

LeighSportsVillage



Project Prospectus – Spring 2005
Time to Deliver!!

*Active*Leigh – a Better Future for You and Me!!

Foreword

Trevor Barton – Chairman, Leigh and District Sports Partnership

Welcome to the project prospectus for Leigh Sports Village, an exciting multi-partner project designed to develop top-class facilities for the local community and the opportunity to act as a catalyst for the regeneration of Leigh and District in terms of sport, education, physical activity, health, culture and environment. It is hoped that this document provides a reasonably detailed overview of this complex scheme at a time when detailed design work, project management and construction programmes are being prepared and delivery is imminent.

The various partners, including funders, have shown their commitment over a considerable period of time in terms of putting together a highly complex planning application and entering into lengthy multi-party discussions. This document illustrates in part the complex needs and requirements of each of those partners. Some people, on reading this document, might feel that they wish to be part of the scheme in some way, or have constructive comments on how the scheme might evolve or how things might be improved. They are by no means precluded from discussion. In fact the reverse is true, in that continued feedback from the wider community is wholeheartedly welcomed.

It is also emphasised that although this document reflects the stated wishes of the partners, the eventual facilities will seek to integrate those wishes in order that the best possible advantage can be taken of them by as many users as possible.

The ethos of this development is sharing and working together. It would not have been possible without an integrated approach incorporating people's vision, flair and imagination. The public of Leigh and I owe a great deal of gratitude to John Dennis from Greenbank, our developers, for his skill and unwavering support. To the other members of the partnership, the Support Group, Andy Burnham MP, Lord Smith, Steve Jones and his team – you have been simply terrific and a pleasure to work with.

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Leigh Sports Village – Proposals

1. Purpose

Leigh Sports Village is aimed primarily at renewing and extending facilities for sport, physical activity, education, health and leisure to serve the whole community in Leigh and District.

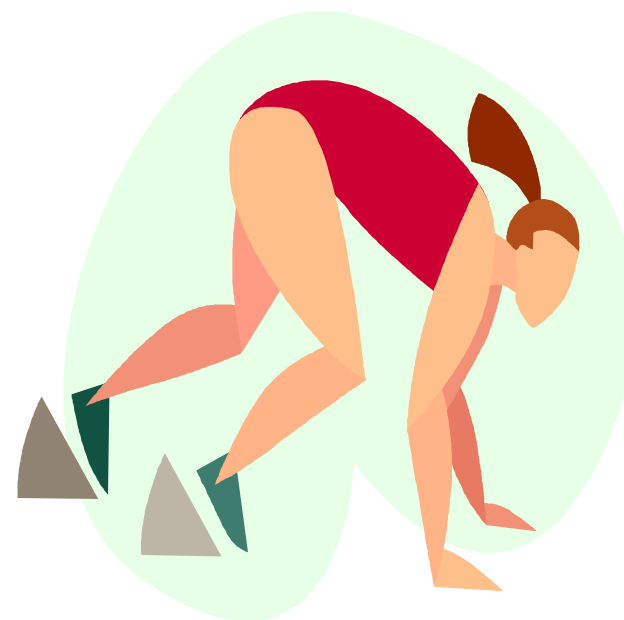
The project involves significant elements of regeneration and economic development, especially relative to education and leisure, and specifically provides much needed new college facilities for the town and the district.

All of the town's main sports clubs and their members will benefit from access to the new and enhanced facilities, as will the young people in Leigh's primary, secondary and further education establishments. New sporting and active leisure pathways will be created to ensure healthy, lively and active participation from the youngest to the oldest inhabitant of the district.

Sports spectators will benefit from the proposed new joint use stadium with the associated spectator stand for the new athletics track.

The provision of a Leigh Stadium Arena and surrounding facilities will provide a focal point for a range of sporting and cultural activities – over twenty sports have been accommodated.

The interdependence of participants and the dovetailing of sports facilities and commercial sports elements reinforces the need for everyone involved in the project to work selflessly towards the common good that gives each participant a much greater range of facilities and opportunities than they could otherwise seek and/or provide on an individual basis.



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2. Project Description

2.1 Concept and Elements

The Sports Village Project is a multi-faceted development involving four key sites in Leigh.

The main Sports Village Site is on land adjacent to Marshall Street in the Pennington area of the town.

The key built form of the main Pennington site will be gathered around a new state-of-the-art 10,000 seat stadium (The Leigh Arena), built primarily for joint use by Leigh Centurions and Leigh RMI. This will provide all the conventional facilities required by the two clubs: superb viewing, corporate hospitality and playing conditions, as well as a top quality arena for use for a variety of purposes by the whole town.

The initial design of the scheme has evolved through a number of outline proposals in order to seek to identify common needs and to rationalise such needs in terms of available space, logistics, access and cost-effectiveness. An effort to integrate the results of this process has led to the current proposals which have provided the confidence required for each partner to commit to and participate in the scheme.

