 Executive Committee 6th March 2019		Agenda Item No. <h1 style="text-align: center;">11</h1>
Title	Newbold Comyn: Shortlisting of Future Options	
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Wards of the District directly affected	Clarendon Crown Newbold	
Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?	No	
Date and meeting when issue was last considered and relevant minute number	7 th March 2018 Minute No. 134	
Background Papers	None	

Contrary to the policy framework:	No
Contrary to the budgetary framework:	No
Key Decision?	Yes
Included within the Forward Plan? (If yes include reference number)	961
Equality Impact Assessment Undertaken	No

Officer/Councillor Approval		
Officer Approval	Date	Name
Chief Executive	12/02/19	Chris Elliot
Head of Service	05/02/19	Dave Barber
CMT	12/02/19	Chris Elliot, Andrew Jones, Bill Hunt
Section 151 Officer	12/02/19	Mike Snow
Monitoring Officer	12/02/19	Andrew Jones
Finance	12/02/19	Mike Snow
Portfolio Holder(s)	12/02/19	CLlr Coker
Consultation & Community Engagement		
3270 people responded to an online survey to understand the relationship between people and Newbold Comyn.		
Final Decision?		

1. **Summary**

1.1 This report provides a summary of completed work undertaken as part of the study to identify future uses for Newbold Comyn. This includes the results of a survey and an initial high level appraisal undertaken by SLC Consulting (SLC).

1.2 The results of the survey can be summarised as:

- Newbold Comyn has a strong identity, linked to the landscape and plays an important role in the identity of the District. It is a valued resource.
- It is a safe and social space.
- It has regular users. Usage is often linked to the landscape but also the Leisure Centre.
- It is accessible by car and on foot.
- There are significant concerns about future development of the area.

1.3 The appraisal undertaken by SLC has indicated that:

- An 18-hole golf course is not financially self-sustaining.
- There are a number of future uses, with varying levels of sustainability and which could complement existing uses/ facilities.
- The scale of the area enables a number of uses to be developed. The next stage of the study should seek to understand how these could be delivered both spatially and financially.

1.4 The report proposes a key element for the next phase of the study and an additional action.

2. **Recommendations**

2.1 That Executive notes the progress to date with the Newbold Comyn study, in particular:

- The response to the Newbold Comyn survey of the relationship between people and the place.
- The conclusions of the high level appraisal of options by SLC.

2.2 That based on the consultation responses and the conclusions of the SLC options study, a further report is considered by the Executive in Summer 2019 setting out proposals for a mix of uses, costs and funding for such uses, which will form the basis for a further consultation exercise.

2.3 That Executive approves that a commercial appraisal of existing outbuildings adjacent to the Newbold Comyn Arms proceeds to provide a commercial benchmark value.

2.4 That, subject to approving recommendation 2.2, Executive agrees that SLC should be appointed to carry out further work to include a needs analysis incorporating further public consultation, masterplan development and business planning with subsequent reporting to the Council; with an exemption to the Code of Procurement Practice.

2.5 That, subject to approval of 2.3 and 2.4, Executive agree that £10,000 is made available from the 19/20 Contingency budget to cover the work (with an element for contingency) detailed in these recommendations.

2.6 That Executive agree there will be no residential development considered in the future masterplan for Newbold Comyn.

3.0 **Reasons for the Recommendations**

3.1 Recommendation 2.1

About the survey

3.2 A survey to understand the relationship between residents and the Newbold Comyn area was launched at the Newbold Comyn Park Run on 18th August and closed on 15th September 2018. It was promoted, and widely shared, on social media with 78 shares on Facebook, 67 retweets and 36,067 impressions on Facebook and Twitter (i.e. it was seen 36,067 times but an individual could see it more than once). It was also promoted via:

- Face to face surveys at the Men's Tour finish in Leamington Spa, Warwick Market Square and at Kenilworth Market.
- Leaflets, posters and pop-up banners at Whitnash Library, Kenilworth Library, Warwick Library, Lillington Library and the Pump Rooms.
- A0 posters in St. Peters Car Park and Covent Garden Car Park in Leamington Spa.

