

Report to: **Executive**

Date: **18 July 2024**

Title: **Sports Projects in Ivybridge: Allocation of S106 Funding**

Portfolio Area: **Community Services – Cllr Victor Abbott**

Wards Affected: **Ermington and Ugborough, Ivybridge East, Ivybridge West, Newton and Yealmpton**

Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken: Upon the expiry of the Scrutiny Call-in period – 5.00pm on Monday, 29 July 2024

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RECOMMENDATIONS:

That the Executive:

- 1) APPROVE the in-principle allocation of £947,800 of section 106 funds towards sports projects in the Ivybridge area as set out in the report;**
- 2) DELEGATE authority, in each case, for the agreement of the specific details of projects, to the Senior Green Spaces and Recreation Officer, in consultation with the local Ward Members and the lead Executive Member;**
- 3) DELEGATE authority for the allocation of the remaining £198,777.61 capital Section 106 funds and £39,798.04 maintenance Section 106 funds to the Senior Green Spaces and Recreation Officer, in consultation with the local Ward Members and the lead Executive Member; and**
- 4) APPROVE that, in the event of projects not going forward and funds being available for re-allocation, the substitution of alternative projects shall be delegated to the Senior Green Spaces and Recreation Officer in consultation with the local Ward Members and the lead Executive Member.**

1. Executive summary

- 1.1. Through Section 106 (S106) of the Town and Country Planning Act 1990, the Council secures funds for appropriate mitigation projects in respect of development.
- 1.2. In this case, the Council has received £1,146,577.61 S106 funds from housing developments in the Ivybridge area for the provision of sports facilities to meet the needs of new residents.

- 1.3. The purpose of this report is to request the in-principle allocation of £947,800 of these funds towards improvement projects at seven sports organisations in Ivybridge.
- 1.4. The projects have been identified through the South Hams and West Devon Playing Pitch Strategy, and consultation with the respective sports organisations and communities. The local Ward Members have also been consulted and are in full support of the proposed in-principle allocations.
- 1.5. Investment in these projects will improve the community sports facilities on offer in Ivybridge by increasing sports participation across all ages, genders and abilities, improving health and wellbeing and ensuring the financial sustainability of the sports groups, helping them to thrive and succeed.
- 1.6. This investment supports the Council Plan commitment to enhance and invest in sports and recreation facilities through planning agreements.

2. Background

- 2.1. The Council has received S106 contributions totalling £1,146,577.61 from housing developments in the Ivybridge area for the provision of sports facilities to meet the needs of new residents. Full details of the contributions can be found in Appendix 1.
- 2.2. Potential projects on which to spend the funds were identified through the following:
 - a review of the specific s106 clauses, some of which name specific projects or facilities on which funds must be spent¹;
 - a review of the projects identified within the South Hams and West Devon Playing Pitch Strategy, which sets clear priorities for pitch sports, based on robust evidence, and helps inform management and investment decisions including the allocation of s106 funding and external grants; and
 - Consultation with sports organisations, the Town Council and local Ward Members via the Ivybridge Sports Forum.
- 2.3. Given that many of the projects identified were at a relatively early stage of development, with planning approval and match funding yet to be secured, it was decided to invite the relevant sports organisations to complete a S106 Expression of Interest form (see Appendix 2) to allow in-principle S106 offers to be made.
- 2.4. Applications were reviewed by Officers in consultation with the local Ward Members and the following in-principle allocations are proposed:
 - **Ivybridge Bowls Club - £10,000** towards their projects for a new mower, water pop-up system and paving/path improvements.
 - **Ivybridge Cricket Club - £200,000** for their project to extend the existing clubhouse including improvement of changing facilities (including for ladies and girls), replacement of the artificial wicket and drainage improvements.
 - **Ivybridge Rugby Club - £150,000**

¹ The specific clauses are negotiated at the time of the planning application based on the local sport needs evidenced in local plans and strategies such as the South Hams and West Devon Playing Pitch Strategy, South Hams Open Space, Sports and Recreation Study and Ivybridge Neighbourhood Plan.

