The Impact of Growth on Demand for Sports Facilities

Final Report

Darlington Borough Council
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Prepared on behalf of WYG Environment Planning Transport Limited

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National Run report for Darlington 2018

Playing Pitch New Development Calculator for Darlington results

1.0 Section 1 - Introduction and Context

1.1 Introduction

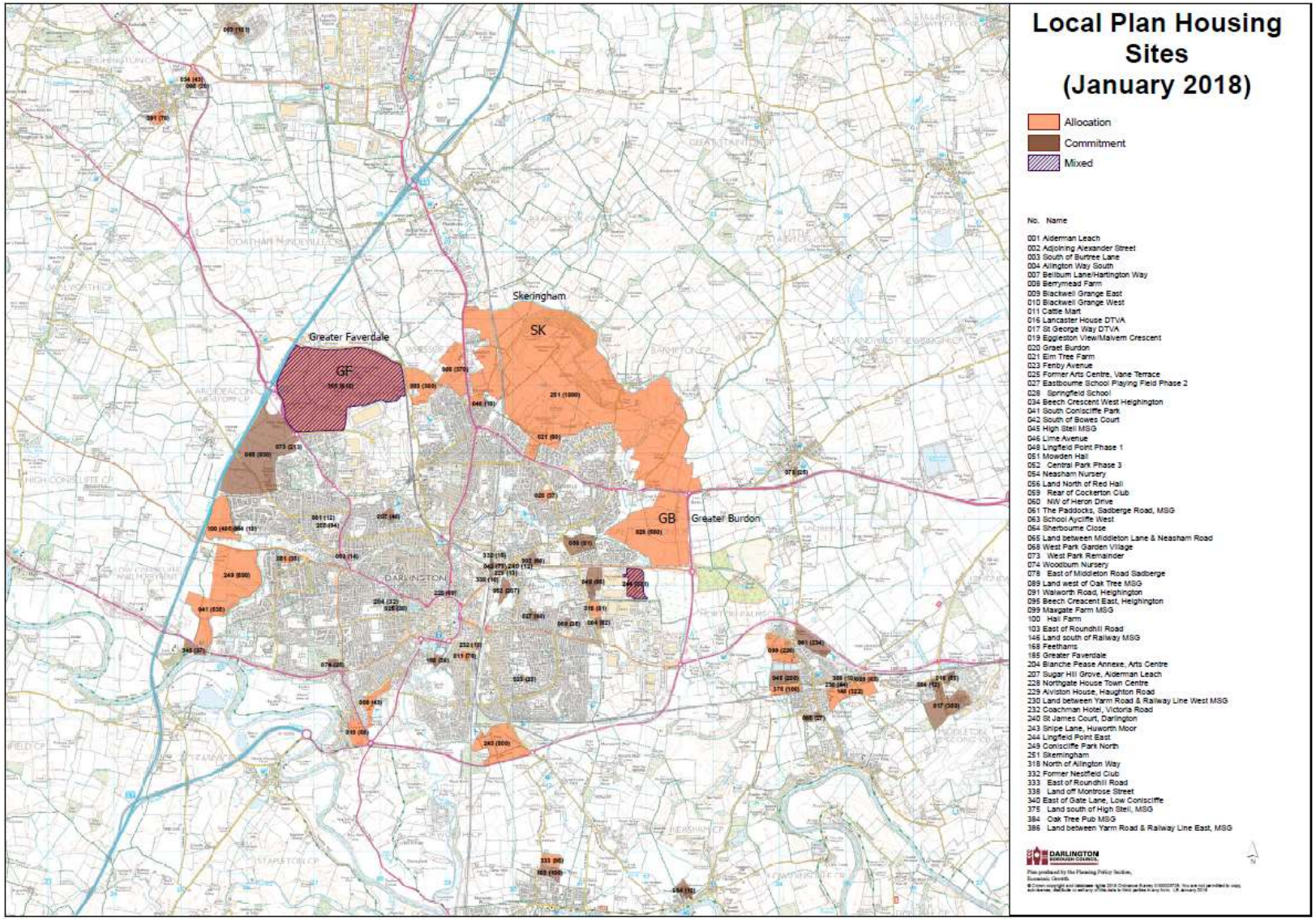
WYG were appointed in June 2018 to support the formulation of Darlington Council's new open space policy and help to inform the potential investment in sport facilities that will be required to support projected housing growth across the Darlington area.

This report provides a baseline evidence base for further work and discussions on a site specific basis. The report deals with formal sports needs as opposed to wider principles of development in terms of ensuring sites are developed in-line with Active Design principles.

Darlington is planning for significant growth across the local authority area up to 2036 and beyond. The map overleaf illustrates the extent and spatial distribution of this growth.

There are three key strategic sites located at Great Faverdale (GF), Skeringham (SK) and Great Burdon (GB), as illustrated on the map overleaf.

The sites were correct as of January 2018 and the analysis set out was completed on this basis. It is understood that numbers have evolved slightly over the intervening period, however any changes are not material to the overall findings of this report.



Local Plan Housing Sites (January 2018)

Allocation
Commitment
Mixed

No. Name

001 Alderman Leach
002 Adjoining Alexander Street
003 South of Burtree Lane
004 Allington Way South
007 Bellburn Lane/Hartington Way
008 Berrymead Farm
009 Blackwell Grange East
010 Blackwell Grange West
011 Cattle Mart
016 Lancaster House DTVA
017 St George Way DTVA
019 Eggleston View/Malvern Crescent
020 Graet Burdon
021 Elm Tree Farm
023 Fenby Avenue
025 Former Arts Centre, Vane Terrace
027 Eastbourne School Playing Field Phase 2
028 Springfield School
034 Beech Crescent West Heighington
041 South Conisciffe Park
042 South of Bowes Court
045 High Steil MSG
046 Lime Avenue
048 Lingfield Point Phase 1
051 Mowden Hall
052 Central Park Phase 3
054 Neasham Nursery
056 Land North of Red Hall
059 Rear of Cockerton Club
060 NW of Heron Drive
061 The Paddocks, Sadberge Road, MSG
063 School Aycliffe West
064 Sherbourne Close
065 Land between Middleton Lane & Neasham Road
068 West Park Garden Village
073 West Park Remainder
074 Woodburn Nursery
078 East of Middleton Road Sadberge
089 Land west of Oak Tree MSG
091 Walworth Road, Heighington
095 Beech Creacent East, Heighington
099 Mawgate Farm MSG
100 Hall Farm
103 East of Roundhill Road
146 Land south of Railway MSG
168 Feethams
185 Greater Faverdale
204 Blanche Pease Annexe, Arts Centre
207 Sugar Hill Grove, Alderman Leach
228 Northgate House Town Centre
229 Alviston House, Haughton Road
230 Land between Yarm Road & Railway Line West MSG
232 Coachman Hotel, Victoria Road
240 St James Court, Darlington
243 Snipe Lane, Huworth Moor
244 Lingfield Point East
249 Conisciffe Park North
251 Skerningham
318 North of Allington Way
332 Former Nestfield Club
333 East of Roundhill Road
338 Land off Montrose Street
340 East of Gate Lane, Low Conisciffe
375 Land south of High Steil, MSG
384 Oak Tree Pub MSG
386 Land between Yarm Road & Railway Line East, MSG

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The table below illustrates the anticipated growth in terms of housing numbers across these three key strategic sites up to 2036 and beyond. As illustrated, there is also significant growth anticipated across the borough as a whole totalling 4,805 dwellings up to 2036.

Location	Local Plan Site ref	Site name	Site area (ha)	Indicative site yield by (2036)	Indicative site yield (after 2036)
Urban Extension	20	Great Burdon	88.39	550	700
Urban Extension	185	Greater Faverdale	178.48	810	1190
Urban Extension	251	Skeringham	490.99	1800	2700
Remaining Borough				4805	485
Total				**7965**	**5075**

This report sets out the findings on the level of demand generated from new residential development sites in the emerging Darlington Borough Local Plan 2016-2036. The assessment has three elements:

- Demand generated by the population in the strategic residential sites of Great Burdon, Greater Faverdale and Skeringham;
- Demand generated by these three sites, plus all the other proposed residential allocation sites in the Draft Darlington Borough Local Plan 2016-2036 (a borough-wide view); and
- Comments on impact of the potential site yield beyond 2036.

It was agreed that sites with existing permissions and commitments would not be considered because the outdoor sports requirements of these sites will have been considered through the planning application process. An occupancy multiplier of 2.23 was agreed[1] with the Council in-line with the Local Plan. These have not changed following the Government's revised methodology for housing numbers.

The analysis has looked at sports facility needs across 2 facility types, as covered by the Council's existing strategy work; playing pitches (all sports including 3G provision) and built facilities (swimming pools and sports halls).

The analysis sets out the potential future needs based on growth projections and considers needs in terms of both new provision or contributions to improving the quality of existing provision. The analysis should not be viewed as definitive but acts as a starting point and should help to frame future discussions in terms of delivery on a site-specific basis. Given the

[1] Figure taken from 2011 Census average household for Darlington Borough

location of sites to the north of the borough, these discussions should also include neighbouring authorities.

The analysis has applied the Council's existing evidence base and has utilised Sport England planning tools, particularly the New Development Calculator (NDC) and Sports Facility Calculator (SFC) along with the Facilities Planning Model (FPM), to assess the impact of growth. Given the limitations of these tools the assessment looks at Darlington on a self-contained basis. Updating the evidence base and consultation with partners, including National Governing Bodies (NGBs) would enable a more rounded picture to be established, particularly in terms of delivery.

Therefore, while this report provides an indication as to the contributions that will be expected as new development is delivered, it should be noted that the analysis calculator provides only a starting point for discussions and provides a benchmark against which discussions should be framed.

Decisions relating to the most appropriate contribution will need to be discussed in relation to each specific development and at the appropriate time as supply and demand issues evolve and Council sport and leisure policy develops. This will involve discussions at the time with relevant NGBs, neighbouring local authorities and the policy towards site development in terms of seeking to deliver sustainable communities and what this might entail.

Furthermore as a result of this process the Council have also committed to updating its evidence base in the form of a re-freshed Playing Pitch Strategy (PPS) and an updated Indoor Built Facility Strategy. These will be key documents, which should guide sports infra-structure needs.

2.0 Section 2 – Built Facility Requirements

2.1 Introduction

This section sets out the findings on the level of demand generated for swimming pools and sports halls from new residential development sites in the emerging Darlington Borough Local Plan 2016-2036.

The assessment has three parts:

- Demand generated by the population in the residential sites of Great Burdon, Greater Faverdale and Skeringham;
- Demand generated by these three sites, plus all the other proposed residential sites in the Draft Darlington Borough Local Plan 2016-2036; and
- Comments on potential site yield beyond 2036.

2.2 Approach

The demand assessments are based on application of the Sport England Sports Facilities Calculator (SFC) which is a planning tool to help local planning authorities quantify how much additional demand for swimming pools, sports halls and full size artificial grass pitches, is generated by populations from new residential development.

The SFC findings are then compared to the findings from the data and reports for demand, supply and access to swimming pools and sports halls across Darlington Borough. This work is known as the National Run reports and Sport England undertakes this work, as an annual assessment for every local authority in England. The National Run findings from the 2018 assessment for Darlington Borough and the neighbouring local authorities are applied in this report. The National Run reports were commissioned separately to provide the baseline, the full reports are available as an appendix.

The sequence of work described, means it is possible to identify if the new demand generated by residential development can be met by the existing supply/capacity, location and catchment

area of swimming pools and sports halls. If it can then, what is the impact on the usage of the current supply of swimming pools and sports halls.

If the new demand cannot be met by the current available supply, then what is the scale of any unmet demand and what are the options and costs for meeting this new and unmet demand?

The sequence of reporting, is to set out the analysis undertaken, with a commentary on the findings and their implications. A summary of key findings and recommendations is set out at the end of the main findings.

2.3 Swimming Pools

Sport Facility Calculator

The demand assessment from new residential development applies the Sport England Sports Facility Calculator (SFC). The SFC helps with quantifying the demand side of the facility provision equation. It helps to answer questions such as, *'How much additional demand for swimming pool provision will the population of a new development area generate, and what would the cost be to meet this new demand at today's values?'*

The SFC is designed to be used to estimate the facility needs of discrete populations, for sports halls, swimming pools and full size artificial grass pitches, created by a new community of residential development.

It's important to remember that the SFC looks only at demand for facilities and does not take into account any existing supply of facilities. This is why it is essential to compare the SFC findings with those from the National Run assessment which includes supply, demand and accessibility all together.

SFC demand assessment for the three strategic sites of (a) Great Burdon, Greater Faverdale and Skeringham; and (b) these three sites and all the other committed residential sites in the Darlington Borough Local Plan 2036

The SFC assessment of demand for swimming pools, generated by the three strategic sites individually is very small, as illustrated in table 2.1 below.

The assessment of demand generated by the three sites collectively is more significant, Great Burdon, Greater Faverdale and Skeringham, has a total of 3,160 units, and a per unit

occupancy rate of 2.23, so a total population of 7,046 people. The SFC calculations are set out in Table 2.1 below. Whilst greater than the individual sites, the totals are still not significant.

Table 2.1: Darlington Sports Facility Calculator assessment of demand for swimming pools for three sites of, Great Burdon, Greater Faverdale and Skeringham up to 2036

Site name	Indicative site yield (by 2036)	Occupancy multiplier	Population generated	Sq metres of water	Lanes	Pools	Costs[2]	VPWPP
Great Burdon	550	2.23	1227	12.87	0.24	0.06	£213,892	78
Greater Faverdale	810	2.23	1806	18.94	0.36	0.09	£314,824	114
Skeringham	1800	2.23	4014	42.10	0.79	0.20	£699,725	254
Total Strategic Sites	**3160**	**2.23**	**7046**	**73.90**	**1.39**	**0.35**	**£1,228, 266**	**445**

In summary, Table 2.1 identifies the three sites generate a total demand for 73.9 sq metres of water space, which is 1.3 lanes of a 25m swimming pool, or 35% of a 25m 4 lane pool. At the 2nd Quarter 2018 prices, this scale of provision has a capital cost of £1.22m.

The same SFC calculation can be done for the three sites, plus the remaining sites across the Borough in the Darlington Local Plan. The three strategic sites are estimated to generate a total population of 7,046 people and the rest of the Borough sites a total population of 10,715 people (using the average household occupancy multiplier of 2.23 per dwelling). The total population from the three sites and the rest of the Borough is therefore estimated to be 17,761 people.

Table 2.2: Darlington Sports Facility Calculator assessment of demand for swimming pools for the remaining residential sites in the Borough

Site name	Indicative site yield (by 2036)	Occupancy multiplier	Population generated	Sq metres of water	Lanes	Pools	Costs	VPWPP
Remaining Borough	4805	2.23	10,715	112.37	2.12	0.53	£1,867,850	677
Total Borough	**7965**	**2.23**	**17,761**	**186.27**	**3.51**	**0.88**	**£3,096,117**	**1,122**

In summary, Table 2.2 identifies the total residential development to 2036, generates a total demand for 186 sq metres of water space, which is 3.5 lanes of a 25m swimming pool, or 88% of a 25m 4 lane pool. At the 2nd Quarter 2018 prices this scale of provision has a capital cost

[2] Costs reflect 2nd quarter 2018 costs Sport England

of £3.096m. On the face of it, this projects forward to the potential need for an additional small 4-lane 25m community pool.

How does the SFC calculation of the projected demand from residential development compare with the Darlington Borough supply and demand for swimming pools?

To repeat however, the SFC is a demand calculation and this should not be taken as the need for swimming pool provision. The need is identified by comparing the demand generated by the residential development with the existing supply of swimming pools for community use across Darlington Borough.

In effect, to assess if the new demand generated can be met by the existing supply of swimming pools available for community use? Or, if not the level of unmet demand, the scale and how this is unmet demand is distributed across the Borough.

By this process of comparing supply with demand, it is possible to identify how much of the demand generated by the new residential development can be met and what is the scale of any unmet need.

2.4 Darlington Borough National Run reports for Swimming Pools

The supply and demand for swimming pools for community use by Darlington residents in 2018 is provided by the Sport England National Run dataset and findings for 2018. This is set out in Table 2.3 below and also includes the findings for the neighbouring local authorities to Darlington

Table 2.3: Darlington Borough Supply and Demand for Swimming Pools 2018

Supply/Demand Balance	Darlington	Hambleton	Richmondshire	Stockton-on-Tees	County Durham
Supply - Swimming pool provision (sq m) based on hours available for community use	1,318	1,102	695	1,723	4,785
Demand - Swimming pool provision (sq m)	1,108	906	531	2,094	5,463
Provision available compared to the minimum required to meet demand	210	196	164	-371	-678

(Source: Sport England Darlington National Run Report for Swimming Pools 2018)

It is important to set out that Table 2.3 is identifying: the Darlington Borough supply of swimming pools and the Darlington Borough total demand for swimming. It is therefore simply comparing the two sets of findings. (*Note: it does exactly the same for the other authorities*).

The supply and demand for swimming pools based on the swimming pool locations and catchment areas is set out in the subsequent headings of satisfied demand and unmet demand. These headings identify how much of the Darlington demand for swimming is met and the scale of any unmet demand. These findings are based on the catchment area of swimming pools across local authority boundaries.

Subsequent to reporting the supply and demand balance findings, a commentary is made based on the catchment area of swimming pools across local authority boundaries. So it includes swimming pools in Darlington Borough and where their catchment area may extend into neighbouring authorities and vice versa. This process identifies how much of the Darlington Borough demand is met/satisfied and how much unmet demand there is based on pool catchments and access for Darlington residents, across local authority boundaries.