Paper copies of the survey were also available at Riverside House.

The survey generated 3270 responses – the highest number of responses to an online Council consultation.

3.3 The survey was also supported by a leaflet and update to the Council's website that provided background information on the survey area and survey purpose. 90% of respondents said that they had read this information.

3.4 Survey questions focused on the relationship between people and the place e.g. how they use it, how they perceive it, what they value and any concerns. This provides context to any proposals for future uses i.e. is a proposed use in line with/ enhance people's existing relationship or could it be perceived as a threat? It contributes to the evaluation of possible uses. It did not ask about specific future uses as it was felt that there wasn't a clear evidence base to evaluate the extensive list of uses that such a survey could generate.

3.5 Surveys were analysed using Excel, with some use of the pivot table function.

3.6 **Survey Results – Key Findings**

3.7 Of those who responded, respondents were:

- 42.9% male, 54.9% female (2.2% preferred not to say).
- 94.2% white/ white other.
- 93.3% did not consider themselves to have a disability (3.1% preferred not to say).
- 71.5% were aged between 30 and 59:

What age category are you in?		
Answer Choice		Response %
1	Under 18	0.6%
2	18 - 29	11.2%
3	30 - 44	42.3%
4	45 - 59	29.2%
5	60 or over	14.4%
6	Prefer not to say	2.2%

- 3.8 The high level of responses was a positive achievement. However, some population groups were under represented – young people, BME communities and people with disability. This may be a reflection of people who use Newbold Comyn but any future engagement should take note and respond accordingly to ensure future uses appeal to all communities.

A strong identity

- 3.9 Survey respondents identified a strong relationship between Newbold Comyn, themselves and the Council. When asked if they agreed or disagreed with the statement *I identify strongly with this place*, 67.8% agreed or strongly agreed. Respondents are attracted to the landscape and activities that take place there. 96.7% of respondents believe that Newbold Comyn strongly supports or supports the Council’s mission to make Warwick District a great place to live, work and visit.

On a scale of 1 - 5 (where 1 is strongly disagree and 5 is strongly agree), please respond to the following:						
Answer Choice		1 %	2 %	3 %	4 %	5 %
1	Newbold Comyn is beautiful	4.0	3.0	9.5	31.4	52.1
2	I like the range of activities available to me at Newbold Comyn	3.5	6.7	22.1	32.5	35.2
3	I like the area's diversity of plants, animals and landscape	4.3	4.3	12.3	27.4	51.8
4	I feel like this place is part of me	6.4	8.0	21.4	22.5	41.7
5	I identify strongly with this place	5.7	8.3	18.1	23.8	44.0

- 3.10 Newbold Comyn is perceived as a place for local people, as both a natural resource and location for activities. Future communication/ engagement should recognise this.

A safe, social space

- 3.11 Newbold Comyn is both a social space and a personal space. Respondents were more likely to visit with a friend or partner (75.9%) or family (68.9%) than as

individuals though a significant number of visits are of this nature (66.4%). It is a space where respondents feel safe (76.8% scored 4 or 5 when asked to agree or disagree with the statement *I feel safe at Newbold Comyn*) and where different user groups 'get on', despite the potential conflict between users e.g. dog walkers and golfers (10.7% *disagreed* or *strongly disagreed* when asked to agree or disagree with the statement *Other users prevent me from doing what I want*).

