

WILTSHIRE COUNCIL

CABINET (CAPITAL ASSETS) COMMITTEE

24th July 2012

Subject: Land off Innox Road Trowbridge

Cabinet member: Councillor Stuart Wheeler - Cabinet Member for Transformation, Culture, Leisure and Libraries

Key Decision: No

Purpose of Report

1. To inform Members of a local Leisure need in Trowbridge, to consider the representations made by the Area Board and local members and to seek direction on how Members wish officers to proceed.

Background

2. Wiltshire Council's existing Leisure and Play Strategies highlight the need to increase and improve Leisure Facilities in the Trowbridge area, and this has been supported by a specific working group of the Area Board.
3. As part of on going community engagement to support the Leisure Strategy in the Trowbridge Area, the local community and Area Board has expressed views that changing facilities are required in the vicinity of Innox Road to better service the needs of the existing local football field and to ease car parking congestion relating to the use of the field
4. This site, as shown edged in red on the attached plan was formerly used as a Youth and Community Centre and tennis courts. However, due to structural problems, the building was demolished several years ago and the site (including the courts) has been vacant since.
5. Various alternative uses for the site have been considered in the past to include community use. The most notable of these was the proposed creation of a new Community Centre for the Moroccan Community of Trowbridge.
6. Each proposal failed due to grant funding applications being unsuccessful, but a current funding package exists for the changing room and car park proposal that is expected to be successful.
7. The site was considered by Officers for the housing PFI scheme, for 100% Affordable Housing and for Extra Care Provision but dismissed as unsuitable.

8. Adjacent to the site is the Trowbridge Judo Club site which is also owned by the Council but leased with a long end date to the Club.
9. The site falls outside the extent of the Stallard Street recreation ground and play area in the Leisure and Recreation Development Plan Document, but has been confirmed by Leisure officers as suitable to support the existing provision
10. The site lies within the development limits of Trowbridge and subject to any constraints associated with site specific matters (which would apply to any use, e.g trees in this case), the infill policies of the development plan apply to this site.

Main Considerations for the Council

11. To give consideration to each of the options below and to confirm which option to explore further.

Environmental and climate change considerations

12. The proposal does not have any direct impact on these considerations. Planning approval already exists for changing rooms and parking provision. However, any planning permissions required to be granted for other uses would take into consideration environmental and climate change considerations and stipulate appropriate mitigation measures.
13. There are Tree Preservation Orders on most the trees on the site and these would be protected in the usual way with whatever option is adopted.

Equalities Impact of the Proposal

14. There are none with this proposal.

Risk Assessment

15. Some reasonable assumptions have been made by Officers in bringing the options forward in this report and the sums of money reported herein have been taken to reflect the risks involved and are made to help inform the decision making process.

Financial Implications

16. The financial implications vary depending on which option is pursued and these are described in the options considered section below.

Legal Implications

17. There may be legal implications relating to the implementation of the options but these are considered to be standard property legal implications and agreements.

Options Considered

18. There are 2 potential uses that have been identified for this site, each with their own financial implications.

18.1 Option 1 - Changing Facilities: In 2010, the Trowbridge Community Area Board formed a sub group, consisting of members, local community representatives, local sports clubs, Trowbridge Town Council and representatives from Wiltshire Council, to consider how the lack of formal outdoor sports provision in the Trowbridge Community Area could be addressed.

Investigation into the existing outdoor formal sports provision swiftly highlighted the need to improve both Stallard Street Recreation Ground and Seymour Park.

It was quickly established that housing schemes previously identified for the old Innox Hall site had met with firm local resident and political opposition. Furthermore town council elected members made it clear that they wished the area to be kept as a recreational asset.

There is an undoubted need for this scheme at Innox Rd. The West Wiltshire Leisure Needs Assessment adopted by Wiltshire Council in 2009 identified a shortfall in formal outdoor recreational pitches and facilities in the Trowbridge area. The present situation of hiring out a pitch without changing accommodation should not continue, furthermore the provision of changing accommodation will help attract better use of an existing Wiltshire Council asset.

Officers were asked to assist with preparing a scheme that would gain support of local residents, the local community and members as well as planning permission.

The implementation of this scheme will enhance and improve the existing amenity and recreational land , helping to address the identified shortfall. Additionally local residents and clubs are given upgraded facilities that should, and officers are confident will, encourage greater Leisure activity in an area that lacks sufficient facilities.

The site currently has the benefit of an unimplemented full planning permission for the creation of 26 car parking spaces and modular changing facilities. The project has gained local political and community support as well as partner funding.

The necessary funding for implementing this permission has been identified from 3 main sources: £50k from the Trowbridge S106 contributions received for recreation and amenity projects; £16k

from Trowbridge Town Council and £35k from the Football Foundation.

18.2 Option 2 - Private Market Housing – The site could support open market residential units on this site and a capital receipt could therefore be generated from it. Further investigation is required to properly assess the number of units that it could support which would influence the level of receipt that could be determined but an indication of this is provided in Appendix 2. In the current capital programme this site does not feature in the receipts assumptions.

Conclusion

19. Option 1 would provide what the local community requires, but this would require the Council to forego a capital receipt. If Option 1 is pursued, such a loss in capital receipt needs to be recognised as an indirect investment into the community in the sum of the loss of the value of the capital receipt. Running the site for this purpose will have a revenue implication which must be offset by the extra income generated from extra hiring charges that would be generated from the enhanced facility.

Proposal

20. Members are asked to decide which option they wish officers to pursue.

Reason for Proposal

21. To provide clear direction to officers on the future use of this site .

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Date of report: 6th July 2012

Background Papers

The following unpublished documents have been relied on in the preparation of this report:

None

Appendices

Appendix 1 - Site plan

Appendix 2 – PART 2 - CONFIDENTIAL
