

EAST AYRSHIRE COUNCIL

CABINET 16 SEPTEMBER 2009

STEWARTON SPORTS FACILITIES

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to update Members on progress with the development of new sports facilities in Stewarton, and approve the selection of a preferred site for the new Sports Hall and full size synthetic grass pitch.

2. BACKGROUND

- 2.1 Council approved the development of new sports facilities in Stewarton as part of the General Services Capital Programme report on 11th February 2009.
- 2.2 Previous studies had highlighted the shortage of indoor sports facilities in the town and a shortfall in the availability of outdoor sports pitches for training and competitive matches. As a response to these issues, a single new facility with a sports hall and other indoor facilities, co-located with a floodlit synthetic grass pitch, was identified as the preferred option for development. In order to ensure that best use is made of the available funding, it was also determined that only land in Council ownership would be considered for this development.

3. SITE OPTIONS

- 3.1 Due to the scale of the proposed development, the number of potential sites in Stewarton is limited and only three Council owned sites were identified as suitable for further consideration, these were: Cocklebie Park, Strandhead Park and Stewarton Academy.
- 3.2 The option appraisal identified Strandhead Park as the preferred location due to its ease of access and more central location, and the opportunity to utilise the disused red blaise pitch and upgrade changing facilities without significant loss of amenity for the community.
- 3.3 Cocklebie Park is considered to be too distant from the main centre of population and access is difficult. In addition, ground conditions may present difficulties for major construction works and there is the possibility of providing an additional grass pitch at this site in the future. Losing one of the few accessible grass pitches in the area for the development was not considered to be an appropriate way forward.

- 3.4 Stewarton Academy is considered to be too remote from the main centre of population and access to facilities would not be suitable at this location. Joint use of facilities on a school site would normally be a preferred option, however, vehicle access issues and the location of the school at the extreme edge of Stewarton mean that it is not considered to be an appropriate location for a new community sports centre.

4. RESPONSE FROM LOCAL ORGANISATIONS

- 4.1 Every sports club in Stewarton that is registered with East Ayrshire Council or East Ayrshire Sports Council was contacted and given details of the outline facility plans. Two clubs responded with observations regarding the suitability of the facilities for the requirements and one of these clubs, Stewarton Annick Football Club, followed up their interest by attending meetings and adding their input to the design proposals, particularly regarding the specification for the synthetic grass pitch.
- 4.2 As a result of this process, more detailed designs were produced and these were discussed with local Members, Spokespersons for Community Wellbeing, and Stewarton and District Community Council. The Community Council have indicated their support for Strandhead Park as the preferred location and welcome the proposals for new sports facilities in Stewarton.

5. FACILITY DESIGN

- 5.1 The current indicative design proposals allow for an indoor and outdoor facility on the same site, sharing changing facilities, car parking and storage areas. Indicative designs are shown as appendices to this report.
- 5.2 The Sports Hall will be a standard size - 1 Basketball/4 Badminton Court Hall, capable of hosting a wide range of sports and leisure activities. The building will also house a Dance Studio, Fitness Room, staff accommodation and separate changing facilities for indoor and outdoor sports. A community/meeting room will also be included (see Appendix 1).
- 5.3 The synthetic grass pitch will meet the appropriate standards for training and competitive matches and will subdivide into two half pitches to allow 7-a-side matches to be accommodated. Folding goals will be included along with a 5 metre high perimeter fence and floodlighting (see Appendix 2).

6. FINANCIAL IMPLICATIONS

- 6.1 The budget for this project, approved by Cabinet on 11 February 2009, was £4.3million. The indicative designs outlined in this report should be achievable within the allocated budget.

6.2 The annual additional net revenue costs of operating this new facility will be around £103,000 dependant on the final design, opening hours, staff requirements and charging regime. The revenue budget requirement will be clarified as the project progresses.

7. COMMUNITY PLANNING IMPLICATIONS

7.1 The development of new indoor and outdoor leisure and sports facilities in Stewarton will support the delivery of key targets and actions within the Improving Health and Wellbeing and Providing Community Regeneration themes of the Community Plan.

8. LEGAL/POLICY IMPLICATIONS

8.1 There are no legal or policy implications arising from this report. Any proposed development will be subject to the statutory planning processes and the new facilities will meet all appropriate legislative standards and requirements.

9. CONCLUSIONS

9.1 The option appraisal process has identified Strandhead Park as the preferred location for the development of the new sports facilities in Stewarton. Strandhead Park is the most central and easiest accessible of the three Council owned sites considered and the proposals will regenerate the park while providing facilities for the whole community.