- £21,000 towards their floodlighting project to provide LED floodlights on their training pitch.
 - £129,000 towards their clubhouse project to extend the clubhouse to incorporate additional changing facilities (including for ladies and girls) and extend the clubhouse space.
 - **Ivybridge Town Football Club - £257,800**
 - £250,000 towards their clubhouse project to upgrade their changing (including for ladies and girls), catering and social facilities.
 - £7,800 towards their floodlighting project to upgrade the floodlights to LED.
 - **Manstow Football Club - £30,000** towards their projects to improve car parking and provide a small clubhouse/changing facility.
 - **Skate South Devon - £200,000** towards their project to create a pump park and associated community building at Filham Park.
 - **South Devon Tennis Centre - £100,000** towards their projects to cover 2 external courts, replace internal playing surfaces and carry out internal and external renovations.
 - **Total in principle allocations = £947,800**
- 2.5. The breakdown of the proposed funding for each project is provided in Appendix 1 and further detail about each project is provided in Appendix 3.
- 2.6. These in-principle offers will help to give the organisations the certainty to allow project plans to be developed further and help them secure funding from other sources.
- 2.7. The offers have been made subject to the following conditions:
- Approval via this Committee.
 - Receipt of a detailed s106 application in due course providing:
 - formal tender/quotes for the work;
 - details of match funding;
 - details of planning permission (if required);
 - details of organisation's constitution; and
 - details of organisation's accounts.
 - Six monthly review when an update on project progress will be expected.
 - The Council reserving the right to withdraw the in principle offer, following discussion with the applicant organisation, to allow re-allocation of the funds if the project is no longer required.
 - The Council reserving the right to amend the in principle offer if, at the time of the detailed s106 application, the project scope and/or total project costs have changed significantly from the expression of interest submission.
- 2.8. It should be noted that for the Ivybridge Rugby Club floodlight project, a detailed s106 application has already been received and subject to approval via this Committee meeting a formal s106 grant offer letter will be issued.
- 2.9. As set out in Appendix 1, following the in-principle allocations, there will remain £198,777.61 capital s106 funds and £39,798.04 maintenance s106 funds to allocate. This provides some flexibility/contingency in the event that the Council wishes to provide additional funds towards one or more of the projects outlined in this report, or a new project emerges.

3. Outcomes/outputs

- 3.1. The desired outcome is the provision of enhanced community sports facilities in the Ivybridge area to provide for both new and existing residents.
- 3.2. This directly aligns with the relevant S106 requirements and the mitigation of the developments from which the funds have been made available
- 3.3. The outcome also supports the Council Plan commitment to enhance and invest in sports and recreation facilities through planning agreements.

4. Options available and consideration of risk

- 4.1. If S106 funding is not allocated to these projects, then they are much less likely to be able to go ahead. This would mean that the community benefits of these projects in relation to sport and recreation, and associated physical and mental health benefits, would not be realised. The in-principle allocations will act as seed funding for the projects, enabling the clubs and organisations to seek other external grant funding.
- 4.2. Several of the projects still need to go through the planning process and thus there is a risk that planning permission may not be achieved. However, it is considered likely that planning permission will be forthcoming for the proposed schemes, with existing structures and facilities already in place at most of the sites. With regard the new pump park project, pre-application planning advice has already been received with positive feedback regarding the principle of the development.
- 4.3. For most of the projects significant external funding will also be required to enable them to be delivered. If external funding is not adequate a number of options would need to be considered including scaling back proposals, value engineering, and a potential increase in offer from South Hams District Council using the unallocated s106 funds referred to in paragraph 2.9.
- 4.4. The in-principle offers are subject to a number of conditions to secure the Council's interest as set out in paragraph 2.7.

5. Proposed Way Forward

- 5.1. That the Executive approves the in-principle allocation of £947,800 of section 106 funds towards sports projects in the Ivybridge area as set out in the report, with the agreement of the specific details of projects delegated to the Senior Green Space and Recreation Officer in consultation with the Ward Members and lead Executive Member.
- 5.2. It is also proposed that the allocation of the remaining £198,777.61 capital s106 funds and £39,798,04 maintenance s106 funds, along with substitution of alternative projects in the event of projects not going forward and funds being available for re-allocation, be delegated to the Senior Green Spaces and Recreation Officer in consultation with the Ward Members and lead Executive Member.