When looking at supply and demand balance, the resident population of Darlington Borough in 2018, generates a demand for 1,108 sq metres of water. This compares to the total supply of 1,318 sq metres of water which is available for community use in the weekly peak period. So, there is a positive balance of supply exceeding demand by 210 sq metres of water.

The demand generated by the three residential sites of Great Burdon, Greater Faverdale and Skeringham is for 73 sq metres of water. The demand generated by the three sites, plus all the other residential sites in the remainder of the Borough, is for 186 sq metres of water.

So in summary, all the new demand generated by both the three sites and for the all the residential sites in the Borough up to 2036, can be met by the existing Darlington supply of swimming pools which are available for community use in the weekly peak period (week day lunchtimes (1 hour), weekday evenings (up to 5 hours per day) and weekend days (up to 7 hours per weekend day).

The new demand generated by the residential development, and calculated by application of Sport England's Sports Facility Calculator, does therefore not necessarily require further swimming pool provision. This is based on comparing the SFC calculation with the Sport England assessment of the Darlington Borough supply and demand for swimming pools, from its 2018 National Run data set for Darlington Borough.

There are a number of comments however to make on these findings:

- As set out, the findings are simply comparing the SFC Darlington Borough demand for swimming pools with the Darlington Borough supply and demand in the National Run 2018 and is not catchment area based (findings on catchment area are set out next).
- When comparing the Darlington Borough SFC demand calculations with the Darlington Borough supply and demand balance findings, supply exceeds demand by 137 sq metres of water, based on the 3 major sites and by 24 sq metres of water, when comparing the demand generated by all the residential sites across the Borough. So there is some "spare capacity" based on both sets of findings. For context, a 25m x 4 lane pool is between 210 – 250 sq metres of water, depending on lane width.
- The SFC calculation is that there will be 445 visits in the weekly peak period, generated by the demand from the three residential sites and 1,122 visits in the weekly peak period, generated by all the residential sites in the Borough. Based on a 50-week year of operation this is 22,250 more visits in the weekly peak period for the three sites and 56,100 visits for all the residential sites. Sport England in its modelling attributes 63% of all visits occurring in the weekly peak period. So the total annual increase in usage equates to 35,317 visits for the three sites and 89,047 visits for all the residential sites.
- For both the three sites and the total residential sites, it is a considerable increase in usage/throughput across the swimming pool sites. Inevitably, this increase in usage will be directed to public leisure centre pools, because they provide the greatest accessibly for public and swimming club use. This is in terms: of hours available for public and club swimming use; the scale of pools and being to accommodate the full range of swimming activities; and with pay and swim access for community swimming (and not the requirement to pay a monthly membership fee, as there is to access commercial swimming pools).
- So, there is increased usage and increased management and maintenance costs on the public swimming pools, to accommodate higher usage levels. This is a direct cost resulting from the demand generated at the existing public swimming pools sites by the residential development. The increase in demand may well therefore result in the need for improvements or modernisation of the swimming pools, so as to accommodate this new demand, for example, possible improvements/extension to changing rooms.

How much of the demand generated by the Darlington residential development is met and retained at swimming pools in the Borough?

This assessment is based on residents traveling to and using the nearest swimming pool to where they live. It is catchment area based and the catchment area of pools does extend across local authority boundaries. This assumption is based on Sport England research and is the methodology applied in the facilities planning model. Again, the findings on how much of the Darlington demand is met/retained at swimming pools in the Borough, is identified in the Sport England National Run dataset for Darlington and this is set out in Table 2.4, with the key findings in red.

In 2018, some 95% of the total 95% of the Darlington Borough demand which is met/satisfied, is retained demand within the Borough. A very high level of retained demand and it illustrates the location and catchment area of the Darlington Borough swimming pool sites are very closely correlated with the location of virtually all of the Borough's satisfied demand for swimming.

The residual of satisfied demand, after retained demand, is exported demand. The 2018 finding is that just 5% of the Darlington Borough satisfied demand for swimming is met outside the authority. This is based on the nearest pool for this 5% of the Borough's met demand, is a pool located outside the Borough.

In terms of visits, the Darlington Borough retained demand is 6,045 visits per week in the weekly peak period. Whilst the Darlington Borough exported demand, is just 309 visits per week in the weekly peak period.

Table 2.4: Darlington Borough Satisfied and Retained Demand for Swimming Pools 2018

Satisfied Demand	Darlington	Hambleton	Richmondshire	Stockton-on-Tees	County Durham
Total number of visits which are met	6,354	4,688	2,536	11,602	28,068
% of total demand satisfied	95.10	85.80	79.30	92	85.30
% of demand satisfied who travelled by car	65.50	87.80	87.70	75.50	78.50
% of demand satisfied who travelled by foot	25.50	8.30	8	14.80	12.50
% of demand satisfied who travelled by public transport	9.10	3.90	4.30	9.70	9
Darlington Satisfied Demand Retained at pools in Darlington	6,045	3,700	2,115	9,040	23,855
Demand Retained -as a % of Satisfied Demand	95.10%	78.90%	83.40%	77.90%	85%
Demand Exported	309	988	420	2,562	4,213
Demand Exported -as a % of Satisfied Demand	4.90	21.10	16.60	22.10	15

(Source: Sport England Darlington National Run Report for Swimming Pools 2018)

Again, there are some comments to make on these findings in relation to the residential development.

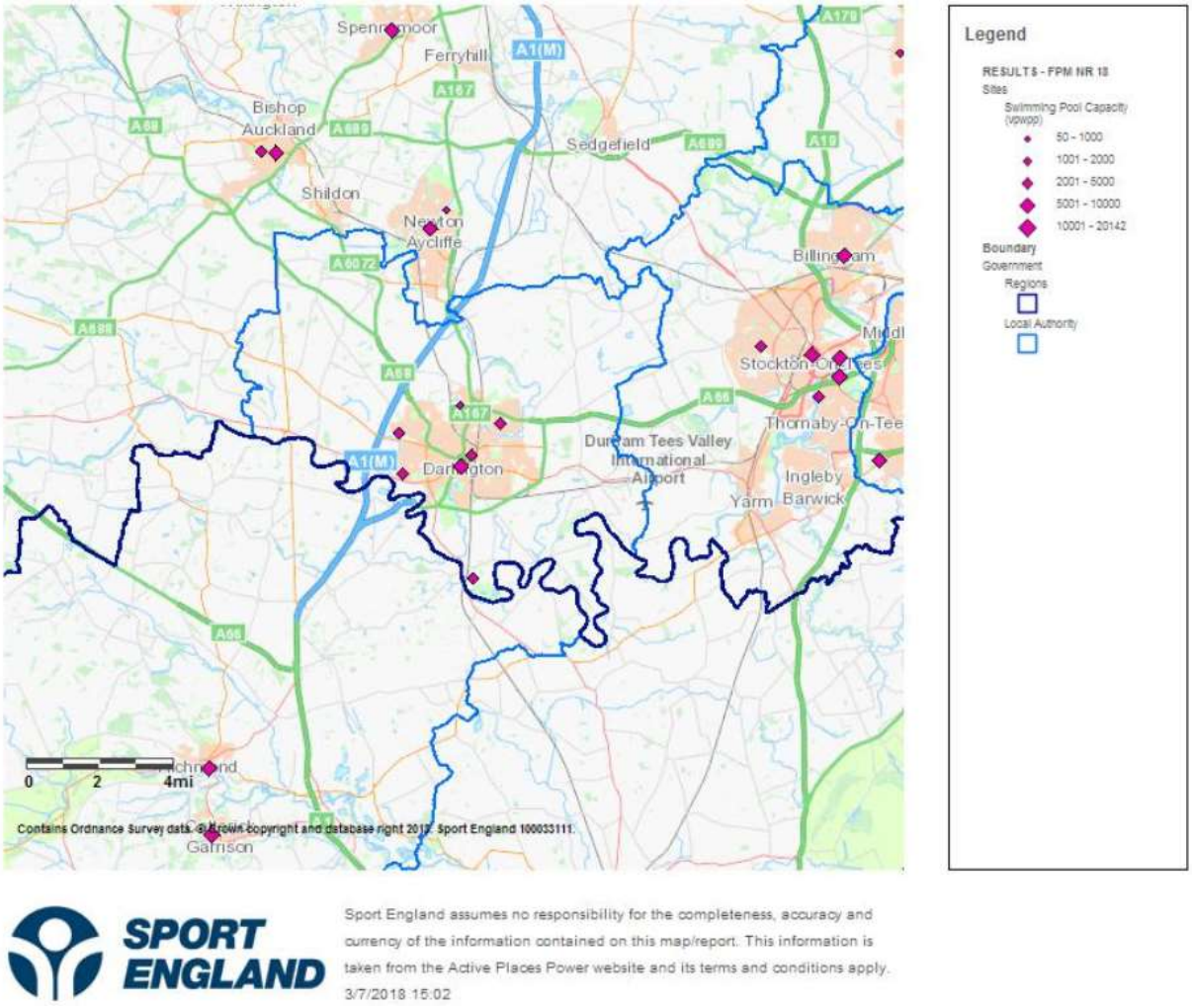
- The 2018 assessment does not include the location of the residential sites in the Borough. It maybe that the location of these sites means the nearest pool for some sites, is a pool located outside the Borough. However, Map 2.1 below, showing the location of the swimming pool sites in Darlington identifies that all of the pool sites, except The Rockcliffe Hall pool site, are located in and around Darlington town. Also Map 2.1 shows there are very few pool sites in the neighbouring authorities that are close to the Darlington boundary, hence the very high level of Darlington met demand retained within the Borough. (The size of the purple diamond at each pool site is representative of the pool size, in water area).
- Map 2.2 below identifies the location of the Darlington Local Plan Housing Sites. As this map shows, there is a very close correlation with the location of these sites and the location of the swimming pool sites, they are both in the same cluster.

So, when the residential sites are compared with the swimming pool sites, it identifies the nearest pool site for the residents is still going to be a pool located in the Borough and the

very high level of retained demand (95% of the total Darlington satisfied demand) is still going to be met in the Borough.

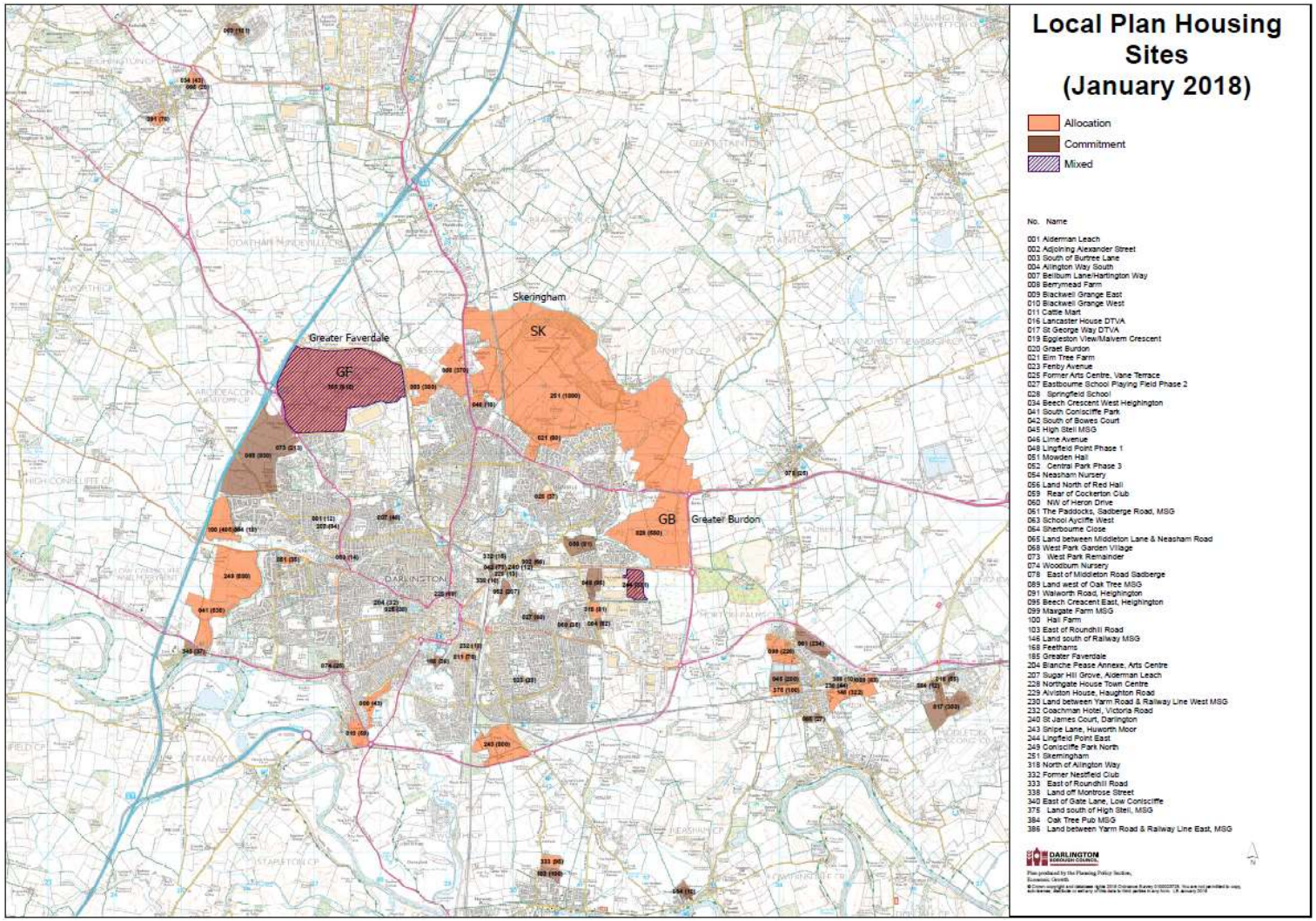
This reinforces the finding that the increased usage at the pools from residential development, will impact on swimming pools in the Borough, and the usage will add to the management and maintenance costs of the public swimming pool sites.

Map 2.1: Location of the Darlington Swimming Pool Sites 2018



(Source: Sport England Darlington National Run Report for Swimming Pools 2018)

Map 2.2: Darlington Borough Local Plan Housing Sites January 2018



(Source Darlington Borough Council)

What will be the impact of the residential development on the usage of swimming pools in Darlington Borough?

As already reported, the SFC calculation is that there will be 445 visits in the weekly peak period, generated by the demand from the 3 residential sites and 1,122 visits in the weekly peak period generated by all the residential sites in the Borough.

Based on a 50-week year of operation for the peak and off-peak period, this a total annual increase of 35,317 visits for the three residential sites and 89,047 total annual visits for all the residential sites in the Borough. It is a considerable increase in usage/throughput across the pool sites. Inevitably, this increase in usage will be directed to public leisure centre pools, for the reasons set out.

In the National Run data there is an assessment of how full the pools are based on the usage in the weekly peak period- referred to as used capacity and this is set out in Table 2.5.

Table 2.5: Used Capacity of Swimming Pools Darlington Borough 2018

Used Capacity	Darlington	Hambleton	Richmondshire	Stockton-on-Tees	County Durham
Total number of visits used of current capacity	6,861	4,250	2,153	10,819	25,647
% of overall capacity of pools used	60	44.50	35.70	72.40	61.80
Visits Imported;					
Number of visits imported	815	551	37	1,779	1,792
As a % of used capacity	11.90	13	1.70	16.40	7

(Source: Sport England Darlington National Run Report for Swimming Pools 2018)

In the Sport England assessment of used capacity, there is a benchmark figure and term known as pools comfort level, beyond which the pools become uncomfortably full. The pool itself becomes too busy to be able to swim comfortably, plus the changing and circulation areas become too crowded.

The Sport England benchmark figure is that usage over 70% of capacity used in the weekly peak period is busy and the swimming pool is operating at an uncomfortable level above that percentage.

In 2018, the estimated used capacity of the Darlington swimming pools, as a Borough wide average is estimated to be 60% of pool capacity used in the weekly peak period.

The findings for each individual pool site do vary from the Borough average, the findings for each pool site are set out in Table 2.6 below.

Table 2.6: Used Capacity of Darlington Borough Swimming Pool Sites 2018

Name of Site	Type	Dimensions	Area	Site Year Built	Site Year Refurb	% of Capacity Used	% of Capacity Not Used
DARLINGTON						**60%**	40%
BANNATYNES HEALTH CLUB (DARLINGTON)	Main/General	20 x 6	120	2001	2004	**28%**	72%
DARLINGTON EDUCATION VILLAGE	Main/General	25 x 9	225	2006		**79%**	21%
HUMMERSKNOTT ACADEMY	Main/General	20 x 8	160	1965	2015	**47%**	53%
LONGFIELD ACADEMY OF SPORT	Main/General	20 x 8	160	1968	2013	**75%**	25%
ROCKLIFFE HALL	Main/General	20 x 8	160	2009	2015	**19%**	81%
THE DOLPHIN CENTRE	Main/General	25 x 18	450	1982	2016	**77%**	23%
THE DOLPHIN CENTRE	Learner/Teaching/Training	15 x 10	150				
THE DOLPHIN CENTRE	Diving	12 x 12	144				
WYVERN ACADEMY	Main/General	25 x 8	200	1972	2012	**53%**	47%

(Source: Sport England Darlington National Run Report for Swimming Pools 2018)

There are several reasons why the used capacity of individual pool sites will vary and these are:

- The Dolphin Centre has an estimated used capacity of 77% in the weekly peak period, so considerably above the Borough average of 60% of pool capacity used, plus it is 7% above the Sport England benchmark. As a public leisure centre site, it will provide for all the swimming activities of: learn to swim; pubic recreational swimming; fun and leisure activities; lane and fitness swimming; and swimming development through clubs as well as provide for diving.
- The Dolphin Centre will be accessible for public use as well as club use. The opening hours will be extensive and the centre will be proactively managed to encourage and support swimming participation. Finally, as a public leisure centre there is not the requirement to

pay a monthly membership fee to access the swimming pools, as there is at commercial sites. All these factors contribute to the Dolphin Centre having a draw effect and hence the much higher level of pool usage.