Who do you visit Newbold Comyn with? Please tick all that apply.		
Answer Choice		Response %
1	By yourself	66.4%
2	With a friend or partner	75.9%
3	With a colleague	7.5%
4	With family	68.9%
5	With a team/organised group	25.3%

On a scale of 1 – 5 (where 1 is strongly disagree and 5 is strongly agree), please show to what extent you agree with the following statements:

Answer Choice	1 %	2 %	3 %	4 %	5 %
1 I feel safe at Newbold Comyn	2.9	4.1	16.3	38.3	38.5
2 Control of pets and animals is a problem	37.2	27.5	21.1	9.1	5.0
3 Other users prevent me from doing what I want	53.1	24.7	11.5	5.9	4.8
4 Newbold Comyn is maintained to a high standard	3.3	11.2	37.4	34.1	13.9
5 I would be happy to pay for activities if it contributed to maintaining the area	11.3	13.9	32.6	27.0	15.2
6 It is easy to park at Newbold Comyn	4.9	9.4	24.9	29.8	31.0

Regular users and usage

- 3.12 Respondents were likely to be regular and frequent users. A majority (52.9%) visited at least once a week and 28.8% visited at least once a month. At the time of survey free and possibly seasonal uses dominated the responses; walking, running/ jogging, dog walking, picnics etc. When asked *What do you use Newbold Comyn for?* respondents were most likely to be walking (78.6% of respondents), visiting the leisure centre (62.4% of respondents) or running/ jogging (54.9% respondents). An extensive list of additional uses was also identified in free text. These included a number of low scoring responses (e.g. *well-being, rounders, skate park, winter activities, Frisbee etc.*, categorised as Other).

What do you use Newbold Comyn for?	
Answer Choice	Response

	%
Walking (including Riverside Walk)	78.6
Visiting the Leisure Centre	62.4
Running/ jogging	54.9
Dog walking	40.8
Picnics/BBQ	40.4
Cycling	36.3
Playing football	17.9
Playing golf	16.8
Bird watching	16.2
Cycling at Champion Hill Cycle Track	12.3
Kite flying	9.5
Other (anything less than 1.5% or 50 responses)	5.8
Play	5.0
Pub	2.4
Remote Control Machine	2.0
Wildlife	1.9
Horse riding	1.6

3.13 Cycling and horse riding were more important for younger people than older people.

3.14 The Leisure Centre is a significant attraction for Newbold Comyn. It fully opened after the completion of the survey and it may be that it plays a more important role now.

3.15 Respondents were asked what the best things about Newbold Comyn are. Three options were identified by more than 70% of respondents as a 'best thing', all relating to the landscape; *the open space* (88.3%), *the trees and woods* (83.3%) and *it is peaceful* (73.9%). Other aspects that were rated as a 'best thing' by more than 50% of respondents included:

- *Its proximity to Leamington Spa* (68.8%)
- *The views* (67.4%)
- *Riverside Walk* (60.9%)
- *Wildlife* (56.9%)
- *The wildlife reserve* (56.1%)

The golf course was identified as a 'best thing' by 20.5% of respondents.

3.16 Respondents were also able to provide a free text response. This generated 363 responses:

What is the best thing about Newbold Comyn? (other responses)		
Response	% of 'other' responses	% Response
Paths/trails	43%	5%
General amenity	18%	2%

Kids play area	12%	1%
Pub	6%	1%
Football/sports pitches	6%	1%
Open space	5%	1%
Hills	4%	0%
Proximity	2%	0%
The trees and Wood	1%	0%
Bridle paths	1%	0%
Wildlife	1%	0%
The skate park	1%	0%
Golf course	0%	0%
Free car parking	0%	0%