6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	Y	<p>Contributions are secured by planning obligations under Section 106 of the Town and Country Planning Act 1990 to support projects that mitigate the impact of development.</p> <p>The Council has an obligation to spend the funds in accordance with the terms of the agreement.</p> <p>The proposed projects would be in accordance with the terms of the relevant S106 agreements.</p>
Financial implications to include reference to value for money	Y	<p>The Council's Constitution dated July 2022 requires that the use of funds received from Section 106 Agreements for projects between £100,000 to £500,000 requires the prior authorisation of the Executive Committee upon receipt of a report from the Senior Officer and Section 151 Officer, following consultation with the relevant Ward Member.</p> <p>The S106 funds have been received and are available for expenditure. The Ward Members have been consulted and are in full support of the proposals.</p> <p>In due course, organisations will be required to provide tender details and details of match funding to evidence that good value for money is being achieved.</p>
Risk	Y	<p>Some S106 agreements have 'clawback' clauses allowing the developers to be re-paid the money if it is not spent within a certain timeframe. Thus, there is a risk of communities losing out if money is not spent within the specific timeframes.</p> <p>The applicant organisations have been advised of the timescales in which funds need to be spent and have been asked to advise the Council if they foresee any problems. Project progress will be reviewed at least every 6 months to ensure funds are spent before deadlines.</p>
Supporting Council Plan	Y	<p>The projects will support the Community Services element of the Council Plan, namely Action S3.3 enhancing and investing in sports and recreation facilities through planning agreements (S106 contributions).</p>
Climate Change – Carbon/Biodiversity Impact	Y	<p>Carbon/biodiversity impact will be assessed via the planning process.</p> <p>Some projects specifically include carbon reduction measures. For example, Ivybridge Cricket Club want to incorporate solar panels on their clubhouse extension and replacement of Ivybridge Town Football Club's floodlights</p>

		with LED bulbs will improve energy efficiency and running costs. The Ivybridge pump park project will encourage and develop bike and skate skills and embed these in residents from a young age which may assist with reducing reliance on cars and associated greenhouse gas emissions.
Comprehensive Impact Assessment Implications		
Equality and Diversity	Y	<p>The clubhouse projects all consider equality and diversity, improving facilities for women and girls as well as improving access for disabled users.</p> <p>The new pump park will be designed to cater for all ages and abilities, including wheelchair users.</p> <p>Increasing capacity at the South Devon Tennis Centre will allow a dedicated health and wellbeing hub for inclusive tennis including pickleball for mental health, more wheelchair tennis (the centre has recently partnered with Help for Heroes) and a dedicated programme for children with autism.</p>
Safeguarding	Y	Improvements to clubhouses will ensure that safeguarding policies can be met.
Community Safety, Crime and Disorder	Y	<p>There is a rapidly growing youth population due the influx of new families to the Ivybridge area and if they are not provided for then they may become marginalised creating demands on local services, such as policing.</p> <p>Improvements to the existing sporting facilities as well as the creation of a new pump park will reduce this risk.</p> <p>With regard the pump park, it is well documented that, contrary to popular belief, anti-social behaviour is reduced in the areas surrounding facilities such as those proposed by Skate South Devon CIC.</p>
Health, Safety and Wellbeing	Y	<p>The designs of new and upgraded facilities will take account of relevant standards and design guidance. This will be considered via the planning and building regulations processes.</p> <p>Delivery of these projects will increase opportunities for exercise and socialising with associated physical and mental health benefits.</p>
Other implications	N	

Supporting Information

Appendices:

Appendix 1: Available s106 funds and proposed in-principle allocations

Appendix 2: S106 Expression of Interest Form

Appendix 3: Project Details

Background Papers:

None

Appendix 1: Available s106 funds and proposed in-principle allocations

Development Site	Ward	Amount	S106 clause detailing how the funds must be spent	Proposed in principle allocation		Remaining funds after allocations
				Amount	Recipient	
Smithleigh Hotel, Smithleigh 3043/18/FUL	Newton and Yealmpton	£5,776.71	Improvement of football facilities at Erme Valley Playing Fields and/or provision of an all-weather pitch at Ivybridge Community College	£5,776.71	Ivybridge Town Football Club	£0
Woodland Road (Harford Mews), 1971/16/FUL	Ivybridge West	£153,398.41	Improvements to sports facilities at Filham Park	£153,398.41	Ivybridge Cricket Club	£0
Land at Woodland Road (Harford Mews Phase 2) 3954/17/FUL	Ivybridge West	£103,299.76 remaining	Towards the purchase of additional land for pitches in Ivybridge; and/or Clubhouse Extension and pitch improvements for Ivybridge Football Club at Erme Valley Playing Fields; and/or Improvements to and extension of changing facilities for Ivybridge Rugby Club; and/or Upgrade of All Weather Pitch with Community Use Agreement at Ivybridge College.	£103,299.76	Ivybridge Town Football Club	£0
Torhill Farm (Lucerne Fields) 27_57/1347/14/F	Ivybridge East	£320,926.13 remaining after commitments	Towards improvements to sports and recreation facilities at Filham Park (including improving access routes to these facilities) and/or improvements to other sports and recreation facilities within 2km of the development	£37,925.51	Ivybridge Cricket Club	£198,777.61
				£30,000.00	Manstow Football Club	
				£24,998.08	Ivybridge Town Football Club	
				£16,955.01	South Devon Tennis Centre	
				£10,000.00	Ivybridge Bowls Club	
				£2,269.92	Ivybridge Rugby Club	
Cornwood Rd, Ivybridge 2208/16/FUL	Ivybridge West	£46,539.85 remaining	Extension to clubhouse at Erme Playing Field and/or Floodlighting for Ivybridge RFC and/or Replacement mats and netting for Ivybridge Cricket Club at Filham Park	£25,539.85	Ivybridge Town Football Club	£0

Development Site	Ward	Amount	S106 clause detailing how the funds must be spent	Proposed in principle allocation		Remaining funds after allocations
				Amount	Recipient	
				£21,000	Ivybridge Rugby Club	
Land off Rutt Lane 57/2472/14/O	Ivybridge East	£335,406.16	Towards the provision of sports and recreation facilities at Filham Park Ivybridge, the playing fields at Moorhaven, Tweenaway Bittaford and /or Ivybridge Rugby Club	£200,000	Skate South Devon	£0
				£126,730.08	Ivybridge Rugby Club	
				£8,676.08	Ivybridge Cricket Club	
North Filham (Filham Chase Phase 1) 3703/18/OPA	Ermington and Ugborough	£98,185.60	Off site sports and recreation improvements at either Erme Valley Playing Fields, Ivybridge Rugby Club, Ivybridge College, sports provision at Moorhaven and or the football ground at Twinaways Hillhead Cross	£98,185.60	Ivybridge Town Football Club	£0
North Filham (Filham Chase Phase 2) 3703/18/OPA	Ivybridge East	£83,044.99 capital after commitments, £39,798.04 maintenance	Off site sports and recreation improvements required as a result of the development	£83,044.99	South Devon Tennis Centre	£0 capital £39,798.04 maintenance
	Total	£1,146,577.61 capital £39,798.04 maintenance		£947,800.00		£198,777.61 capital £39,798.04 maintenance

Appendix 2: S106 Expression of Interest Form

**S106 FUNDS FOR OPEN SPACE, SPORT & RECREATION IN IVYBRIDGE
EXPRESSION OF INTEREST**

YOUR DETAILS

Name of organisation:	Contact person:
Type of organisation: <i>e.g. charity / community group / Town or Parish Council</i>	Post held in organisation:
Address for correspondence:	Daytime phone number:
Postcode:	Email:

Does your group have a constitution and bank account?
Do you own your site or facilities: <i>If not, please provide brief details of the owner and length of lease etc.</i>

THE PROJECT

<p>Project details: <i>Describe the project for which you would like to apply for funding. Please cover the following:</i></p> <ul style="list-style-type: none"><i>• The location of the project, including an address and location map.</i><i>• What the project will deliver and key outcomes e.g. increased number of fixtures, increased participants, increased membership etc.</i><i>• How you know the project is needed.</i><i>• What support you have for the project (e.g. any community consultation undertaken to date).</i><i>• How many people the project is likely to benefit (including their numbers and age ranges).</i><i>• How the project links to national and local plans and strategies (e.g. links to National Governing Body strategies, South Hams Playing Pitch Strategy, Ivybridge Neighbourhood Plan etc)</i>

Project details continued

Estimated project budget: *Please give an indication of:*

- *The estimated total project costs (excluding VAT).*
- *How much s106 funding you are likely to apply for.*
- *How much funding you think you can obtain from other sources (this could be from external grants, existing organisation funds, crowdfunding etc).*
- *Whether your organisation can reclaim VAT.*
- *How the on-going maintenance of the facility will be funded.*

Will planning permission or any other consents be required? YES/NO *Please provide any further details if available at this stage e.g. details of any permissions already obtained*

Estimated start and end dates of work for which funding is required:

Any further relevant information about your project: *If you have any development plans or a project/business plan please attach it.*