- It is important to consider also the scale of each pool site and not view the used capacity percentage figure in isolation. The Dolphin Centre is the largest swimming pool site in the Borough, with three individual pools and a total water area of 744 sq metres of water, some 56% of the total water area available for community use across the Borough. So the Dolphin Centre has the highest percentage of used capacity and it is the biggest pool site. So, 77% of pool capacity used at this very large site, is much more extensive in terms of usage, than a higher percentage at another pool site but which has much less water area. Undoubtedly The Dolphin Centre is accommodating most of the public and club swimming across the Borough, whilst also providing for the full range of swimming activities.
- The estimated used capacity at the education pool sites varies from 47% in the weekly peak period at Hummersknott Academy, to 53% at Wyvern Academy, then 75% of pool capacity used at Longfield Academy and 79% at the Darlington Education Village. These pool sites will have variable hours of access for community use and this will be reflected in the amount of pool capacity used. The programme of use at the school pools, will be predominately for club use and learn to swim programmes, if a swim school operates from the site. Very few education swimming pool sites provide for public recreational pay and swim use, unless there is a joint use agreement in place, whereby the pool is managed and operated for public as well as school use. Hence for all these reasons, there are variations in the used capacity in the weekly peak period at each of the education pool sites. at Hummersknott Academy. The findings for the other pool sites are that the hours of access for community use, mean they are already operating at over 70% of pool capacity used at peak times. 70% of pool capacity used is the Sport England benchmark figure for a pool being comfortably full.

SFC demand assessment for the three strategic sites of (a) Great Burdon, Greater Faverdale and Skeringham beyond 2036

Beyond 2036 it is obviously more difficult to comment on needs. What is evident is that significant growth is predicted as illustrated in table 2.7 overleaf. Based on this analysis alone,

in terms of pool space this is still not significant enough to warrant new provision, generating demand for 2-lanes.

Table 2.7: Darlington Sports Facility Calculator assessment of demand for swimming pools for three sites of, Great Burdon, Greater Faverdale and Skeringham beyond 2036

Site name	Indicative site yield (after 2036)	Occupancy multiplier	Population generated	Sq metres of water	Lanes	Pools	Costs[3]	VPWPP
Great Burdon	700	2.23	1,561	16.37	0.31	0.08	£272,115	99
Greater Faverdale	1190	2.23	2,654	27.83	0.52	0.13	£462,648	168
Skeringham	2700	2.23	6,021	63.15	1.19	0.30	£1,049,587	380
Total Strategic Sites	**4590**	**2.23**	**10,236**	**107.35**	**2.02**	**0.51**	**£1,784,351**	**647**

Table 2.8 below looks at the impact of the strategic sites in totality. The scale of potential development at Skeringham starts to become significant and whilst still only equating to the equivalent of 2 pool lanes, the numbers do become more significant.

Whilst the priority should still be to seek investment in the current pool stock beyond 2036 the Dolphin Leisure Centre will be over 50-years old and the school pool stock may have reduced in both quality and quantity. Taking a long-term view about what makes a sustainable community and a great place to live and work, might conclude on the desire for a small pool (e.g. 25m x 4-lane) to be part of the long-term masterplan for the Skeringham site. This will be influenced by the Council policy position and will need to be reviewed at the relevant time.

[3] Costs reflect 2nd quarter 2018 costs Sport England

Discussions with Durham County to the north and the future of Newton Aycliffe pool should also be considered.

Table 2.8: Darlington Sports Facility Calculator assessment of demand for swimming pools for three sites of, Great Burdon, Greater Faverdale and Skeringham (total strategic sites)

Site name	Indicative site yield total	Occupancy multiplier	Population generated	Sq metres of water	Lanes	Pools	Costs[4]	VPWPP
Great Burdon	1250	2.23	2,787.50	29.24	0.55	0.14	£486,007	176
Greater Faverdale	2000	2.23	4,460	46.77	0.88	0.22	£777,472	282
Skeringham	4500	2.23	10,035	105.24	1.98	0.50	£1,749,312	634
Total Strategic Sites	**7750**	**2.23**	**17,284**	**181.27**	**3.41**	**0.85**	**£3,012,966**	**1,092**

2.5 Summary of key swimming pool findings

The Sports Facility Calculator (SFC) identifies that the new swimming demand generated from the residential development from the three sites of Great Burdon, Greater Faverdale and Skeringham, equates to a total demand for 73.9 sq metres of water space, which is 1.3 lanes of a 25m swimming pool, or 35% of a 25m 4 lane pool. At the 2nd Quarter 2018 prices, this scale of provision has a capital cost of £1.22m.

For all the residential sites in the Local Plan to 2036, the SFC identifies the demand generated equates to 186 sq metres of water space, which is 3.5 lanes of a 25m swimming pool, or 88% of a 25m 4 lane. At the 2nd Quarter 2018 prices this scale of provision has a capital cost of £3.096m.

When comparing the SFC findings with the evidence base for the Darlington supply and demand for swimming pools in 2018 by applying the Sport England National run data set findings, the overall findings are that there is not a requirement to provide new swimming pools, to meet the new demand generated by the residential development, from either the three sites, or, all the residential sites in the Darlington Borough Local Plan 2036.

The existing supply of the Darlington swimming pool sites, their locations and catchment areas, means there is enough supply to meet the projected new demand. Also, the correlation between the location and catchment area of the Darlington swimming pools, and the Darlington demand for swimming pools, from the new residential sites, means that the nearest

[4] Costs reflect 2nd quarter 2018 costs Sport England

swimming pool for virtually all of the new demand, is a swimming pool located in the Borough. So, this new demand will be retained at Darlington swimming pools.

The key findings that arises from this overall assessment, relates to the distribution of the demand between swimming pools in the Borough and the impact on the used capacity of the swimming pools The Dolphin Centre is the major swimming pool site and it provides for the majority of the public and swimming club usage within the Borough.

From all the findings set out, it is very reasonable to assume that: on the basis of (1) the location of the Darlington demand for swimming pools from new residential development; (2) the location and catchment area of The Dolphin Centre; and (3) the scale of The Dolphin Centre swimming pools and their availability to provide for all swimming public and club swimming activities, that the demand generated from the three sites of Great Burdon, Greater Faverdale and Skeringham of 35,300 visits per year and 89,000 more visits from all the residential sites in the Local Plan, will be drawn to The Dolphin Centre.

This needs to be tested locally to conclude whether residents in the new communities would travel to the centre of Darlington, look to access service to the north in Newton Aycliffe or seek local provision within the new communities.

If all demand goes to the Dolphin, this will increase the used capacity of the individual pools at the Centre at peak times and increase the requirements on the pool site to accommodate this higher level of usage. The pool is already estimated to be operating at above the Sport England pools full comfort level of 70% of pool capacity used at peak times in 2018. The new demand will increase this used capacity and increase the costs of managing and maintaining the centre.

For all these reasons, there is an evidence base to support investment in The Dolphin Centre and application of the SFC cost findings, to accommodate any requirements to modernise the centre to accommodate the increased usage. Namely, £1.86m from the demand generated by the three sites of Great Burdon, Greater Faverdale and Skeringham, or, £3.09m from the demand generated from all the residential sites in the Local Plan to 2036 if this can be pooled? Given the borough-wide nature of the catchment this is considered to be not un-reasonable.

Looking at a longer horizon however the scale of potential development at Skeringham in particular, beyond 2036, starts to become significant and whilst still only equating to the equivalent of 2 pool lanes. Whilst the priority should still be to seek investment in the current pool stock beyond 2036 the Dolphin Leisure Centre will be over 50-years old and the school pool stock may have reduced in both quality and quantity. Taking a long-term view about what

makes a sustainable community and a great place to live and work, might conclude on the desire for a small pool to be part of the long-term masterplan for the Skeringham site. This will be influenced by the Council policy position and will need to be reviewed at the relevant time.

2.6 Sports Halls

The same analysis and sequence of reporting the findings for swimming pools can also be undertaken for sports halls. Again this is for the three strategic residential sites of Great Burdon, Greater Faverdale and Skeringham; and these three sites, plus all the other proposed residential allocation sites in the Draft Darlington Borough Local Plan to 2036 and then beyond.

SFC demand assessment for the three strategic sites of (a) Great Burdon, Greater Faverdale and Skeringham; and (b) these three sites and all the other residential sites in the Darlington Borough Local Plan to 2036

The SFC assessment of demand for sports halls, generated by the three sites of Great Burdon, Greater Faverdale and Skeringham which has a total of 3,160 units, and a per unit occupancy rate of 2.23, so a total population of 7,046 people is set out in Table 2.9 below.

The SFC assessment of demand for sports halls, generated by the three strategic sites individually is very small. The assessment of demand generated by the three sites collectively, whilst greater than the individual sites, is still not significant.

Table 2.9: Darlington Sports Facility Calculator assessment of demand for sports halls for three sites of, Great Burdon, Greater Faverdale and Skeringham up to 2036

Site name	Indicative site yield by (2036)	Occupancy multiplier	Population generated	Courts	Halls	Costs[5]	VPWPP
Great Burdon	550	2.23	1,227	0.34	0.09	£197,762	75
Greater Faverdale	810	2.23	1,806	0.50	0.13	£291,082	110
Skeringham	1800	2.23	4,014	1.12	0.28	£646,957	244
Total Strategic Sites	**3160**	**2.23**	**7046**	**1.96**	**0.49**	**£1,135,640**	**429**

[5] Costs reflect 2nd quarter 2018 costs Sport England

In summary, Table 2.9 identifies the three sites generate a total demand for 1.96 badminton courts, which is 0.49% of a 4 badminton court size sports hall. At the 2nd Quarter 2018 prices, this scale of provision has a capital cost of £1.13m.

The same SFC calculation can be done for the three strategic sites, plus the remaining housing sites across the Borough.

Table 2.10: Darlington Sports Facility Calculator assessment of demand for sports halls for the remaining residential sites in the Borough

Site name	Indicative site yield by (2036)	Occupancy multiplier	Population generated	Courts	Halls	Costs	VPWPP
Remaining Borough	4805	2.23	10,715	2.99	0.75	£1,726,991	652
Total Borough	**7965**	**2.23**	**17,761**	**4.95**	**1.24**	**£2,862,631**	**1,081**

In summary, Table 2.10 identifies the total residential development to 2036, generates a total demand for 4.95 badminton courts, which is 1.24 sports halls, when measured against a 4 badminton court size sports hall. So there is a potential need for a 5-court hall. At the 2nd Quarter 2018 prices this scale of provision has a capital cost of £2.82m.

How does the SFC calculation of the projected demand from residential development compare with the Darlington Borough supply and demand for sports halls?

To reiterate the SFC is a demand calculation and this should not be taken as the need for sports halls. The need is identified by comparing the demand generated by the residential development with the existing supply of sports halls available for community use across Darlington Borough.

In effect, to assess if the new demand generated can be met by the existing supply of sports halls available for community use? Or, if not, what is the level of unmet demand, and how this unmet demand is distributed across the Borough.

2.7 Darlington Borough National Run reports for Sports Halls

The supply and demand for sports halls for community use by Darlington residents in 2018 is provided by the Sport England National Run dataset and findings. This is set out in Table 2.11 below and also includes the findings for the neighbouring local authorities to Darlington.

Table 2.11: Darlington Borough Supply and Demand for Sports Halls 2018

Supply/Demand Balance	Darlington	Hambleton	Richmondshire	Stockton-on-Tees	County Durham
Supply - Hall provision (courts)based on hours available for community use	42.70	31.30	13	65.60	188.60
Demand - Hall provision (courts) taking into account a 'comfort' factor	29.50	24.30	14.80	55.80	147.90
Supply / Demand balance	13.20	7	-1.80	9.80	40.70

(Source: Sport England Darlington National Run Report for Sports Halls 2018)

It is important to set out that Table 2.11 is identifying: how the Darlington supply of sports halls compares with the total demand for sports halls for community use in Darlington Borough. *(Note: it does exactly the same for the other authorities).*

Supply and demand balance is not based on where the venues are located and their catchment area extending into other authorities. Nor, the catchment areas of sports halls in neighbouring authorities extending into Darlington Borough.

Subsequent to reporting the supply and demand balance findings, a commentary is made based on the catchment area of sports halls across local authority boundaries. This process identifies how much of the Darlington Borough demand is met/satisfied and how much unmet demand there is, based on the sports hall locations and catchment area and access for Darlington residents, across local authority boundaries.

When looking at supply and demand balance, the resident population of Darlington Borough in 2018, generates a demand for 29.5 badminton courts in the weekly peak period (week day evenings (up to 5 hours per day) and weekend days (up to 7 hours per weekend day). This compares to the total supply of 42.7 badminton courts which are available for community use

in the same weekly peak period. So, there is a positive balance of supply exceeding demand across Darlington Borough by 13.2 badminton courts.

The demand generated by the three sites of Great Burdon, Greater Faverdale and Skeringham is for 1.9 badminton courts in the weekly peak period. The demand generated by the three sites, plus all the other the sites in the remainder of the Borough, is for 4.9 badminton courts.

So in summary, all the new demand generated by both the three sites and for the all the residential sites in the Borough up to 2036, can be met by the existing Darlington supply of sports halls, available for community use in the weekly peak period.

The new demand generated by the residential development, and calculated by application of Sport England's Sports Facility Calculator, does not require provision of further new sports halls. This is based on comparing the SFC calculation, with the Sport England assessment of the Darlington Borough supply and demand for sports halls, from its 2018 National Run data set for Darlington Borough.

There are a number of comments however to make on these findings:

- As set out, the findings are simply comparing, the SFC Darlington Borough demand for sports halls, with the Darlington Borough supply and demand in the National Run 2018 and it is not catchment area based (findings on catchment area are set out next).
- The SFC calculation is that there will be 429 visits in the weekly peak period, generated by the demand from the 3 residential sites in the weekly peak period., Based on a 50-week year of operation this is 21,450 more visits in the weekly peak period. Sport England in its modelling attributes 62% of all visits occurring in the weekly peak period, so the annual total increase in usage equates to 34,596 visits.
- The same calculation for all the residential sites in the Borough, equates to 54,050 visits per year in the weekly peak period and 87,177 total annual visits for the peak period and off peak hours.
- For both the three strategic sites and the total residential sites, it is a considerable increase in usage/throughput across the sports hall sites.
- In terms of ownership and access to sports halls, there is quite a variation across Darlington Borough. There is a total of 9 sports hall sites in the Borough of which 7 sites are owned by educational institutions, schools or colleges, with one public leisure centre sports hall at The Dolphin Centre and The Kings Centre which is owned and operated by The Kings Church. The 7 sports halls owned and operated by schools and colleges have variable hours of access for community use, outside of school or college use. Some schools and colleges

proactively manage the venues for wider community use and which is predominantly for sports club use and community groups. Other schools and colleges let their sports halls on a responsive basis, on a term or even shorter irregular lettings and again to sports clubs or community groups

- The variable policy towards community use by the schools/colleges and the hours of access for community use, equates to 12 badminton courts, which are not available for community use in the weekly peak period.
- So, in terms of the new demand generated by the residential development, it is very much linked to the access for community use at the school and college sites. On the face of it there is more than enough supply to meet demand, if the total supply of 54 badminton courts is considered.
- As with swimming pools it is almost inevitable that most of the new demand will be directed to public leisure centre sports halls and which in effect means The Dolphin Centre, which has an 8-badminton court double sports hall. This is because it provides the greatest accessibly for public and sports club use. This is in terms: of hours available for public and club use; the scale of the centre which can accommodate multi sports activities at the same time; pay and play access as well as dedicated programmes for specific sports use; day time access for public use which is not available at education venues during term times.
- So, there is increased usage and increased management and maintenance costs on the main public sports hall site, to accommodate higher usage levels. This is a direct cost resulting from the demand generated by the residential development. This would in part be paid for by an increase in usage / receipts.
- The increase in demand may well result in the need for improvements or modernisation of the sports halls. This could include extending a centre, with activity halls, or, flexible spaces such as studios, to accommodate a range of dance and exercise classes. Or upgrading the changing accommodation, replacing the sports hall floor with a sprung timber floor, or upgrading the sports hall lighting system. In short, there is a direct cost from the demand generated by the residential development.

How much of the demand generated by the Darlington residential development is met and retained at sports halls in the Borough?

This assessment is based on residents traveling to and using the nearest sports hall to where they live. It is catchment area based and the catchment area of sports halls does extend across local authority boundaries.

The assumption of residents using the nearest sports hall to where they live and which is available for community use is based on Sport England research and is the methodology applied in the facilities planning model. The findings on how much of the Darlington demand is met/retained at sports halls in the Borough, is identified in the Sport England National Run dataset for Darlington and is set out in Table 2.12, with the key findings in red.

Table 2.12: Darlington Borough Satisfied and Retained Demand for Sports Halls 2018

Satisfied Demand	Darlington	Hambleton	Richmondshire	Stockton-on-Tees	County Durham
Total number of visits which are met	6,030	4,875	2,571	11,409	28,845
% of total demand satisfied	93.70	91.90	79.50	93.60	89.30
% of demand satisfied who travelled by car	71.10	88.40	90.70	72.60	77
% of demand satisfied who travelled by foot	19.60	8.20	5.80	18	14.10
% of demand satisfied who travelled by public transport	9.20	3.40	3.50	9.50	9
Darlington Demand Retained at Darlington sports halls	5,645	3,932	2,145	9,288	26,319
Demand Retained -as a % of Satisfied Demand	93.60	80.70	83.40	81.40	91.20
Demand Exported	385	943	426	2,121	2,526
Demand Exported -as a % of Satisfied Demand	6.40	19.30	16.60	18.60	8.80

(Source: Sport England Darlington National Run Report for Sports Halls 2018)

In 2018, some 93% of the total demand for sports halls from Darlington Borough residents is being satisfied/met by facilities in Darlington. This means this level of total demand for sports halls is located within the catchment area of a sports hall (within the Borough and those outside and where the catchment area extends into Darlington and it is the nearest sports hall for

some Darlington residents) and there is enough capacity at the venues to meet this level of total demand for sports halls.