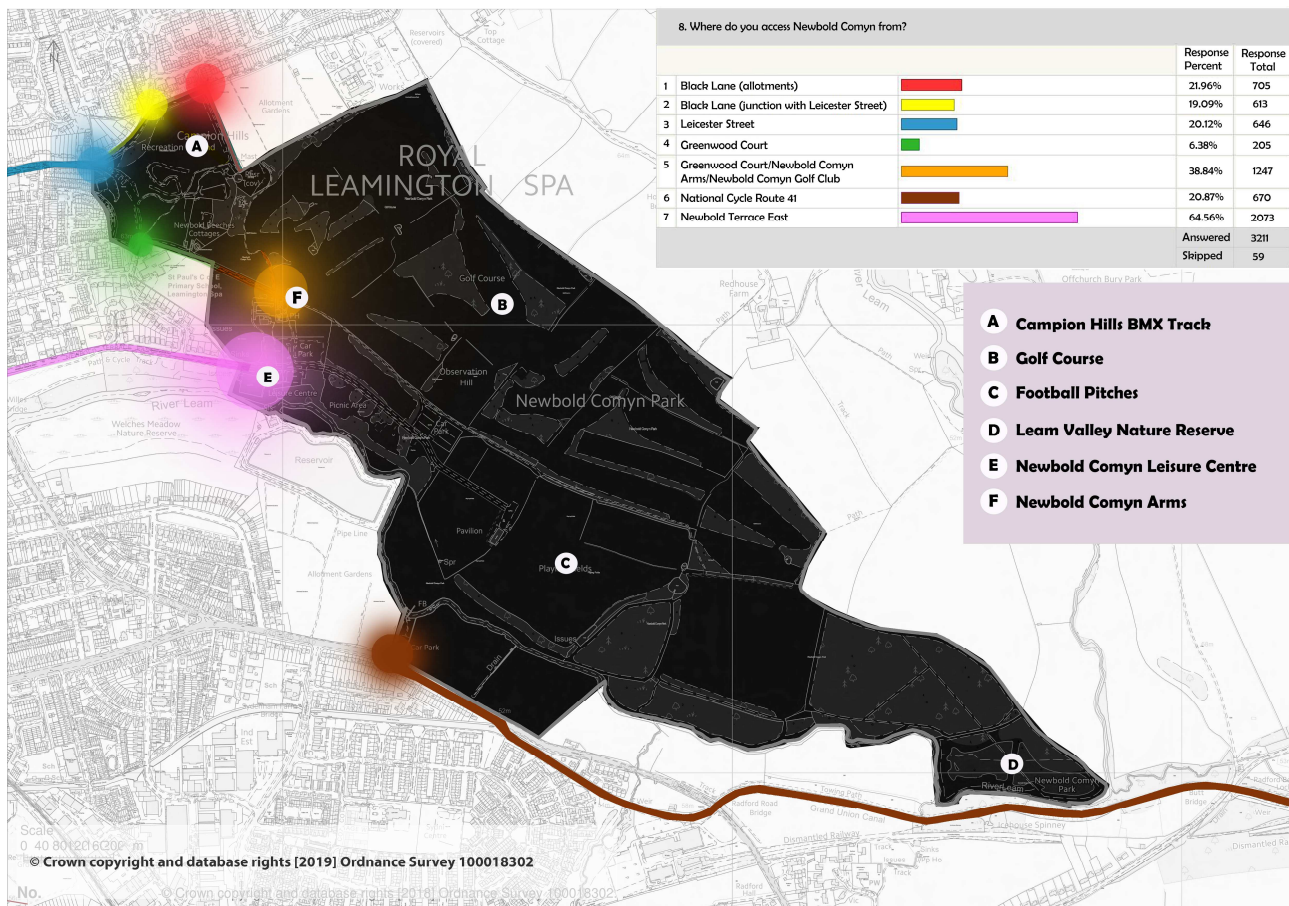
Highlighted cells incorporated into main section.

This pattern of responses was reflected across all age groups.

- 3.17 These responses reinforce the impression of the importance of landscape and openness.

