

**HAMBLETON DISTRICT COUNCIL**

**Report To:** Cabinet  
3 December 2013

**Subject: SOWERBY SPORTS VILLAGE**

**Sowerby Ward  
Portfolio Holder for Leisure and Health: Councillor Mrs S Shepherd**

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**1.0 BACKGROUND:**

1.1 Through a long history of negotiations the Council has signed a S106 Agreement in relation to the South West Thirsk housing area which includes:-

- Transport infrastructure;
- On-site children's play;
- On-site public open space;
- Various elements relating to cycling;
- Public art;
- Education; and
- Off-site recreational scheme.

1.2 This report relates purely to the final one of these the off-site recreational scheme and sets out progress with the delivery of this element which covers the transfer of 9.745 acres of land and £1.5 million.

**2.0 CURRENT POSITION:**

2.1 The Council has established a local stakeholder group which includes the adjacent secondary school, local sports clubs, youth organisations and Sowerby Parish Council.

2.2 There is a shared vision to create a 'sports village' which encompasses existing adjacent facilities as well as the new provision. It would be mainly outdoor facilities, and would need to be complementary to other existing facilities rather than to compete.

2.3 The Council is taking the lead in implementing the scheme using its project management methodology and has appointed design agents to help it to undertake Phase 1 of the project which is effectively a feasibility and planning phase.

2.5 There is a high level of engagement and involvement of local community organisations as it is envisaged that ultimately the site will be managed by a sustainable voluntary organisation.

**3.0 COMPLYING WITH THE TERMS OF THE S106 AGREEMENT:**

3.1 The developers S106 obligation is to:-

- Pay to the District Council the Initial Community Facilities Contribution (£20,000) upon completion of S106 Agreement – this obligation has been met

and not occupy more than 120 dwellings until:-

- The Community Facilities Contribution (£1,480,000) has been paid to the District Council; and
- The Community Facilities Land has been transferred to the District Council for the consideration of one peppercorn.

3.2 Hambleton District Council's S106 obligations are not triggered until the land is transferred. The terms are:-

- Not to use or allow the Community Facilities Land and any buildings or structures for any use other as facilities for artistic, recreational, sporting or cultural activities for the health and wellbeing of the community of the Thirsk Hinterland.
- Ensure that the Community Facilities Land and any buildings or structures are kept in a clean and tidy state and properly maintained.
- To allow the community of the Thirsk Hinterland to have access to the Community Facilities Land and any buildings or structures in a manner that will allow them to undertake the Activities.

#### **4.0 RESULTS TO DATE:**

4.1 A concept plan has been produced which has been used as the basis for an exhibition and public consultation exercise in early November, this is shown at Annex A.

4.2 The delivery of the concept plan has been costed at approximately £4m and it is envisaged that the balance of £2.5m funding will come from external grants such as the Sports Lottery, Sport England and the various governing bodies of the sports involved. Firmed up assessments of these will inform an implementation plan which could deliver the concept in phases over several years.

4.3 The production of the concept plans have been informed by local stakeholder consultation, governing body of sport liaison and discussions with both the main developer and Council Planning Officers.

4.4 Negotiations are underway with NYCC to secure a key strategic piece of land as part of the project.

4.5 The results of the public consultation exercise held in late November will be reported directly at the meeting.

#### **5.0 NEXT STEPS:**

5.1 If Cabinet approves the concept then the next steps include:-

- Developing an implementation plan
- Undertaking design work
- Submitting planning applications
- Submitting external funding bids

5.2 There is already a public relations plan for this project which links into the Communications Plan for the South West Thirsk housing project itself.

**6.0 LINK TO COUNCIL PRIORITIES:**

6.1 This links to the Council's Health priority as it will increase participation in physical activity amongst young people in particular.