Appendix 3: Project Details

Ivybridge Bowls Club

- 1.1. Ivybridge Bowls Club has been in operation since 1923, celebrating their 100-year anniversary last year. The club has c.70 members and the green is open 7 days per week from early April to mid-October.
- 1.2. The projects which the s106 funding will support are for a new mower to ensure a good quality playing surface can be maintained; a new water pop up system to irrigate the green; and replacement paving/pathways around the clubhouse and green to reduce the risk of trips and falls.
- 1.3. The total project costs are estimated to be c.£18,000. The Club has some funds which it can commit to the project.
- 1.4. It is proposed to make an in-principle allocation of £10,000 towards these projects.

Ivybridge Cricket Club

- 1.5. Ivybridge Cricket Club will celebrate its 50-year anniversary in 2025. When the club moved to Filham Park in 2009 it had two men's league hardball sides (plus midweek matches) and four colts age group teams. The club now has three men's hardball sides playing in the Devon League plus hardball age group sides at Under 19, Under 17, Under 15, 2 x Under 13, 2 x Under 11, 2 x Under 10, as well as running England Cricket Board programmes for 5 - 8 year olds. There are a total of 242 participating members, with additional social members bringing membership up to 301.
- 1.6. The projects which the s106 funding will support are for an extension to the existing clubhouse to include changing facilities for women and girls; and replacement of the artificial wicket and drainage improvements to maximise use of the facility.

Extension to clubhouse/changing facility

- 1.7. Due to the club's growth the existing clubhouse is in need of extension and improvement. The Club struggles to run social events at the club due to lack of capacity and the changing facilities are inadequate for a mixed sex sports club with no separate changing facility for women and girls.
- 1.8. Architectural plans have been drawn up for a proposed extension which will create two new changing rooms, additional toilets and storage space, disabled access to the upper floor, enclose the existing stairs to the upper floor and extend the social space with a larger indoor bar/function area and additional balcony viewing area for matches. The plans have been formulated in line with the England Cricket Board's guidelines for pavilions and clubhouses.

Replacement of the artificial wicket and drainage improvements

- 1.9. The current artificial wicket is reaching the end of its useful life. It has been well maintained but technology in artificial surfaces has advanced and with an increase in the number of games being played at Filham Park it needs replacement. The wicket is also used for softball cricket and a replacement facility will help cater for increases in softball cricket participation.
- 1.10. The England Cricket Board has also suggested a scheme of work to upgrade the quality of the grass and remove 'dead thatch'. The work will help improve the root depth of the grass in the outfield and improve the soil quality to help improve drainage.

- 1.11. These actions would maximise the number of games and training sessions that can be held at Filham Park and decrease the number of sessions that have to be cancelled due to the weather.
- 1.12. The estimated cost of the clubhouse project is £300,000 - £350,000 and the estimated cost of the artificial pitch and drainage project is £40,000. The Club expects that funding support from the English Cricket Board/Devon Cricket could be obtained, and they would also look to raise funds through crowdfunding.
- 1.13. It is proposed to make an in-principle allocation of £200,000 towards these projects. Planning permission will need to be obtained for the clubhouse extension project.

Ivybridge Rugby Club

- 1.14. Ivybridge Rugby Club was formed in 1975 and currently has a total of 582 playing members, with a further 752 social members.
- 1.15. The projects which the s106 funding will support are for an extension to the existing clubhouse facility to accommodate additional changing facilities and extend the social space, and to provide floodlighting to the training pitch to maximise use.
- 1.16. The club states that they are a victim of their own success and a substantial increase in membership, including ladies and girls' rugby, means that their clubhouse needs extensive expansion and re-design. Increase in membership has also led a greater demand for training areas, particularly for ladies, girls and junior teams.
- 1.17. The clubhouse extension would provide separate changing facilities for ladies and girls teams, and additional male changing to ensure age related separation. There would also be expansion of the club social spaces and associated facilities including toilets, kitchen, first aid and physiotherapy. Finally, spectator facilities would also be improved including a lift for disabled access and a modest grandstand for shelter and comfort. Planning permission has been secured via planning application 3316/22/FUL. The total project cost is estimated to be £1.5million and, given the substantial sum, the club anticipate a phased programme of construction priorities to meet the Club's needs might be necessary.
- 1.18. The floodlighting project would add floodlighting to the training pitch to help maximise use during the winter months. Planning permission has been secured via planning application 4260/23/FUL. Quotes for the floodlighting project have been obtained and the cost is £21,000.
- 1.19. It is proposed to make an in-principle allocation of £129,000 towards the clubhouse extension project and an allocation of £21,000 towards the floodlighting project.