Access

- 3.18 Respondents were able to identify how they travel to Newbold Comyn. Overall, respondents were almost as likely to walk to Newbold Comyn (65.8%) as travel by car (69.9%). They were very unlikely to use public transport (1.7%). People aged 18 – 29 were more likely to walk (43.1%) than use a car (35.17%).
- 3.19 Most of the access points to Newbold Comyn are along the western edge of the area where it is adjacent to Royal Leamington Spa. Many of these routes take visitors through residential areas. The most popular access point to Newbold Comyn is Newbold Terrace East, a route that flows through from the town centre and adjacent residential properties before it reaches the leisure centre and car parks within Newbold Comyn.



3.20 Parking was not a significant issue for respondents. When asked to agree or disagree with the statement *It is easy to park at Newbold Comyn*, 60.8% agreed or strongly agreed. However it isn't possible to identify how many respondents were local residents or the extent to which non-regular users are dissuaded from using the space due to a perceived parking issue. It should also be recognised that an increase in usage due to an improved offer is likely to create more parking demand.

Looking ahead

3.21 Respondents were asked *what would make you visit Newbold Comyn more often?* The most popular responses (64.7% of respondents) was *having more time/ free time* – a factor not in the Council's control. The second two most popular responses were *more events and activities* (43.1%) and *more green space and wildlife* (30.8%). This suggests that future planning will require a careful balance between two potentially conflicting developments.

3.22 Respondents were also asked if *I would be happy to pay for activities if it contributed to maintaining the area*. 41.2% scored their strongly agreed or disagreed and a further 32.6% scored their response 3 suggesting some charging for activities would be accepted by the majority of users in the right conditions.

3.23 When asked *do you have any concerns about the future of Newbold Comyn* respondents were invited to respond with free text. The three most responded categories (and only ones with a response rate above 8.5%) were:

- Property development (38%)
- Loss of current amenity (20.3%)
- Too commercialised/ over developed (15.5%)

Do you have any concerns about the future of Newbold Comyn?	
Response	% of total responses
Property Development	38.0
Loss of current amenity	20.3
Too commercialised/ over developed	15.5
Loss of golf course	8.4
Blanks	7.3
Neglect	3.5
Travellers	1.7
Loss of Park Run	1.2
Loss of opportunity to improve leisure facilities	1.0
Misc.	0.9
Returned to golf course	0.7
Parking	0.5
Inadequate accessibility	0.5
Antisocial behaviour	0.3
New facilities not used	0.2

3.24 It may be inferred that underpinning each of these is a fear of losing the 'natural resource' or 'openness' of the space. While greenbelt planning policy will mitigate against this, there will be concerns to be addressed in any future rounds of public consultation. Masterplanning will need to take note of these concerns.

Consultant Report – Key points

3.25 The appointed consultants, SLC, undertook a number of activities as part of their brief. This included:

- Undertaking market engagement to inform a high level commercial appraisal of options.
- Consultation with stakeholders (identified and agreed with the Council) to further inform an understanding of the current site and explore options for future use.
- A workshop with Ward Members and relevant Portfolio Holders to consider an initial assessment of a long list of options.

3.26 The consultants brief had requested a shortlist of up to 5 options that could be viably and practically delivered and managed. However, it is the consultant's opinion that the scale of the area enables a broad range of options to be

considered. SLC have therefore recommended that options should be presented as a 'menu' of potential future uses.

3.27 Based on an initial assessment and feedback from Members and Officers the following shortlist of future uses have been identified:

- **Redesigned golf offer** – which could include one or more of the following; a par-3 course, adventure golf, driving range, footgolf and reinstatement of pitch and putt
- **Outdoor activity centre** – final mix of activities to be confirmed through a more detailed feasibility study but could include high ropes / low ropes courses, zip wires, dry tobogganing, climbing, archery, cycle trails, woodland craft etc.
- **3G artificial turf pitch** – full-size floodlit and fenced pitch 100M x 64M plus 6M run-offs, adjacent to existing grass pitches.
- **Adventure play** – advanced and exciting play offer designed to appeal to older children.
- **Enhanced skate park** – small scale enhancement / extension of existing facility.
- **Cycle routes / trails** – designated cycle routes, ideally separate from pedestrian routes.
- **Visitor Centre / Café** – a food and beverage offer (possibly by repurposing former golf clubhouse) that is complementary to (not conflicting with) existing provision on the wider site e.g. pub and leisure centre. Includes public toilets and information/interpretation on ecological interest on site.
- **Nature reserve** – extension to the existing Leam Valley Nature Reserve to occupy part of the wider Newbold Comyn site.
- **Woodland nature trail** – educational trail aimed at children and families incorporated within suitable wooded area on site and linked to visitor centre / café.
- **Trim trail** – c. 10 wooden exercise 'stations' located on suitable route around the park.
- **Community garden and sensory garden** – community garden to provide opportunities, through 'Green Gym' initiative, for physical activity for those less mobile or less interested in traditional fitness activity. Sensory garden to be located close to visitor centre / café to provide attractive focal point.

3.28 Based on a high level commercial assessment of each of the options SLC has suggested that the right combination of facilities with the right market conditions could provide a positive net revenue position of £100k per annum.

3.29 This compares to a commercial assessment of re-provision of an 18-hole golf course which is likely to require an annual subsidy of around £100k (in addition to reinstatement costs).

3.30 In addition to the core offer identified above internal discussions with Members and Officers have highlighted additional, non-sporting opportunities. These have not been subject to a commercial appraisal but are unlikely to generate substantial revenue. Rather, they may be considered as complimentary activities that would reinforce the identity of the area.

3.31 These are:

- (i) Use of public art to create/ support trails.
- (ii) Use of outbuildings to create artists' studios.
- (iii) The need for signage and interpretation.
- (iv) Memorial tree planting.

3.32 The SLC Report has concluded that the next stage of the study should focus on a masterplanning exercise and detailed business appraisal to understand how proposed uses could be delivered/ managed while supporting the existing relationship between people and Newbold Comyn.

3.33 Recommendation 2.2

3.34 The high level of responses to the survey demonstrates how highly a diverse range of user's value Newbold Comyn. This presents a positive challenge as to how a masterplan of future use can respond and balance financial sustainability with the existing relationship that people have with the area.

3.35 The high level of responses also suggests that there may be some concern as to the future of Newbold Comyn. A clear commitment to further engagement may provide some reassurance as to resident's ability to inform future decisions and provide further opportunity for under-represented groups to inform the study (see 3.8). It also provides an opportunity to communicate the Council's ambitions for, and planning restrictions on the area i.e. green belt policy.

3.36 To ensure the future sustainability of the area it is therefore recommended that local people and stakeholders are involved in the masterplanning process. This will enable the masterplan to develop a proposal that is shaped, and therefore expected to be supported by, users and stakeholders. This should provide Executive with confidence as to the sustainability of the final proposal.

3.37 At this stage Executive is recommended to approve the *principle* of consultation. If this recommendation is adopted Officers will work with a suitable consultant to develop a consultation strategy (reflecting the survey results) to be approved by the new Executive following the election.

3.38 It is anticipated that this round of consultation will take place in the summer of 2019. It is understood that a greater diversity of uses take place during the summer which will support the quality of engagement. It is also hoped that the wider strategic picture will be clearer post-election.

3.39 It should be noted this consultation will look at commercial options however the focus will be around finding a financially viable use that maintains the theme of open space which is clearly valued by users.

3.40 Recommendation 2.3

3.41 A number of possible uses have been identified for the existing outbuildings adjacent to the Newbold Comyn Arms (see 3.27). A purely commercial appraisal of these buildings will provide a benchmark for the evaluation of a final masterplan.

3.42 It should be noted that it is not the intention of the Council to develop these as a purely commercial offer, and that there is no intention for residential

development on any part of the site. This appraisal is for evaluation purposes only.