The ongoing detailed design continues to be an evolving process, and the aim is to provide excellent facilities that meet the combined needs of the partners and the general public in Leigh in the most effective way. This includes integration of 'secure-by-design' and sustainable development principles throughout the whole design process.

That process demands (and has already demanded) flexibility and lateral thinking on behalf of the designers, the partners, the developers, and also the governing bodies of the various sports involved.



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Around the stadium there are six elements of great significance to the scheme as a whole.

- One of the most important elements of the Pennington site will be its educational use. The College facilities that currently exist on site are housed in poor accommodation. New college buildings will be imaginatively developed on one long side of the stadium perimeter. The College will also share the benefits of all the sports and youth facilities located on site.
- A new 25m Public Swimming Pool associated with gymnasia and activity rooms.
- A major sports hall serving the clubs, the College and the community as a whole.
- Leigh Harriers and Athletic Club will have a new synthetic 400 metre running track, a covered sprinting / jumping facility and a field sports area. Clubrooms and changing facilities are also included in the complex.
- High quality commercial offices and the major commercial health and fitness centres complete the perimeter overlooking Atherleigh Way and the adjacent Pennington Country Park.
- A network of access routes.

Gathered immediately around the stadium perimeter are the major elements of a mixed use development. Sports related leisure, fitness and health clubs, youth and crèche facilities, sports bars, catering outlets plus sports retail facilities.

Major potential commercial leisure uses include restaurants, music venues, ten-pin bowling, a cinema and conference facilities.

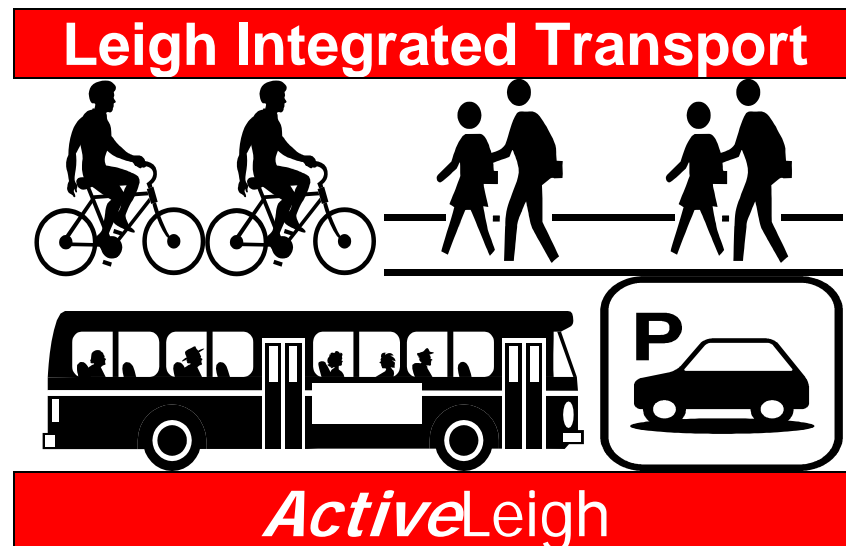
To complete the development of the main Pennington site the wider landscape is preserved and improved and the wildlife corridor is retained. Also provided are additional synthetic and grass pitches (the former floodlit), a club house and HQ for Leigh East ARLFC and a walking, jogging and running track which skirts the site perimeter with access into Pennington Country Park and on to the adjacent Leeds/Liverpool Canal and footpath network.



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Other related elements are included in the development on discreet self-contained sites.

- On the current Marshall Street site there is the opportunity, when funding is available, for a possible future re-location for the Pennington C of E Junior School currently housed in West Bridgewater Street.
- To assist the commercial viability of the site to the left and right of the site access are positioned sites for a 100 bed hotel and a residential apartment block for some forty-five units.



The Atherleigh Way entrance to the Pennington site offers access to the BARLA site upgraded for use to accommodate Leigh East ARLFC whose new clubhouse will overlook the three floodlit pitches, two of which will have synthetic surfaces. The service road to this site will allow access to the British Waterways land to the north which will be developed for housing.

2.2 Access

Easy and varied access to the facilities is of vital importance.

The basis of the scheme is to increase participation of all sectors of the community in a healthy and sustainable lifestyle. The scheme has already provided the catalyst for an initial integrated transport initiative for Leigh, making access by foot and bicycle, linking with the tremendous range of planned and existing routes in Leigh, a high priority. This will link with the proposed 'ActiveLeigh' initiative which is supported amongst others by the district's healthcare providers. The Sports Village site will include facilities for integrated public transport access in the form of a bus service from the adjacent town centre and surrounding areas as well as connections with the proposed Leigh Integrated Transport System. The A579 Atherleigh Way runs adjacent to the site and provides a good highway connection and there will be adequate multi use parking on site to meet the needs of the different users.

The Sports Village Master Plan illustrates the location of all of these elements.

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2.2 Benefits

As well as providing 'state of the art' bases for Leigh's sporting clubs and community groups, the partnership approach will go much further and will provide 'added value'. The high profile focus for the cross-sector network will enable far greater co-operation between bodies and initiatives that hitherto have tended to work in isolation.