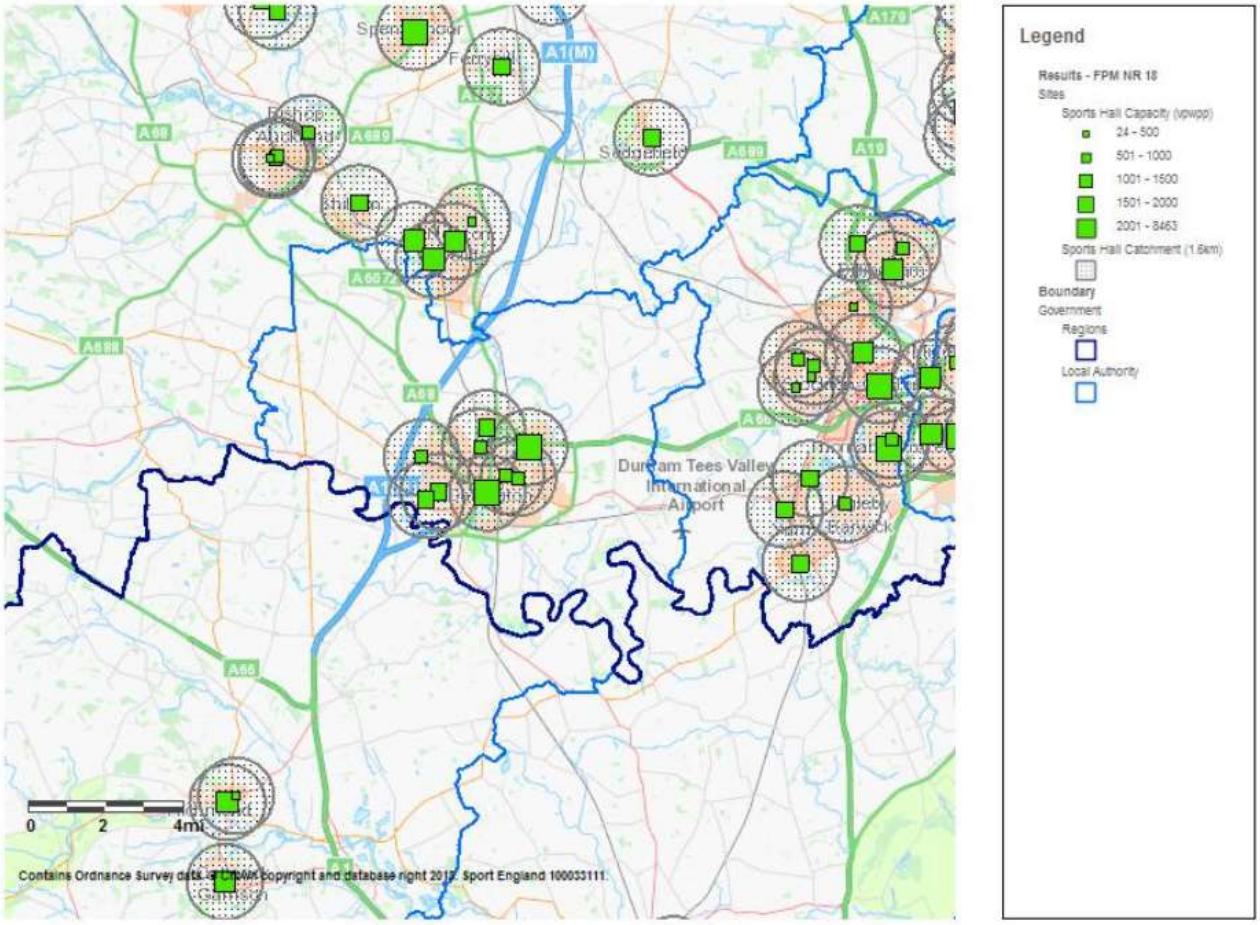
Demand retained at the Darlington sports halls and based on the same assumptions of Darlington residents using the nearest sports hall to where they live, is then 93% of the total 93% of the Darlington satisfied demand for sports halls.

In short, the location and catchment area of the sports hall sites in the Borough are very well located, in relation to the location of the Darlington demand for sports halls. So much so, that for over nine out of ten visits to a sports hall by a Darlington resident, the nearest sports hall to where residents live is located in the Borough.

These findings can be illustrated by looking at the location of all the sports hall sites in Darlington Borough and this is set out in Map 2.3 below. The size of the green square represents the size of the sports hall at that site, in terms of its capacity at peak times.

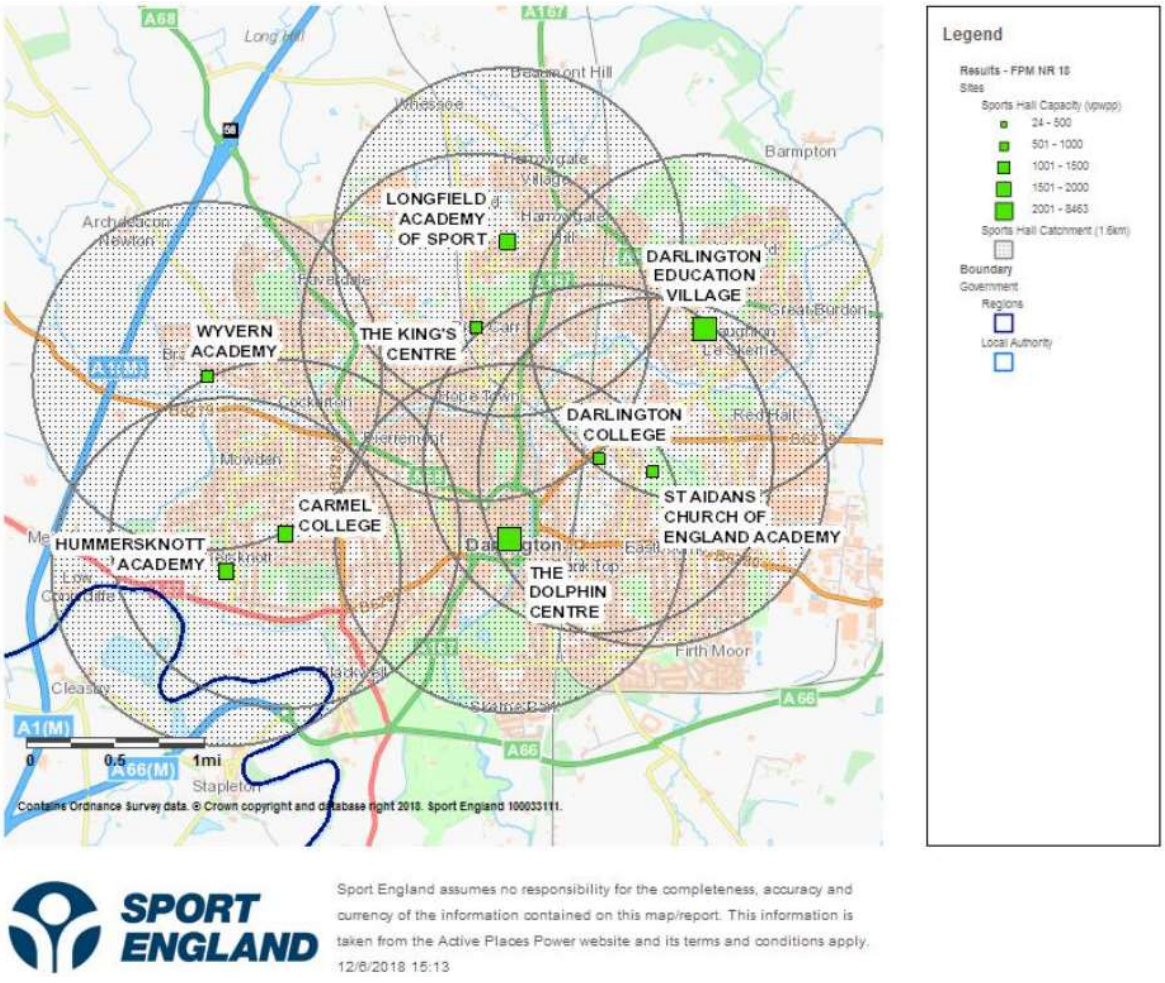
Given all the sports hall sites are located in and around Darlington town, an inset map of this area is shown at Map 2.3. The circle represents a notional one mile/20 minute walking catchment area.

Map 2.3: Location of sports hall sites Darlington Borough 2018



(Source: Sport England Darlington National Run Report for Sports Halls 2018)

Map 2.4: Inset map with location of sports hall sites around Darlington Town 2018

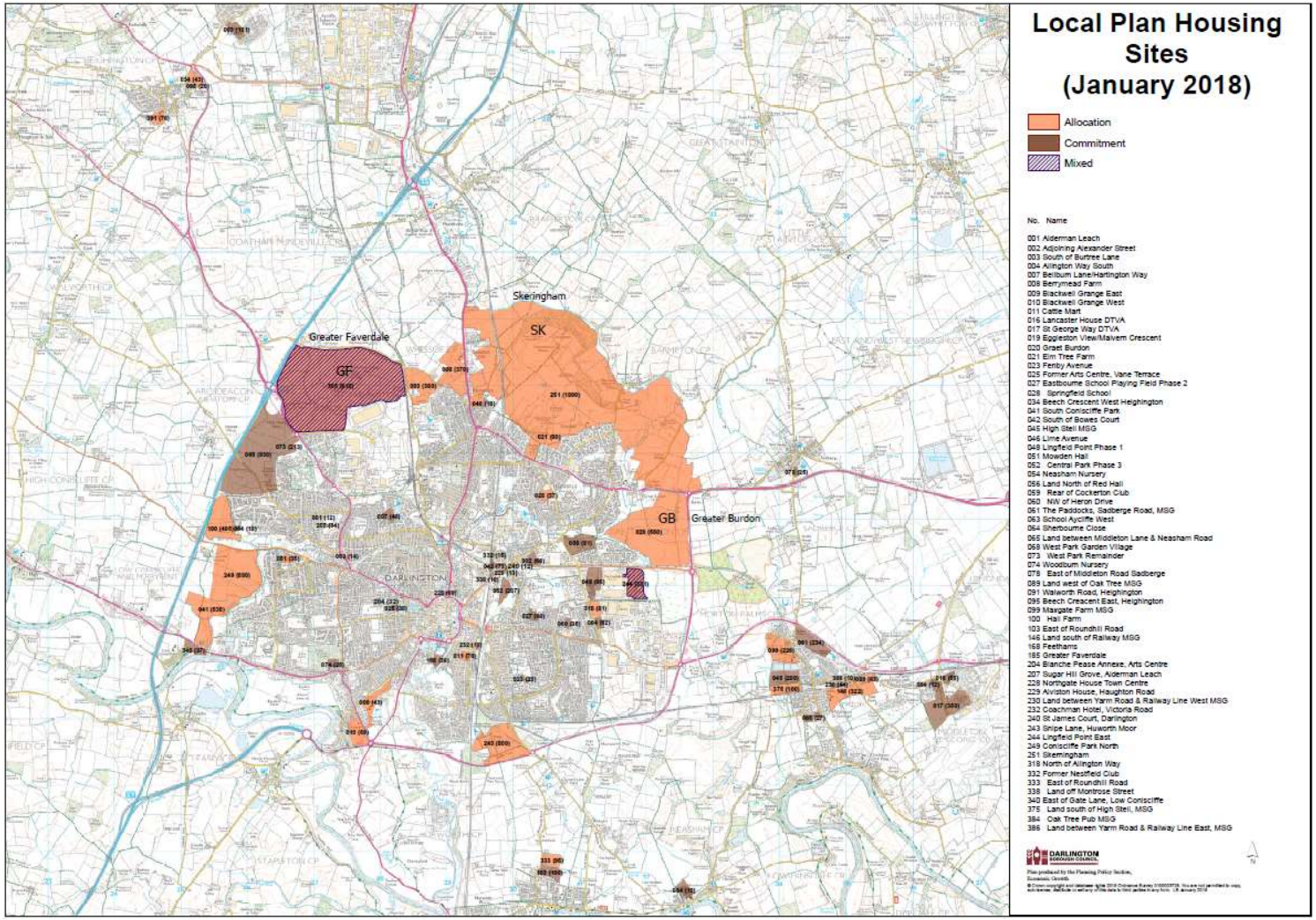


(Source: Sport England Darlington National Run Report for Sports Halls 2018)

As with swimming pools, the 2018 National Run assessment does not include the location of the residential sites in the Borough Local Plan. It maybe that the location of some residential sites, means the nearest sports hall is a venue located outside the Borough.

However, this does not appear to be the case, as Map 2.5 below, shows the location of the residential sites and, as with swimming pools, it identifies a very close co-relation between the residential sites and the location of the Darlington sports halls sites. So, the nearest venue for residents of the new residential sites will be a sports hall in the Borough.

Map 2.5: Darlington Borough Local Plan Housing Sites January 2018



(Source Darlington Borough Council)

How will the increased use of the Darlington sports hall from the new residential demand impact on the capacity of the sports halls?

As already reported, the projected annual increase in visits from the three residential sites of Great Burdon, Greater Faverdale and Skeringham is 34,500 visits. For all the residential sites in the Borough the projected annual increase is 87,100 visits.

In the National Run data there is an assessment of how full the sports halls are based on the usage in the weekly peak period - referred to as used capacity and this is set out in Table 2.13.

Table 2.13: Used Capacity of Sports Halls Darlington Borough 2018

Used Capacity	Darlington	Hambleton	Richmondshire	Stockton-on-Tees	County Durham
Total number of visits used of current capacity	6,183	4,260	2,171	10,471	27,984
% of overall capacity of halls used	53.10	49.90	61.40	58.50	54.40
Visits Imported;					
Number of visits imported	537	328	26	1,183	1,665
As a % of used capacity	8.70	7.70	1.20	11.30	5.90

(Source: Sport England Darlington National Run Report for Sports Halls 2018)

In the Sport England assessment of used capacity, there is a benchmark figure and term known as sports halls comfort level, beyond which the sports hall operates at an over full level. For example, the time taken to take down and set up the sports hall for different sports starts to become part of the activity time itself. Also, the changing areas become too full for all participants to be accommodated and the time taken to be accredited at reception takes much longer.

The Sport England benchmark figure is that usage over 80% of capacity used in the weekly peak period is busy and the sports hall is operating at an uncomfortable level above that percentage.

In 2018, the estimated used capacity of the Darlington sports halls as a Borough wide average is estimated to be 53% of sports hall capacity used in the weekly peak period.

The findings for each individual sports hall site do vary from the Borough average and the findings, site are set out in Table 2.14.

Table 2.14: Used Capacity of Darlington Borough Sports Hall Sites 2018

Name of Site	Type	Dimensions	Area	No of Courts	Site Year Built	Site Year Refurb	% of Capacity Used	% of Capacity Not Used	Car % Demand	Public Tran % Demand	Walk % Demand
DARLINGTON							53%	47%	72%	9%	19%
CARMEL COLLEGE	Main	33 x 18	594	4	1960		22%	78%	80%	7%	12%
CARMEL COLLEGE	Activity Hall	18 x 10	180								
DARLINGTON COLLEGE	Main	33 x 18	594	4	2006		46%	54%	72%	10%	17%
DARLINGTON EDUCATION VILLAGE	Main	33 x 18	594	4	2006		65%	35%	78%	10%	12%
DARLINGTON EDUCATION VILLAGE	Activity Hall	17 x 9	153								
DARLINGTON EDUCATION VILLAGE	Activity Hall	17 x 9	153								
DARLINGTON EDUCATION VILLAGE	Activity Hall	17 x 9	153								
HUMMERSKNOTT ACADEMY	Main	41 x 21	867	5	1965	2008	32%	68%	80%	6%	14%
LONGFIELD ACADEMY OF SPORT	Main	34 x 20	690	4	2013		26%	74%	65%	8%	27%
LONGFIELD ACADEMY OF SPORT	Activity Hall	17 x 9	153								
ST AIDANS CHURCH OF ENGLAND ACADEMY	Main	33 x 18	594	4	2009		44%	56%	70%	10%	19%

THE DOLPHIN CENTRE	Main	40 x 34	1380	8	1982	2006	91%	9%	70%	10%	20%
THE KING'S CENTRE	Main	27 x 18	486	3	2015		63%	37%	60%	8%	32%
WYVERN ACADEMY	Main	33 x 18	594	4	2013		49%	51%	57%	7%	36%

(Source: Sport England Darlington National Run Report for Sports Halls 2018)

There are several reasons why the used capacity of individual sports hall sites will vary:

- The amount of demand in the catchment area of sports halls. If there are several sports halls with overlapping catchments as there is in Darlington, with all the sites in and around Darlington town (Map 2.4) then the demand is shared between venues and this contributes to lower used capacity at each venue.
- The Dolphin Leisure Centre sports hall site has an estimated used capacity of 91% in the weekly peak period. As a public leisure centre it will provide for the full range of indoor hall sports. It will be accessible for pay and play recreational use as well as for club use. It will have longer opening hours than education venues and can provide for public use during day times. It will be proactively managed to develop and increase participation in indoor sports and exercise activities. All these factors explain why The Dolphin Centre has an estimated used capacity of 91% in the weekly peak period and much higher than the Borough average.
- It is important to consider the size of a venue as well as the percentage figure. The Dolphin Centre has an 8-badminton court main hall and a small activity hall. It is the largest venue in the Borough and the next largest venue is the 5-badminton court sports hall at Hummersknott Academy. So, The Dolphin Centre can accommodate much more use than any other site. This make the 91% of sports hall capacity used at peak times at this biggest centre much more extensive than any other venue.
- The used capacity of a sports hall does depend on the hours available for community use, and this will vary at the education venues for reasons already set out. Plus, the type of use is predominately for use by sports club and community groups. The estimated used capacity of the education sports hall sites which have a like for like 4 badminton court size sports hall, varies from 22% at Carmel College to 49% at Wyvern Academy.
- Increasingly the quality and range of the offer, along with the age and condition of a sports hall are of more importance to customers. This means, a modern sports hall with a sprung timber floor, good quality lighting, and other facilities on site, such as a studio and/or a gym. Plus, proactive management and a programme of use which reflects the times that customers want to do activities. Increasingly participants are exercising more choice about venues to use, based on the quality of the venue and the offer.