- 3.43 This work is not an area of expertise for SLC and did not form part of their brief. It is proposed that this work is undertaken immediately so that it can be shared, as needed, through the consultation process (subject to market sensitivity).
- 3.44 It is anticipated that the appraisal will be delivered by a specialist company (i.e. not SLC).
- 3.45 Recommendation 2.4
- 3.46 In August 2018, the Council issued a Request for Quotation (RFQ) to undertake a study to identify viable and practical options for future uses of Newbold Comyn.
- 3.47 Four consultants responded to this request and the contract was awarded to SLC who scored highest overall on quality and cost.
- 3.48 In the time SLC have been appointed they have fulfilled the requirements of the Project Brief and have provided the Council with an initial high level appraisal of options of future uses for Newbold Comyn. The summary of this work is detailed in paragraph 3.25 -3.27.
- 3.49 It is recommended that SLC are re-procured to undertake the next stage of detailed work which will include:
- Needs analysis – to include a full review of engagement to date and develop a consultation strategy which will involve working with local and strategic stakeholders. They will develop a detailed consultation plan which identifies the different stakeholders, including the general public, and sets out the plans and methods for engagement with these different groups. This will include the approach to publicising the consultation in order to maximise engagement.
 - Masterplan development – The development of RIBA stage 2 plans and sketch options to inform discussions with planners and highways
 - Development costs and business planning – Produce a robust budget cost estimate and high level exploration of funding options
 - Reporting – A comprehensive report pulling together all of the above work streams for the Council to consider.
- 3.50 An exemption to the Code of Procurement Practice is sought due to the level of detailed work SLC have carried out to date, which will inform the further stages of work. If a new consultant was to be procured, they would be starting the process from scratch, inevitably increasing the cost and prolonging the delivery period.
- 3.51 SLC already have a good knowledge of Newbold Comyn, its history and its key stakeholders. It is for this reason an exemption is considered reasonable. It should also be noted that their initial appointment followed a competitive procurement process, to which they were the highest scoring.

- 3.52 If SLC were to be appointed, then taking the cost of their initial report into account the total fee paid by the Council would be £55,000.
- 3.53 Recommendation 2.5
- 3.54 Executive approved a budget of £50,000 to procure specialist consultancy advice at its meeting of 7th March 2018. Of this £14,979 was allocated to SLC under the contract identified in paragraph 3.45. There is £35,021 remaining unallocated in this budget.
- 3.55 SLC have provided a fee proposal for the next phases of work as detailed in 3.48. They have quoted £39,598 which will exceed the remaining budget by £4577.
- 3.56 The cost of the benchmarking exercise on the commercial appraisal of the outbuildings has been estimated to cost £3500 plus VAT. As detailed in paragraph 3.53, there is no remaining budget to pay for this. This work is considered necessary for the project in order to properly evaluate other commercial options.
- 3.57 There is currently £338,000 unallocated in the 19/20 Contingency. It is recommended that the shortfall for SLC's work and the appraisal of the outbuildings is funded from this budget, requiring an additional £8077 plus contingency totalling £10,000.
- 3.58 Recommendation 2.6
- 3.59 The reason for this recommendation is to provide assurances to users of Newbold Comyn that residential development will not be considered in the next phase of consultation.
- 3.60 The original budget agreed at the Executive meeting of 7th March 2018, was done so on the basis that that the land will not be available for residential development.
- 3.61 This has been reiterated to SLC throughout their engagement and has not been considered in the appraisal exercises carried out to date.
- 3.62 It is evident from the public consultation carried out that users value the public amenity space and are concerned about future development.

4.0 Policy Framework

4.1 Fit for the Future (FFF)

The Council's FFF Strategy is designed to deliver the Vision for the District of making it a Great Place to Live, Work and Visit. To that end amongst other things the FFF Strategy contains several Key projects.

The FFF Strategy has 3 strands – People, Services and Money and each has an external and internal element to it. The table below illustrates the impact of this proposal if any in relation to the Council's FFF Strategy.