The initiative will, for example:

- facilitate accessibility to sport and leisure to all sections of the community, with the stated aim of increasing participation at all levels;
- build upon the vital role played by sport in the district's schools and colleges and take advantage of the development networks in this sector to ensure clear, healthy sporting pathways for all local young people whatever their interests and abilities;
- ensure that the links between sport and health agendas for all age groups are maximised;
- encourage the development of local footpath and cycling routes, building upon local infrastructure such as the canal and wildlife corridors;
- provide the opportunity for the development of sports and leisure activities not currently available in the town, including the establishment of new sports clubs, especially in the so-called 'minority' sports;
- provide the opportunity for gifted and talented individuals and teams to develop their full potential within the town;



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- create an attractive, all new Leigh campus for Wigan and Leigh College which, besides having all the necessary classroom based facilities, will also provide students with on site access to high quality sports and leisure facilities;
- create significant new employment opportunities in both the sports facilities and the various related commercial/leisure uses within the overall sports village;
- help to create a new image for the area by enhancing lifestyle opportunities for residents and by providing a prestigious development at a major gateway site;
- contribute towards the creation of a Canalside Regional Park comprising a diversity of leisure, recreational, sporting and wildlife attractions;
- contribute towards the economic and social regeneration of the 'gap' area as identified in the Northwest Development Agency Mersey Belt Study through the development of associated initiatives along the Atherleigh Corridor;
- provide new facilities and accommodation for arts and cultural events to be located and hosted in Leigh and maximise the opportunity for wider cultural development in the district.
- reinforce our commitment to improving the ecology and environment of the area.



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3. Background to the Scheme

The project is based upon preliminary research conducted by the Leigh and District Sports Development Partnership (LDSDP). The partnership comprises representatives from the voluntary sports sector, the professional clubs based in the town, Wigan and Leigh College, the local Secondary Schools, the Local Authority Sports Development Unit as well as arts groups, Positive Futures and the Over-50s Forum.

LDSDP has for many years sought to promote the development of all sport in Leigh, and striven to ensure that such development is set in rightful context in terms of the various strategies of the local authority, the government and the various governing bodies of the partners. It is a source of pride to the partnership that its work in effect is pre-dated (but is inherently supported by) the recommendations of Planning Policy Guidance (PPG) 17: Planning for Open Space, Sport and Recreation, the latest version of which was published in July 2002, and the companion guide entitled 'Assessing Needs and Opportunities' that was published in September 2002. It epitomises the aspirations of Game Plan.

LDSDP operates (and has operated hitherto) on the basis of a three strand strategy;

- Promotion of the development scheme that is now Leigh Sports Village;
- Co-ordination of NOF funding in schools and subsequent pitch and facility strategy;
- Promotion of the self-management and determination of local sports clubs.

The first strand is seen as vital to the overall regeneration of Leigh, and the establishment of top-class facilities in the town that are accessible to a wide cross-section of existing clubs and members of the public. It is also symbolic of the partnership approach painstakingly developed by LDSDP over a number of years.

The second strand recognises the importance of the development and improvement of sports facilities in local schools, primarily as a result of the New Opportunities Fund. Integral to this is the growing realisation of the 'full-service school' concept and the recognition that school-based facilities are important community facilities, especially in terms of out-of-school-hours provision. The award of several millions of NOF monies to schools has resulted in four Leigh schools recently completing state of the art, multi-user games areas. This will have a positive effect on the range of sports and activities that can be accommodated at the Leigh Sports Village site. The award of a specialist sports college status to Lowton High School is particularly welcome.

The third strand is explained in more detail on page 16 of Wigan Council's Sport & Active Recreation Strategy 2001-2006. This is specifically supported by the Leigh Sports Village concept as laid out in this prospectus, and supports a number of other initiatives that are actively promoting the role of clubs in the community (e.g. Sport England's 'Active Sports' programme).

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This basic strategy has been pursued in a proactive way by the LDSDP in conjunction with Wigan Council and the Greenbank Partnerships. This major initiative looks at a series of sites in the Leigh area, the key generator being the main Pennington site. This is perfectly located in the centre of the Leigh Community and is only 1.5 miles from the A580 Trunk Road and with some 250,000 people living within a five mile radius.

The inclusion in the scheme of the adjacent BARLA site to the north achieves two things: continued support of amateur rugby league by enabling the relocation of Leigh East ARLFC; and infrastructure development opportunities providing access to the British Waterways land adjacent to the Leeds Liverpool canal for associated potential residential development. In order to provide for some five additional playing pitches, a site adjacent to the Howe Bridge Sports Centre has been acquired by the Council. Finally, two further assets are being exploited to provide critical cash flow for the development: the redevelopment of the current Leigh East site off Atherleigh Way to meet an identified local need for expansion of a retail unit to serve the town, and the redevelopment of the Leigh Harriers site for residential use.

