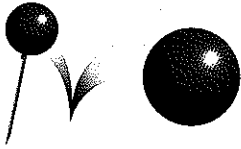


strategic leisure



Carrington Business Park  
Carrington  
Manchester M31 4YR

+44(0)161 776 4363 t

+44(0)161 776 1928 f

info@strategicleisure.co.uk e

www.strategicleisure.co.uk w

**Chorley Borough Council**

**Feasibility Study into the  
Potential Development of  
a Sports Village**

**A**

**Final Report**

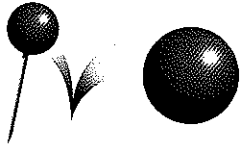
**By**

**Strategic Leisure Limited**

**July 2007**

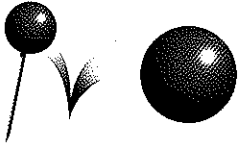
Registered in England No. 352 3670  
Registered Office: Strategic Leisure  
Carrington Business Park, Carrington  
Manchester M31 4YR





## CONTENTS

		<b>Page</b>
<b>SECTION I</b>	- <b>Introduction</b>	<b>01</b>
	<ul style="list-style-type: none"><li>• Introduction</li><li>• Background Context</li><li>• Study Aims and Objectives</li><li>• Our Approach</li></ul>	
<b>SECTION II</b>	- <b>Assessment of Need for a Sports Village</b>	<b>03</b>
	<ul style="list-style-type: none"><li>• Strategic Context</li><li>• Facility Audit</li><li>• Consultation</li><li>• Summary</li></ul>	
<b>SECTION III</b>	- <b>Developing a Sports Village in Chorley</b>	<b>13</b>
	<ul style="list-style-type: none"><li>• Potential Facility Mix</li><li>• Facility Location and Site Assessment</li><li>• Capital Costs</li><li>• Funding Sources</li><li>• 5 Year Revenue Estimates</li><li>• Operational Management Approach</li></ul>	
<b>SECTION IV</b>	- <b>Challenges to be addressed in Developing a Sports Village in Chorley</b>	<b>24</b>
	<ul style="list-style-type: none"><li>• Assessment of Need</li><li>• Strategic Need</li><li>• Location</li><li>• Facility Mix</li><li>• Partnership</li><li>• The role of Chorley FC</li><li>• Capital Funding</li><li>• Revenue Funding</li><li>• Operational Management Options</li></ul>	
<b>SECTION V</b>	- <b>Conclusions and Recommendations</b>	<b>27</b>
	<ul style="list-style-type: none"><li>• Conclusions</li><li>• Recommendations</li><li>• Next Steps</li></ul>	



## **APPENDICES**

- APPENDIX 1 - Strategic Context**
- APPENDIX 2 - Study Consultees**
- APPENDIX 3 - GIS Mapping**
- APPENDIX 4 - Pitch Allocation Plan 2006-07**

# SECTION I - INTRODUCTION



## Introduction

- 1.1 Strategic Leisure Limited (SLL) was commissioned by Chorley Borough Council (CBC) to undertake Feasibility Study into the proposals for the development of the Chorley Sports Village in January 07.
- 1.2 Proposals for the development of a 'Peoples' Stadium', and associated facilities, constituting a Sports Village, have been put forward in relation to future provision in Chorley.
- 1.3 Given the potential significance and scale of such a project in the Borough, and indeed at sub-regional level, the proposal for the development of a Sports Village, its concept and scale, need to be robustly assessed, to provide clear recommendations on the way forward.

## Our Approach

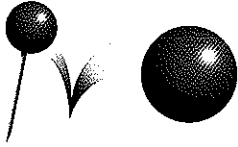
### Study Objectives

- 1.4 The objective of the feasibility study is to assess the need for a Sports Village in Chorley taking into account:
  - The demand for such a facility
  - Facility mix
  - Location
  - Management options
  - Operational sustainability
  - Business plan
- 1.5 The study focuses on establishing the need for future sports facility provision in the Borough, and examines whether these needs have the potential to sustain the development of a Sports Village.

### Background to the Proposals for a Sports Village in Chorley

- 1.6 The potential development of a Sports Village is linked to existing sports facility provision in the Borough.
- 1.7 Chorley Football Club (Victory Park) and an adjoining piece of land (Duke Street) are currently owned by a private developer, (Mr T Hemmings). There is currently a proposal related to Duke Street for the development of residential properties, which would realise planning gain for Chorley Borough Council. If Duke Street were to be developed, there is a possibility that the private owner may also choose to pull out of Victory Park, and realise its value through residential development. This would result in the loss of two pieces of open space, which are used, or have potential to be used, for recreational purposes.
- 1.8 The development of Victory Park would result in the loss of Chorley FC's ground, which has previously been used by local junior football clubs for training and some competition.

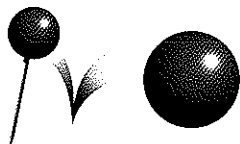
## SECTION I - INTRODUCTION



The loss of Duke Street, which is the old Leyland Motors sports facility site, would mean the loss of land which has previously had recreational use, and could have such use again.

- 1.9 Located in between these two sites is the CBC owned Ranglets Recreation Ground; this site would require some investment and improvement if the other two sites were to be developed for residential use.
- 1.10 The development of a Sports Village would require a significant capital investment; it is anticipated that the development of both Victory Park and Duke Street sites could realise a capital contribution to the new facilities. The development of a Sports Village will also therefore require an alternative site in the Borough.
- 1.11 The initial concept for the Chorley Sports Village is the development of appropriate sports facilities for:
- Chorley FC - play in the Unibond League, but require facilities to be of Conference League standard
  - Chorley Linx Rugby Football Club (rugby league club now playing over in Blackpool)
  - Athletics (currently no provision in the Borough) -
  - Rugby Union (potentially)
  - Hockey (potentially, although if this is not a water-based pitch, then there may be capacity at the two existing artificial turf pitches in the Borough at Holy Cross Sports College, and Buckshaw)
- 1.12 The proposed development of this Sports Village will need to be considered in the context of its potential contribution to community safety, participation opportunities for young people, regeneration, training/skills, employment and the extended schools' agenda. Such a development may also provide a way forward for the development of a 'Lads and Girls' Club development, similar to the Bolton model, which has been identified as a strategic priority in addressing the needs of local young people.

## SECTION II - ASSESSMENT OF NEED

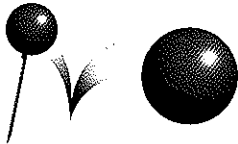


### Review of Strategic Context

- 2.1 A summary of the national and regional context is included in Appendix 1.
- 2.2 There is currently no strategic context for the development of a Sports Village in the Borough, and it is not identified specifically in either the Community Strategy or the Cultural Strategy as a facility priority, although the strategies do identify the need for facilities to improve health and well being of the local communities.
- 2.3 The proposal to develop a Sports Village is not included in any Council sports and leisure facility development plans; the concept of the Sports Village has developed primarily as a result of interested parties and individuals in the Borough of Chorley pushing the agenda for such a development forward.
- 2.4 A summary of the local strategic context has also been included in Appendix 1. The following documents have particular influence on the future development of sports and cultural provision in the Borough:
- Corporate Strategy 2006/07-2008/09
  - Chorley Borough Community Strategy 2005/2025
  - Creative Connections: A Cultural Strategy for Chorley 2003/2008

Strategic Document	Summary
<b>Chorley Borough Council Corporate Strategy 2006/07 – 2008/09</b>	The Corporate Strategy identifies 6 Strategic Objectives, one being to develop the character and feel of Chorley as a 'good place to live'. The following key long term outcomes related to sport, leisure, recreation, health and fitness provision include the objectives for 'healthier communities and reduced health inequalities' and 'more people satisfied with Chorley as a place to live.'
<b>Chorley Borough Community Strategy 2005-2025</b>	The Community Strategy includes five priorities including the aim to develop the character and feel of Chorley as a good place to live and visit. A goal is identified to provide more leisure and entertainment opportunities and to encourage participation in leisure activities.
<b>Chorley Cultural Strategy 2003/2008</b>	The Cultural Strategy identifies the Council's vision:  "To increase participation in Chorley's Cultural life. We want our citizens to take part in quality cultural experiences which we believe will increase their confidence, quality of life as well as improving the dynamic image of the Borough and making a contribution to improving its economy and environment."

## SECTION II - ASSESSMENT OF NEED



Strategic Document	Summary
	The Cultural Strategy's aim is to promote the cultural well being of the area and includes achieving health and lifelong learning benefits from culture. The strategy identifies that this will be achieved through investment in to resources and provision through new private/voluntary section partnerships, particularly in terms of addressing new venues and sports facilities. There have been requests for new sporting venues including athletic facilities and a full size artificial turf pitch in the Borough.

- 2.5 There is existing assessment information on playing pitches in the Borough which has been produced through an initial PPG17 and Playing Pitch Plan 2006-07.
- 2.6 The assessment of the playing pitches in the borough has not highlighted significant deficiencies in current provision, although there is an aspiration to improve the location and quantity of junior football pitches.

### Facility Audit

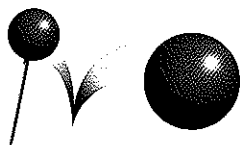
- 2.7 An audit of grass pitches (full sized football pitch) in the Chorley area shows a significant under provision (per 1000 overall population) when compared to boroughs with a similar size population. The critical issue to consider, however, is the level of pitch provision compared to the actual proportion of the population who participate in pitch sports. This ratio will be produced as part of the PPG17 and Playing Pitch study.

#### Full Size Grass Pitch Provision: Source Sport England – Active Places

Local Authority	Population	Number of Grass Pitch Sites	Number of Grass Pitches	1000 Population per grass pitch
Crewe & Nantwich Borough	110,981	41	82	1353
South Ribble Borough	103,881	35	65	1598
Vale Royal Borough	122,114	38	74	1650
Warrington Borough	191,071	59	112	1706
<b>Chorley Borough</b>	<b>100,446</b>	<b>26</b>	<b>49</b>	<b>2050</b>

- 2.8 CBC Streetscene, Neighbourhoods and Environment Directorate produced a Pitch Allocation Plan for 2006-07. A copy of the plan is included in **Appendix 4**.
- 2.9 The current renovation of Astley Park resulting from the Heritage Lottery Funding has created the opportunity for pitch provision within the park to be modified.