FFF Strands		
People	Services	Money

External		
Health, Homes, Communities	Green, Clean, Safe	Infrastructure, Enterprise, Employment
<u>Intended outcomes:</u> Improved health for all Housing needs for all met Impressive cultural and sports activities Cohesive and active communities	<u>Intended outcomes:</u> Area has well looked after public spaces All communities have access to decent open space Improved air quality Low levels of crime and ASB	<u>Intended outcomes:</u> Dynamic and diverse local economy Vibrant town centres Improved performance/productivity of local economy Increased employment and income levels
Impacts of Proposal		
Newbold Comyn is currently free to access providing opportunities for improved health outcomes. The study will not impact on this commitment.	The Council is committed to maintaining Newbold Comyn and preserving public access ensuring the area is well looked after. The study will not impact on this commitment.	No impact.
Internal		
Effective Staff	Maintain or Improve Services	Firm Financial Footing over the Longer Term
<u>Intended outcomes:</u> All staff are properly trained All staff have the appropriate tools All staff are engaged, empowered and supported The right people are in the right job with the right skills and right behaviours	<u>Intended outcomes:</u> Focusing on our customers' needs Continuously improve our processes Increase the digital provision of services	<u>Intended outcomes:</u> Better return/use of our assets Full Cost accounting Continued cost management Maximise income earning opportunities Seek best value for money
Impacts of Proposal		
No impact.	Proposal recognises customer needs and will improve service provision inline with these.	Proposal ensures that the Council gets best value from the asset, and income maximised, set against customer needs and deficit in Budgetary Framework.

4.2 Supporting Strategies

Each strand of the FFF Strategy has several supporting strategies. The impact of the recommendations within this report seek to protect the Council's financial position while protecting a valuable public asset in the long term.

4.3 In addition any proposals that emerge from the process will need to comply with Section 13, paragraphs 133 – 147: Protecting Green Belt Land of the National Planning Policy Framework.

4.4 **Changes to Existing Policies**

4.5 The Council's Playing Pitch Strategy is being revised at present with an updated Strategy coming to Council after the elections. The football element of the updated Strategy identifies a need to improve the condition of the existing grass pitches, the refurbishment of the pavilion/changing rooms, and to consider additional 3G pitches to address the issues of over play of grass pitches. The associated Local Football Facilities Plan (LFFP) identifies the same issues and goes on to recommend a new full size 3G pitch at Newbold Comyn.

4.6 **Impact Assessments**

None

5. **Budgetary Framework**

5.1 The budgetary requirements for this are detailed in Recommendation 2.5 and can be found in paragraphs 3.51-3.55.

5.2 It is important that any future use of Newbold Comyn is affordable. Consequently, any proposal needs to be considered alongside sources of funding for it, including the upfront capital costs and recurring costs/revenue. If this is not addressed at the outset, the Council risks setting undue expectations and potentially abortive works.

6. **Risks**

6.1 There is a reputational risk that the Council is perceived to be delaying a decision and continuing to use resources to procure external advice. However, the leaflets distributed as part of the survey made clear that a final decision on the future of the gold course area won't be made until the summer of 2019. This risk is therefore low.

6.2 There is a risk that if the golf course is perceived as being unused that it will become a target for antisocial behaviour. Officers will continue to monitor this.

7. **Alternative Options considered**

7.1 An alternative option would be to proceed without additional engagement. This would risk the Council adopting a masterplan for Newbold Comyn that has a negative impact on relationships with the area leading to a decrease in use.

7.2 An alternative option would be to undertake engagement following March 2019 Executive. However, purdah restrictions will limit the scope of this work.

7.3 An alternative option would be to undertake a full procurement exercise for the next stages of work and not to appoint SLC directly. Due to the existing knowledge of the project to date and the extensive network of stakeholders created, SLC are best placed to continue with their work.