The result is a complex inter-relationship of sites and activities that will deliver for Leigh an outstanding community facility combining sport, education and leisure which enriches the community and provides an amenity coupled with the Pennington Country Park that combines passive and active recreation to a degree unparalleled elsewhere.



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4. Partners and Participants

4.1 Key Partners

The project continues to engage a wide range of participants working in partnership that comprises:

- Leigh and District Sports Development Partnership
- Leigh Centurions RLFC
- Leigh RMI FC
- Leigh East ARLFC
- Leigh Harriers & Athletic Club
- The British Amateur Rugby League Association (BARLA)
- British Waterways (BW)
- Wigan and Leigh College
- Local schools
- Wigan Borough Council
- Greenbank Partnerships.

The individual partners have identified their requirements at the outset of the design project, which commenced in earnest in Autumn 2001. These are the elements that the clubs and organisations have indicated that they wish to be part of the eventual facility in order to feel justification for involvement in the scheme. Given the opportunity, the partners have not restrained themselves in identifying their wishes, on the quite sensible basis of “if you don’t ask you don’t get”!



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All partners, however, accept that it is not possible to simply re-create every element of every 'wish' on an individual basis as part of such a scheme. Many elements are common to a number of partners, and wherever possible designs and ongoing management arrangements seek to achieve sensible and equitable sharing of common facilities so as to ensure a maximum usage and participation to investment ratios.

At the same time, clubs and organisations have been challenged to think laterally in order that they can get more out of the combined facilities than they might otherwise expect on a 'single-sport' or 'single-use' site. Thus, although only one partner has specifically requested a running track, the facility is of course available to all other partners as a very real improvement in opportunity for all their members. There are many similar examples.

It is clear that the various requirements of the sporting partners are able to be effectively met in the new development. Certain key principles need to be established in order that the inevitable co-operation required for on-going usage is achieved:

- The stadium will effectively be used exclusively by the professional clubs, but will be available for key amateur and schools fixtures as required, as well as for local festivals and community events. The construction of the stadium has taken account of and includes the highest specification contained in Sport England design briefs.
- Indoor facilities will be shared between all partners and the general public and there space beneath the stadium and athletics arena has been allocated imaginatively.

- Public grant monies have been sought for certain elements of the scheme and this has brought with it the requirement that facilities have to be made available to the widest possible cross-section of the general public. This applies in particular to the athletics track, and the requirement of Leigh Harriers for extensive exclusive use. This can be accommodated by enabling the Harriers to allow public access at all times but under the auspices of the club. This has the double benefit of allowing structured access and providing potential for recruitment to what effectively becomes a community club.
- The greatest pressure will be on floodlit training pitches, with the potential for five separate sets of players competing for the same facility, as well as the general public. The effectiveness of any training pitches will be fundamentally affected by the playing surface selected, and it is in this respect that the development scheme seeks to break new ground by providing a mixture of surfaces which accommodate the training and playing needs of the partners. The mixture of grass, synthetic grass and Astroturf will need to be carefully designed so that maximum usage can be achieved for minimum maintenance input and minimum poor-weather 'down-time'. Synthetic grass can also accommodate a greater number of matches/sessions per week. The overall pitch strategy will be the subject of discussion with Sport England and will be influenced by the development of new grass pitches at Howe Bridge Sports Centre and new facilities at local schools that have been funded by the New Opportunities Fund.

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4.2 Wider Links and Partnerships

The Leigh and District Sports Development Partnership has promoted the participation of the key partners in the Leigh Sports Village project. The partnership does not, however, represent these organisations alone. The partnership aims to promote the interests of all sports clubs and groups, including schools, in the Leigh district.

Many sports clubs and organisations that attended the inaugural meeting of LDSDP, and these and other clubs/organisations that have been involved in addition to the main Sports Village partners include:

- Leigh Miners Rangers ARLFC
- Leigh Rugby Union Club
- Leigh Cricket, Tennis & Bowling Club
- Astley & Tyldesley Cricket Club
- Golborne Parkside ARLFC
- Laburnum Rovers FC
- Westleigh High School (School Sports Co-ordinator base)
- Bedford High School (School Sports Co-ordinator base)
- Hesketh Fletcher School
- Lowton High School (has Specialist Sports College status)

There are also a number of existing sports and active leisure facilities in Leigh, including current and future schools facilities, some of which have already been subject to Lottery and/or NOF funding, some of which have yet to be developed to their full potential.

These include:

- Pennington Flash Country Park
- Howe Bridge Leisure Centre
- Golborne Sports Club
- Lowton Civic Hall
- Golborne/Parkside Club
- Laburnum Rovers FC
- Pennington FC
- Leigh C of E Playing Fields
- Marsh Playing Fields
- Leigh Cricket, Tennis and Bowling Club
- Leigh RUFC
- Westleigh High School
- Bedford High School

It is envisaged that the development of the Leigh Sports Village will act as an ongoing catalyst to wider sports development and linkages in the area.