Overall for the reasons set out, the estimated used capacity is based on a number of different factors and which are usually inter related. It is evident however that the biggest impact is going to be increased usage of The Dolphin Centre.

The 2018 findings on used capacity, would suggest any reduction in the access for community use at education venues is not an issue. This is because there is enough capacity across the Borough to absorb more demand at fewer venues.

However, it is likely that a reduction in the access at the education venues will transfer more demand to The Dolphin Centre, as it is the most accessible centre in every sense. However, the centre is already estimated to be very full at peak times and therefore maintaining access (and increasing access where possible) for community use across the education venues is most important.

The action is to target agreements at the education venues most supportive of community use and preferably the venues with the most modern sports halls and most capacity; these venues being Darlington Sports Village and Longfield Academy of Sport.

SFC demand assessment for the three strategic sites of (a) Great Burdon, Greater Faverdale and Skeringham beyond 2036

Beyond 2036 it is obviously more difficult to comment on needs. What is evident is that significant growth is predicted as illustrated in table 2.15 below. In terms of hall space this is perhaps still not significant enough to warrant new provision.

Table 2.15: Darlington Sports Facility Calculator assessment of demand for sports halls for three sites of, Great Burdon, Greater Faverdale and Skeringham beyond 2036

Site name	Indicative site yield (after 2036)	Occupancy multiplier	Population generated	Courts	Halls	Costs[6]	VPWPP
Great Burdon	700	2.23	1,561	0.43	0.11	£251,594	95
Greater Faverdale	1190	2.23	2,654	0.74	0.18	£427,759	162
Skeringham	2700	2.23	6,021	1.68	0.42	£970,435	366
Total Strategic Sites	**4590**	**2.23**	**10,236**	**2.85**	**0.71**	**£1,649,788**	**623**

[6] Costs reflect 2nd quarter 2018 costs Sport England

Table 2.16 overleaf looks at the impact of the strategic sites in totality. The scale of potential development at Skeringham starts to become significant equating to a 3-court hall. This long-term localised demand may start to justify on-site provision.

Taking a long-term view about what makes a sustainable community and a great place to live and work, might conclude on the desire for a small community hall, not necessarily a traditional sports hall but a flexible activity space, potentially linked to new primary school provision. Consideration of this should be given to be part of the long-term masterplan for the Skeringham site. This will be influenced by the Council policy position and will need to be reviewed at the relevant time.

Table 2.16: Darlington Sports Facility Calculator assessment of demand for sports halls for three sites of, Great Burdon, Greater Faverdale and Skeringham (total strategic sites)

Site name	Indicative site yield total	Occupancy multiplier	Population generated	Courts	Halls	Costs[7]	VPWPP
Great Burdon	1250	2.23	2,787.50	0.78	0.19	£449,356	170
Greater Faverdale	2000	2.23	4,460	1.24	0.31	£718,841	271
Skeringham	4500	2.23	10,035	2.80	0.70	£1,617,392	611
Total Strategic Sites	**7750**	**2.23**	**17,284**	**4.82**	**1.20**	**£2,785,750**	**1,052**

2.8 Summary of key findings

The Sports Facility Calculator identifies that the population in the three residential sites of Great Burdon, Greater Faverdale and Skeringham, generate a total demand for 1.96 badminton courts, which is 0.49% of a 4-badminton court size sports hall. At the 2nd Quarter 2018 prices, this scale of provision has a capital cost of £1.13m.

The Sports Facility Calculator identifies that the population from all the residential sites in the Darlington Local Plan 2036, generates a total demand for 4.95 badminton courts, which is 1.24 sports halls, when measured in 4 badminton court size sports halls. At the 2nd Quarter 2018 prices this scale of provision has a capital cost of £2.82m.

When comparing the Sports Facility Calculator demand findings with the evidence base for the Darlington supply and demand for sports halls in 2018, applying the Sport England National Run data, the overall assessment is that there is not a requirement to provide new sports halls

[7] Costs reflect 2nd quarter 2018 costs Sport England

to meet the new demand generated by the residential development. This assessment is for the three strategic sites and all the other residential sites in the Draft Darlington Borough Local Plan 2016-2036.

The existing Darlington sports halls supply, their locations and catchment areas, means there is enough supply/capacity to meet the projected new demand. Also, the correlation between the location and catchment area of the Darlington sports halls and the Darlington demand for sports halls, from the new residential sites, means that the nearest sports halls for virtually all of the new demand, is a sports hall venue located in the Borough. So, this new demand will be retained at Darlington sports halls. This does mean the usage of the Darlington sports halls will obviously increase.

There are however some implications from this overall summary and that relates to:

- The ownership and access to the sports halls in Darlington Borough; and
- The increase in the usage of the Darlington sports halls, when the new demand from the residential sites is included.

On the first point, there are 15 individual sports halls of at least three badminton courts located on 9 sites across the Borough Council. Of the total 9 sites, 7 sites are owned by educational institutions, schools or colleges and who will determine their own policy toward community use and types of use.

The impact of this individual approach to community use is that of the total supply of 54 badminton courts, 42 courts are available in the weekly peak period for community use. The reason for the difference being, the variable hours of access for community use at the education sports halls sites. This adds up to an aggregate total of 12 badminton courts, which are unavailable during the weekly peak period

If the current community use of the education sports halls decreases then the overall finding that the new demand generated by the residential development can be accommodated by the existing supply changes. It would need the supply across the education sites to reduce by between 5 – 8 courts for this to happen.

It is much more cost and sports effective to secure this existing supply for long term community use, rather than consider additional public leisure centre provision to meet a shortfall created by management change and reduced access for community use at education sites.

So, an important summary finding is to identify the schools/colleges most supportive of community use and which also have the most modern sports halls and secure long-term

agreements for community use. The evidence base indicates these venues to be Darlington Sports Village and Longfield Academy of Sport.

This first summary point relates to the second, insofar that the Dolphin Centre as a major public leisure centre sports hall has the widest availability and capacity for sports club and public use. It has a draw effect, for reasons set out and the centre is already estimated to be very busy. The new demand from the residential development will increase the used capacity even further. It will increase the management costs and require more modern provision to accommodate the new demand. Hence an added reason to work with the education institutions to secure community use and manage the demand across several venues.

From all the findings set out, it is evident the demand generated by the residential development can be accommodated by the existing supply, if schools remain / increase access – with interventions to address the implications described.

The demand of just fewer than 2 badminton courts generated from the three sites of Great Burdon, Greater Faverdale and Skeringham equates to a capital cost of £1.13m, at 2nd Quarter 2018 prices.

The demand of just fewer than 5 courts from all the residential sites in the emerging Darlington Borough Local Plan to 2036, equates to a capital cost of £2.82m at 2nd Quarter 2018 prices.

The direct costs created by this demand, could be secured to modernise the Dolphin Centre, so it can accommodate the increased usage, and / or being used to modernise some education venues in return for a long-term commitment to community use. The types of modernisation ranges from upgrading changing accommodation, providing a sports hall sprung timber floor, upgrading the sports hall lighting, or creating a new space such as studio or converting an activity hall to a studio.

As with swimming pools, travel patterns to the Dolphin Centre need to be tested locally to conclude whether residents in the new communities would travel to the centre of Darlington, look to access service to the north in Newton Aycliffe or seek local provision within the new communities. For sports halls / indoor hall space more local provision may be appropriate, in-line with the scale set out.

Looking at longer term horizons and the impact of the strategic sites in totality, the scale of potential development at Skeringham starts to become significant equating to a 3-court hall. Taking a long-term view about what makes a sustainable community and a great place to live and work, might conclude on the desire for a small community hall, not necessarily a traditional sports hall but a flexible activity space to deliver sport and physical activity programmes,

potentially linked to enhancement of any new primary school / secondary school provision and linked to outdoor sports needs (see next section).

Consideration of this should be given as part of the long-term masterplan for the Skeringham site. This will be influenced by the Council policy position and will need to be reviewed at the relevant time.

3.0 Section 3 – Playing Pitch Requirements

3.1 Introduction

In line with the approach set out, this section details the findings on the level of demand generated for playing pitches from new residential development sites in the emerging Darlington Borough Local Plan 2016-2036.

As with indoor facilities, the assessment has three parts:

- Demand generated across Darlington Borough as a whole, including strategic sites, plus all the other proposed residential allocation sites in the Draft Darlington Borough Local Plan to 2036;
- Demand generated specifically by the population in the strategic residential sites of Great Burdon, Greater Faverdale and Skeringham;
- Comments on potential site yield beyond 2036.

3.2 Approach

Calculations to determine the impact of the new residents on demand for playing fields are based upon the Sport England Playing Pitch New Development Calculator (version January 2018) to evaluate the impact of the proposed housing growth on provision for football, hockey, rugby union, and cricket.

The calculator uses information from the Darlington Playing Pitch and Sports Facility Strategy (PPS) 2015 and accompanying evidence base to provide an estimate of the demand from the population of the new development. It alone does not take into account the current levels of unmet demand in the area and is therefore used alongside the findings of the adopted PPS to determine the impact of the new development. It assesses the impact on the following sport pitches: football, rugby union, rugby league, hockey and cricket, as these are the sports covered by the calculator. Thus, there may be additional impacts and associated cost for bowls and tennis provision in the borough which are addressed in the Council's Playing Pitch Strategy. Any associated costs would need to be determined on a case by case basis in relation to recommendations in the PPS.

The application of the Playing Pitch New Development Calculator for Darlington BC is included as an appendix, but in brief considers;

a) The likely number of people from the new population in each of the individual pitch sport age groups (Derived from the profile of the current population)

b) Using the Team Generation Rates (TGR)[8] prepared as part of the PPS and the profile of the population to understand

   a) the likely number of teams that will be generated by the new development

   b) the number of match equivalent sessions that will be generated by the new population and the subsequent demand in terms of pitch requirements and;

c) Estimated costs to provide new playing pitch provision. This includes capital costs[9] and lifecycle costs[10] to maintain the pitches.

The above results are then considered in the context of the findings and recommendations of the PPS in order to determine the ability of the existing facilities to sustain the additional demand and any requirements for new and / or improved provision.

The calculator also enables the consideration of likely costs associated with any requirements.

3.3 Playing Pitch Strategy Context

The Playing Pitch Strategy for Darlington BC was completed in 2015 and consequently remained a valid document when this work was commissioned, the Council have monitored the PPS and the action plan and it is considered to still be reflective of the needs and aspirations of the borough. It is acknowledged however that the document will soon be out of date without a full update process being undertaken.

Regular monitoring of both the supply and demand has however been undertaken and the associated action plan has also been updated as key priorities have been delivered.

To ensure that this assessment of the impact of new development is robust, calculations use the 2015 PPS figures as a baseline as updates have not been cross checked, and demand modelling has not been redone (measuring any changes in demand against changes in supply). This assessment does however outline where changes in participation since the 2015 assessment may impact and similarly, where improvements to the stock of facilities in the borough have resulted in changes to the adequacy of provision from the previous strategy

[8] It is understood that the TGRs are now over 3-years old but it is considered that these are unlikely to have changed in any significant way and provide a reasonable baseline. The updates illustrate that if anything demand has reduced since 2015.
[9] Capital costs based on Sport England Facilities Costs Second Quarter 2017.
[10] Based on a percentage of the total project cost per annum as set out in Sport England's Life Cycle Natural Turf Pitches and Artificial Surfaces documents (April 2012). These can also provide the basis for discussions around quality improvements to existing playing pitch provision.

document. It does therefore provide an updated position based on the Council's monitoring of the 2015 PPS.

The context for participation in each sport since the PPS was prepared is summarised below and the progress on the delivery of actions identified in the previous PPS, as well as the impact of the contextual analysis for new development is considered in Table 3.4.

3.4 Football

Table 3.1 summarises the demand for football in 2015 compared to 2018.

Table 3.1 – Demand for Football between 2015 and 2018

Football Type	Number of Teams (2015)	Number of Teams (2018)
Adult	44	30
Junior	34	34
9v9	23	23
7v7	21	24
5v5	11	17
Total	**133**	**128**

Table 3.1 demonstrates that the number of teams remains relatively static, with only a five-team difference between 2015 and 2018. Within this however, there are a few notable changes that should be taken into account;

- The number of adult teams has declined significantly, with a drop of 14 teams in three years. This is reflective of national trends. Hidden within these figures however is an increase in female participation. This has particular impact on demand, as female teams often require separate facilities if they are playing at the same time as other teams;
- The number of junior teams is consistent with levels in 2015 and the number of 9v9 teams is also the same. Again, there has been a slight increase in the number of female teams which has offset the marginal decline in the number of male teams;
- While the number of 7v7 teams is consistent with previous years, the number of 5v5 teams has increased significantly. This increase in participation at a young age suggests that

football may see growth again in future years as these new participants progress through the age groups.

Analysis therefore demonstrates that the level of demand remains constant, although there may be changes in the type of facilities required (potentially for smaller pitches) but as these teams progress through age groups this is likely to result in ongoing demand for all types of pitch size.

3.5 Hockey

The 2015 Playing Pitch Strategy identified two hockey clubs playing in the borough at Eastbourne Sports Complex (Darlington Hockey Club and Bishop Auckland Hockey Club). There was limited junior participation evident but 2 match equivalents at peak time (senior play).

Since the completion of the strategy, and in line with the strategy action plan, a new sand-based pitch has been developed at Carmel College and the former sand-based pitch at Eastbourne Sports Complex has been converted to 3G.

As a direct consequence of the new facility, four new junior teams have been created and participation in hockey has therefore significantly increased since the previous document.

3.6 Rugby Union

The 2015 strategy document identified two rugby union clubs. Table 3.2 records the change in demand that has occurred between 2015 and 2018.

Table 3.2 – Participation in Rugby between 2015 and 2018

	2015			2018		
Club	**Adult**	**Youth**	**Midi**	**Adult**	**Youth**	**Midi**
Darlington Mowden Park RFC	4	9	5	7	10	5
Darlington RFC	5	3	5	3	5	5
TOTAL	**9**	**12**	**10**	**10**	**15**	**10**

Table 3.2 therefore reveals that there has been an overall increase in participation, particularly in the youth age group, where the number of teams has grown from 12 to 15. The majority

of growth has been seen at Darlington Mowden Park RFC, with a decline in the number of adult rugby teams at Darlington RFC.

3.7 Cricket

The 2015 strategy document identified that the majority of cricket activity took place at six clubs. Table 3.3 records the change in demand that has occurred between 2015 and 2018 at these clubs (using information on the Play Cricket online resource as a base for the 2018 analysis). In addition, the 2015 strategy recorded 8 friendly teams. It should be noted that the ongoing participation of these teams has not been confirmed as part of this review.

Table 3.3 – Change in Cricket Participation

Club	Participation 2015	Participation 2018 (according to Play Cricket)
Darlington Railway Athletic	3 Junior Male, 2 Adult Male	2 adult teams remain, but only 2 junior teams are recorded as active this season
Cockerton Cricket Club	2 adult teams	Participation remains consistent
Darlington Cricket Club	3 adult teams, 4 junior teams	Participation remains consistent
Haughton CC	2 adult teams	Participation remains consistent
Middleton St George CC	1 adult team	Increase of one adult team – second team registered in Darlington and District Cricket League
Rockcliffe Park Cricket Club	2 adult teams, 2 youth teams	Increase of one adult team

Table 3.3 reveals that there has been an overall increase in participation, with the number of adult teams increasing by 2, although this is offset by a decline of 1 junior team.

Overall therefore, a review of participation suggests that levels of demand are if anything higher than those identified in 2015. This suggests that the existing Playing Pitch Strategy and the associated recommendations and actions set out the minimum levels of provision that are required.

Summary of the Planning Pitch Strategy Context

Table 3.4 summarises the key findings of the PPS for each sport and the actions that were agreed. It summarises progress on these actions and outlines the impact of the known changes in terms of both supply and demand in relation to the adequacy of provision. It

reveals that overall, despite good progress on the actions, there remains insufficient provision. The impact of new development will therefore need to be considered in this context.