10. RECOMMENDATIONS

10.1 It is recommended that Cabinet:-

- (i) Note the selection of Strandhead Park as the preferred site for new indoor and outdoor sports facilities in Stewarton;
- (ii) Note the indicative design and cost proposals outlined in the report;
- (iii) Remit to the Executive Director of Neighbourhood Services and the Executive Head of Finance and Asset Management to progress this project in line with this report; and
- (iv) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

WS/JAG/CF

9th September 2009

Appendices

1. Sports Hall indicative layout
2. Synthetic Grass pitch indicative layout

LIST OF BACKGROUND PAPERS

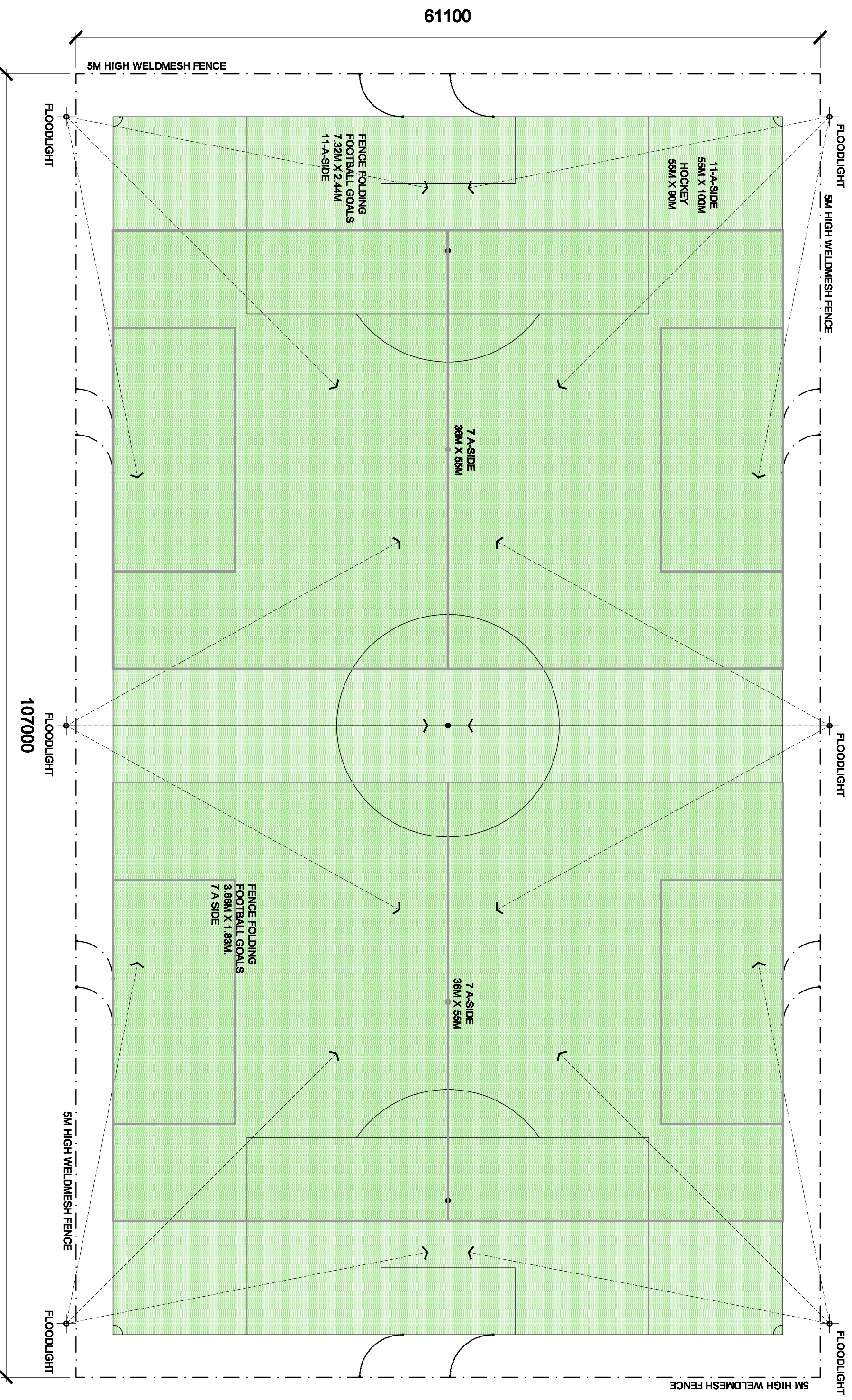
- 1. Outline Business Case and Project Brief (available via Members' Portal)**

Any person wishing to inspect the background papers listed above should telephone 01563 578179 and ask for John Griffiths, Head of leisure Services.

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GROUND FLOOR PLAN



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 Asset Improvement Service
 Council Offices
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 Tel : 01563 555234
 Fax : 01563 555235
 www.asset-ayrshire.gov.uk

Proposed Location
PROPOSED SPORTS FACILITY
STEWARTON

Drawing Title
PITCH LAYOUT
11-A-SIDE & 2-7-A-SIDE

Drawn by
GJB

Checked by
NTS

Date
05/09

Drawn to
PL01