The possibility of close proximity of a number of sporting clubs will also enable an evolution of sporting activities that will increasingly reflect the sentiments outlined above.

Further linkages will develop between the College, schools and sports club which will improve and retain College attendance.

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5. Local and Strategic Context

The planning context for the scheme is Wigan Council's emerging Unitary Development Plan, in which it is fully supported, together with wider Regional documents including Draft Regional Planning Guidance, the draft Strategy for Greater Manchester and the NWDA's recent Mersey Belt Study.

The Leigh Sports Village project does not stand in isolation but forms an integral part of local economic strategy and accords with regional economic priorities. It is believed that it will make a significant contribution to the following strategies and major initiatives.

North West Regional Economic Strategy

The LSV Project meets a number of priorities of the Regional Economic Strategy. The project will produce outputs which accord with the identified Tier 2 outputs of jobs created and floor space developed. The project also brings benefits to Wards in the most deprived 20% nationally in accordance with RES priorities. More specifically the project will provide office accommodation which will meet the needs of the Knowledge Based Industries – another RES priority with policy 9.1 – the provision of local employment sites.

Regional Park

Wigan Council has been working for some time now with Salford and Trafford Councils on the concept of a Regional Park running in a corridor along the Bridgewater / Leeds-Liverpool Canal. This work has recently been incorporated into the NWDA study into potential regional parks.

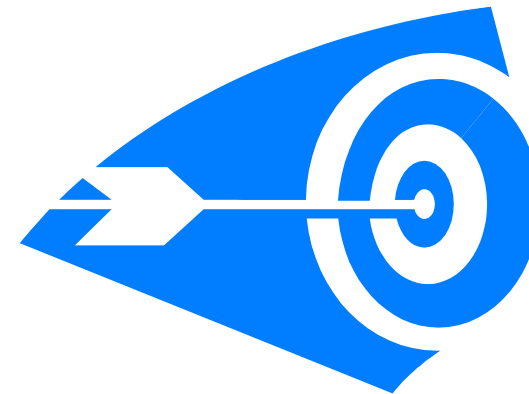
The consultancy study into regional parks has identified the Mersey Belt as a major priority for a regional park and Leigh Sports Village is located centrally within this initiative.

Community Plan

The Wigan Borough Partnership (Wigan's LSP) has undertaken a revisioning exercise in the light of a review of the Borough's economic performance. This has identified two key priorities as the underpinning principles for future action. These are:

- Quality of Life
- Quality of Work

Leigh Sports Village contributes strongly to both of these priorities, the former through providing improved sports and leisure facilities and the latter by providing opportunities for higher value knowledge based industries.



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Current Regeneration Priorities

Wigan's LSP approved the Borough's Neighbourhood Renewal Strategy (NRS) in December 2000 and an updated version in September 2001. The NRS identifies four local geographic priorities. These were:

- Wigan Urban Core
- Leigh Urban Core
- Regional Park
- Smaller Settlements

The selection of these priorities was based upon identified local deprivation, both Ward-based and based on enumeration districts. The Leigh Sports Village is located within both the Leigh Urban Core and the Regional Park priorities.

Work is underway to develop a new regeneration programme within the Leigh Urban Core. This programme will run along the Atherleigh Way Corridor and embraces the Leigh Sports Village as one of its flagship projects. An initial application for funding from the North West Development Agency was submitted in August 2003 and negotiations are continuing on the context and timing of the programme.

The project also supports many of the Council's ongoing policies and strategies, including the Sports and Active Recreation Strategy 2001-2006, in terms of improving the sporting infrastructure within the east of the Borough. The development would also make a significant impact in relation to the Wigan Grass Playing Fields Strategy by improving the number and quality of community playing fields.

Wigan's Physical Activity Strategy will also be significantly boosted by this proposal, providing a range of facilities and opportunities for physical activity with the associated health benefits.

Such strategies link with the Wigan Cultural Strategy, and all are encompassed by the Wigan Borough Community Plan which, under the themes of 'People', 'Place' and 'Lifestyle', espouses five key principles:

- A Strong Community
- Promoting Social Inclusion
- Partnership
- Sustainable Development
- Learning from Experience

The Leigh Sports Village reflects all of these. It has the potential to make a huge contribution to the Community Plan's overall vision of making the area one of the best places in which to live; a place that people can be proud of because within it they can enjoy full, rewarding, healthy and safe lives.



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6. Delivery Mechanism and Programme

6.1 Financial Elements

Wigan Council, Leigh and District Sports Partnership and Greenbank Partnerships have created a wide ranging partnership to provide Leigh with greatly enhanced sports facilities combining professional and amateur sports and education elements.