## SECTION II - ASSESSMENT OF NEED



- 2.10 There has been a view for some time within the council that by re-allocating existing space in Astley Park it may be possible to provide junior football in the town from a central base. It is also suggested that by having junior football based on a central venue the authority may be better placed to attract external funding to enhance playing conditions within the Park.
- 2.11 As of the 2006/7 football season the council provides 17 full size football pitches alongside five rugby pitches. These are located together as follows:

Location	Football		Rugby	Changing Rooms
	Full Size	Junior		
Astley Park	5	1		YES
King George's, Adlington	3		1 (League)	YES
Jubilee Playing Fields, Adlington	2			
Westway	2		1 (Union)	
Chisnall Playing Fields, Coppull	1		3 (League)	YES
Wigan Lane, Duxbury	1			
Great Greens Lane, Clayton Brook	1			
School Lane, Brinscall	1			
Gillett Playing Fields, Limbrick	1			

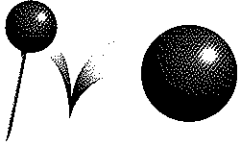
- 2.12 CBC has identified that since 2001 there has been a steady growth in the number of teams involved in the local leagues.

### Local Pitch Developments

- 2.13 Consultation with CBC highlighted that a number of new developments related to pitch provision are currently taking place in the Borough. Astley Park, as a result of Heritage Lottery Funding has raised the opportunity for pitch provision within the park to be modified. CBC considers that by re-allocating space in Astley Park, it may be possible to provide a central base for junior football in Chorley town.
- 2.14 Within the next two years CBC will be handed three full-size pitches and changing accommodation as part of the development alongside the Gillibrand link road.



## SECTION II - ASSESSMENT OF NEED



- 2.15 In addition, one full size synthetic turf pitch will be provided, with changing accommodation as part of the Buckshaw Village development. They will be operated under a private management arrangement, separate to existing council facilities. There will also be two new grass pitches at Buckshaw.

### Football Pitches

- 2.16 The Chorley Playing Pitch Plan was produced in 2006-07.
- 2.17 Consultation with the CBC representative responsible for pitch allocation, planning and bookings identified that at present CBC has 100% occupancy of the sports pitches and that each of the available facilities gets used at least once a week. This has resulted in CBC central football pitches now 'doubling-up' on Sundays i.e. pitches are used more than once on a Sunday. This is partly due to a number of junior schools not allowing junior football teams to book the school pitches.
- 2.18 In summary, the CBC representative reported that although the number of CBC pitches currently being provided is able to meet demand, there are limited alternatives for re-allocating these. This is principally as a result of the current shortage of changing facilities.

### Synthetic Athletics Track Provision

- 2.19 Chorley Borough does not have a synthetic athletics track, the closest facilities accessible from the Borough are those located in Horwich, Wigan, Blackburn and Preston.

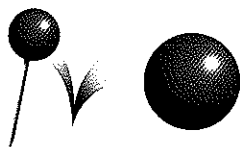
### Synthetic Turf Pitches

- 2.20 There is a full size synthetic turf pitches in the Borough at Holy Cross High School, a synthetic turf pitch (not full size) at Southlands High School and 2 small sized third generation pitches at Clayton Green Leisure Centre. The privately managed synthetic turf pitch at Buckshaw Village will open in 2007.
- 2.21 Outside the borough there are synthetic turf pitches at Runshaw College, Leyland, Lancashire FA, Leyland, Bolton Arena, Horwich and Leyland St Michaels School, Blackburn. There are two synthetic turf pitches at Witton Park, Blackburn.
- 2.22 The pitches are extremely well utilised, and bookings during the peak period of the year September – March are at a premium.

### Key Stakeholder Consultation

- 2.23 The consultation undertaken to inform this feasibility study has included meetings with Chorley Borough Council officers, Chorley Borough councillors, Key Stakeholders, Political Leaders, Governing Bodies, Sports Organisations and Club Officials, and potential partners or tenants.
- 2.24 The aim of the consultation exercise was to identify the need for a Sports Village in the area, and assess the identity of potential major stakeholders with regard to any capital investment and management of the proposed Sports Village.

## SECTION II - ASSESSMENT OF NEED



2.25 The consultation exercise outcomes have been used to inform the facility mix of the proposed Sports Village and to identify potential sites in the area where the facility could be located.

2.26 Details of consultees are included in Appendix 2.

### **Chorley Borough Council**

2.27 Chorley Council's Sports Development Officer and a group of volunteers have established a Chorley Football Development Group. The main purpose of the group is to improve opportunities, organisation and provision for football in the area. Consultation with the Council's Sports Development Officer and a representative of local junior football clubs highlighted the lack of any quality junior and senior football provision in the area. Local teams have a shortage of pitches on which to play and train. The synthetic turf pitches (See Appendix 3 Map 6) at Holy Cross School and Southlands High School are booked to capacity and the junior teams play in the Mid Lancashire under-8 years Junior League which is based at Penwortham Home.

2.28 CBC Director of Leisure and Cultural Services identified the ongoing investment into sports and leisure facilities and provision in Chorley impact on the proposed facility mix for the Sports Village. There are a number of established health and fitness facilities in the Borough and it should not therefore be assumed that the inclusion of a new health and fitness facility at the proposed Sports Village will be a significant income generator. Current and future planned investment in sports facilities may result in an over provision of certain facilities resulting in internal competition for users, and a lack of prioritised capital and revenue resources.

2.29 CBC is currently investing in the following areas:

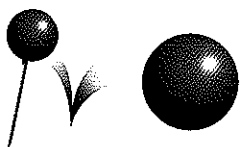
- Golf Club £1.2m (£600k Glendale investment)
- Leisure Centres £1.5m (CBC)
- Brinscall Pool Phase 1 £190k (CBC)

2.30 CBC is also developing Astley Park. The pavilion is currently being refurbished. The site currently provides 6 full size senior football pitches. There are plans for 12 new junior football pitches which could be funded through the Football Foundation.

2.31 In addition there are 2 senior pitches at Gillibrand and a full size synthetic turf pitch at Buckshaw Village planned for the future. Two new grass pitches are planned for Buckshaw.

2.32 CBC has been very proactive in identifying gaps in provision i.e. small sided games and have been in contact with private operators such as 'Goals' to test the market and establish if there is any investment interest from the private sector. To date there has been no success in establishing a private partner as the target market is at present too small.

## SECTION II - ASSESSMENT OF NEED



### **Chorley Football Club**

- 2.33 The local senior football team, Chorley Football Club, play in the Unibond Football League. Victory Park is in central Chorley and the stadium is in need of major refurbishment. The existing club site is surrounded by housing and buildings on three sides and there is no possibility of developing the existing site.
- 2.34 The club would be very interested to be a partner in the proposed Sports Village and relocate the club as part of the facility development.
- 2.35 Chorley Football Club needs a new stadium and training facilities and additional grass pitches for junior, youth and reserve team developments. A new stadium for the club would need to meet the Conference Football League Stadium Criteria as the club has aspirations to play at Conference level in the future.

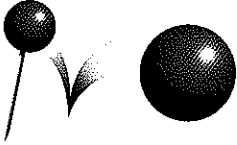
### **Chorley Rugby Union Club**

- 2.36 Chorley Rugby Union Club is active in the Chorley community operating a number of clubs and a developing junior section. The Rugby Club has made their pitches and facility available to a number of different sports clubs in the borough such as Astley Village Junior Football Club, Chorley Bowmen, Lancashire Cycle Club and a local American Football Club. Chorley Rugby Union Club owns the 15.2 acre site at the club and is looking to develop and improve the facilities in the future. Chorley Rugby Club officials support the development of a Sports Village in Chorley and would welcome the opportunity to be part of a Sports Village project in the future as long as they maintain a guarantee of security of tenure and ownership of the land.

### **Chorley Panthers Rugby League Club**

- 2.37 Chorley Panthers Rugby League Club is based in Chisnell. It is a very active club with junior teams from under 7 years up to under 21 year olds. The club has established three girls' teams.
- 2.38 The club currently leases the pitches from CBC. The pitches get heavy use through games and training nights. In the winter the club books Southlands School synthetic turf pitch for training nights.
- 2.39 The club has to book the grass pitches at Southlands School due to the pitches at Chisnell being in poor condition.
- 2.40 The club has converted a building as a Club House; facilities are basic with only three showers available.
- 2.41 A representative of Chorley Panthers Rugby League Club would welcome the opportunity to enter into any discussions in relation to being a part of the proposed Chorley Sports Village.

## SECTION II - ASSESSMENT OF NEED



### **Blackpool Panthers Rugby Club**

- 2.42 Blackpool Panthers Rugby League Club was previously based in Chorley. Due to a number of reasons the club has now relocated to Blackpool and is based at Fylde Rugby Football Club. A representative from the club stated that any discussions regarding the club returning to Chorley would have to go before the Board of Directors with a more detailed outline of what is proposed and the likely management arrangements.

### **Chorley Sports Forum**

- 2.43 Chorley Sports Forum has been established to develop sports participation, development and opportunities in the Borough. The Chairman of Chorley Sports Forum believes that there is a major need for a Sports Village in Chorley to improve the quality of provision and opportunities for all members of the Chorley community, young and old, to participate in healthy and beneficial activities. The spokesperson from the Chorley Sports Forum stated that the proposed Sports Village should have as a minimum, in his opinion, an athletics track, gymnastics facility, dance performance centre, table tennis, badminton, netball and bowls.

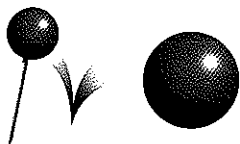
### **Sport England North West**

- 2.44 Sports England North West, although supportive of sports facility development projects in the region which will improve the sports and leisure stock and opportunity to participate and improve performance, confirmed that there are no plans to invest in a Sports Village or similar type of facility in Chorley at present.
- 2.45 Sport England is currently looking to test the principles of the 'Mapp' Sports Village Model on at least two national pilot projects before launching a national programme. Warrington Borough Council (Orford Park) has been invited to compete to become one of the national trailblazer pilots; Sport England, Warrington Borough Council and NWDA are currently working together to review the existing Orford Park proposals against the revised model to test whether these principles are achievable. It is therefore highly unlikely that any other Sports Village project in the North West requiring significant capital funding will be supported, (unless it follows the traditional model which has the potential to attract funding from the Football Foundation), until the national pilot projects have been robustly tested and assessed.
- 2.46 The Regional Development Agency (NWDA) has been asked by Sport England to work with them on the pilot project in Warrington to provide support in exploring and maximising the commercial development opportunities which may be afforded through the Orford Park development linked to facilitating its development (i.e. land remediation work, associated infrastructure costs) and supporting the development of the social enterprise.

### **North West Development Agency**

- 2.47 The NWDA, as a regional development agency, does not prioritise the funding of individual sports projects, nor individual facility developments. The focus of the NWDA in relation to sport is the outcomes that sport, as part of a larger development can deliver in terms of

## SECTION II - ASSESSMENT OF NEED



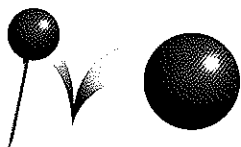
regeneration, employment, skill development, education and training, and critically, inward investment.