**7.0 RISK ASSESSMENT:**

7.1 There is no significant risk associated with this report.

**8.0 FINANCIAL IMPLICATIONS:**

8.1 There are no financial implications for the Council associated with this report.

**9.0 LEGAL IMPLICATIONS:**

9.1 The only legal implications are in relation to the S106 Agreement previously covered.

**10.0 EQUALITY/DIVERSITY ISSUES:**

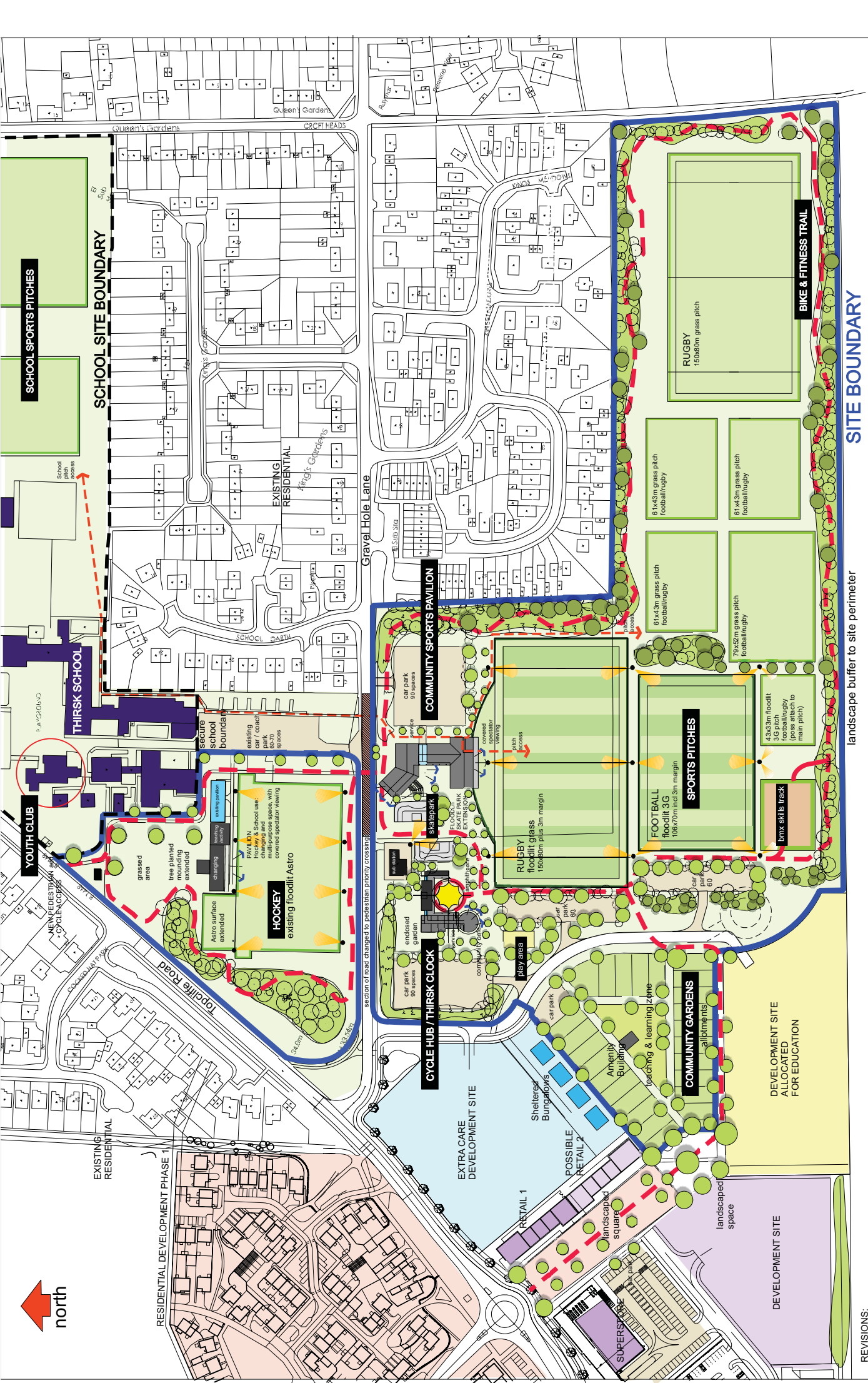
10.1 An equality impact assessment will be undertaken prior to any investment.

**11.0 RECOMMENDATION:**

11.1 It is recommended to Council that the concept plan for the Sowerby Sports Village be approved.

DAVID GOODWIN

**Background papers:** None  
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REVISIONS:

A. Hockey/school pavilion amended following stakeholder meeting. MD 15 Oct 2013

# PROPOSED SITE MASTERPLAN

HAMBLETON DISTRICT COUNCIL  
 SOWERBY SPORTS VILLAGE : PHASE ONE - Feasibility  
 13.054. SK02A N.I.S October 2013

**GLENRATE**  
 PROJECT MANAGEMENT LTD  
 North Yorkshire Sport

**DKS**  
 ARCHITECTS