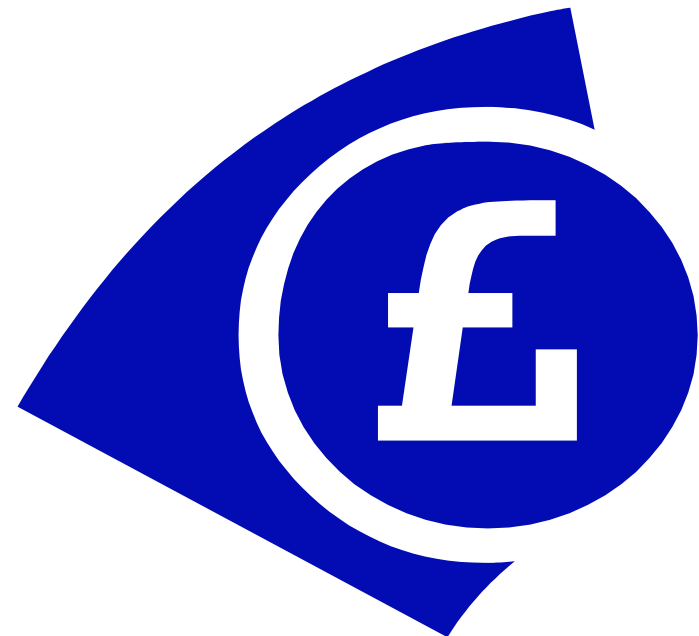
In order to achieve this ambition, it will be necessary to maximise the commercial opportunities that exist as a result of the pooling of assets by the various key partners.

Land assets that are included in the project are:-

- (i) Land at Pennington owned by Wigan Council and Wigan and Leigh College, together with land acquired from BARLA and British Waterways
- (ii) Land acquired by the Council at Howe Bridge
- (iii) Land at Holden Road, Leigh owned by Leigh Harriers
- (iv) Land tenanted by Leigh East ARLFC and owned by Wigan Council.

Together, the imaginative development of these sites are helping to finance, together with substantial regeneration and sports grant aid, those elements of the scheme that could not be achieved without major subsidy.

A full costing appraisal of the scheme has been carried out, and this is the subject of ongoing discussion with relevant end-users and funders.



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6.2 Grants

A substantial Sports Lottery grant of £750,000 has already been received from Sport England for elements of the facilities package. The sports clubs are seeking such grants as may become available through their governing bodies and Leigh RMI has received £400,000 through the Football Foundation towards the new stadium. Further funding is expected via exciting links with Lancashire FA. Wigan and Leigh College has obtained funding in excess of £4million from the Learning and Skills Council for their new building. Applications have been made to the NW Development Agency, which is likely to form part of a wider regeneration programme for the Atherleigh Corridor. In addition, other funding sources will be pursued as may be appropriate and possible, such as through future programmes of European Funding and via arts and cultural projects. Sponsorship will also provide funding to assist the project.

6.3 Planning Status

Greenbank Partnerships, who have a long history of commitment to Leigh, are the overall developer for the scheme, and they have retained an experienced and prestigious team of architects, designers and specialist consultants who have brought the complex process successfully through the planning process. The development team has also worked closely with key local authority departments in presenting the local and regional need cases for the various elements of the development.

The applications sought to meet the outstanding local demands for related and complementary commercial development in order to generate development capital and an income stream sufficient to sustain the annual running and maintenance costs of these new sports facilities.

Two of the applications were subject to Environmental Impact Assessment, and relevant studies and information were drawn together in order to ensure that the whole community was aware of potential impacts, both positive and negative, in terms of the wider environment. The applications also reflected the wish for a sustainable approach to the scheme as a whole.

Although the Council is a key partner, it had, in its role as the relevant planning authority, to ensure that the proposals are in accordance with relevant planning criteria. The development team was therefore determined to ensure that the applications were fully appropriate in this respect, and a considerable financial commitment has been made by all parties in achieving this aim. The success of this process was confirmed by the decision of Government Office North West not to call in elements of the scheme and thus to enable planning permission to be granted.



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6.4 Delivery Programme

Preparation of the Planning Applications, along with relevant public consultation (see Section 8) took place over an eighteen month period in late 2002 and during 2003.

Submission of Planning Applications took place just before Easter 2003.

The planning process lasted for approximately twelve months, during which ongoing public consultation resulted in further design refinement and access provision.

Following receipt of relevant Planning Permissions in 2004, a Construction and Project Management Team has been assembled and work is commencing on critical elements, involving enabling works in the form of relevant investigations and the development of the required infrastructure at the key sites.

An accelerated programme for the BARLA site will allow the detailed submission for the Leigh East site to take place which will introduce more capital into the Pennington and Howe Bridge sites.

A continuous development programme will complete the balance of elements on the Pennington site: the community elements, Sports Hall and infrastructure, track, pitches and soft and hard landscaping; and the commercial package, hotel, and residential accommodation. This phase, on receipt of full planning permission, which is imminent, will hopefully be completed by the end of 2007.

The key to delivery is the dovetailing of a multi faceted cash flow – grants on programme, debt finance in place during the detailed planning submission, land holdings placed at the disposal of the developer, early release of capital profit on the commercial support elements.