- 2.48 Whilst supportive of the Sports Village concept, and involved in the 'testing' of the Mapp model, the NWDA is unlikely to provide capital funds for such a project directly, and is also unlikely to consider any such funding until the outcomes of the Orford Park project are known.
- 2.49 The NWDA understands that it is Sport England's intention to confirm whether Warrington will be selected as a national trailblazer by June 2007.
- 2.50 The NWDA is not currently aware of any further information about their plans to launch a national programme for Mapp Sports Villages.

### **Lancashire Sport**

- 2.51 Consultation with Lancashire Sport identified support for the Sports Village concept and highlighted that such provision has been successful in providing a good infrastructure for sport in the local area and will assist in allowing sport to diversify within the Chorley area.
- 2.52 Lancashire Sport highlighted that priority areas for the partnership are areas with identified lower levels of participation (Sport England Active People Survey) within the County namely Blackburn and Burnley, which are in the lower quartile.
- 2.53 Although the proposed site is not in the highest priority areas, Lancashire Sport reiterated their support for such a scheme which would undoubtedly be to the benefit for all of the local community.
- 2.54 Lancashire Sport advised that such a project requires as many partners as possible to increase 'buy in' to the project and to ensure its success.
- 2.55 According the Lancashire Sport health related problems linked to alcohol are a key issue in the Chorley area; there is potential to introduce initiatives to assist in addressing this issue, linked to a Sports Village concept.
- 2.56 A focus or a theme for the proposed Sports Village project is required if the scheme is to flourish; a football related facility would have a higher chance of coming to fruition with assistance with the Football Foundation. A football related scheme could also link to work being undertaken by NACRO and focus on youth inclusion and reducing crime.
- 2.57 Lancashire Sport highlighted the lack of a FA Women and Girls Football Centre of Excellence in Lancashire; there is potential for this to be considered as a part of the proposed Chorley development.
- 2.58 Lancashire Sport would like to commit their support to any such scheme and would like to be involved where possible

## SECTION II - ASSESSMENT OF NEED



### Lancashire FA

- 2.59 Lancashire Football Association supports any developments in the Lancashire area that will provide additional facilities for football development and participation.
- 2.60 Any Football Foundation funding linked to synthetic turf pitch developments at the proposed Sports Village would be based on there being a shortage of provision in the area; the turf pitch must be 3G specification and the facility must be for community use. They would not support any development if the 3G pitch was to be monopolised by Chorley Football Club.

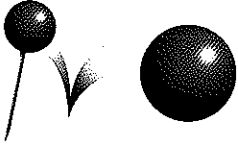
### UK Athletics

- 2.61 Consultation with UK Athletics confirmed that Chorley has not been identified as an area for development. The Regional Manager for the North West identified three areas, Cumbria, Mid Cheshire and Ribble Valley as the priority areas for investment into new facilities.
- 2.62 UK Athletics also confirmed that the capital costs of developing an athletics track range from £500-750k and is expensive to maintain. UK Athletics would only recommend a new development if there was a major demand for a track from the local community and schools.
- 2.63 UK Athletics Facility Strategy for the UK 2002-2006 states that there needs to be a population of 250,000 within a 20 minute drive time, or up to 45 minute drive time in rural areas to support the development of an athletics track (8 lane, synthetic). The Facility Strategy states that there should be two or more primary or secondary schools/colleges within walking distance of the athletics track.
- 2.64 From central Chorley (Union Street) the distance to the nearest athletics tracks are:
- Bolton Arena 6.3 miles
  - Robin Park Arena & Sports Centre 7.4 miles
  - Witton Park Athletics Track 7.52 miles
  - Wigan Park Athletics Track 7.8 miles
  - Preston Sports Arena 10.6 miles
- 2.65 It is suggested that all these locations, except Preston, are within a 20 minute drive time of the centre of the Borough.

### Other Stakeholders

- 2.66 The consultation exercise included potential stakeholders that may wish to be part of a Sports Village development, including Central Lancashire Primary Care Trust and Lancashire County Council Youth & Community Services.
- 2.67 There is support for a proposed Sports Village and departments would be able to utilise such a facility to engage with the public, office space and use for conference and exhibitions, although it was stated that there is no capital to invest into the project as resources have already been allocated.

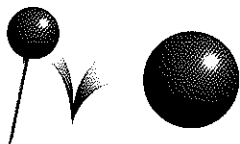
## SECTION II - ASSESSMENT OF NEED



### Summary

- 2.68 It is clear from the consultation exercise that there is significant local support and aspiration for a Sports Village in Chorley, particularly amongst local clubs. The facility audit and consultation exercise has identified that there is a lack of a central sports facility in Chorley that can offer the local community a base for field sports.
- 2.69 The neighbouring boroughs do have field based sports provision which is well used by governing bodies, local leagues, education and clubs.
- 2.70 Neighbouring boroughs have excellent sports provision which can accommodate a variety of field based sports. These centres include Preston Sports Arena, Wigan Stadium, Witton Park and Bolton Arena.
- 2.71 Consultation identified the lack of one dedicated sporting venue in Chorley, especially for 'field' sports. The sports facility mapping exercise supports this view; whilst there are a number of playing pitches across the Borough, the majority of these are single, or at most 2 pitch sites (See Appendix 3 Maps 3, 4 and 5) which do not provide a focus for training, development and competition for a range of pitch sports. The Astley Park development will however address the need for a central junior football base.
- 2.72 Children and young people in the area are able to gain some opportunities for grass roots sports development, such as football and athletics, but if they show any potential/talent they are directed out of the Borough to clubs that can take them to the next development level and offer them better facilities. The Chorley Harriers Athletics Club representative, who does a great deal of schools coaching programmes and leads the athletics club, stated that athletes are leaving Chorley due to lack of facilities and they move on to clubs in Wigan or Horwich which have track and field training facilities.

## **SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY**



### **Developing a Sports Village in Chorley**

- 3.1 It is important to consider the potential scale and facility mix of a Sports Village were such a concept to be developed in Chorley

#### **Potential Facility Mix**

- 3.2 The potential facility mix for the proposed Sports Village has been developed from an assessment of current provision and the feedback from the consultation.
- 3.3 For the purpose of this feasibility study the core facility mix for the proposed Sports Village is as follows:
- New Chorley Football Club Ground (to meet Conference League minimum requirements)
  - Full size 3<sup>rd</sup> Generation Football Pitch
  - Athletics Arena (stand and seats 400)
  - Grass Pitch within the Athletics Track
  - Full size grass pitch
  - 6 x Junior football pitches

#### **Description of Facilities**

##### **New Chorley Football Club Ground**

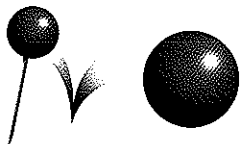
- 3.4 Chorley Football Club has aspiration to progress to the Conference League. It is the Club's senior officials and management belief that with the correct resources they will be in a position to gain Conference League status. It is therefore necessary to plan the new ground so that it meets Conference League Minimum Criteria standards. These include a minimum capacity of 4,000 with a minimum of 500 seats. The ground must have a clubhouse and floodlights of lux level 120. The criteria are specific and detailed.
- 3.5 As a minimum the new ground should accommodate the following:
- Dressing rooms
  - Offices
  - Large function room
  - Community changing facilities/rooms
  - Match day bar
  - Community room
  - Classrooms for sport/coaching/educational/lifelong learning/PCT purposes

##### **Full size 3<sup>rd</sup> Generation Football Pitch**

- 3.6 A 3<sup>rd</sup> generation pitch is the latest revolution in artificial turf pitches providing an 'all weather' playing surface that looks and feels like grass. The product has been approved by the Football Association.



## SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY



### **Athletics Arena**

3.7 The athletics arena would need to meet UK Athletics and IAAF standards and should include the following:

- 400m track
- Long & triple jump
- Water jump
- Javelin
- Discuss and hammer
- Discuss
- Pole vaults
- Shot put
- High jump
- Finish line

3.8 The Athletics Arena would include a small stand on the finishing length which will seat a minimum of 400.

3.9 The Athletics Arena is a separate facility not linked to the proposed stadium.

### **Grass Pitch within the athletics track**

3.10 The grass pitch within the athletics track would be a maximum size of 105m. The Football Association rules allow for the length of a football pitch to be a minimum of 90m to a maximum of 120m. The grass pitch within the athletics track does not provide sufficient pitch length for senior rugby union or rugby league to be played as they require a minimum 130m in length.

### **Full size grass pitch**

3.11 The full size grass pitch would need to be a minimum of 130m x 90m to allow for the playing requirements of rugby union, rugby league and association football.

### **Junior football pitches**

3.12 Six small sided natural turf pitches that conform to mini soccer standards.

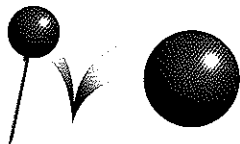
### **Facility Location and Site Assessment**

3.13 The site for the proposed Sports Village is critical to the success of the project and the long term sustainability of the Sports Village.

3.14 Criteria used to identify the location include the following:

- Accessibility – location and physical
- Site size
- Current and previous use of site

## SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY



- Proximity to other provision/education sites/town centre etc
- Ground condition e.g. slope
- Potential planning issues
- Proximity to public transport

- 3.15 The proposed facility mix will require a 20 acre site to accommodate the full sports and ancillary facilities.
- 3.16 In consultation with CBC Planning Officers two sites were identified as possible locations for the proposed Sports Village
- 3.17 The two sites identified to accommodate the Sports Village are the Chorley Rugby Club site at Astley Village and Buckshaw Village.

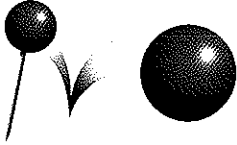
### **Chorley Rugby Club Site**

- 3.18 The Chorley Rugby Club site is 15.2 acres, but the club has plans in the future to sell 6 acres for residential development and develop the rugby club facilities on the remaining 9 acres. Plans to develop the area will not take place for a minimum of 2 years due to land ownership issues.
- 3.19 The rugby club site does not provide sufficient space to accommodate the overall facility mix for the proposed Sports Village.
- 3.20 Chorley Rugby Club has their own plans to develop a new club house and training facilities, but through negotiation, a guarantee of security of tenure and ownership of the land, the rugby club would consider being a part of a Sports Village project.
- 3.21 The identified Sports Village facility mix would have to split if the Sports Village was to be located at the Chorley Rugby Club site. Initial consultation with the Rugby Club identified that they would accommodate the community sports provision and pitches, but not the relocation of Chorley Football Club to the current Chorley Rugby Club site.
- 3.22 CBC is planning to develop 12 junior football pitches at Astley Park with funding from the Football Foundation. Such a development would impact on any application for Football Foundation funding for the Sports Village at the rugby club site due to its proximity to CBC's development at Astley Park.