Table 3.4 – Progress on Delivery of Playing Pitch Strategy and Impact for New Development

Sport	PPS Issues and Priorities	Delivery of Recommendations since previous PPS	Current Position
Football	The 2015 PPS indicates that there are pressures on football pitches across the Borough, specifically; • Demand for adult pitches is well spread and many pitches are required to sustain two games per week, meaning that quality is important. Excluding unsecured sites (and taking into account trend based population growth) the PPS records weekly spare capacity equivalent to 6.75 and spare capacity of 5 match equivalents at peak time. While there is spare capacity available, this is overridden by overplay on many sites. Given the need to maintain a strategic reserve, capacity is currently therefore limited and pressures could increase further if club aspirations for growth were achieved (insufficient provision of -13 and -3 at peak time). • There is limited spare capacity on junior 11v11 pitches and a reliance on school sites. Training also takes place on junior pitches which adds to the overall pressures on facilities. Availability is particularly limited at peak time. Excluding unsecured sites (and taking into account trend based population growth) the PPS records weekly spare capacity equivalent as just 4 and spare capacity of 3 match equivalents at peak time. If club aspirations for growth were achieved, provision is likely to become insufficient (-2.25 and -1 at peak time). • On 9v9 pitches, supply is also constrained and there is evidence of overplay. The limited spare capacity available is spread across the pitch stock	For football, the strategy focused on the provision of additional pitches as well as improvements to the quality of existing sites. The key recommendations were to; • Provide on additional 3G pitch - New 3G pitch developed at Eastbourne Sports Complex – recommended levels of 3G pitch provision are therefore now achieved. This will reduce the amount of training on grass pitches (impacting upon capacity) as well as improving adequacy of grass pitch provision for match play as pitch is listed on the FA register. • Secure community use of key venues – there is not known to have been any progress on this action • Extension for Darlington RA – 2 to 3 pitches – three pitches now built at Staindrop Road. This provision currently includes 1 senior 11v11 pitch, 1 youth pitch and 1 9v9 pitch. • Further additional provision required equating to circa one 7v7, one 5v5 and one 9v9 pitch. Additional provision to be targeted through clubs if possible (particular opportunities with Allstars FC and Heighington Boys FC) or new development site providing one 7v7, 5v5 and 9v9, as well as 2 youth pitches. This additional provision has still not been delivered	Strong progress has therefore been made towards the recommendations in the PPS. The PPS however presents a picture of inadequate provision for football overall. While progress on the action plan means that this picture is greatly improved, there remain deficiencies in provision to meet current and projected future trend based demand. As it currently stands, for football, new pitches equivalent to one 7v7, one 5v5 and one 9v9, as well as 2 youth pitches, are still required to meet anticipated future levels of participation. This does not take into account the impact of the residents that will come into the Borough as part of the new developments.

Sport	PPS Issues and Priorities	Delivery of Recommendations since previous PPS	Current Position
	in small quantities and there is also use of pitches for training. Excluding unsecured sites (and taking into account trend based population growth) the PPS records weekly spare capacity equivalent to only 0.5 and spare capacity of 3 match equivalents at peak time. This very limited pitch supply could be under further pressures if club aspirations for growth were achieved (insufficient provision of -5 across the week and -1 at peak time). • There is a greater level of spare capacity on 7v7 and 5v5 pitches in the borough although the amount of spare capacity reduces significantly at peak time. Excluding unsecured sites (and taking into account trend-based population growth) the PPS (including projected future population trends based growth) records weekly spare capacity equivalent to 30.5 and 11 on 7v7 and 5v5 pitches respectively, and spare capacity of 21.5 and 7 match equivalents at peak time. The facility stock for pitches of this size is therefore clearly less constrained than for other pitch types. While if club aspirations were achieved demand would increase, provision would remain sufficient (7v7 pitches weekly spare capacity 27.5, peak time 12.5 and 5v5 pitches weekly spare capacity 8 pitches, peak time spare capacity 5 pitches).	• Relocation of Darlington 1883 – this has now been delivered – a football pitch has been provided at the rugby club. With the reduction in demand for adult pitches – pressures on adult pitches are likely to be slightly lower than recorded, however demand was identified for 3 additional adult pitches. One additional adult pitch has been delivered as part of the extension to Darlington RA and Darlington 1883 have also relocated, providing an additional pitch. The reduction in demand for adult pitches that has since been recorded may meant that the remaining adult pitch that has not yet been delivered may be better provided as a smaller pitch / pitches. The increase in demand for 5v5 provision means that if anything, further pitch provision will be required. Several quality improvements were also recommended, including Darlington RA, Carmel College and South Park – these are not known to have been delivered. Pitch improvements were carried out at Blackwell Meadows in order to relocate Darlington 1883 to site.	
Cricket	Spare capacity is recorded equivalent to 17.5 strips (up to 8 adult teams or 87 matches). There is however more limited capacity at peak time with only one site able to accommodate more play. The spare capacity is also spread across most pitches, with very few sites able to accommodate significant additional teams.	Strategy seeks to; • Secure long term access to grounds • Secure training facilities for all clubs – non turf wickets required at all six clubs.	PPS suggests that the facilities for cricket broadly meet demand in quantitative terms although there remains a requirement to secure access to existing facilities and provide at least one new facility to meet known demand longer term.

Sport	PPS Issues and Priorities	Delivery of Recommendations since previous PPS	Current Position
	The quality of pitches is average overall with most pitches rated as basic / standard. Pitch maintenance regimes may impact longer term on the adequacy of provision. While trends based population growth is unlikely to generate a requirement for additional provision, club aspirations for growth, as well as the implementation of new initiatives designed to increase participation may see clubs constrained, particularly Darlington RA.	• Strategy also required series of improvements to pitch quality and maintenance procedures • Provide additional facilities longer term (new pitch / facility at school site) to address peak time demand the growing needs of clubs. No clear improvements have been made in relation to the cricket action plan. Contextual analysis demonstrates that there are additional adult teams playing. While one is playing on a Sunday, the other is playing on a Saturday. There are therefore no remaining peak time slots and supply is more constrained than the strategy suggests.	Qualitative improvements are also required.
Rugby Union	The strategy indicates that both clubs are over capacity. Based upon current levels of activity, they have insufficient provision to meet projected current and future (trends based) population demand. While pitch quality could be improved to enhance capacity, there is a need to increase the amount of rugby facilities in the Borough to ensure that all demand can be accommodated.	The strategy sought to actively increase the amount of rugby pitches through pitch enhancement (drainage) and 1 – 2 new pitches at Darlington RFC as well as 1 – 2 new pitches for Darlington Mowden Park and / or new 3G pitch. There have been no known improvements to facilities for rugby in the borough and review of participation demonstrates that participation has increased.	PPS presents a picture of inadequate provision for rugby overall. Limited progress on the action plan means that there remain deficiencies in provision to meet current and projected future trend based demand.
Hockey	The strategy indicated that one hockey pitch was required to meet demand (two peak time match equivalents) and that the existing facility was poor.	Strategy recommended that a new pitch was built at Carmel College. This has now been delivered and the strategy objectives are met. The review of participation trends however suggests that there has been an increase in junior participation. This play takes place outside of peak time and provision therefore remains sufficient.	While the PPS highlighted a need to address supply issues, successful delivery of these actions means that pitch provision is currently adequate to meet demand and there are no actions remaining to meet demand for hockey.

3.8 Application of the New Development Calculator – Impact of New Population

Darlington Borough Council

Table 3.5 summarises the baseline data that has been used for calculations relating to participation in Darlington Borough (The Team Generation Rates and Population in Each Pitch Sport age group). This information has been extracted directly from the Darlington Playing Pitch Strategy and Sports Facility Needs Assessment and Evidence Base Report (2015).

Table 3.5: Baseline Data

Sport and Age Groups	1. Current population in each pitch sport age group in	2. Current team generation rates [11]for
	Darlington	Darlington
Football Adult Men 11v11 (16-45yrs)	19656	504
Football Adult Women 11v11 (16-45yrs)	20647	4129
Football Youth Boys11v11 (12-15yrs)	2522	110
Football Youth Girls 11v11 (12-15yrs)	2649	1325
Football Youth Boys 9v9 (10-11yrs)	1162	58
Football Youth Girls 9v9 (10-11yrs)	1221	407
Football Mini Soccer Mixed 7v7 (8-9yrs)	**2,393**	165
Football Mini Soccer Mixed 5v5 (6-7yrs)	2393	**165**
Cricket Open Age Mens (18-55yrs)	25615	1220
Cricket Open Age Womens (18-55yrs)	26907	**0**
Cricket Junior Boys (7-18yrs)	6725	**0**
Cricket Junior Girls (7-18yrs)	7064	**961**
Rugby Union Senior Men (19-45yrs)	17732	2533
Rugby Union Senior Women (19-45yrs)	18626	9313
Rugby Union Youth Boys (13-18yrs)	3819	424
Rugby Union Youth Girls (13-18yrs)	4011	1337
Rugby Union Mini/Midi Mixed (7-12yrs)	7183	718
Rugby League Adult Men (19-45yrs)	17732	**0**
Rugby League Adult Women (19-45yrs)	18626	**0**
Rugby League Youth & Junior Boys (12-18yrs)	4446	**0**
Rugby League Junior Girls (12-18yrs)	4670	**0**

[11] Team Generation Rates are calculated as part of the PPS and relate to the number of people in each age group that are currently needed to produce one team.

Sport and Age Groups	1. Current population in each pitch sport age group in	2. Current team generation rates [11]for
	Darlington	Darlington
Rugby League Primary Mixed (7-11yrs)	5897	**0**
Hockey Senior Men (16-55yrs)	26942	**26,942**
Hockey Senior Women (16-55yrs)	28301	**9,434**
Hockey Junior Boys (11-15yrs)	3125	**3,125**
Hockey Junior Girls (11-15yrs)	3282	**3,282**

These figures are then used to calculate the likely impact of the projected housing growth in in terms of the additional demand that will be generated for each sport by residents in the new housing developments.

The remainder of this section therefore considers the impact of additional demand;

- Across Darlington Borough as a whole
- Individually within the three strategic housing growth areas of the Borough;
  - Skeringham
  - Greater Faverdale
  - Great Burdon

The overall impact in terms of any new provision that is required and / or contributions that are needed will then be outlined.

3.9 Impact of Growth across Darlington Borough as a whole up to 2036

Across Darlington Borough as a whole up to 2036, it is anticipated that 7965 dwellings will be built, creating an additional 17761 people in total. Of these people, it is likely that 7047 people will be located within the three key urban extensions to the northern fringes of the borough, while the remainder will be located on smaller sites within the borough boundaries.

Table 3.6 overleaf (extracted from the New Development Calculator) uses the baseline figures in Table 3.5 to determine the impact of this total population growth. It should be noted that the calculator assumes that the proportion of people in each age group participating will remain consistent with current levels and therefore takes into account only the impact that projected population growth will have.

Table 3.6 – New Development Calculator

Projected Demand - 7965 new houses	Q1. How many people from the new population fall within the individual pitch sport age groups?		Q2. How many teams may be generated by the new population?		Q3. How many match equivalent sessions during the relevant peak period may be demanded by the new population?			Q4. What do the match equivalent sessions equate to in terms of new pitch provision?
Sporting Age Groups	**% of total population in the area**	**No. of people within the new population**	**No. of teams generated by the new population**	**No. of teams generated by new population with change in demand factored in**	**Estimated demand for home matches per week - per year for Cricket**	**% of match play during the peak period**	**Match equivalent sessions during weekly peak period (during the year for Cricket)**	**Estimated demand in number of pitches required to meet additional demand during weekly peak period (during the year for Cricket)**
Football Adult Men 11v11 (16-45yrs)	18.6%	3307	6.56	6.56	3.28	50%	1.64	1.64
Football Adult Women 11v11 (16-45yrs)	19.6%	3474	0.84	0.84	0.42	0%	0.00	0.00
Football Youth Boys11v11 (12-15yrs)	2.4%	424	3.87	3.87	1.93	80%	1.55	1.55
Football Youth Girls 11v11 (12-15yrs)	2.5%	446	0.34	0.34	0.17	0%	0.00	0.00
Football Youth Boys 9v9 (10-11yrs)	1.1%	196	3.37	3.37	1.68	80%	1.35	1.35
Football Youth Girls 9v9 (10-11yrs)	1.2%	205	0.50	0.50	0.25	0%	0.00	0.00
Football Mini Soccer Mixed 7v7 (8-9yrs)	2.3%	403	2.44	2.44	1.22	90%	1.10	1.10
Football Mini Soccer Mixed 5v5 (6-7yrs)	2.3%	403	2.44	2.44	1.22	90%	1.10	1.10
Cricket Open Age Mens (18-55yrs)	24.3%	4310	3.53	3.53	35.33	N/a	35.33	0.88
Cricket Open Age Womens (18-55yrs)	25.5%	4527	0.00	0.00	0.00	N/a	0.00	0.00
Cricket Junior Boys (7-18yrs)	6.4%	1132	0.00	0.00	0.00	N/a	0.00	0.00

Cricket Junior Girls (7-18yrs)	6.7%	1189	1.24	1.24	9.89	N/a	9.89	0.18
Rugby Union Senior Men (19-45yrs)	16.8%	2983	1.18	1.18	0.59	100%	0.59	0.59
Rugby Union Senior Women (19-45yrs)	17.6%	3134	0.34	0.34	0.17	100%	0.17	0.17
Rugby Union Youth Boys (13-18yrs)	3.6%	643	1.51	1.51	0.76	100%	0.76	0.76
Rugby Union Youth Girls (13-18yrs)	3.8%	675	0.50	0.50	0.25	100%	0.25	0.25
Rugby Union Mini/Midi Mixed (7-12yrs)	6.8%	1209	1.68	1.68	0.84	100%	0.21	0.21
Rugby League Adult Men (19-45yrs)	16.8%	2983	0.00	0.00	0.00	100%	0.00	0.00
Rugby League Adult Women (19-45yrs)	17.6%	3134	0.00	0.00	0.00	100%	0.00	0.00
Rugby League Youth & Junior Boys (12-18yrs)	4.2%	748	0.00	0.00	0.00	100%	0.00	0.00
Rugby League Junior Girls (12-18yrs)	4.4%	786	0.00	0.00	0.00	100%	0.00	0.00
Rugby League Primary Mixed (7-11yrs)	5.6%	992	0.00	0.00	0.00	100%	0.00	0.00
Hockey Senior Men (16-55yrs)	25.5%	4533	0.17	0.17	0.08	100%	0.08	0.08
Hockey Senior Women (16-55yrs)	26.8%	4762	0.50	0.50	0.25	100%	0.25	0.25
Hockey Junior Boys (11-15yrs)	3.0%	526	0.17	0.17	0.08	100%	0.08	0.08
Hockey Junior Girls (11-15yrs)	3.1%	552	0.17	0.17	0.08	100%	0.08	0.08
						Total	**54.44**	**9.89**

Table 3.7 uses the calculations set out in Table 3.6 to summarise the overall impact of the projected housing growth across the Borough of Darlington as a whole.

It should be noted that all estimates (except cricket which estimates demand across the season) reflect the number of match equivalents that will be generated at peak time. In Darlington, play is well spread across the weekend for adults, but most play for other age groups takes place on a Sunday and demand is therefore fairly concentrated. The figures presented in Table 3.7 reflect this. A high peak time demand places greater pressure on the pitches to meet demand all at the same time and more pitches are therefore required.

Table 3.7 - Impact of Projected Housing Growth – Darlington Borough as a whole

Sport	**Estimated Increased Demand (Match Equivalent Sessions)**	**Pitch Equivalent**
Adult football	1.64	2 Pitches
Youth football	2.89	3 Pitches
Mini Soccer	2.20	2 – 3 Pitches
Rugby Union	1.98	2 Pitches
Hockey	0.13	No provision
Cricket	1.06	1 pitch

Should new pitches be required to accommodate all of this demand, the New Development Calculator estimates the total capital cost to be £927,509 and a total lifecycle cost (per annum) of £190,691.

As outlined, The New Development Playing Pitch Calculator provides an indication of the scale of the additional demand that will be generated, which should then be considered in the context of the findings of the adopted Playing Pitch Strategy in order to determine how the additional demand is best met.

The growth in demand may be met for example;

- By enhancing existing pitches to increase their capacity and ensuring adequate long-term maintenance to ensure that higher levels of usage can be sustained;
- Undertaking works to secure new or greater community use of existing sites;
- Providing new pitches.

Decision making in relation to how demand is best met should take into account the location of new development (and its associated population increase) within the borough as well as the anticipated quantitative level of demand that will be generated. Table 3.8 therefore explores the impact of the findings of the new development calculator for Darlington Borough of the recommendations made in the adopted Playing Pitch Strategy.

The sections that follow then explore the impact of the three large strategic housing developments in turn in order to inform decision making relating to the location of new demand.

Table 3.8 - Impact of New Housing Development in Darlington Borough on Demand for Playing Fields

Sport	PPS Issues and Priorities	Cumulative Impact of New Development	Comments
Football	Strategy priorities focus on provision of additional pitches as well as improvements to the quality of existing sites. Many recommendations have already been delivered but overall, strategy sets out a position of unmet demand for football, particularly junior and 9v9 pitches.	Adult Football - demand for 1.64 more match equivalent sessions in the peak period Youth – demand for 2.89 more match equivalent sessions in the peak period Mini Soccer demand created for 2.2 more match equivalent sessions.	For all forms of football, the existing strategy document identifies unmet demand and a need to provide additional pitches. The creation of a new 3G pitch at Eastbourne Sports Complex has made some inroads into the unmet demand, and along with the provision of new pitches at Darlington RA (3 pitches in total) and the relocation of Darlington 1883 this means that some unmet demand identified in the strategy document has now been addressed. There remains however further provision set out in the strategy document that has not been delivered, specifically; New sites for Heighington Boys / Darlington All Stars FC – amounting to circa 2 x youth, 1 x 9v9, 1 5v5 and 1 x 7v7. The strategy document indicates that this should be considered at sites local to these clubs first, but that one of the strategic sites on the West / East Urban fringe should be considered if opportunities at the club base cannot be delivered. The New Development Calculator demonstrates that the cumulative impact of the new developments across Darlington Borough as a whole will be to add further demand specifically; • 2 adult pitches, • 3 youth pitches • 1 – 2 more mini soccer pitches. The existing shortages of provision therefore mean that this additional provision will be required as new pitches to meet the extra demand. Analysis of the impact of each of the three strategic sites will provide an understanding of the most appropriate location for these facilities.
Cricket	Strategy priorities focus upon the improvement of existing facilities, with	Additional demand will see an additional 45 matches created in the Borough.	For cricket, the strategy seeks to achieve a balance between the improvement of existing facilities and the creation of a new site longer term if aspirations for growth are increased.