The highest quality of project management is a pre-requisite for success – Leigh Sports Village is a complex project requiring all aspects of delivery to be equally comprehensive, planning both physical and in terms of programme, phasing linked to buildability and cash flow, funding meeting deadlines for grants and loans, and for procurement of the building contract(s) meeting programme, user requirements and cost planning budgets.



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7. Management of the Completed Scheme

The key sports elements of the project will be managed by a new company, LSVCo and the relevant partners will hold shares in the company and ensure that it operates against the ethos outlined in this document. Partners will benefit from their share of the income from LSVCo.

LSVCo will be a company limited by shares with a view to it being granted a long leasehold interest in the site following the completion of the stadium development.

Whilst initially the Leigh and District Sports Partnership and relevant exclusivity and development agreements will govern the manner in which the proposals are put into effect. The formation of a company to manage the greater part of the site and the facilities will be central to securing the long term ambitions of all partners.

Whilst the objectives and powers of LSVCo will be as a general trading company, its priorities will relate to the management and promotion of the Leigh Sports Village, the promotion of the interests of the partners and the wider development of community sporting and cultural interests in Leigh and the neighbouring areas.

As Freeholder of the site Wigan Council will be able to ensure by relevant leasing arrangements that the development once completed is used and maintained as a quality sporting facility. Whilst it is likely that certain aspects of the development may be subject to disposals (i.e. certain of the commercial uses) or longer term direct leases (i.e. Wigan and Leigh College facilities) the majority of the site will be the subject of a long term lease to be granted by Wigan Council to LSVCo.

LSVCo in turn will grant underleases or licences to the different parts of the development to the participating clubs. Responsibility for the maintenance of the key premises, including the stadium and athletics track together with those parts of the site not disposed of, will remain with LSVCo. Relevant feasibility studies have confirmed that income streams to LSVCo should enable it to meet all its responsibilities.

An important feature of the proposals is the independence of LSVCo from the Sporting Clubs and a separation of the finances of the Clubs from the stadium and other facilities. This structure will operate for the benefit of both LSVCo and the Sporting Clubs.

In relation to the sporting facilities the arrangements will ensure both a sharing of facilities by the partners but also the use and wider promotion of the use of the facilities by a wide range of community groups and schools in the area. There will also have to be the setting up of a management facility for the Pennington and Howe Bridge sites that maintains quality, viability and the accessibility for all participants in the project and the Leigh community as a whole.



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Relevant management and staff will be appointed by LSVCo answerable to the Board of LSVCo to ensure that the objectives of the company and the partners as a whole are secured.

Shares will be allocated in LSVCo to all participating partners in proportions which takes into account the value of each party's contribution to the development, both capital and revenue. It is likely that on this basis, Wigan Council, as the largest contributor will receive the majority of the shares. The Council, however, does not wish to receive or hold more than 50% of the shareholding and therefore half of the shares will be allocated to the other partners and contributors.

In addition, 40% of the Council's holding will be held on behalf of the wider schools and community interests. An illustrative possible share apportionment could be as follows although it is stressed that the actual apportionment will be entirely dependent on the detailed legal agreement yet to be finalised.

Wigan Council	47%
Leigh & District Sports Partnership	15%
Leigh Harriers	10%
Leigh Centurions RLFC	6%
Leigh RMI	5%
Wigan & Leigh College	10%
Leigh East ARLFC	2%
Unallocated (in trust for schools, community)	5%

A Shareholders Committee will determine how the income from LSVCo is to be utilised with the first call upon income being the maintenance, promotion and management of high quality facilities.

This will include any necessary sinking funds for renewals/major repairs. Surplus income will be utilised to support the participating supporting clubs and the development of wider sporting community interests in the area. The actual business will be carried out and managed on a day to day basis by executive officer(s) and a board of directors.

The way in which the finances are structured is designed for LSVCo, the Stadium Company, to receive sufficient income to be sustained and for any surpluses to be available to the Clubs and the scheme partners. An independent study has been conducted to establish the requirements for this to be achieved and the thrust of this study has been taken into account in the proposals.



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8. Public Consultation and Participation

The groundbreaking work by LDSDP, and the creation of an independent website, www.leighsportsvillage.co.uk, has resulted in wide public awareness and support of the principle of the development of comprehensive community facilities in Leigh and District. There has been widespread coverage in local newspapers.

