schools		
o Private sports clubs		
o OTC		
• Funding options	-----	-----
--	-----	-----
--		
o Capital investment		
o Donations & Grants		
o Community Trust		
o Community ownership		
• How do we maximise the current opportunity	-----	-----
--	-----	-----
--		
o Discuss		
• Financial modelling of options	-----	-----
--	-----	-----
--		
o Individually		
o As a contingent line of opportunities		
• Create timeline for programme	-----	-----
--	-----	-----
--		
o Acquisition		
o Development		
o Project work		
• Consultant engagement	-----	-----
--	-----	-----
--		
o Professional services		



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- Architects
- Planning consultants
- Due diligence



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Goal

Ensure sufficient provision of Community and Recreation facilities for residents of Oundle

Objectives:

1. Consider the adequacy of existing provision for Sporting, Recreational and Community facilities within the town and, if any shortfalls are identified, identify sites where new or enhanced facilities might best be located (whether within the existing built environment or in new development).

Supporting actions:

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Actions

- Review the paper placed before Council (agenda 12.190.04) and the supporting analysis
 - Identify shortcomings and opportunities now present
 - Consider improvement and additional value to be gained from the use of “open space”
 - Identify additional open space and potential for park and recreation use without formal structure
- Analyse the comments from the public consultations
 - Is there any impact on the current perception of demand
- Analyse the locations and availability of existing facilities
 - Consider the “Connectivity” of facilities to population
 - Travel distances
 - Parking
 - Adjacency of natural recreation outlets
 - Oundle Marina
 - Oundle Wharf
 - The Greenway
 - The Blueway
- Analyse the wider opportunities and connections
 - Integration with higher level plans – eg. ENC & NCC
 - Integration with other Parish plans
 - Development of CTC & Sustrans support
- Analyse the impact of education changes and identify opportunities presented by



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changes

- Additional provision provided
- Location and travel distances
- Openness to use by public
- Costs and availability

An analysis of the possible locations and provision of a sports & recreation hub facility from recent surveys and data collected from residents and sports clubs within Oundle.

Oundle Sports & Recreation analysis of Options	Potential sites for Recreation or Community centre											
Features & Facilities	1	2	3	4	5	6	7	8	9	10	11	12
General Comment on viability / options	Pocket Park	The Wharf	Football club	Herne Park	PWS	South Road	Drill Hall	the Court House	Fletton House	Abbott House	Rugby Club	Land to North of The Marina
General Comment on viability / options	Limited outdoor space but under OTC ownership & is close to existing private sports clubs and recreation space - the river	Under private ownership but potential for Youth partnership opportunity	Significant ownership issues (Oundle School) and leads to loss of existing sports club facilities	Limited outdoor space but potential for small indoor facility possible Youth facility	Existing facilities both indoor & outdoor, good potential for expansion and partnership investment to develop site	Significant ownership and access issues	Subject to sale for capital receipt value	OTC ownership, no immediate parking but potential for Youth & study centre if ownership retained	Potential for OTC to relocate with refurbishment & Community Hub provided together with existing tenant occupation & relocation of tenants from Court house	Possible purchase and development for recreation / community facilities. Adjacent to small playing fields (Primary School utilising at present)	Land under OTC ownership, existing facilities would require to be moved & possible issues with proposed feeder road route	Largest single open space within the immediate vicinity of the Town, co-location with water sports and Marina development but significant flood risk to green space
Oundle 2020 Survey	do they or could they check the BOX?											
69% of respondents wanted new facilities: 64% wanted a new community centre												
Youth facilities	62	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Organised classes	51	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Swimming pool	50	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Health & wellbeing centre	46	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sports hall	46	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gym	43	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Club house facilities	32	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
external / outdoor space	30	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wi-Fi café	26	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OKCMS survey 11/11	Could or would these requirements be linked to the potential site above											
"what would we like in Oundle" - specifically related to Sports & Recreation												
Leisure centre/clubs/sports facilities	19	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Swimming pool	5	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
More green space & river access	7	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
More parks & improved parks	13	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Youth centre	4	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Teenage entertainment (not sport)	9	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
What amenities are lacking	Could or would these requirements be linked to the potential site above											
Meeting space	57	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Organised classes	51	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gym	46	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
is there a single issue that precludes this potential site from inclusion as a Recreation Centre	loss of existing amenity	Ownership	loss of existing facilities	scale	ownership	Not available	scale	scale	ownership	ownership	ownership	ownership
is there a single issue that precludes this potential site from inclusion as a Community Centre	loss of existing amenity	Ownership	loss of existing facilities	scale	ownership	Not available	scale	scale	ownership	ownership	ownership	ownership
Biggest issues			Where does the Football club play	Cost of site	Ownership & flood risk		Car parking & cost	Fully utilised in current plan	cost	Ownership & infrastructure plans	Site cost & development cost	
Finance Model	OTC	OTC / NVB			OTC / PWS partnership		OTC	OTC	OTC & investment?		OTC & investment?	
Best option for site	small community centre	Youth facility	Existing use	Youth centre	Full service community facility with PWS sports fields	Existing use	Existing use & Youth/recreation	Existing plans	Community & recreation site	Existing use	Full service community recreation & sport facility	
Contingency issues				Sale being agreed and completed	Agreement of PWS to Partnership		move to Fletton House before possible	Sale of Drill Hall, Due Diligence & funding	availability of site and value/cost of development		financial modeling & Due Diligence	
Timing	Q1 '13-Q2 '13			Q1 '13-Q2 '13	Q2 '13-Q2 '14		Q3 '13-Q1 '14	Q2-Q4 2013	Q2 '13-Q4 '14		Q2 '13-Q4 '14	