Sport	PPS Issues and Priorities	Cumulative Impact of New Development	Comments
	particular focus on the provision of non-turf wickets, as well as enhancement of existing maintenance schedules. Although a degree of spare capacity is identified, the strategy also highlights a longer-term requirement for the provision of an additional pitch to meet club aspirations and peak time demand. There has been limited progress on the delivery of the strategy recommendations. The strategy therefore requires investment into the existing facilities, as well as the potential delivery of a new site longer term.	This is equivalent to circa 4 adult teams. Existing patterns of play suggest that it is likely that at least two teams will require pitches at peak time and the NDC indicates that this level of demand equates to one pitch.	The projected additional growth in terms of number of matches across the season could theoretically be accommodated within the existing infrastructure although the PPS suggests that these additional matches would need to be spread across multiple clubs. While significant development will be focused in the north of the borough, there is extensive development across the whole area suggesting that demand will indeed be relatively dispersed. There is however no remaining availability at peak time (particularly given the increases that are known to have taken place since the last full audit) and given that additional demand will be created by new developments at peak time, coupled with the fact that the strategy already identifies demand for another pitch, this means that a new pitch would be required to accommodate the additional match equivalent at peak time. Analysis of the impact of each of the three strategic sites will provide an understanding of the most appropriate location for this site.
Rugby Union	The strategy indicates that both clubs are over capacity based upon current levels of activity and have insufficient provision to meet projected current and future (trends based)	New development will add demand for 2 additional pitches	As the PPS already identifies unmet demand for rugby (with 1 -2 pitches indicated to be required at each site), the extra demand for 2 pitches created by residents of the new developments will need to be provided as an additional requirement. The ethos of rugby as a club-based sport, which promotes facility development around the hub (i.e. club) base means that the location of new development will have less impact in this instance, with new facilities likely to be club based.

Sport	PPS Issues and Priorities	Cumulative Impact of New Development	Comments
	population demand. While pitch quality could be improved to enhance capacity, there is a need to increase the amount of rugby facilities in the Borough to ensure that all demand can be accommodated.		
Hockey	The strategy indicated that one hockey pitch was required to meet demand (two peak time match equivalents) and that the existing facility was poor. This facility has since been provided.	New developments create total of 0.13 pitches additional demand.	The recent delivery of the pitch at Carmel College means that the existing provision is sufficient to meet existing and projected future demand based upon the PPS. The small amount of additional demand generated by the new developments is therefore likely to be insufficient to warrant the creation of further hockey pitches. The additional population will however generate additional pressures on the new pitch and ongoing maintenance and upgrades will be required to ensure that this additional usage can be maintained.

Table 3.8 therefore clearly concludes that new development across Darlington Borough as a whole will generate the requirement for additional provision for football, rugby and cricket.

While 4805 dwellings will be located on small sites around the borough, three large strategic developments will generate 3160 houses.

To inform decision making relating to the location of new facilities, as well as the contributions that will be required from new developments, the impact of each of the strategic developments is summarised in Tables 3.9 – 3.11.

The impact is then measured against the findings of the PPS (and the updated position) in order to determine the most appropriate outcome.

Skeringham

The Skeringham Development is the largest proposed development site in the borough and will add 4014 residents by 2036. Its location to the north eastern extremities of the borough mean that the impact of the development will be particularly felt in this area.

Table 3.9 summarises the findings of the application of the Sport England New Development Calculator this development and sets out the impact in terms of the creation of additional demand for pitches.

It reveals that for each sport, the additional demand generated by population in quantitative terms is relatively small, equivalent to 0 - 1 new pitches.

Table 3.9 - Application of the New Development Calculator for Skeringham

Skeringham– 1800 new homes – 4014 new residents (by 2036)				
Sport	**Estimated Increased Demand (Match Equivalent Sessions)**	**Pitch Equivalent**	**Associated Costs (Capital)**	**Associated Costs (Lifecycle)**
Adult football	0.37	0.37	£29,307	£6,649
Youth football	0.65	0.65	£42,577	£9,614
Mini Soccer	0.50	0.50	£9,232	£2,085
Rugby Union	0.45	0.45	£47,784	£10,995
Rugby League	0.00	0.00	£0	£0
Hockey	0.11	0.03	£20,554	£685

Skeringham– 1800 new homes – 4014 new residents (by 2036)				
Sport	**Estimated Increased Demand (Match Equivalent Sessions)**	**Pitch Equivalent**	**Associated Costs (Capital)**	**Associated Costs (Lifecycle)**
Cricket	10.22	0.24	£60,153	£13,065
TOTAL		**2.24**		

Greater Faverdale

The Greater Faverdale Development will see the creation of approximately 810 homes, generating an additional 1806 residents by 2036. It is located on the north western fringe of the urban area.

Table 3.10 summarises the findings of the application of the Sport England New Development Calculator for this development and sets out the impact in terms of the creation of additional demand for pitches. It reveals that for each sport, the additional demand generated in quantitative terms is small, equivalent to 0 - 1 new pitches.

Table 3.10 - Application of New Development for Greater Faverdale

Greater Faverdale– 810 new homes – 1806 new residents (by 2036)				
Sport	**Estimated Increased Demand (Match Equivalent Sessions)**	**Pitch Equivalent**	**Associated Costs (Capital)**	**Associated Costs (Lifecycle)**
Adult football	0.17	0.17	£13,186	£2,992
Youth football	0.29	0.29	£19,156	£4,326
Mini Soccer	0.22	0.22	£4,154	£938
Rugby Union	0.20	0.20	£21,499	£4,947
Rugby League	0.00	0.00	£0	£0
Hockey	0.05	0.01	£9,248	£308
Cricket	4.60	0.11	£27,064	£5,878
TOTAL		**1.01 pitches**	**£94,307**	**£19,389**

Great Burdon

Development at Great Burdon will see approximately 550 dwellings created generating an additional 1227 residents by 2036. The site is situated on the North East fringe of Darlington Borough.

Table 3.11 summarises the findings of the application of the Sport England New Development Calculator for this development and sets out the impact in terms of the creation of additional demand for pitches. It reveals that for each sport, the additional demand generated by population in the new development in quantitative terms is very small, equivalent to 0 - 1 new pitches (and in most cases less than 25% of a pitch).

Table 3.11- Application of New Development Calculator for Great Burdon

Great Burdon– 550 new homes – 1227 new residents (by 2036)				
Sport	**Estimated Increased Demand (Match Equivalent Sessions)**	**Pitch Equivalent**	**Associated Costs (Capital)**	**Associated Costs (Lifecycle)**
Adult football	0.11	**0.11**	£8,958	£2,033
Youth football	0.20	**0.20**	£13,015	£2,939
Mini Soccer	0.15	**0.15**	£2,822	£637
Rugby Union	0.14	**0.14**	£14,607	£3,361
Rugby League	0.00	**0.00**	£0	£0
Hockey	0.03	**0.01**	£6,283	£209
Cricket	3.12	**0.07**	£18,388	£3,994
TOTAL		**0.68 pitches**	**£64,072**	**£13,173**

3.10 Impact of Strategic Sites

Table 3.12 therefore provides a summary in terms of the number of pitches for each sport generated by these three new developments.

It reveals that each of the three sites will generate additional demand over and above that identified within the existing Playing Pitch Strategy but that none of the developments individually are large enough to generate significant requirements for new pitches in isolation. Indeed, there are no pitch types where demand equates to one pitch or more and only on the Skeringham site (as highlighted), does demand for youth and mini football total more than half a pitch.

The cumulative impact of the developments in the remainder of the Borough will create the greatest impact up to 2036.

Cumulatively however, as demonstrated through the boroughwide analysis, the impact is significant and the existing pitch stock is unable to accommodate the additional demand that will be generated.

Table 3.12 – Summary Pitch Requirements on Strategic Sites (at 2036)

Sport	Skeringham	Greater Faverdale	Great Burdon	Remaining Borough
Adult football	0.37	0.17	0.11	0.99
Youth football	0.65	0.29	0.2	1.75
Mini Soccer	0.5	0.22	0.15	1.32
Rugby Union	0.45	0.2	0.14	1.19
Rugby League	0	0	0	0.00
Hockey	0.03	0.01	0.01	0.08
Cricket	0.24	0.11	0.07	0.64
TOTAL	**2.24 pitches**	**1.01 pitches**	**0.68 pitches**	**5.97 pitches**

3.11 Requirement for 3G Pitches

While the NDC provides an indication of the amount of grass pitches that are required to meet demand for football, rugby, cricket and hockey, the Sports Facility Calculator can be used to determine specifically the impact of the new population on demand for Artificial Grass Pitches (AGPs). This can then be used alongside the analysis for the relevant sports to determine the overall need for new and / or improved provision.

Table 3.13 summarises the application of the Calculator for the three strategic sites and the borough as a whole and indicates that in total, the requirement is for 0.5 AGPs. This could be delivered to support and of the sports involving AGPs (rugby, cricket, hockey).

Site name	Indicative site yield by (2036)	Occupancy multiplier	Population generated	Pitches	Cost if 3G	Cost if Sand
Great Burdon	550	2.23	1227	0.03	31998	28848
Greater Faverdale	810	2.23	1806	0.05	47097	42460
Skeringham	1800	2.23	4014	0.11	104677	94372
Total Strategic Sites	**3160**	**2.23**	**7046**	**0.2**	**183746**	**165657**
Remaining Borough	4805	2.23	10,715	0.3	279426	251917
Total Borough	**7965**	**2.23**	**17,761**	**0.5**	**463171**	**417574**

3.12 Meeting the Identified Demand

Application of the New Development calculator therefore concludes that additional facilities will be required for football, cricket and rugby across the borough because;

- The PPS concludes that there are insufficient football pitches to meet existing demand, and requires new provision on several sites. Despite significant progress towards many actions set out in the strategy, the existing facility stock remains insufficient and the cumulative impact of new development will be to exacerbate this. Additional facilities equating to 2 adult, 3 youth and 2 – 3 mini pitches will therefore be required.
- There is a more limited requirement for additional cricket pitches - the existing stock can accommodate the projected increase in demand across the season, however there will be

a lack of availability at peak time. This, coupled with the recommendation in the strategy document that provision will be required longer term to meet demand arising from participation increases, suggests that a satellite ground for one club will be required.

- Existing provision at Darlington RUFC and Mowden Park RUFC is insufficient and the strategy recommends the provision of 1 – 2 additional pitches. This will be exacerbated by the proposed level of development and an additional 2 pitches will be needed.

For hockey, recent new provision will be sufficient to accommodate the increase in demand which is equivalent to 0.5 pitches overall. The new facility will however have to sustain further activity as a result of the impact of new development.

It should be noted that in some instances, demand may be better met by the provision of AGPs rather than grass pitches and this should be taken into account. The projected requirement for AGPs up to 2036 resulting from new development is 0.5 pitches. Contributions may therefore be put towards an AGP rather than grass pitches if this better fits with the adopted strategic direction. A site specific approach will be needed to determine the number of grass pitches required that would be replaced by the provision of an AGP, with peak time planning being the most important element. While an AGP can sustain multiple games across the week for example, it could only accommodate 1 -2 youth fixtures during the peak competitive play period.

It demonstrates however that the requirement for new provision arises from the cumulative impact of growth, with none of the strategic housing developments being of sufficient size to warrant significant levels of provision individually (up to 2036).

Table 3.13 explores the impact of the locational analysis for each sport and makes suggestions as to how new facilities may be provided, taking into account the strategy principles and the requirements for new provision outlined by the application of the new Development Calculator.

Table 3.13 – Options for Delivery of New Pitch Provision up to 2036

Sport	Comments
Football	With the New Development calculator indicating that cumulatively, 2 adult, 3 youth and 2 – 3 mini pitches are required to meet the additional demand, it is clear that new provision is needed. The strategy requires the delivery of further football pitches in order to meet current demand and suggests the provision of pitches for Darlington All Stars and / or Heighington Boys FC to meet remaining needs (likely requirement is one 7v7, one 5v5, one 9v9 and 2 youth pitches). Heighington

Sport	Comments
	Boys is outside of Darlington town, located in the North of the borough. The location outside of the town may see more limited impact of the new developments, but may still see additional players, particularly those living on strategic sites near to Heighington. With Darlington All Stars currently based at Longfield School (but looking to develop a new site), they too are likely to gain new participants with the Greater Faverdale and Skeringham Developments being in particularly close proximity. Assuming that the strategy requirement above is delivered through one or both of the named club specific projects, further provision will still be necessary to meet the needs of residents living in the new developments. It is suggested that the additional provision required as a result of new development (2 adult, 3 youth and 2 – 3 mini pitches) is delivered elsewhere. This could be provided at one of the strategic housing sites as part of the creation of the new neighbourhoods, or could be split between one or two sites more geographically spread to gain a better spread of provision in the town. It should however be noted that Table 3.14 later in this section, indicates that before 2036, more than half of the demand for new provision arises from outside of the strategic sites (spread primarily across the north, west and east), while after 2036 almost all of the new demand focuses exclusively on the three strategic sites all of which are located in the north. Opportunities to locate a part of the requirement in other parts of the borough should therefore be considered. While the new development calculator indicates that theoretically, none of the new strategic sites (and therefore none of the other sites) is large enough (up to 2036) to justify a requirement for onsite provision, there is a clear need to provide new pitches and economies of scale and the benefits of multi sports hubs (linking with strategy principals) dictate that pitch provision should be linked, rather than provided as single pitches in isolation. Reinforcing this, the strategy indicates that facilities in Darlington are perceived to serve a Borough wide catchment and that hub facilities are required rather than local sites. For this reason, contributions should be collated from all new developments across the borough towards the provision of a new community hub site and a suitable location/s should be identified. This approach is therefore in line with strategy thinking. The Skeringham development in particular generates a requirement from the new development alone to justify on site multi pitch provision after 2036. There may be an opportunity to replace some of the required grass pitch provision with an additional 3G pitch (there is a total requirement for 0.5 pitches from new development) either at the new strategic site, or at a school nearby to large scale development, such as Darlington Education Village or Darlington School of Maths and Science. With the recent 3G pitch at Eastbourne Sports Complex having been only recently provided, it will be necessary however to review the use and programming of this facility (alongside that of other sites) in order to determine the sustainability of a new pitch.

Sport	Comments
Cricket	The New Development Calculator indicates that a total of one additional pitch is required to sustain the additional activity that will be generated up to 2036. In theory, none of the individual housing sites are sufficiently large to create enough demand for the provision of a pitch in isolation and it is the cumulative impact of all of the new development that creates the demand. With almost half of the new demand generated by the three strategic sites, and many other smaller sites located in a similar area, this suggests that the greatest impact will be to the North of the Borough, particularly impacting Darlington RA (Faverdale and Skeringham Development) and Haughton Cricket Club (Great Burdon and Skeringham). Darlington RA in particular is already approaching capacity and there is no peak time availability at any site. The spread of demand however (particularly up to 2036 where a higher proportion of new residents will be based outside of the strategic sites) means that new players will be picked up at each of the club bases and capacity will therefore become constrained at all facilities. This will increase the importance of the provision of a non-turf wicket at each site as highlighted within the existing strategy recommendations. As outlined, because of the lack of availability at peak time, it is likely that a new pitch will be required to provide opportunities for further Saturday play as the population of the Borough increases. Unless a new site is provided and significant time is put into creating a new cricket club, it is likely that additional teams will be generated through the growth of existing clubs and therefore new provision should be provided as a satellite facility to a current site. The strategy highlights the requirement for an additional pitch longer term to meet with current demand and it emphasises that opportunities such as school sites, linking with a club, should be used to deliver this provision. Along similar lines, consideration should be given to the collection of contributions towards the provision of a new pitch that is off rather than on the site of any of the strategic developments. Any remaining contributions should be put towards developments at existing clubs, such as non turf wickets.
Rugby	As a club-based sport, it is likely that the increase in demand will be accommodated in the two existing rugby clubs, rather than through the creation of a new rugby club. Both rugby clubs are located to the south whilst the key strategic sites will be provided to the north, north east and north west of the borough, with additional demand created by the remainder of the developments dispersed across the borough. It is therefore likely that new members will be equally distributed between the two clubs and that the impact will be felt on both sites. With both sites already at capacity and requiring new provision, it is suggested that contributions from all new developments are collected and put towards new provision (1 pitch at each site or equivalent capacity provided through AGP provision).
Hockey	Although new provision is not required from new development, the new pitch will be required to sustain further activity as a result of the impact of new development. Financial contributions should therefore be collected from all new developments and used towards the sinking fund for a new pitch.

3.13 Impact of Projected New Development post 2036

While much development will take place up to 2036 and during this local plan period, it is anticipated that extensive development will continue and indeed, particularly on the three

strategic sites, large numbers of houses will be created. This will generate further requirement for new pitches.