Ivybridge Town Football Club

- 1.20. Ivybridge Town Football Club has 14 teams in total, which includes two senior teams and teams at each age group from under 5 to 18. There are c.340 playing members and the parents/guardians of the c.300 mini/youth players also utilise the club facilities. The senior team won the South West Peninsula Premier East League in 2023/2024 and the club will be celebrating their 100-year anniversary in 2025.
- 1.21. The club is based at Erme Valley and has a lease arrangement with South Hams District Council of 25 years from August 2005. The lease places responsibility for the football clubhouse/changing rooms and the main first team football pitch with the Club. The responsibility for the remaining football pitches is currently retained with South Hams District Council, with the Club paying an annual rent to help cover grounds maintenance costs. A variation to the lease was entered into in March 2010 when improvements to the grounds were undertaken when the club were promoted to the national league system. Improvements included rotating and improving the pitch, installing floodlights and installing a spectator stand.

- 1.22. The projects which the s106 funding will support are for refurbishment and reconfiguration of the existing clubhouse facility, improvements to car parking through the installation of grasscrete on the overflow parking area; and replacing the existing floodlights with LED bulbs.

Clubhouse and overflow parking area

- 1.23. The clubhouse project will upgrade the changing, social and catering facilities to include Football Foundation compliant changing rooms and an enlarged function suite that can be used on non-match days by other groups, improving the club's sustainability. It would also include replacing the existing clubhouse roof which is consistently leaking when it rains. The project is needed due to the increase in teams, including women and girls.
- 1.24. The free-of-charge main car park, for which South Hams District Council currently has responsibility, serves the Football Club, South Devon Tennis Centre and informal recreational users. The car park is in a poor state of repair and capacity is regularly reached, especially at weekends. The Football Club have a grass overflow parking area, but this can only be used in drier months. The Club therefore propose to grasscrete the overflow area to create a more robust surface which can be used on a more frequent basis to relieve the pressure on the main car park.

Floodlighting

- 1.25. The floodlighting project will replace the existing floodlights with LED bulbs. This will improve energy efficiency and reduce the overall running costs of the lights by c.50%.
- 1.26. The total cost of the clubhouse and parking project is estimated to be £500,000 (£400,000 for the clubhouse element and £100,000 for the parking element). For the clubhouse element, £100,000 will be applied for from the Football Foundation's Premier League Stadium Fund.
- 1.27. The total cost of the floodlighting project is estimated to be £26,000. Up to 70% of the total cost will be applied for from the Football Association LED Floodlight Replacement Scheme.
- 1.28. It is proposed to make an in-principle allocation of £250,000 towards the clubhouse and parking project and an in-principle allocation of £7,800 (30% of the total cost) towards the floodlighting project. The need for planning permission for the grasscrete parking area, new clubhouse roof and change to LED bulbs needs to be investigated.
- 1.29. Alongside the s106 allocation, a new lease with the Football Club will need to be negotiated by the Council in the near future. This will allow the club to access external funding, for which a longer remaining time on the lease is required. The lease negotiations will also consider whether greater responsibility for the remaining football pitches and car park can be taken on by the club.

Manstow Football Club

- 1.30. Manstow Football Club is a youth football club with 344 members. The Club is continuously growing, especially the girls' teams, and they have waiting lists for most age groups. The Club wants to expand and improve the club facilities to enable them to accommodate more players.
- 1.31. The projects which the s106 funding will support are to extend the small on-site car parking area and to improve the existing clubhouse.

Car parking

- 1.32. Parking is currently on the road outside the ground which needs to be kept clear for access for emergency services. Extending the on-site car parking provision, for which there is space, will enable the club to help accommodate the growing membership.

Clubhouse improvements

- 1.33. There is currently a very basic clubhouse facility with no changing facilities. The Club wishes to update the clubhouse to provide a better experience for players and spectators. They would like to provide changing facilities and a space to discuss team tactics and improvements after games.
- 1.34. The cost of the car parking project is estimated to be £16,650 and the clubhouse project is estimated to cost between £25-£30,000, bringing the estimated total project costs to between £41,650 and £46,650. The need for planning permission for the clubhouse element is considered likely and will need to be investigated for the car parking provision.
- 1.35. It is proposed to make an in-principle allocation of £30,000 towards these projects.