### **Buckshaw Village**

- 3.23 Buckshaw Village is a development of 2000 new homes, and an 80 acre Business Park with further commercial plans. The master plan for the site has been established and is predominately for housing, offices and other business developments. The area will provide employment for up to 5,900, a district shopping centre, provision for a railway station, park and ride, primary school, health centre and outdoor sports amenities such as a full size synthetic turf pitch.

## SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY



3.24 There is a possible option to develop the BAe Systems site. Development and planning for this area is in the early stage of decision making and any site developments will not take place for about 5-6 years.

3.25 The main issue is that BAe Systems would wish to maximise income and development and they may realise greater profits developing alternative facilities to a Sports Village.

### Alternative Locations

3.26 A number of additional alternative locations for a proposed Sports Village were identified through consultation. These include the following:

1. Euxton – the privately owned land opposite Bolton Wanderers Football Ground
2. Clayton New Town
3. Birkacre
4. Charnock Richard

3.27 The feasibility study has identified a number of priority locations for the proposed Sports Village, but the site identification will require a much more detailed investigation when the facility mix has been finalised and the exact footprint established.

### Capital Costs

3.28 Capital costs are directly linked to the proposed facility mix for the Sports Village.

3.29 The capital costs for the proposed Sports Village are identified below. These indicative capital costs have been provided by Sport and Landscape Development (SLD), a division of SLL, who specialise in developing field based sports facilities.

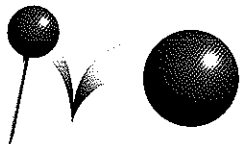
Sports Village Component	£ Cost
Football ground – basic option	4,000,000
Football ground pitch	250,000
Football ground flood lights	50,000
Full size 3g pitch	480,000
Athletics track, grass pitch and floodlights	750,000
Athletics arena stand	250,000
Senior natural turf pitch x 1	250,000
Junior natural turf pitch x 6 (120,000 per pitch)	720,000
<b>Total - estimate</b>	<b>6,750,000</b>

3.30 This capital cost excludes the following:

- Ground Conditions
- Planning Fees
- VAT (if applicable)
- Fit Out
- Inflation
- Contingency

3.31 As a guide the total capital cost is likely to be circa £10m.

## **SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY**



### **Funding Sources**

- 3.32 A critical element of the proposed development of the Sports Village is identification of the funding sources which could support the development.
- 3.33 The capital costs are high for the overall facility mix and significant capital funds will be required if the development is to become reality.

### **Chorley Borough Council**

- 3.34 CBC has not currently included the development of the Sports Village in any future facility development plans or local development documents that provide the framework for planning in local authority areas. As a result CBC funding for such a development has not been identified. CBC does not have any capital or revenue funding to contribute to the development of a Sports Village. Allocation of future capital funds from CBC would need to be identified, planned and agreed as a corporate priority, if CBC were to commit capital or revenue funding to the project.

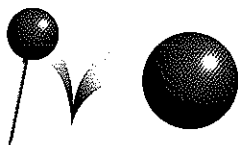
### **Duke Street & Victory Park**

- 3.35 There is the potential to realise some planning gain for CBC from the development of the old Leyland Motors site (Duke Street) and Victory Park, Chorley Football Club Ground. Both pieces of land are owned currently by a private developer.(Mr Trevor Hemmings).
- 3.36 An application has previously been made to develop the Duke Street site which was unsuccessful. The land is currently fenced and vacant.
- 3.37 Development of the Victory Park Ground would be expensive as a consequence of the extensive demolition and remediation costs required.
- 3.38 It is important to recognise that any capital raised by the development of Duke Street and Victory Park will not automatically go towards the development of a new ground for Chorley Football Club. Current CBC policy is that any money gained from such developments should be used for community leisure developments such as improving the Rangleys Recreation Ground and other recreational provision in the vicinity of Duke Street and Victory Park. It is estimated that development of the sites will potentially realise capital that can be used as a contribution for community leisure.
- 3.39 Close to Victory Park and Duke Street is the land previously owned by Lex Auto Logistics, which has been sold to Redrow Developers. The development of this land will realise additional capital that can be used for community leisure and recreation.

### **Football Foundation**

- 3.40 The Football Foundation does have grants for developing provision for football in the community. The Football Foundation grants can provide a substantial contribution towards a football development scheme providing opportunities for increased participation in football at all levels and ages.

## **SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY**



- 3.41 The Football Foundation will not provide funding for the development of 3rd generation pitch that would be primarily used by Chorley Football Club for first team or reserve team training.

### **Football Association**

- 3.42 The Football Association does have grants available for football stadium developments and this will need to be investigated further by Chorley FC, if the Club decides to develop new facilities, irrespective of location.

### **Sport England North West**

- 3.43 Sport England is in the process of evaluating the 'Mapp' Sports Village model, and is unlikely to fund any other Sports Village projects in the region, until the pilot in Warrington has been tested and assessed.
- 3.44 Sports England is therefore not at present in a position to provide any funding towards the proposed development of a Chorley Sports Village.

### **NWDA**

- 3.45 The NWDA supports the plans/intentions of Sport England to test the Mapp model before launching a national programme. Until there is such a programme launched, there is no initiative for potential Sport Village developments to bid into, unless the more traditional funding route is followed through the Football Foundation.
- 3.46 It will be important, if any national Mapp Village Model is launched, that the Regional Development Agencies (RDAs), provide the appropriate nature and level input, as agreed with Sport England. This input and potential support will need to clearly reflect the NWDA's criteria for funding projects; one of these is clearly the strategic 'fit' of any proposals with the Regional Economic Strategy and the sub-regional action plan.

### **Lancashire Sport**

- 3.47 Lancashire Sport would support a Sports Village development in Chorley but do not have any direct funds to provide capital investment. Lancashire Sport would be influential in supporting any applications for funding or grants from governing or national bodies.

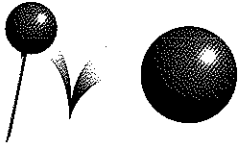
### **UK Athletics**

- 3.48 UK Athletics has plans in place for development of, and investment in, athletics facilities; however, Chorley has not been identified as an priority area for investment in the immediate future. A case would have to be put to UK Athletics to convince them of the need to invest in, and support, the development of an athletics track in Chorley Borough.

### **Chorley Rugby Club**

- 3.49 Chorley Rugby Club has potential to become a major partner in the development of a Sports Village in Chorley. The Club is in a strong position in that they own 15.2 acres of land and they have plans for development in the future.

## **SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY**



- 3.50 Although the club may not be in a position to provide capital, they may be in a position to provide the land for development as part of any future negotiations.

### **Government**

- 3.51 The local MP for Chorley commented during consultation that Sports Village grants are available via government. If the Chorley Sports Village project is to move to the next stage of development, the support and contacts of the local MP would be invaluable, especially in forging partnerships and gaining any funding.

### **Potential Partnerships**

- 3.52 The development of a Sports Village in Chorley will require both significant partnership and an innovative approach to bring together the required resources to develop the project and ensure its long term operational sustainability.
- 3.53 Bolton Wanderers Football Club has a first team training venue in Euxton which includes physiotherapy units. The club operates their 'Football in the Community' programmes from Bolton Arena. There is a potential partnership that may be formed with Bolton Wanderers Football Club in developing the Sports Village that is worthy of further investigation.

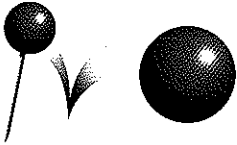
### **Enabling Development**

- 3.54 Enabling developments are facilities which are developed as part of a wider master plan for a specific site or area, and which can help to provide capital funding for community provision, particularly the type of community provision, such as sports and leisure which require a revenue subsidy to operate effectively.
- 3.55 Enabling developments which complement the proposed facility mix of the Sports Village would be the initial option, e.g. commercial leisure and recreation provision. For example, the new Leigh Sports Village will also accommodate retail facilities, restaurants, bowling alley, hotel and conference centre.
- 3.56 The enabling development would be part of the Sports Village facility mix on a long term lease; they could provide not only initial funding for the capital costs, but also provide an income stream in the form of rent to offset any operational costs of the Sports Village.
- 3.57 A Sports Village project, partially or wholly funded through enabling developments may fit with the new Buckshaw Village development, and provide the vehicle for new community sports, leisure, recreation and retail provision.

### **CBC Leisure Facility Rationalisation**

- 3.58 The development of a Sports Village in Chorley could also provide an opportunity to consider rationalisation of the existing CBC portfolio, particularly if there is an opportunity to relocate an existing ageing facility, and realise a capital receipt from the sale of the land.
- 3.59 This approach could then realize a new leisure facility (potentially wet and dry), within the Sports Village, similar to the approach taken for the Orford Project in Warrington.

## **SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY**

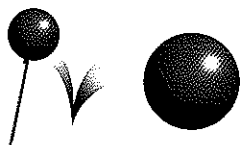


- 3.60 There is currently significant investment in CBC sports and leisure facilities. A new health and fitness centre has been installed at All Seasons Leisure Centre and the swimming pool will undergo refurbishment during 2007. All Season and Clayton Green Leisure Centre are undergoing a £1.2 million investment and improvement scheme.
- 3.61 There will soon be a £190,000 refurbishment scheme at Brinscall Pool.
- 3.62 Given the current and planned investment programmes this option is not considered to be a viable.

### **5 Year Revenue Estimates**

- 3.63 A number of assumptions have been built into development of the business plan:
- It is assumed that the Sports Village operation is divided into two elements. Chorley Football Club Facility and a Community Sports Facility.
  - The new football ground will be managed and operated by Chorley Football Club. The stand at the new ground will be split into two with the club operating one half and the Sports Village operator having access to the other half to accommodate the administration office and changing rooms for community use.
  - The Sports Village Community Sports Village operator will manage the operation of the synthetic turf pitches, athletics track and grass pitches.
  - It is envisaged that Chorley Football Club would be granted a long term lease of 20 years. This will allow the club to gain sponsors and enter into long term contracts which will make the club attractive for potential sponsors, clients, suppliers and partners.
  - The business plan assumes zero rental from Chorley Football Club, until such time as attendances go through a certain threshold.
  - Chorley Football Club would have a 'full repairing' lease on the ground and half the stand that they have exclusive use. The football club would be responsible for all maintenance and repair of the building and for the maintenance of the pitch.
  - The club would be responsible for all operational costs of the ground including utilities (floodlights etc).
  - Chorley Football Club would be responsible for gaining the relevant licenses and insurance to operate the club and adhere to all health and safety requirements.
  - The Sports Village operator would manage the letting and maintenance of half of the main football ground stand, the synthetic turf pitch, the athletics track and the grass senior and junior football pitches.
  - Income projections are considered achievable and pricing set at a level acceptable to the local community.

## SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY



- The Sports Village operator will be in the form of a leisure trust. It is assumed that the trust will gain 80% NNDR relief.