The likely impact is set out in Table 3.14, which clearly demonstrates that while prior to 2036 demand will be spread across the borough, after this time, increases in demand will focus almost exclusively on the three strategic sites. [12]

Most notably, while demand up to 2036 revealed relatively limited pitch requirements on the three strategic sites, the addition of further dwellings after 2036 will see give justification for on site multi pitch provision, specifically;

- In the Skeringham development, requirements for youth football and mini soccer pitches are between 1 and 2 pitches, while 1 adult football pitch will also be required. There is also sufficient demand to justify rugby union provision (although as outlined earlier this is best met on the club sites) as well as almost 1 cricket pitch.
- There is also strong demand in Greater Faverdale, although no type of sport generates sufficient demand for one full pitch, totals are greater than 0.5 for both youth football and mini soccer.
- Outside of the strategic sites, demand across the remainder of the borough is strong, with 1 adult pitches, 2 youth football pitches and 1 mini soccer pitch required. Linking with comments made in Table 3.13, there is therefore strong justification for one multi pitch site to be provided outside of the key strategic sites in order to serve residents of these new developments.

[12] Future updates of the Local Plan are likely to allocate additional land for housing across the borough in order to meet the housing needs identified at the time. This may follow a different locational strategy dictated by prevailing economic, social, environmental and other relevant factors. The need for sports facilities will therefore also need to be reviewed alongside any future Local Plan update.

Table 3.14 – Impact of New Development – 2036 onwards

	Skeringham			Greater Faverdale			Great Burdon			Remainder of the Borough			
Sport	**Pitch Requirement Pre 2036**	**Pitch Requirement Post 2036**	**Total**	**Pitch Requirement Pre 2036**	**Pitch Requirement Post 2036**	**Total**	**Pitch Requirement Pre 2036**	**Pitch Requirement Post 2036**	**Total**	**Pitch Requirement Pre 2036**	**Pitch Requirement Post 2036**	**Total**	**Boroughwide Total**
Adult football	0.37	0.56	0.93	0.17	0.25	0.42	0.11	0.14	0.25	0.99	0.1	1.09	**2.69**
Youth football	0.65	0.98	1.63	0.29	0.43	0.72	0.2	0.25	0.45	1.75	0.18	1.93	**4.73**
Mini Soccer	0.5	0.74	1.24	0.22	0.33	0.55	0.15	0.19	0.34	1.32	0.13	1.45	**3.58**
Rugby Union	0.45	0.67	1.12	0.2	0.3	0.5	0.14	0.17	0.31	1.19	0.12	1.31	**3.24**
Hockey	0.03	0.04	0.07	0.01	0.02	0.03	0.01	0.01	0.02	0.08	0.01	0.09	**0.21**
Cricket	0.24	0.36	0.6	0.11	0.16	0.27	0.07	0.09	0.16	0.64	0.06	0.7	**1.73**
TOTAL	**2.24 pitches**	**3.35**	**5.59**	**1.01 pitches**	**1.48**	**2.49**	**0.68 pitches**	**0.87**	**1.55**	**5.97 pitches**	**0.6 pitches**	**6.57**	**16.18**

3.14 Summary of key findings – playing pitch requirements

This section has sought to identify the additional demand generated both across Darlington Borough as a whole and also within the three strategic housing developments.

It uses the Sport England New Development Calculator, which clearly indicates that the new developments will generate additional demand for pitch provision. The requirement for new provision however needs to be considered in the context of the existing Playing Pitch Strategy 2015 (and an understanding of progress on the delivery of the PPS). This analysis concludes that up to 2036, additional facilities will be required for football cricket and rugby across the borough in order to meet demand from the new development because;

- The PPS concludes that there are insufficient football pitches to meet existing demand, and requires new provision on several sites. Despite significant progress towards many actions set out in the strategy, the existing facility stock remains insufficient and the cumulative impact of new development will be to exacerbate this. Additional facilities equating to 2 adult, 3 youth and 2 – 3 mini pitches will therefore be required in the period up to 2036.
- There is a more limited requirement for additional cricket pitches - the existing stock can accommodate the projected increase in demand across the season, however there will be a lack of availability at peak time. This, coupled with the recommendation in the strategy document that provision will be required longer term to meet demand arising from participation increases, suggests that a satellite ground for one club will be required.
- Existing provision at Darlington RUFC and Mowden Park RUFC is insufficient and the strategy recommends the provision of 1 – 2 additional pitches. This will be exacerbated by the proposed level of development and an additional 2 pitches will be needed to serve the existing clubs.
- For hockey, recent new provision will be sufficient to accommodate the increase in demand which is equivalent to 0.5 pitches overall. Facilities will however have to sustain further activity as a result of the impact of new development.

Contributions will therefore be required from new developments as capacity issues will be exacerbated. On the whole, these contributions will be best made towards new provision. It is necessary however to ensure that new facilities are strategically planned; in particular';

- Football pitches should be provided on one or more hub sites. It may potentially beneficial to provide at least one site on the Skeringham Development, and also consider opportunities for a second site.
- New cricket provision will also be required but this should be delivered in conjunction with a club, and potentially at a school site.
- Requirements for new rugby pitches should be delivered on the sites of, or in conjunction with, existing rugby clubs.

With regards total requirements, up to 2036, it is anticipated that the following requirements will need to be delivered;

- 2 adult, 3 youth and 2 – 3 mini pitches
- 1 cricket pitch
- 2 rugby pitches

The estimated demand for AGPs is 0.5 facilities in total. A new AGP should be considered to replace some football and / or rugby demand, however this will need to be considered in the context of current programming and use of the existing 3Gs, particularly taking into account the impact of the new 3G facility at Eastbourne Sports Complex. The impact that any new 3G pitch will have at peak time for each form of the game will need to be analysed on a site specific basis in order to determine the number of grass pitches that are still required.

Just over half of this demand emanates from new developments outside of the three strategic sites. Post 2036 however, almost all growth will focus on the three strategic sites and further demand will be generated.

Skeringham in particular will be a potentially large site post 2036 and levels of provision in line with the needs identified should be considered to provide a sustainable new community.

While this report provides an indication as to the contributions that will be expected as new development is delivered, it should be noted that the calculator provides only a starting point for discussions and decisions relating to the most appropriate contribution will need to be discussed in relation to each specific development.

4.0 Section 4 – Summary and Conclusions

4.1 Introduction

This section sets out the overall findings for all sports.

4.2 Swimming Pools

The Sports Facility Calculator (SFC) identifies that the new swimming demand generated from the residential development from the three sites of Great Burdon, Greater Faverdale and Skeringham, equates to a total demand for 73.9 sq metres of water space, which is 1.3 lanes of a 25m swimming pool, or 35% of a 25m 4 lane pool. At the 2nd Quarter 2018 prices, this scale of provision has a capital cost of £1.22m.

For all the residential sites in the Local Plan to 2036, the SFC identifies the demand generated equates to 186 sq metres of water space, which is 3.5 lanes of a 25m swimming pool, or 88% of a 25m 4 lane. At the 2nd Quarter 2018 prices this scale of provision has a capital cost of £3.096m.

When comparing the SFC findings with the evidence base for the Darlington supply and demand for swimming pools in 2018 by applying the Sport England National Run data set findings, the overall findings are that there is not a requirement to provide new swimming pools, to meet the new demand generated by the residential development, from either the three sites, or, all the residential sites in the Darlington Borough Local Plan 2036.

The existing supply of the Darlington swimming pool sites, their locations and catchment areas, means there is enough supply to meet the projected new demand. Also the correlation between the location and catchment area of the Darlington swimming pools, and the Darlington demand for swimming pools, from the new residential sites, means that the nearest swimming pool for virtually all of the new demand, is a swimming pool located in the Borough. So, this new demand will be retained at Darlington swimming pools.

The key findings that arises from this overall assessment, relates to the distribution of the demand between swimming pools in the Borough and the impact on the used capacity of the swimming pools. The Dolphin Centre is the major swimming pool site in the borough and it provides for the majority of the public and swimming club usage within the Borough.

From all the findings set out, it is very reasonable to assume that: on the basis of (1) the location of the Darlington demand for swimming pools from new residential development; (2)

the location and catchment area of The Dolphin Centre; and (3) the scale of The Dolphin Centre swimming pools and their availability to provide for all swimming public and club swimming activities, that the demand generated from the three sites of Great Burdon, Greater Faverdale and Skeringham of 35,300 visits per year and 89,000 more visits from all the residential sites in the Local Plan, will be drawn to The Dolphin Centre.

This needs to be tested locally to conclude whether residents in the new communities would travel to the centre of Darlington, look to access service to the north in Newton Aycliffe or seek local provision within the new communities.

If all demand goes to the Dolphin Centre, this will increase the used capacity of the individual pools at the Centre at peak times and increase the requirements on the pool site to accommodate this higher level of usage. The pool is already estimated to be operating at above the Sport England pools full comfort level of 70% of pool capacity used at peak times in 2018. The new demand will increase this used capacity and increase the costs of managing and maintaining the centre.

For all these reasons, there is an evidence base to support investment in The Dolphin Centre and application of the SFC cost findings, to accommodate any requirements to modernise the centre to accommodate the increased usage. Namely, £1.86m from the demand generated by the three sites of Great Burdon, Greater Faverdale and Skeringham, or, £3.09m from the demand generated from all the residential sites in the Local Plan to 2036 if this can be pooled? Given the borough-wide nature of the catchment this is considered to be reasonable.

Looking at a longer horizon however the scale of potential development at Skeringham in particular, beyond 2036, starts to become significant, whilst still only equating to the equivalent of 2 pool lanes. Whilst the priority should still be to seek investment in the current pool stock, beyond 2036, the Dolphin Leisure Centre will be over 50-years old and the school pool stock may have reduced in both quality and quantity. Taking a long-term view about what makes a sustainable community and a great place to live and work, might conclude on the desire for a small pool to be part of the long-term masterplan for the Skeringham site. This will be influenced by the Council policy position and will need to be reviewed at the relevant time.

4.3 Sports Halls

The Sports Facility Calculator identifies that the population in the three residential sites of Great Burdon, Greater Faverdale and Skeringham, generate a total demand for 1.96 badminton

courts, which is 49% of a 4-badminton court size sports hall. At the 2nd Quarter 2018 prices, this scale of provision has a capital cost of £1.13m.

The Sports Facility Calculator identifies that the population from all the residential sites in the Darlington Local Plan 2036, generates a total demand for 4.95 badminton courts, which is 1.24 sports halls, when measured in 4 badminton court size sports halls. At the 2nd Quarter 2018 prices this scale of provision has a capital cost of £2.82m.

When comparing the Sports Facility Calculator demand findings with the evidence base for the Darlington supply and demand for sports halls in 2018, applying the Sport England National Run data, the overall assessment is that there is not a requirement to provide new sports halls, to meet the new demand generated by the residential development. This assessment is for the three sites and all the residential sites in the Darlington Borough Local Plan 2036.

The existing Darlington sports halls supply, their locations and catchment areas, means there is enough supply/capacity to meet the projected new demand. Also the correlation between the location and catchment area of the Darlington sports halls and the Darlington demand for sports halls, from the new residential sites, means that the nearest sports halls for virtually all of the new demand, is a sports hall venue located in the Borough. So this new demand will be retained at Darlington sports halls. This does mean the usage of the Darlington sports halls will obviously increase.

There are however some implications from this overall summary and that relates to:

- The ownership and access to the sports halls in Darlington Borough; and
- The increase in the usage of the Darlington sports halls, when the new demand from the residential sites is included.

On the first point, there here are 15 individual sports halls of at least three badminton courts located on 9 sites across the Borough Council. Of the total 9 sites, 7 sites are owned by educational institutions, schools or colleges and who will determine their own policy toward community use and types of use.

The impact of this individual approach to community use is that of the total supply of 54 badminton courts, 42 courts are available in the weekly peak period for community use. The reason for the difference being, the variable hours of access for community use at the

education sports halls sites. This adds up to an aggregate total of 12 badminton courts, which are unavailable.

If the current community use of the education sports halls decreases, then the overall finding that the new demand generated by the residential development can be accommodated by the existing supply changes. It would need the supply across the education sites to reduce by between 5 – 8 courts for this to happen.

It is much more cost and sports effective to secure this existing supply for long term community use, rather than consider additional public leisure centre provision to meet a shortfall created by management change and reduced access for community use at education sites.

So, an important summary finding is to identify the schools/colleges most supportive of community use and which also have the most modern sports halls and secure long-term agreements for community use. The evidence base indicates these venues to be Darlington Sports Village and Longfield Academy of Sport.

This first summary point relates to the second, insofar that the Dolphin Centre as a major public leisure centre sports hall has the widest availability and capacity for sports club and public use. It has a draw effect, for reasons set out and the centre is already estimated to be very busy. The new demand from the residential development will increase the used capacity even further. It will increase the management costs and require more modern provision to accommodate the new demand. Hence an added reason to work with the education institutions to secure community use and manage the demand across several venues.

From all the findings set out, it is evident the demand generated by the residential development can be accommodated by the existing supply, if schools remain / increase access – with interventions to address the implications described.

The demand of just fewer than 2 badminton courts generated from the three sites of Great Burdon, Greater Faverdale and Skeringham equates to a capital cost of £1.13m, at 2nd Quarter 2018 prices.

The demand of just fewer than 5 from all the residential sites in the Darlington Borough Local Plan, equates to a capital cost of £2.82m at 2nd Quarter 2018 prices.

The direct costs created by this demand, could be secured to modernise the Dolphin Centre, so it can accommodate the increased usage.

Whilst also being used to modernise some education venues in return for a long-term commitment to community use. The types of modernisation ranges from upgrading changing accommodation, providing a sports hall sprung timber floor, upgrading the sports hall lighting, or creating a new space such as studio or converting an activity hall to a studio.

As with swimming pools, travel patterns to the Dolphin Centre need to be tested locally to conclude whether residents in the new communities would travel to the centre of Darlington, look to access service to the north in Newton Aycliffe or seek local provision within the new communities. For sports halls / indoor hall space more local provision may be appropriate, in-line with the scale set out.

Looking at longer term horizons and the impact of the strategic sites in totality, the scale of potential development at Skeringham starts to become significant equating to a 3-court hall. Taking a long-term view about what makes a sustainable community and a great place to live and work, might conclude on the desire for a small community hall, not necessarily a traditional sports hall but a flexible activity space, potentially linked to enhancement of any new primary school provision and linked to outdoor sports needs (see next section). Consideration of this should be given to be part of the long-term masterplan for the Skeringham site. This will be influenced by the Council policy position and will need to be reviewed at the relevant time.

4.4 Playing Pitches

New developments will generate additional demand for pitch provision. The requirement for new provision however needs to be considered in the context of the existing Playing Pitch Strategy (and an understanding of progress on the delivery of the Playing Pitch Strategy). This analysis concludes that up to 2036, additional facilities will be required for football cricket and rugby across the borough in order to meet demand from the new development because;

- The PPS concludes that there insufficient football pitches to meet existing demand, and requires new provision on several sites. Despite significant progress towards many actions set out in the strategy, the existing facility stock remains insufficient and the cumulative impact of new development will be to exacerbate this. Additional facilities equating to 2 adult, 3 youth and 2 – 3 mini pitches will therefore be required.
- There is a more limited requirement for additional cricket pitches - the existing stock can accommodate the projected increase in demand across the season, however there will be

a lack of availability at peak time. This, coupled with the recommendation in the strategy document that provision will be required longer term to meet demand arising from participation increases, suggests that a satellite ground for one club will be required.

- Existing provision at Darlington RUFC and Mowden Park RUFC is insufficient and the strategy recommends the provision of 1 – 2 additional pitches. This will be exacerbated by the proposed level of development and an additional 2 pitches will be needed to serve the existing clubs.
- For hockey, recent new provision will be sufficient to accommodate the increase in demand which is equivalent to 0.5 pitches overall. Facilities will however have to sustain further activity as a result of the impact of new development.

Contributions will therefore be required from new developments as capacity issues will be exacerbated. On the whole, these contributions will be best made towards new provision. It is necessary however to ensure that new facilities are strategically planned; in particular';

- Football pitches should be provided on one or more hub sites. It may potentially beneficial to provide at least one site on the Skeringham Development, and also consider opportunities for a second site.
- New cricket provision will also be required but this should be delivered in conjunction with a club, and potentially at a school site.
- Requirements for new rugby pitches should be delivered on the sites of, or in conjunction with, existing rugby clubs.

With regards total requirements, up to 2036, it is anticipated that the following requirements will need to be delivered;

- 2 adult, 3 youth and 2 – 3 mini pitches
- 1 cricket pitch
- 2 rugby pitches

Full associated ancillary provision would be required, including changing rooms and car parking. Pitch layouts should meet with Sport England and National Governing Body for sport guidance.

The estimated demand for AGPs is 0.5 facilities in total. A new AGP should be considered to replace some football and / or rugby demand, however this will need to be considered in the

context of current programming and use of the existing 3Gs, particularly taking into account the impact of the new 3G facility at Eastbourne Sports Complex.

Just over half of this demand emanates from new developments outside of the three strategic sites. Post 2036 however, almost all growth will focus on the three strategic sites and further demand will be generated.

Skeringham in particular will be a potentially large site post 2036 and levels of provision in line with the needs identified should be considered to provide a sustainable new community, alongside indoor sport requirements. While this site accommodates the larger number of dwellings, and therefore generates the highest proportion of the additional demand, it will be important to consider whether the site represents a sustainable location for new provision that is intended to serve a wider catchment, taking into account site accessibility.

4.5 Conclusion

While this report provides an indication as to the potential contributions that might be expected as new development is delivered, it should be noted that the analysis calculator provides only a starting point for discussions and provides a benchmark against which discussions should be framed.

Decisions relating to the most appropriate contribution will need to be discussed in relation to each specific development and at the appropriate time as supply and demand issues evolve and Council sport and leisure policy develops. This will involve discussions at the time with relevant NGBs, neighbouring local authorities and the policy towards site development in terms of seeking to deliver sustainable communities and what this might entail.

Furthermore as a result of this process the Council have also committed to updating its evidence base in the form of a re-freshed Playing Pitch Strategy (PPS) and an updated Indoor Built Facility Strategy. These will be key documents, which should guide sports infra-structure needs.