Skate South Devon

- 1.36. Skate South Devon CIC is working in partnership with Ivybridge Town Council to develop a project for a pump park and associated community building at the town council owned Filham Park.
- 1.37. There is currently a lack of safe or functional facilities for skateboarding, BMX and other wheeled sports facilities in the town. The current skate park is out of date and the BMX track was closed several years ago. The new pump park would meet local demand and the project has been shown to be well supported by local residents through various consultation events, including recent work on the Ivybridge Community Economic Plan. The pump park would provide an alternative to the traditional sports facilities on offer in the town.
- 1.38. The group has prepared a detailed proposal document and has already received pre-application planning advice from South Hams District Council. The vision is for a regional, or even national, level facility providing for all wheeled sports. The proposed sprayed-concrete pump park will combine features of both pump tracks and skate parks and will cater for all ages and skill levels, including wheelchair users.
- 1.39. There are plans to host community events at the site and the aim is for a minimum attendance of 5,000 people annually. The plans for the community building show the provision of community space, toilets (including a changing places toilet), storage and a café.
- 1.40. The estimated costs for the pump park are between £693,000 and £759,000. The community building is estimated to cost £312,000, bringing the total project cost to over £1million.
- 1.41. It is proposed to make an in-principle allocation of £200,000 towards the overall project. Planning permission will need to be obtained.

South Devon Tennis Centre

- 1.42. South Devon Tennis Centre is a not-for-profit organisation open to the public from 9am to 9pm. It hosts 417 tennis members, with a further 216 non-members accessing coaching sessions every week (including sessions for walking tennis, wheelchair tennis and free family tennis), and pay and play tennis also available. The centre also hosts 500 netball players on 25 Sundays per year, with demand for netball growing and outstripping capacity. In addition to tennis and netball the centre also offers Pickleball, which is one of the fastest growing sports in America, with demand currently outstripping capacity (currently accommodating 30-50 players per week). Regular fitness classes (beat bounce, pilates, bootcamp, karate), dance classes and holiday camps are also held at the centre.
- 1.43. The centre is based at Erme Valley and has a lease arrangement with South Hams District Council of 25 years from May 2002. The lease places obligations on South Hams District Council for the outside tennis courts, with the centre paying an annual rent to help cover periodic resurfacing. South Hams District Council also has responsibility for some of the external

maintenance of the centre. The main indoor tennis hall and pavilion changing rooms are the responsibility of the centre.

- 1.44. For the last 20 years, the centre has successfully run tennis programmes from four covered indoor courts and four outdoor courts. However, at no point has the club been able to generate enough income to create a sustainable future, where they are totally self-sufficient. The Centre is now working with Netball England and the Lawn Tennis Association and has identified a proposal which would significantly increase income to enable them to maintain the facility independently and enable participation in both tennis and netball to flourish.
- 1.45. The projects which the s106 funding will support are for covering two external courts; replacing the internal playing surface; carrying out internal clubhouse renovations; and carrying out external clubhouse renovations.

Covering two external courts

- 1.46. The centre proposes to cover two existing outdoor courts with a fabric frame building creating more capacity and enabling more covered space for tennis, pickleball and netball. Increasing football will also increase secondary spend from café sales.

Internal and external clubhouse renovations

- 1.47. Netball has proven very popular, but this has put pressure on the tired clubhouse interior with changing rooms in a poor state or repair. Both the internal and external spaces require renovation to bring them up to date and in good working order for the volumes of people using the spaces. This includes replacing indoor playing surfaces.
- 1.48. The cost of covering two external courts is estimated as £565,750 including lighting, storage and replaying the court surface to increase the floor space for two full size netball courts. The cost of internal and external renovations including replacing the internal playing surface and replacing the two remaining outdoor courts with astroturf is estimated at £204,628 bringing the total project costs to c.£770,000. The covering of the external courts will require planning permission.
- 1.49. It is proposed to make an in-principle allocation of £100,000 towards these projects.
- 1.50. Alongside the s106 allocation, a new lease with the South Devon Tennis Centre will need to be negotiated by the Council in the near future. This will allow the centre to access external funding, for which a longer remaining time on the lease is required. The lease negotiations will also consider whether greater responsibility for the outside tennis courts, external maintenance and car park can be taken on by the club.