3.64 A summary of the business plan income and expenditure projections for a 5 year period are as follows:

**Five Year Summary: Sports Village Business Plan**

	2009	2010	2011	2012	2013
Athletics	11,889	17,834	19,815	20,806	21,846
Football	56,268	84,402	93,780	98,469	103,392
Secondary Spend	19,006	28,508	31,676	33,260	35,089
<b>Total Income</b>	<b>87,163</b>	<b>130,744</b>	<b>145,271</b>	<b>152,535</b>	<b>160,328</b>
Staffing	161,931	188,176	193,821	200,605	207,626
Premises	101,800	112,650	123,500	127,298	131,228
Admin & Marketing	27,015	29,886	33,206	34,369	35,572
Supplies & Services	14,003	13,586	15,095	15,624	16,170
Contingency	7,619	8,607	9,141	9,447	9,765
<b>Total Expenditure</b>	<b>312,368</b>	<b>352,905</b>	<b>374,763</b>	<b>387,342</b>	<b>400,361</b>
<b>Profit(Loss)</b>	<b>-225,205</b>	<b>-222,161</b>	<b>-229,492</b>	<b>-234,807</b>	<b>-240,033</b>
Sinking Fund	80,340	80,340	80,340	80,340	80,340
<b>Total Costs</b>	<b>-305,545</b>	<b>-302,501</b>	<b>-309,832</b>	<b>-315,147</b>	<b>-320,373</b>

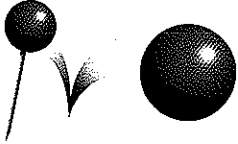
- 3.65 The business plan includes a breakdown of how the income projections are calculated and are considered realistic and achievable.
- 3.66 Staffing levels are based at a level to cover the Sports Village basic operational hours. Staff levels do not include coaches or instructors to operate any community holiday/evening programmes.
- 3.67 A sinking fund has been included to maintain half of the stand at the football, replace the synthetic turf pitch, athletics track and stand.
- 3.68 The business plan, including the sinking fund, identifies an annual subsidy of over £300,000 a year.

### Operational Management Approach

- 3.69 CBC has made it clear that if developed, the Sports Village must be revenue neutral to the Council. Public sector sports and leisure facilities and provision, whether managed in-house directly or via a Trust operate at a cost.
- 3.70 The level of deficit is dependent upon the facility mix, support from other agencies, governing bodies, sponsors, income generation and operating costs.
- 3.71 There are a number of operational management options for the proposed Sports Village.



## **SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY**



### **Option 1: Council Managed Sports Village**

- 3.72 CBC manages the Sports Village and takes responsibility for the management and maintenance of all its separate elements.
- 3.73 CBC could lease the football ground to Chorley Football Club and allow them to use the main stand to generate additional income through office rental and events in the main function suite/room.
- 3.74 The additional sports and leisure facilities could also be managed by CBC. Chorley Football Club would have to book synthetic turf pitch space through CBC, although it is envisaged that they would get first choice on two nights a week for first team and reserve team training nights. During the rest of the week the facility would be available for community, educational and CBC hire.
- 3.75 The advantage of this option is that CBC retains control over the Sports Village, the football club do not monopolise use of the synthetic turf pitch, and therefore community use will be high. Chorley Football Club would not have to concern themselves with maintenance issues as this would be the responsibility of CBC, allowing them to focus on the operation of the football teams.
- 3.76 CBC would be responsible for the upkeep, maintenance, depreciation and operation of the Football Ground.

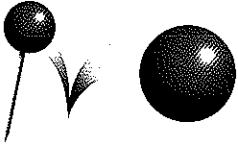
### **Option 2: CBC retains ownership and procures the management and operation of Sports Village**

- 3.77 CBC currently externalises management of the sports and leisure service, including the golf course in Chorley to private leisure management operators, namely Community Leisure Services and Glendale Golf.
- 3.78 An existing leisure trust operating outside the borough, such as Middlebrook Leisure Trust (Bolton Arena) could similarly provide an option for management and operation of the Sports Village.
- 3.79 CBC could externalise the management and operation of the Sports Village and ensure that within the management agreement Chorley Football Club is the sitting tenant of the Football Ground; use of the offices and conference space would generate essential income for operational sustainability.

### **Option 3: CBC retain ownership, a newly formed Sports Village Trust to manage and operate the Sports Village**

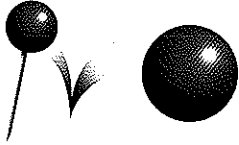
- 3.80 A Sports Village Trust could be established with the Trust Board being made up of individuals from the main stakeholders i.e. CBC, Chorley Football Club, Athletic Clubs, Hockey Clubs, Rugby Clubs, Chorley Football Development Group, LCC Youth Service, Lancashire FA, Lancashire Sports etc.

## SECTION III - DEVELOPING A SPORTS VILLAGE IN CHORLEY



- 3.81 The Sports Village Trust would ensure that the Sports Village operated for the whole community, providing services and opportunities that will benefit all across a number of areas, i.e. sport, health, and education.
- Option 4: Chorley Football Club build football ground independently and provide the capital for community leisure facility 'Sports Village'**
- 3.82 The development of Duke Street and Victory Park will realise some capital that CBC can invest into community leisure projects.
- 3.83 Chorley Football Club will require the support of a benefactor or private investor to relocate and build a new ground.
- 3.84 Chorley Football Club would have 100% ownership and management of the football club and ground and be responsible for the upkeep and maintenance.
- 3.85 The control, ownership and management of the athletics track and synthetic turf pitch would be the responsibility of the CBC, who may decide to operate it in-house or externalise the operation as is the case with the other CBC owned sports and leisure facilities in the Borough.

## **SECTION IV - CHALLENGES TO BE ADDRESSED IN DEVELOPING A SPORTS VILLAGE IN CHORLEY**



- 4.1 There are a number of key challenges relating to the development of the proposed Chorley Sports Village, as set out below:

### **Assessment of Need**

- 4.2 Whilst it is clear that local clubs see a need for a Sports Village and it could provide an opportunity for some of them to work in partnership, the identified need for additional junior football pitches is being addressed through current CBC development proposals e.g. Astley Park.
- 4.3 There is potential to provide new rugby union and league facilities in the Borough, which would ensure that clubs who have moved out of the Borough return to Chorley; however, these plans do not depend on the development of a Sports Village.
- 4.4 Chorley Football Club evidently requires improved facilities, but this alone is not a sufficient driver for a Sports Village development; the level of resources they can contribute to any improvements is critical to the potential Sports Village proposal.
- 4.5 The need for an athletics track is not supported by the national Governing Body, given the existing level of facility provision neighbouring Chorley.
- 4.6 Additional synthetic pitch provision is planned for Chorley over the next few years, which will more than address any existing unmet demand.

### **Strategic Need**

- 4.7 The need for a Sports Village in Chorley is not currently stated in any corporate CBC documentation; specifically, there is no need identified for such a development in a Sports Facility Strategy, Playing Pitch Assessment and Strategy or PPG17 Assessment.
- 4.8 This situation means that no capital or revenue budgets have been identified to support the development of a Sports Village, as funding of this level would need to be clearly linked to agreed corporate priorities.

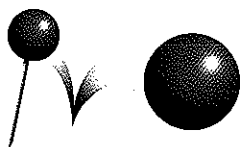
### **Location**

- 4.9 A site for the proposed Sports Village would need to be identified that will allow easy access and meet planning requirements.
- 4.10 The proposed facility mix is extensive and the site will have to be a minimum of 20 acres to accommodate a Sports Village.

### **Facility Mix**

- 4.11 Local sports groups and governing bodies all have different needs and user requirements.
- 4.12 It is essential that any synthetic turf pitch element of the proposed Sports Village allows for multi use sport. This type of facility would both address the identified local demand, and is likely to provide greater opportunities for participation for more individuals.

## **SECTION IV - CHALLENGES TO BE ADDRESSED IN DEVELOPING A SPORTS VILLAGE IN CHORLEY**



- 4.13 Chorley Football Club and the Football Development Group would, however, prefer a synthetic turf pitch to be a 3rd Generation type of surface which has been developed specifically for football.
- 4.14 The synthetic pitch allows for a football boot to be worn and the synthetic turf is approximately 3cm long. This prevents activities such as hockey, tennis and netball being played on the surface.

### **Partnership**

- 4.15 The partnership behind a Sports Village concept is critical; to move any proposals forward in Chorley, there will need to be a clear understanding of who is involved, what they bring to the table i.e. funding, personnel resources, what their minimum facility requirements are, appropriate timescales, and an outline agreement of how the partners will work together.

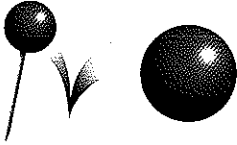
### **The role of Chorley FC**

- 4.16 The role of Chorley Football Club is fundamental to both the Sports Village concept, and any partnership behind it.
- 4.17 It will be critical for the Club to be clear about its future facility requirements, and how it intends to resource new/improved provision, before it is possible to integrate these into an overall Sports Village concept, particularly in terms of capital funding, and subsequent operational management.

### **Capital Funding**

- 4.18 It is clear from this study that whilst there are a number of potential sources of capital funding, there is no definite commitment from any partner, or any funding source, to provide capital monies for the development of a Sports Village in Chorley.
- 4.19 Capital Funds are not available from the Council to develop the proposed Sports Village; there are no funds identified in the CBC capital plan nor is such a facility development highlighted in any CBC strategic plans.
- 4.20 Any capital investment from Chorley Football Club can only be realised if the existing ground is sold for development, either commercial or residential, and a part of the S106 agreement is that money is invested into a Sports Village. This can only happen through the planning agreement. The Council has identified that there is an over supply of housing in the Chorley area. There is a need for more 'affordable housing' in the area and the Council would not object if there was a minimum of 30% of affordable housing.
- 4.21 It is also important to stress that any external funding support which may, in the future, become available, will only be accessed if a strategic case can be made for a Sports Village development. The current lack of any strategic need for such a development will need to be addressed if such funding is to be accessed.

## **SECTION IV - CHALLENGES TO BE ADDRESSED IN DEVELOPING A SPORTS VILLAGE IN CHORLEY**



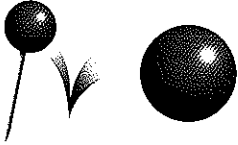
### **Revenue Funding**

- 4.22 There is no clear source of revenue funding to support the operational management and therefore sustainable operation of a Sports Village in Chorley at this current time.
- 4.23 The identification of revenue funding is, to a large extent, dependent on the commitment of capital to develop the facility, and the establishment of a partnership to support the facility development.
- 4.24 Revenue funding is unlikely to be committed from any source unless there is evidence of strategic need and support for the Sports Village in Chorley.