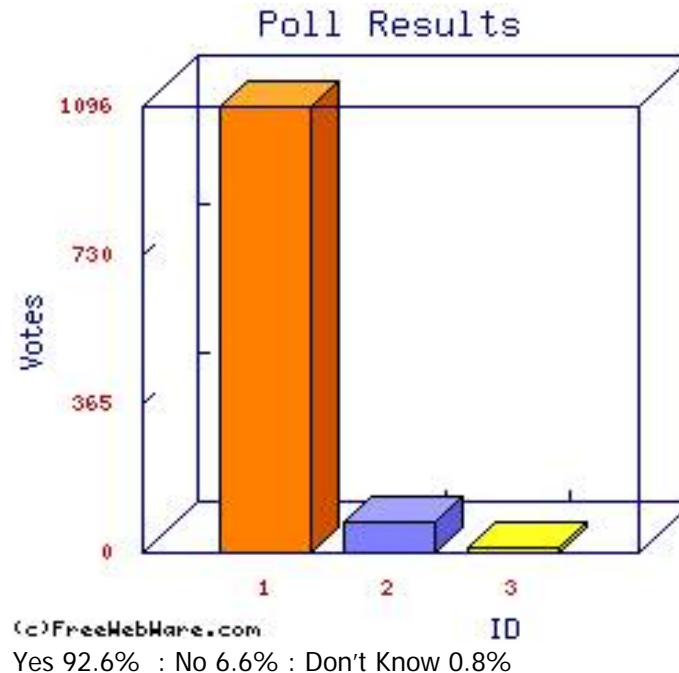
The project has been the subject of continual and wide public consultation, including a variety of media and public meetings and exhibitions, during the whole of 2003.

Environmental Impact Assessments were undertaken at the key sites as part of the planning process, and these too involved the engagement of a large number of local organisations.

Feedback from this consultation has been listened to and incorporated where possible in the design elements, and such changes have been exhibited to the public to ensure that people are aware of their input.

Consultation is ongoing, and there is an 'open-door' policy on behalf of the developers and the council to actively listen to any suggestions and to endeavour to accommodate evolving needs into the development.

LeighSportsVillage.co.uk



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9. What's Happened Already?

The Leigh Sports Village Project has been envisaged from the start as more than 'just' an exciting new development. It sends a clear message that Leigh is a great place to be, and is already acting as a catalyst, directly and indirectly, for all sorts of investment and initiatives, things that would never be possible unless the project was as it is.

The LSV scheme has made possible the decision to locate a new 25m **Swimming Pool** in Leigh as part of the overall package;

Wigan & Leigh College has received a grant of **£5.1M** from the Learning & Skills Council for the re-build of the College, which will have unmatched facilities;

Lancashire FA is keen to place investment and a development post at LSV and to work with local teams to develop innovative sporting pathways;

£750,000 has been granted by Sport England to create facilities for Leigh East ARLFC and other clubs;

Leigh RMI has received **£400,000** from the Football Foundation towards the new stadium;

A **Landscape Strategy** for the area that integrates with Pennington Country Park and highlights all sorts of open space opportunities has been produced;

Discussions are underway regarding **Public Transport** links across the site and more widely in Leigh;

The **Ecological Strategy** is encouraging a wide range of measures to increase ecological interest and public awareness of it at the site: there will be opportunities for schools participation in some of the aspects of this;

A new **Public Access Strategy** outlines several new opportunities for access in and around the site and identifies that users will be able to access LSV on foot, by bike, in a wheelchair, on skates, on boards, on horseback, in a pram or pushchair, by motorbike, by taxi, by bus, by car and by coach!

A **Sports Development Strategy** is being developed with clear activity pathways for swimming, soccer, rugby and athletics amongst many others;

An **Arts Development Strategy** has already brought together a wide range of local partners to discuss opportunities for public art and activities of all kinds at the site;

There are plans to re-create the **Leigh Centurions Memorial Wall** in the stadium reception area;

Public art as part of the landscaping will involve innovative thinking to encompass exercise stations, skating and boarding stations, picnic areas and meeting areas;

The local **Primary Care Trust** amongst others has committed to developing a local **Cycling Strategy** that will involve creating a home at LSV for Cycling for the Disabled and will create an opportunity for **Positive Futures** and the **Local Police** to work with young people in the area;

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An **Archaeological Action Plan** will assess whether the remains of the former Etherstone Hall can be developed into a public excavation and preserved for future interest: experts from Greater Manchester Archaeological Unit are poised to begin the appraisal;

Local Health Walk groups have already indicated an intention to use some of the new paths created by LSV.

A Multi-Faith **Quiet Room** will be created in conjunction with the Chaplain of Leigh, himself a keen sportsman;

Work with local **Over 50s Groups** to establish Green Bowling at the site;

The **'Baybutt Room'** will provide indoor facilities for disadvantaged youngsters in Leigh;

Plans to highlight the Village as a major addition to the Regional Infrastructure for the **2012 Olympic Bid**;

..... and this is just the start. All we have to do is believe!

Access**Accommodation****Archaeology****Arts****Boys****Business****Clubs****College****Community****Coaching****Council****Cycling****Disabled****Eating****Ecology****Education****Environment****Events****Exercise****Facilities****Faith****Fixtures****Fun****Girls****Grants****Gyms****Health****Innovation****Investment****Jogging****Jumping****Knowledge****Landscape****Men****New****Older****People****Open****Space****Paths****Participation****Peace****Play****Pride****Public****Pushchairs****Transport****Regeneration****Riding****Running****Skating****Sport****Swimming****Tournaments****Trees****Unique****Valuable****Walking****Water****Wheelchairs****Wildlife****Women****Woodland****Xtreme****Sports****Yoga****Young****Youth****Zestful**

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