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The locations of existing sports & recreation opportunities within Oundle



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- 2. Summary of all national / local plans, including statutes and regulations, with specific relevance to this objective.**

Insert text here...



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3. Summary of any surveys of the people of Oundle with specific relevance to this objective.

Insert text here...



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4. Summary of any research completed within the last 5 years with outline proposals, with specific relevance to this objective.

Insert text here...



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5. Descriptive section to explain the rationale for choosing this objective and actions.

Insert text here...



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6. Document recent public engagement on the objective e.g. launch event – use verbatims.

Insert text here...



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7. How we will adjust the objectives based on feedback received in future consultation sessions.

Insert text here...



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Further resources:

Document Name	Author/ partners	Date
North Northamptonshire Joint Core Strategy Review – Options Development Workshop: 16 th -18 th March 2010 – Outcomes Report	NNJPU	Sept 2010
http://nnjpu.org.uk/docs/March%20workshop%20Outcomes%20Report.pdf		
North Northamptonshire Joint Core Strategy Review – Rural and Small Towns Workshops Feedback Report	ACRE/ NNJPU	April 2010
http://www.nnjpu.org.uk/docs/Rural%20Areas%20&%20Small%20Towns%20Workshop%20Report.pdf		
North Northamptonshire Detailed Water Cycle Strategy	Halcrow (for NNDC)	Sept 2009
http://nnjpu.org.uk/publications/docdetail.asp?docid=1104		
Rural North, Oundle and Thrapston Plan Development Plan Document (Inspector's Report/ Inspector's Modifications, 8 July 2009)	ENC	July 2009
http://www.east-northamptonshire.gov.uk/downloads/Item_5_-_Report_RNOTP_Adoption_Revised_.pdf		
Rural North, Oundle and Thrapston Plan and Proposals Map – Written Statement of East Northamptonshire Council in response to participants' statements submitted 5-8 May 2009	ENC	May 2009
http://www.east-northamptonshire.gov.uk/downloads/Councils_final_response_15_May.pdf		
Northamptonshire County Council -Highways (NCC) response to Inspectors queries (15/04/09)	NCC	April 2009



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Document Name	Author/ partners	Date
relating to the proposed changes to the RNOTP and NCC's representations regarding these changes (26/03/09)		
http://www.east-northamptonshire.gov.uk/downloads/Northamptonshire_County_Council_submission_28_April.pdf		
Assessment of Potential Housing Sites in Oundle and Thrapston	Roger Tym & Partners (for ENC)	Feb 2009
http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?documentID=450&pageNumber=6		
North Northamptonshire Strategic Housing Land Availability Assessment (SHLAA)	Roger Tym & Partners (for NNJPU)	Feb 2009
http://nnjpu.org.uk/publications/docdetail.asp?docid=1093		
Oundle Healthcheck	Market Towns Initiative	2007
http://www.east-northamptonshire.gov.uk/downloads/Oundle_healthcheck.pdf		
East Northamptonshire Council Rural Strategy	ENC	Nov 2005
http://www.east-northamptonshire.gov.uk/downloads/East_Northamptonshire_Council_Rural_Strategy.pdf		