### **Options for Operational Management**

- 4.25 The options for managing a Sports Village in Chorley have been discussed above. It is important to stress that the management and delivery of such a project is directly linked to the extent and nature of the partnership behind the development, to ensure all partners' needs can be met and addressed; it is also related to the level and sources of revenue funding. These issues would need to be addressed before the project could move forward, so that all partners would be clear about roles, responsibilities, level of commitment, and the implications of the options for operational management.
- 4.26 Consultation with CBC Officers identified that it would not be a priority for CBC to manage the proposed Sports Village; in addition any such facility would have to be revenue neutral to the Council.
- 4.27 It is current Council policy to externalise such leisure provision. The management and operation of CBC's sports and leisure centres is externalised to Community Leisure Services. Glendale Golf is contracted by CBC to manage Duxbury Park Golf Course on their behalf.
- 4.28 Chorley Football Club only has two full time employees and they are in no position to manage a complex the size of the proposed Sports Village. A key issue will be how the proposed Sports Village will be managed to ensure both operational sustainability and that the needs of the stakeholders are addressed.

# SECTION V-CONCLUSIONS AND RECOMMENDATIONS



## Conclusion

- 5.1 This feasibility study has identified local support and aspirations for the proposed Sports Village, but there is no strategic rationale to underpin this need, at local or Governing Body level.
- 5.2 There is a need in Chorley Borough for a field sports venue that can provide the base for a variety of sports clubs and a central point for sports development and sporting excellence in the region.
- 5.3 A Sports Village could reduce the current migration of sporting talent from the Borough, and help individuals achieve their full potential in their chosen sport.
- 5.4 A Sports Village would also be able to offer a venue for more than just sport, through partnership with the PCT, and social services, for uses such a lifelong learning centre, educational use, meetings and conferences.

## Location

- 5.5 In consultation with CBC Planning Officers two potential sites were identified to accommodate the Sports Village. The Buckshaw Village site is not feasible for approximately 5-6 years. Locating the Sports Village at the site of Chorley Rugby Union Club would have to be on a smaller scale, could not accommodate Chorley Football Club and would not be possible till 2009 due to land issues.
- 5.6 A more detailed study to identify a Sports Village site is required if a decision is made to progress to the planning and development stage.

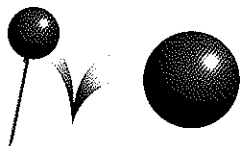
## Funding

- 5.7 Capital costs for the proposed Sports Village facility mix are high. With the support of local clubs, local and national government, NWDA, Sport England, Football Foundation and any potential private investors and enabling developers it may be possible for the capital can be found to develop the Sports Village. However, there is currently no confirmed capital available to support the proposed facility development.

## Chorley Football Club

- 5.8 Chorley Football Club is in a vulnerable position and could easily become a casualty of the Sports Village development. Chorley Football Club does not own any assets, land or ground. The owner of the land and ground has made it known that he has no long term interest in being linked to the club.
- 5.9 Chorley Football Club is not entitled to any profits if its existing ground is sold for development. The club would be left with no ground and zero resources to relocate and build a new ground. The club is 'in the hands' of the current owner.

## SECTION V-CONCLUSIONS AND RECOMMENDATIONS

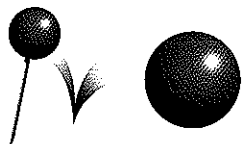


- 5.10 The Club can continue to stay at Victory Park as long as the current owner is happy to maintain the current ground to keep it operational or hope that the current owner acts as a benefactor for a new ground to provide a legacy for the many years he has supported the club.
- 5.11 There are a number of key challenges which need to be addressed before the Sports Village project could realistically move forward; these challenges are important to recognise and address, as they actually provide the rationale and framework for such a major facility development.

### Recommendations

- 5.12 **Based on the work undertaken to address the scope of this study, the recommendation has to be that the project does not currently move forward due to a lack of funding (capital or revenue) and a lack of any identified strategic context.**
- 5.13 However, we recognise and understand that there is momentum behind the project and a great deal of local interest, support from the Chorley community and a need for a central base in the borough for field based sports with good quality changing facilities.
- 5.14 Therefore if the potential partners want to progress the Sports Village we suggest that there are there are some fundamental prerequisites and actions that must be met. These include the following:
- **ACTION 1**                      **Establish the Position of Chorley Football Club**
- 5.15 **The inclusion or exclusion of Chorley Football Club as a part of the proposed Sports Village complex is critical in determining the size of the Sports Village, the level of capital, the facility mix and the required footprint. The report has identified the issues that surround Chorley Football Club and their dependence on the club owner for the future direction of the club.**
- **ACTION 2**                      **Conclude the PPG17 Study**
- 5.16 **Central Government require all local authorities to undertake a PPG17 audit and assessment of open space, sport and recreational facilities based on local needs. The PPG17 assessment will identify the existing provision levels within Chorley and identify surplus and deficiencies of provision in terms of quality, quantity and accessibility based on local demand and local needs. The output is the development of local standards of provision that meet the aspirations of local people.**
- **ACTION 3**                      **Undertake a CBC Playing Pitch Assessment and Strategy**
- 5.17 **The PPG17 Assessment and audit of provision will apply best practice and recognised methodologies including the Sport England 'Towards a Level Playing Field' criteria to identify supply and demand of all pitches within the borough and to establish Team Generation Rates, standards of provision and future needs.**

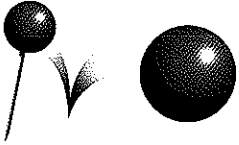
## SECTION V-CONCLUSIONS AND RECOMMENDATIONS



- 5.18 The playing pitch strategy will guide future planning policy by being intrinsically linked to the PPG17 standards. This study will cover both grass and synthetic pitch provision.
- ACTION 4 Develop a Sports & Leisure Facility Strategy
- 5.19 A CBC Sports & Leisure Facility Strategy is required to identify the current provision in the borough, the spatial distribution and accessibility of the facilities, quality of provision and any under or over provision of facilities such as sports halls, swimming pools and health and fitness stations.
- 5.20 The Sports & Leisure Facility Strategy will determine at a 'high level' the way forward for CBC in relation to the sports and leisure provision in the borough.
- 5.21 A strategy would identify the need for new or replacement of sports and leisure facilities and may highlight the need for a rationalisation of the provision to enable new developments to be included in any future planning.
- ACTION 5 Include the Sports Village Proposal in the Local Plan
- 5.22 The proposed Sports Village is currently not included in any proposed strategic plans or CBC Local Plan. A detailed Sports & Leisure Strategy, linked to the PPG17, is required to identify the need for a Sports Village and facilitate its inclusion in CBC Local Development Framework. (Formerly Local Plan).
- ACTION 6 Undertake a more detailed site assessment
- 5.23 Following a detailed and robust identification of need for a Sports Village a more detailed site assessment needs to be undertaken which will identify the potential sites for the development of the proposed Sports Village against a specific set of criteria, related to accessibility, affordability etc. Confirmation of the site for development will then allow refinement of the proposed facility mix, and preparation of detailed capital costings.
- ACTION 7 Await outcome of the Orford Park Development
- 5.24 Any proposed Sports Village development will require the support of Sport England to endorse the project and assist possibly with lottery funding or for gaining funding for other sources such as the Football Foundation. Sport England NW is not in a position to support any new development till the evaluation and appraisal of the Orford Park Development has been undertaken. This support will be needed whether a Sports Village in Chorley were to be developed through some Football Foundation funding, or using the new Mapp model.
- ACTION 8 Establishment of Partnership
- 5.25 If there remains a desire to progress the proposed Sports Village development, it is critical to establish the partnership for the project.



## **SECTION V-CONCLUSIONS AND RECOMMENDATIONS**



- 5.26 **This process should focus initially on clarifying the input and expectations of partners, funding contributions, timescales, minimum facility requirements, any other specific conditions, and an understanding of the commitment necessary in terms of revenue funding and operational management.**

# APPENDIX 1 – LOCAL STRATEGIC CONTEXT

Document name	Organisation / Partnership	Vision / Aim / Objective	Key priorities and relevant information
<p><b>CORPORATE STRATEGY 2006/07 – 2008/09</b></p>	<p>Chorley Borough Council</p>	<p>Vision:  <b>“to make Chorley the place of choice to live, work and invest in the North West”</b></p> <p>6 Strategic Objectives:</p> <ol style="list-style-type: none"> <li>1. Put Chorley at the heart of regional economic development in the Central Lancashire</li> <li>2. Reduce pockets of inequality</li> <li>3. Get people involved in their communities</li> <li>4. Improved access to public services</li> <li>5. Develop the character and feel of Chorley as a good place to live</li> <li>6. Ensure Chorley Borough Council is a performing organisation</li> </ol>	<p>Key long term outcomes:</p> <ol style="list-style-type: none"> <li>1. A vibrant local community</li> <li>2. Healthier communities and reduced health inequalities</li> <li>3. Involving people in decision making and in improving the well being of their communities</li> <li>4. Accessible well used and high quality public services through a range of efficient channels</li> <li>5. More people satisfied with Chorley as a place to live</li> <li>6. Community aspirations delivered by the Council through efficient use of resources</li> </ol>
<p><b>CHORLEY BOROUGH'S COMMUNITY STRATEGY 2005 - 2025</b></p>	<p>The Chorley Partnership</p>	<p>The Chorley Partnership has a vision:  <b>“By 2025 Chorley will be recognised as the most sought after place to live and work in the North West, offering an excellent quality of life to all its residents, and will be at the heart of regional developments whilst retaining its character.”</b></p> <p>The strategy is designed to improve the quality of life of people in the Borough of Chorley and sets out our major priorities for improving services in Chorley.</p> <p>The community strategy has three key components:</p> <ol style="list-style-type: none"> <li>1. An analysis of the challenges and opportunities facing Chorley.</li> <li>2. A long-term vision for the area based on the collective views of partners and the wider community in the borough.</li> <li>3. A set of priority areas for action that the partnership will focus on in achieving these outcomes.</li> </ol>	<p>The borough is relatively affluent when compared to regional and national indicators and unemployment is generally low. Chorley is well positioned for access regionally, nationally and even internationally. Chorley has the opportunity to benefit from the anticipated economic growth and regeneration of the North West as a whole driven by national initiatives such as the Northern Way and the proposed 'Northern Growth Corridor'.</p> <p>The population of the borough is increasing and at the same time becoming more elderly. There is a shortage of affordable homes in the borough which will lead to a greater demand for housing.</p> <p>The Strategy outlines the following priorities:</p> <p><b>PRIORITY 1:</b>  Put Chorley at the heart of regional economic developments in the Central Lancashire sub-region (outcomes 1, 2, 3)</p> <p><b>GOALS:</b>  <b>Strong Economy</b>– A vibrant diversified economy with thriving, sustainable businesses which provide quality jobs with above average wages for local people and which service the needs of the community and its visitors with improved transportation</p>

# APPENDIX 1 – LOCAL STRATEGIC CONTEXT

Document name	Organisation / Partnership	Vision / Aim / Objective	Key priorities and relevant information
		<p>Ten outcomes are stated:</p> <ol style="list-style-type: none"> <li>1. More people in jobs with improved rates of pay</li> <li>2. Chorley town centre will be thriving</li> <li>3. A transportation infrastructure that facilitates the economic growth of the Borough</li> <li>4. People in the borough will be safe and feel safe</li> <li>5. No parts of the borough will be in deprivation</li> <li>6. A strong and balanced housing market with an appropriate mix of housing suitable for the population</li> <li>7. People will be involved in decision making and in improving the wellbeing of their communities</li> <li>8. All people will have good access to good public services, including public transport</li> <li>9. More people will be satisfied with the quality of life in the Borough</li> <li>10. The Borough will develop its character and feel</li> </ol> <p>An Action Plan accompanies this document, in which actions for each of the priority areas are outlined.</p>	<p><b>PRIORITY 2:</b> Reducing 'Pockets Of Inequality' (outcomes 4, 5, 6)</p> <p><b>GOALS:</b> <b>Community Safety</b> – To reduce crime and anti social behaviour and encourage the feeling of wellbeing in cohesive communities <b>Equality</b> – To identify social, health, education and economic inequalities and foster links between all partners to bridge these gaps <b>Housing</b> – To achieve a balanced housing market with good quality housing and more attractive neighbourhoods</p> <p><b>PRIORITY 3:</b> Getting people involved in their communities (outcome 7)</p> <p><b>GOALS:</b> <b>Decision Making</b> – Involving more people in the decision making process in their local area to promote cohesive communities <b>Local Action</b> – To increase the number of people that are involved in community, faith and voluntary activities</p> <p><b>PRIORITY 4:</b> Improving access to and take-up of public services (outcomes 8, 10)</p> <p><b>GOALS:</b> <b>Tailored Services</b> – To reduce the gaps in service provision and support increased access, choice and take-up through recognition of local needs <b>Efficiency</b> – To deliver more efficient high quality public services <b>Public Transport</b> – Better, more affordable public transport and an improved public transport Infrastructure</p> <p><b>PRIORITY 5:</b> To develop the character and feel of Chorley as a good place to live and visit (outcomes 9, 10)</p> <p><b>GOALS:</b> <b>Environment</b> – Improve our urban and rural surroundings and enhance the wildlife of the borough to provide an attractive environment for residents, visitors and investors <b>Leisure and Recreation</b> – More leisure and entertainment opportunities and encourage participation in leisure activities</p>

# APPENDIX 1 – LOCAL STRATEGIC CONTEXT

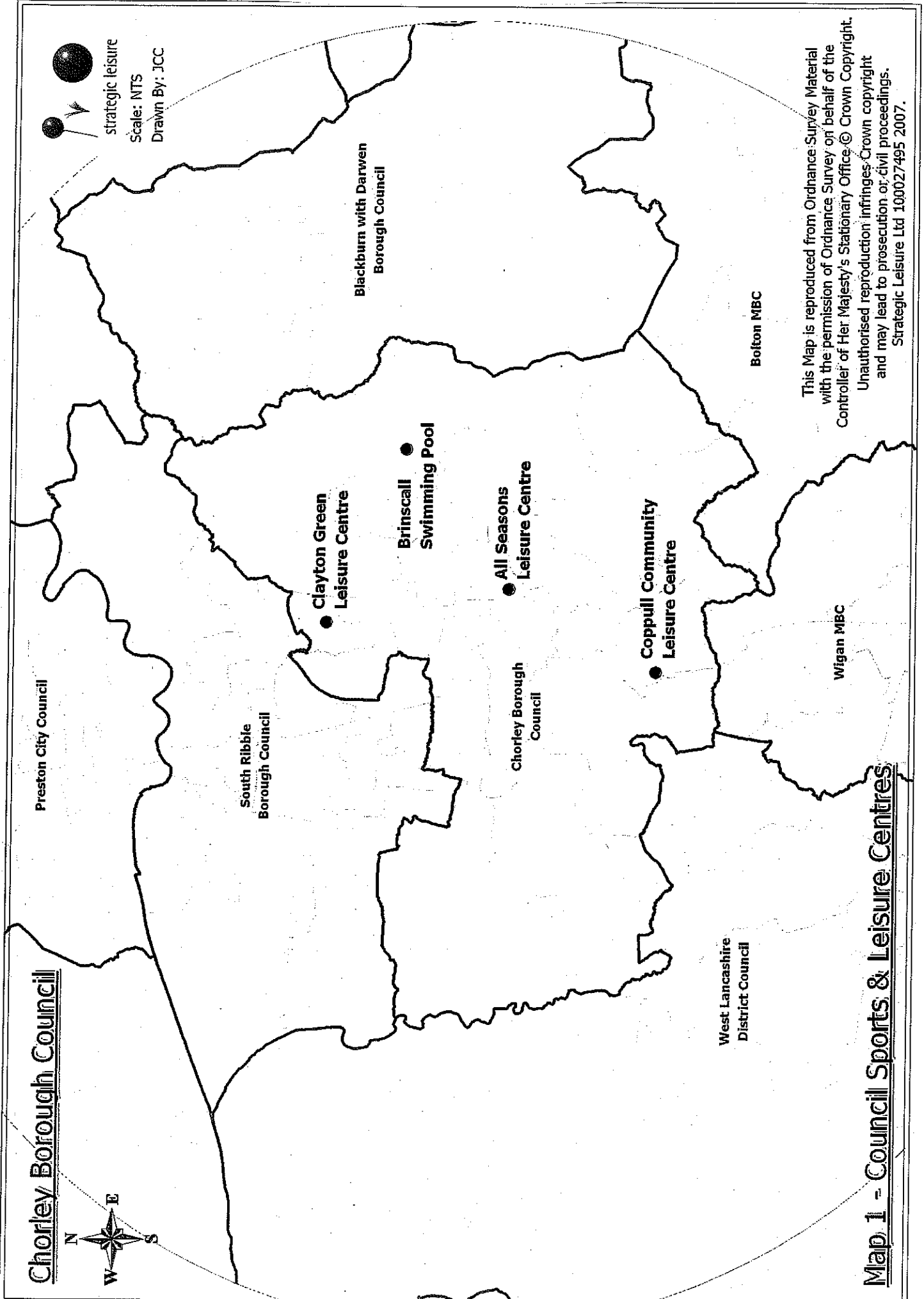
Document name	Organisation / Partnership	Vision / Aim / Objective	Key priorities and relevant information
<p><b>CREATIVE CONNECTIONS: A CULTURAL STRATEGY FOR CHORLEY BOROUGH 2003 - 2008</b></p>	<p>Chorley Borough Council</p>	<p>Vision:  <i>“to increase participation in Chorley’s Cultural life. We want our citizens to take part in quality cultural experiences which we believe will increase their confidence, quality of life as well as improving the dynamic image of the Borough and making a contribution to improving its economy and environment”</i></p> <p>The main aim of a Local Cultural Strategy is to promote the cultural well being of the area. This document provides a clear rationale why the local authority funds, manages, supports, encourages or regulates certain services and activities;</p> <p><b>Theme 1:</b> Promoting community cohesion through culture  <b>Theme 2:</b> Celebrating local distinctiveness  <b>Theme 3:</b> Increasing cultural investment  <b>Theme 4:</b> Achieving health and lifelong learning benefits from culture</p>	<p><b>Heritage and Arts</b> – To develop the arts and heritage infrastructure for the benefit of residents and visitors</p> <p>Chorley Borough Council is not the sole provider of cultural opportunities in the Borough: the voluntary sector in Chorley is very strong with over 200 local clubs and societies providing a range of sporting and artistic opportunities and the Borough is the home to many large regional tourist attractions that operate in the cultural sector.</p> <p>The Strategy notes that weaknesses in the cultural ‘landscape’, as identified through the consultation, include the lack of a purpose built cinema, a lack of cultural opportunities for young people and the limited impact the National Lottery has had on the development of cultural buildings in the Borough.</p> <p><b>1 - PROMOTING COMMUNITY COHESION THROUGH CULTURE</b>  The aim of this theme is to increase the involvement of cultural activities of those experiencing social exclusion and hence improve the quality of life. Research will be undertaken into new opportunities available to extend and develop joint summer participative sport and arts schemes for young people particularly in high crime areas with the aim to increase participation and extend the range of creative programmes available throughout the Borough especially for low income families.</p> <p><b>2 - CELEBRATING LOCAL DISTINCTIVENESS</b>  This theme will focus on celebrating Chorley distinctiveness and local identity.</p> <p><b>3 - INCREASING CULTURAL INVESTMENT</b>  This theme will research how to use existing resources to attract new money through developing new private/volunteer section partnerships, particularly in terms of addressing new venues and facilities for sport and the arts.</p> <p><b>This theme will look at the support and training needed to help partnerships develop and eventually project manage a new facility.</b></p> <p>Strong partnerships and strategic alliances with private developers, education partners and the voluntary sector are at the core of realising new sporting venues, particularly athletic facilities and a full size artificial turf pitch, as well as a multi-purpose arts centre, and it is important to demonstrate that sustainable relationships of similar interest groups can be maintained to help access new resources.</p> <p><b>4 - ACHIEVING HEALTH AND LIFELONG LEARNING BENEFITS FROM CULTURE</b>  Cultural activities have the ability to have a direct, positive influence on physical health through activity and exercise and to improve mental health by providing social outlets, additional stimuli and</p>

## APPENDIX 2 – STUDY CONSULTEES

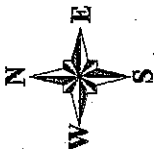
### Study Consultees

Name	Position	Organisation
Donna Hall	Chief Executive	Chorley Borough Council
Jamie Carson	Director of Leisure & Cultural Services	Chorley Borough Council
Jane Meek	Director of Development	Chorley Borough Council
Gary Hall	Director of Finance	Chorley Borough Council
Wendy Gudger	Development Control Manager	Chorley Borough Council
Lee Bowyer	Sports Development Officer	Chorley Borough Council
Mr Goldsworthy	Councillor	Chorley
John Goffee	Youth & Community	Lancashire County Council
Lyndsay Hoyle	Member of Parliament	Chorley Borough
Christain Duff	Chorley Contract Manager	Community Leisure Services
Mark Wilkinson	Chief Executive	Central Lancashire PCT
Patrick Hemmings	Director	Northern Holdings
Adrian Leather	Chief Executive	Lancashire Sport
Stewart Kellett	Chief Executive	Sport England NW
Anne Thompson	Head of Sport	NWDA
Derek Egan	Football Development Manager	Lancashire FA
David Young	Facility Manager	UK Athletics
Ken Wright	Chairman	Chorley Football Club
Tony Ingham	Chairman	Chorley Rugby Union Club
John Payne	Chairman	Chorley Athletics Club
Kevin Kealey	Member	Chorley Football Forum
Terry Dickenson	Chairman	Chorley Sports Forum
Caroline Duff	Vice Chairman	Chorley Panther RFL

# APPENDIX 3 – GIS MAPPING



# Chorley Borough Council



strategic leisure

Scale: NTS

Drawn By: JCC

Blackburn with Darwen  
Borough Council

Bolton MBC

Preston City Council

South Ribblesdale  
Borough Council

Chorley Borough  
Council

Wigan MBC

West Lancashire  
District Council

ID	Name
1	ALBANY HIGH SCHOOL
2	ASTLEY PARK
3	BEECH TREE SCHOOL
4	BISHOP RAWSTORNE CoE COLLEGE
5	BRETHERTON RECREATION GROUND
6	BUCKSHAW HALL
7	CHISNALL PLAYING FIELDS
8	CHORLEY ST PETERS C OF E SCHOOL
9	MANOR ROAD PRIMARY
10	DARLINGTON STREET
11	ECCLESTON VILLAGE REC GROUND
12	EUXTON C OF E PRIMARY SCHOOL
13	GILLETT PLAYING FIELDS
14	GREAT GREENS LA
15	HESKIN PEMBERTONS C OF E PRIMARY
16	HOLY CROSS CATHOLIC HIGH SCHOOL
17	JIM FLOWERS MEMORIAL GROUND
18	JUBILEE FIELDS
19	KING GEORGE V
20	PARKLANDS HIGH SCHOOL
21	RIVINGTON AND BLACKROD HIGH SCHOOL
22	SCHOOL LANE
23	SOUTHLANDS HIGH SCHOOL
24	ST MICHAEL'S CoE HIGH SCHOOL
25	VICTORY PARK (CHORLEY FC)
26	WIGAN LA

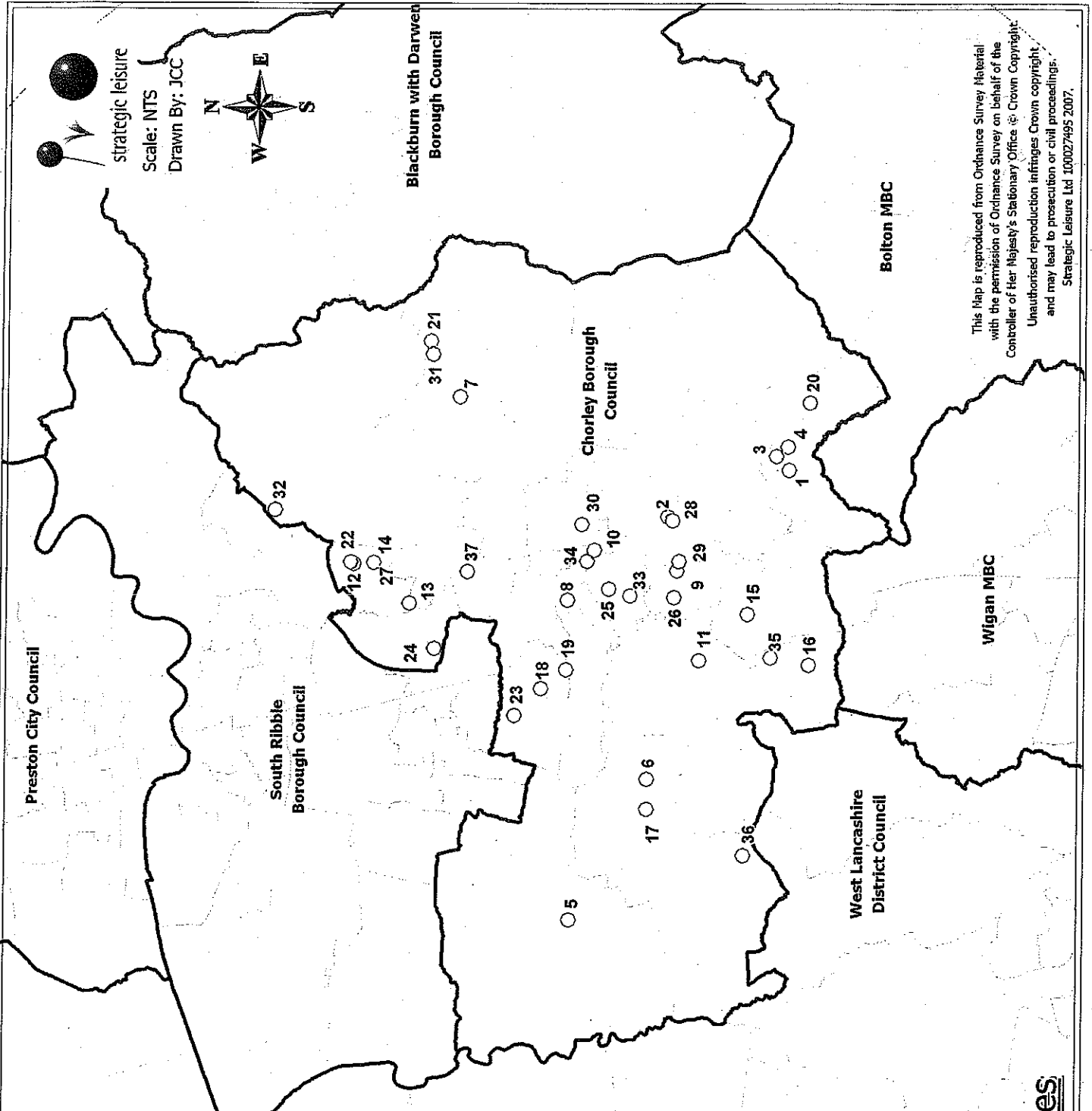
## Map 2 - Full Size Football Pitches

This Map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Strategic Leisure Ltd 100027495 2007.

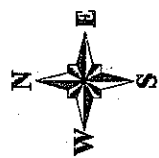
# Chorley Borough Council

ID	Name
1	ADLINGTON ST PAULS CoE SCHOOL
2	ALBANY HIGH SCHOOL
3	ANDERTON PRIMARY SCHOOL
4	ANDERTON ST. JOSEPHS CATHOLIC SCHOOL
5	BISHOP RAWSTORNE CoE LANGUAGE COLLEGE
6	BRADLEY LANE
7	BRINSCALL ST. JOHNS C OF E SCHOOL
8	BUCKSHAW HALL
9	CHORLEY ALL SAINTS C OF E SCHOOL
10	CHORLEY, THE PARISH OF ST LAURENCES
11	CHRIST CHURCH CHARNOCK RICHARD C OF E
12	CLAYTON BROOK PRIMARY SCHOOL
13	CLAYTON-LE-WOODS C OF E PRIMARY
14	CLAYTON-LE-WOODS WESTWOOD PRIMARY
15	COPPULL PARISH C OF E PRIMARY
16	COPPULL ST JOHNS C OF E PRIMARY
17	ECCELESTON PRIMARY SCHOOL
18	EUXTON PRIMROSE HILL PRIMARY SCHOOL
19	EUXTON ST MARYS CATHOLIC PRIMARY SCHOOL
20	FIELD OFF RIVINGTON LANE
21	FOOTBALL PITCH
22	GREAT GREENS LA
23	JIM FLOWERS MEMORIAL GROUND
24	LANCASTER LANE COMMUNITY PRIMARY
25	PARKLANDS HIGH SCHOOL SPORTS HALL
26	SOUTHLANDS HIGH SCHOOL
27	ST BEDES RC PRIMARY SCHOOL
28	ST GEORGES CE PRIMARY SCHOOL
29	ST GREGORYS CATHOLIC PRIMARY SCHOOL
30	ST JOSEPHS CATHOLIC PRIMARY SCHOOL
31	ST JOSEPHS RC PRIMARY SCHOOL
32	ST JOSEPHS RC PRIMARY SCHOOL
33	ST MARYS CATHOLIC PRIMARY SCHOOL
34	ST MICHAEL'S CoE HIGH SCHOOL
35	ST OSWALDS CATHOLIC PRIMARY SCHOOL
36	ST PETER & PAUL CATHOLIC PRIMARY
37	WHITTLE LE WOODS C OF E PRIMARY SCHOOL

# Map 3 - Junior Football Pitches



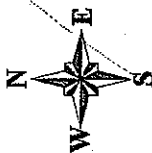
strategic leisure  
Scale: NTS  
Drawn By: JCC



This Map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Strategic Leisure Ltd 100027495 2007.



# Chorley Borough Council



Preston City Council

South Ribble  
Borough Council

Chorley Borough  
Council

Blackburn with Darwen  
Borough Council

West Lancashire  
District Council

Wigan MBC

Bolton MBC

Chorley Rugby Club

Southlands  
High School

Holy Cross Catholic  
High School

Chisnall

Playing Fields

King George V



strategic leisure

Scale: NTS

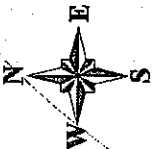
Drawn By: JCC

● Rugby Union  
● Rugby League

This Map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Strategic Leisure Ltd 100027495 2007.

# Map 4 - Rugby League & Rugby Union Pitches

# Chorley Borough Council



Preston City Council

15 22

16

21 20

South Ribble  
Borough Council

4

3

5

2

8

7

1

Chorley Borough  
Council

Blackburn with Darwen  
Borough Council

11

12

13

29

10

West Lancashire  
District Council

6

24

26

25

27

28

27

30

17 18

19

23

Bolton MBC

9

Wigan MBC

## Map 5 - Synthetic Turf Pitches

### Including Neighbouring Authorities

ID	Name
1	Holy Cross Catholic High School
2	Runshaw College
3	Lancashire County FA
4	Clayton Green Sports Centre
5	Leyland St. Mary's School
6	Standish Community High School
7	Southlands High School
8	Buckshaw Village
9	Bolton Arena
10	Shadsworth Leisure Centre
11	Witton Park Athletics Track
12	St. Bede's R.C. High School
13	St. Wilfred's Technology College
14	Preston Sports Arena
15	Preston College Sports Centre
16	West View Leisure Centre
17	Ormskirk Grammar School
18	Ormskirk School
19	Sporting Edge
20	Preston Sports Club
21	Penwortham Leisure Centre
22	Preston Grange Primary School
23	Horwich Leisure Centre
24	St. John Rigby College
25	Wigan Hockey Club
26	Robin Park Arena and Sports Centre
27	The Deanery C of E High School
28	Rose Bridge Sports and Community Centre
29	Audley Ctv. School
30	Hawkeye Hall High School

strategic leisure

Scale: NTS

Drawn By: JCC

This Map is reproduced from Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Strategic Leisure Ltd 100027495 2007.